



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 13, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Swaminarayan Gurukul-USA - 6/8/16
- B. A.H. Park District - Sunset Meadows Safety Netting - 6/8/16
- C. A.H. Park District - Sunset Meadows Safety Netting - 6/22/16
- D. Carnica Auto Detail - 6/22/16

IV. PUBLIC HEARINGS

- A. Our Saviour Lutheran Church Columbarium - 1234 N. Arlington Heights Rd. - PC#16-014
Special Use Permit to allow a Columbarium
- B. Faith Lutheran Church/Lambs of Faith Early Childhood Center - 431 S. Arlington Heights Rd. - PC#16-015
Amendment to Special Use
- C. Kensington School - 840 E. Kensington Rd. - PC#16-007
PUD Amendment, Special Use for a Day Care

V. OTHER BUSINESS

- A. Lexington Homes Subdivision - 900 W. Campbell St. - PC#16-004
Final Plat of Subdivision

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: Swaminarayan Gurukul-USA - 6/8/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
PC Minutes 6/8/16 - DRAFT	Minutes

DRAFT

PLAN

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

COMMISSION

RE: SWAMINARAYAN GURUKAL-USA-402 S. ARLINGTON HEIGHTS ROAD;
PC# 16-009; LAND USE VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 8th day of June, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: It sounds like we have a full house. Okay, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of minutes. We have three meeting minutes to be approved from May 25th, 2016. Any comments or recommendations?

COMMISSIONER GREEN: I'll make the recommendation.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: The next item tonight, we have two public hearings. For those of you who haven't been to one before, just to let you know how it goes, the presenter or the Petitioner will give a short presentation. Staff will give a Staff presentation. Each Commissioner will ask questions. We'll open it up to the public for questions, and then we'll come back to the Commissioners for final deliberation and recommendation.

So, the first item, the Swaminarayan Gurukul, PC# 16-009, is the Petitioner here?

MS. RADADIA: Yes.

CHAIRMAN LORENZINI: Yes, would you come forward? Anybody who's going to testify or give a presentation, would you all come forward and we'll swear you in? Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Okay, thank you. Let's see, could you please state your name and spell it?

MS. RADADIA: Sure. My name is Mira Radadia, M-i-r-a, the last name is R-a-d-a-d-i-a.

CHAIRMAN LORENZINI: There are five conditions attached to the approval. Do you agree to all those?

MS. RADADIA: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Then could you give a brief presentation of your project?

MS. RADADIA: Sure. The Swaminarayan Gurukul is a non-profit, religious-based organization that owns its temple property as well as a vacant small office on the same property. The organization would like to rent out this property to a commercial tenant and use the proceeds from the lease towards its mortgage obligations as well as other expenses. Currently, the attached property is zoned as a residential building, and we would like to use it for a commercial purpose.

CHAIRMAN LORENZINI: Okay, thank you. Sam, would you like to give the Staff report?

MR. HUBBARD: Yes. So, as you've heard, the subject property is in the R-3 Zoning District, so it is a residential zoning district. It's located on the southwest corner of Grove and Arlington Heights Road. As office uses are not a permitted use or a special use in the R-3 Zoning District, the land use variation is required in this instance.

The Applicant has asked for kind of an open-ended approval to allow an unspecified office tenant. Normally, Staff may take issue with kind of an open-ended approval like that, but in this instance, given the small size of the building on the site which is approximately 1,000 square feet, the impact is really not going to be anything significant. So, Staff is comfortable with the request.

The Applicant has submitted a justification for land use variation approval, and Staff does concur that the necessary criteria for approval have been met. However, since there is no off-street parking located on the site, as you can kind of see in this aerial, a variation is needed to reduce the off-street parking from three spaces to zero for this proposed use. Because the neighboring church and parking lot at least can provide for this parking, Staff is comfortable with the variation as proposed. However, we did ask the Petitioner to survey their parking lot to make sure that it did have capacity to accommodate the additional office uses. During a standard workday, we found that there was only a three percent rate of utilization. So, there is significant capacity in the parking lot to accommodate the proposed use.

That being said, we did recommend certain conditions attached to the approval. You know, one, that the church has to provide this parking on their neighboring parking lot. We also asked that employees of the office be required to park in the church parking lot as this would remove the potential for cars parking along Grove Street which can be a tight intersection when going out to Arlington Heights Road. We also recommended that no medical or dental office be allowed here, the reason being that, again, these types of uses have a higher trip generation than a standard business or professional office which would create the potential for more cars parked along Grove Street and further may tighten an already tight intersection there.

Finally, we also recommended that the land use variation be linked to common ownership of the church site and the subject property. This would prevent a situation where for some reason if they come under separate ownership in the future, that if the future owner did not want to honor this shared parking agreement, then the land use variation will become null and void at that point.

So, that pretty much sums up our perspective on this and we're happy to answer any questions.

CHAIRMAN LORENZINI: Okay, can I have a motion to include the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, you can have a seat now. We'll go to the questions from the Commissioners. Jay, would you like to start this one?

COMMISSIONER CHERWIN: Yes. You know, I was actually at the Plat & Sub. The Petitioner answered a lot of our questions there. I'm comfortable at this point and I have no further questions on it. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I was also at the Plat & Sub and I listened to the Petitioner's request. I have one question that I saw on the Staff report. Right now, this corner property is currently zoned residential?

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: But in the Staff report it says that the Village's Comprehensive Plan designates the future use of the subject property as institutional. So, the office use would be allowed in the institutional for future use under the Comprehensive Plan?

MR. HUBBARD: Correct, yes.

COMMISSIONER SIGALOS: Then with this, if you could explain, what would happen if this corner property is sold? That this variation then becomes null and void?

MR. HUBBARD: Yes.

COMMISSIONER SIGALOS: So, as far as the parking agreement and as far as using the church's parking lot both to the west and to the south?

MR. HUBBARD: Correct, yes. If they were to become under separate ownership, yes, we would recommend that that condition be added so that, you know, if there was any conflict between the two uses and new owners, that the land use variation be null and void.

COMMISSIONER SIGALOS: So, the new owner would then have to come back for a variation again?

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: That's all I have. Thank you.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: My questions are more along the lines, it's

similar, but the building itself, there's no restrictions here if the building were to be added on to or altered in any way? I know that the intent, the proposed intent was in general. But it's a really small building on a much bigger parcel that could be expanded, and there is nothing here that says altering the building would also affect the use.

MR. HUBBARD: Correct. Our code does require that if you're expanding on an existing land use variation or special use permit, that you do have to go back before the Board for approval. So, in that case --

COMMISSIONER DAWSON: Any addition, not just, because I know that usually if you go before commissions, if you're adding on more than 50 percent and there's parameters, but you're saying any addition to the building would require that they come back before us?

MR. HUBBARD: Correct.

COMMISSIONER DAWSON: Okay. No further questions.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: For the Petitioner, if you can step up? I have a few questions, just a little bit more background. How did you arrive at this decision to put this into the market or to try to put it into the market? Were you working with some realtors that suggested that it could be used by a particular tenant?

MS. RADADIA: We had received some inquiries from people, asking about renting that for a commercial purpose. But before that, the reason why we sought this land use variation is because the organization faces some level of hardship in paying off its mortgage obligation as well as sustaining the congregation. The organization was started here two years ago and the congregation hasn't been going at the rate that we expect it to, so donations are not enough to sustain the organization as it stands today. So, that was the reason why we decided to look into renting out the property that's right there.

COMMISSIONER DROST: Yes, and it would generate, based on the Plat & Sub, about \$12,000 to \$15,000, \$18,000 a year. What kind of, dealing with realtors or whoever was doing the marketing, what kind of tenants might be interested in the site?

MS. RADADIA: So far, we have received inquiries from a couple of financial planners as well as I think an attorney. So, we are looking to rent this out to somebody who just mostly deals with paperwork, so financial planners, attorneys, real estate agents, accountants, anything like that.

COMMISSIONER DROST: So, it would be more service-oriented as opposed to selling goods?

MS. RADADIA: Right, not retail.

COMMISSIONER DROST: That would generate retail sales on that side.

MS. RADADIA: Correct, service-oriented.

COMMISSIONER DROST: Service-oriented. Inside, take us on a little tour of this 1,000 square-foot facility.

MS. RADADIA: I don't know if I can give you one.

COMMISSIONER DROST: I've never gotten in there. I've passed it a lot of times. But is there, it's just a --

MS. RADADIA: It's pretty small. I haven't been in there in a while, but there is mostly like empty space and a couple of --

COMMISSIONER DROST: Empty space, reading --
MS. RADADIA: Tables and chairs. Yes, it was a reading room for the church.

COMMISSIONER DROST: I saw the heating and ventilating, it's basically got its own sources of --

MS. RADADIA: Yes. It is a stand-alone building.

COMMISSIONER DROST: Yes, so it's stand-alone and can be self-sufficient. So, there won't be much intrusion is the point to finding a service organization to locate on that.

MS. RADADIA: Right.

COMMISSIONER DROST: That's what I was -- yes?

MR. KHATRI: Do you want me to expand on that?

COMMISSIONER DROST: You can.

CHAIRMAN LORENZINI: Yes, come forward please. I'll have to swear you in. Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Would you please state your name and spell it for the court reporter?

MR. KHATRI: Yes. My name is Malin Khatri, and I'm affiliated with the temple.

CHAIRMAN LORENZINI: Could you spell your last name please?

MR. KHATRI: Last name is Khatri, K-h-a-t-r-i.

CHAIRMAN LORENZINI: Okay, thank you.

MR. KHATRI: For the building there, the building has three rooms.

CHAIRMAN LORENZINI: Would you speak into the mic so we can hear?

MR. KHATRI: Yes. It has three rooms and it has one bathroom. So, before, the church was using it for a reading room.

COMMISSIONER DROST: Yes, right, and I just wanted to get that in the record. Basically, that it was all contained, there's plumbing in there.

MR. KHATRI: Yes.

COMMISSIONER DROST: There's heating and ventilating and air conditioning, and so, basically, whoever moves in there, there would be few intrusions into the neighborhood. It will be seamless.

MR. KHATRI: Yes, correct. It has its own utility with this also.

COMMISSIONER DROST: Okay, thanks. That's all for right now.

CHAIRMAN LORENZINI: Thank you, George. Lynn?

COMMISSIONER JENSEN: Yes. I was at Plat & Sub and they've answered all the questions that we had there. So, I don't have anything further.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I don't have anything beyond what's already been asked.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Ms. Radadia? I have a couple of questions. I read in the report that the reading room is a requirement of your religion, to have a reading room there. Will you have this at a different part of the facility?

MR. HUBBARD: That was for the previous owner, the Church of Christ, Scientist. That was their requirement.

COMMISSIONER ENNES: Okay. Then another question. Your religious facility, do you have an exemption for property taxes on the facility?

MS. RADADIA: Yes.

COMMISSIONER ENNES: Do you know that if you lease this for commercial use, you will lose the exemption on that part of the property?

MS. RADADIA: Yes.

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

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I was on Plat & Sub and all my questions were answered.

CHAIRMAN LORENZINI: Okay, I don't have any questions at this point. We'll go to the public. What we'll do is start on the north side of the room, go row-by-row, and then come to the south side and we'll go row by row. So, anybody on the north side of the room, the first row, any questions? Next row? Next row? Anybody on this side of the room, questions?

Okay, how about this side of the room, anybody have questions? Yes, sir, would you come forward please? Would you please state your name and spell it for the court reporter? Speak into the microphone.

QUESTIONS FROM AUDIENCE

MR. FARRELL: My name is Chris Farrell, F-a-r-r-e-l-l. I've owned the property on 431 South Evergreen for 35 years. In fact, I was present at the Commission when permission was given to build the property that we're talking about today.

One of the concerns of the folks in the neighborhood is that this would be a buffer zone between commercial and residential property. So, there were certainly some concerns when, you know, the Commission might decide to zone it otherwise. In particular, that it might become kind of a wedge to further commercial development building. So, I just want to express that as a concern of the neighborhood.

We're very, I think I'm speaking for the neighborhood if I say we're very pleased to have the church occupied again after the Christian Scientists left. We would like to see a higher standard of workmanship in the things that are being done on the property. We have seen some things that were poorly built and poorly structured. In some cases, permission wasn't granted to them for some of the things that they did. That's just expressing a concern in the neighborhood. Thank you.

CHAIRMAN LORENZINI: Thank you. As Sam mentioned, the Village has come up with, there's two issues here, the zoning and the improvements. The Village has come up with a master plan. Going back 100 years or 75 years ago, whatever it was, it was in the Comprehensive Plan how the Village should be laid out. The Village has come up with a Comprehensive Plan and it basically designated certain areas to eventually be commercial and then a buffer zone and then residential.

So, as part of the overall Comprehensive Plan, Sam, this property actually should be what?

MR. HUBBARD: It's classified as institutional and within the Institutional District offices are permitted.

CHAIRMAN LORENZINI: So, that's the long-range plan, for this to be consistent and make sense for the way the Village should be laid out. Now, the other thing, as far as improvements to the property, any improvements to the property should receive a permit and approval. So, if things aren't being done properly, that's certainly an enforcement issue and you can certainly call Sam or the Village. If somebody is doing something without a permit, that certainly can be enforced. So, anything else to add, Sam?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: Was there another question? Yes, ma'am. State your name and spell it please.

MS. LEIPPRANDT: Yes, I'm Kate Leipprandt. It's spelled L-e-i-p-p-r-a-n-d-t. I'm a business owner in Arlington Heights, and I actually looked at the property and was interested in leasing in or purchasing. I know purchasing was not an option at the time, and probably not at this point either. But one of my thoughts as you're setting this up is going into the space, my office currently is very nice, wood floors and wonderful techno-building with wonderful windows. Kind of a garden office, very lovely residential office.

When I go into the space, my first thought was I'd love to update that. Of course as someone leasing, I wouldn't be able to really do that upgrade. The bathroom is kind of like a commercial gas station bathroom. I wouldn't be able to, I have probably five clients a week, but I wouldn't be able to have them go in there feeling good. Also, my clients are in the older age group, and the door opens up within ten feet of Arlington Heights Road and some of them have walkers. So, my thought was I want to, you know, make the space disability-friendly as well and just beautify, do gardens and things like that.

So, I can't do that, but I just wanted that to be taken into account as, you know, if it doesn't get leased and it does become something where it's wanted to be sold, that it's possible for someone like me who has been a business owner for 28 years here and has beautiful space, would be able to do something with that, that both the community as well as the business owner are very happy with. You know, everyone has always enjoyed being around us, we've always had great neighbors and things. So, that was my only thought, is to not negate the possibility of a future for this place. It's a wonderful gentleman that you're working with. So, thank you.

CHAIRMAN LORENZINI: Thank you for your thoughts. Any other comments or questions? If not, we'll close the public portion of this hearing and we'll go back for final questions, deliberations or recommendation. Jay, anything else?

COMMISSIONER CHERWIN: No.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: No, I don't have anything further.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: There's someone --

CHAIRMAN LORENZINI: I'm sorry there, I missed you. My apologies, I only saw two hands go up before. So, we're going to have to reopen the public hearing portion of the meeting. State your name please and spell it.

MS. POPPE: My name is Roberta Poppe, P-o-p-p-e. I live at 435 South Evergreen, Arlington Heights. This facility is very, very small. I like the sound of what the lady had to say that's interested in purchasing it. But there is no way you could get four clients in that room with a new bathroom without increasing the size. So, my question is would this building be allowed to be, if she is given the opportunity, to rehab it? Which I'm sure it would have to be, it's been vacant for three years or five years all together probably. At least two while the church has had it. Would she be allowed to increase the size of the structure or must it stay the same and all she does is remodel the bathroom?

CHAIRMAN LORENZINI: I think we answered that already. Sam?

MS. POPPE: Well, we can't hear very good over here maybe.

MR. HUBBARD: Yes. So, no, if they were to want to expand the space, they would need special permission through the same process that we're going through now to ensure that, you know, it was --

MS. POPPE: Is there enough property there? Because the facility, could she improve it or enhance it? Let's say she purchased it, because it has a sign on, it says for sale. What if it gets purchased? How big could she get on that piece of property?

COMMISSIONER GREEN: Sam, if I could jump in? Maybe I can help answer that question. The property doesn't have any parking on the lot. So, if you were to purchase, if they were to peel off and sell this property, whoever buys it would have to provide onsite parking for whatever sized offices there.

So, the reason we're here tonight is that there is no improvement to the property. They don't want to build a parking lot because they have a parking lot and it's a common owner.

MS. POPPE: Correct, great. We don't want them parking on Grove.

COMMISSIONER GREEN: Yes. What's here tonight is as is with the exception of taking three spots from the church parking lot. But it's their parking lot so that's a working thing.

MS. POPPE: Correct. But my question is if that's approved and then the person goes to purchase it, and then they have to have improvements.

COMMISSIONER GREEN: They need to hire an architect and they'll tell them how big the building would be.

MS. POPPE: I know, I know.

COMMISSIONER GREEN: I am architect, I'm kidding you. Then they would know how many parking spaces are needed.

MS. POPPE: I know. I just want to know how big they would be allowed to make it if it were sold.

CHAIRMAN LORENZINI: Well, I think the point is if they want to add on to the building, they have to come back and go through this process all again. Tonight, we're just approving the use for the building --

MS. POPPE: I know but that's --

COMMISSIONER GREEN: It is zoned institutional, so if they're trying to do something else with the property, you'd have to go through a zoning variation for whatever they would like to do.

MS. POPPE: Hope you're watching it.

CHAIRMAN LORENZINI: Thank you. Okay, is there anybody else? Yes, sir, come forward.

MR. FARRELL: Could you just clarify the difference between --

CHAIRMAN LORENZINI: Could you raise your --

MR. FARRELL: Could you clarify the distinction between institutional and commercial? Because at the beginning of this hearing we heard commercial use, and then we hear that it's zoned for institutional use. I'd just like to clarify why those are being used synonymously when they are obviously different.

CHAIRMAN LORENZINI: I'll ask the Planning Department.

MR. HUBBARD: So, the property is actually zoned residential. We have a Comprehensive Plan that, you know, is a roadmap for how we see the Village developing in the future. The zoning as a residential is what governs someone doing anything now. If they want to change that or if they want to adjust that, we look towards what the Comprehensive Plan says which in this case is institutional, and any change to what the zoning is or the allowances on the property, we'd like to see that conform to the Comprehensive and institutional designation shown on the plan.

MR. FARRELL: Okay, but what's been discussed doesn't seem to be, I mean lawyers, office, or whatever, doesn't appear to be institutional.

MR. HUBBARD: The institutional classification does allow for minor, less intrusive uses like offices.

MR. FARRELL: Okay, right.

MR. HUBBARD: You know, not like retail sales.

MR. FARRELL: Or Taco Bell?

MR. HUBBARD: Not, yes, Taco Bell, not allowed within an institutional.

MR. FARRELL: Okay, thanks for explaining that.

CHAIRMAN LORENZINI: Okay, anybody else? If not, we'll close the public hearing portion and go back. Lynn, I think you were next?

COMMISSIONER JENSEN: No, I don't have anything.

COMMISSIONER DROST: Yes, no.

COMMISSIONER WARSKOW: No questions.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-009, a Land Use Variation to allow "offices: business and professional" on the subject property and a Variation to reduce the off-street parking requirements of Section 11.4-2 from three parking spaces to zero parking spaces.

This approval is subject to the following conditions:

- 1. The Petitioner shall provide the required parking for the subject property within their south and west parking lots.**
- 2. The Land Use Variation is only valid while the subject property and abutting parking areas to the west and south (as shown on Exhibit 1) are under common ownership. Should the subject property and abutting parking areas**

3. **come under separate ownership, the Land Use Variation is no longer valid. All employees of any office tenant on the subject property must park in the parking lot owned by Swaminarayan Gurukul church located to the south and west of the subject property.**
4. **"Offices: medical & dental clinics" shall not be allowed on the subject property.**
5. **The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, so this is just advisory. The final decision is with the Board of Trustees. Is there a date this is going to go to the Trustees?

MR. HUBBARD: We're tentatively targeting June 20th but we're working on the scheduling for that meeting. We'll communicate with the Petitioner on that.

CHAIRMAN LORENZINI: Okay. Congratulations, you received a unanimous approval.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:54 p.m.)



Item: A.H. Park District - Sunset Meadows Safety Netting - 6/8/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/8/16 - DRAFT

Type

Minutes

PLAN

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

COMMISSION

RE: ARLINGTON HEIGHTS PARK DISTRICT - SUNSET MEADOWS SAFETY NETTING;
PC# 16-010; PUD AMENDMENT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
8th day of June, 2016, at the hour of 7:54 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: We'll go on to the next public hearing which is the Arlington Heights Park District - Sunset Meadows Safety Netting, PC# 16-010. Is the Petitioner here?

MR. ELMAN: Yes. Good evening.

CHAIRMAN LORENZINI: Raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Just please state your name and spell it for the court reporter.

MR. ELMAN: My name is Scott Elman, E-l-m-a-n. I'm the park designer with the Arlington Heights Park District.

CHAIRMAN LORENZINI: Could you give a brief presentation of your project?

MR. ELMAN: Sure. In conjunction with our main project over at Sunset Meadows Park which is the conversion of two natural grass athletic fields and two synthetic field turf athletic fields, we are proposing to install a protective netting system on the north side that runs parallel to Kirchhoff Road. The protective netting system would be 816 feet long by 20 feet high. The reason for this is with the conversion to synthetic turf, the Park District can actually widen the west field to accommodate a full-size soccer field. So, the orientation of the fields will stay the same, but the usage patterns on that west field in particular will probably change a little bit due to us widening it.

There will be probably games going across the field north-south for the smaller kids. We're talking probably up to second grade. Then there will probably be practice going on up to high school age kids for soccer going in that north-south orientation also.

So, with that in mind, our board of commissioners requested that staff investigate and proceed with the installation of this protective netting system to block any errant balls going on to Kirchhoff Road and try to prevent all that we could. We're not going to prevent all of them but we will catch the majority of those.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ELMAN: Thank you.

CHAIRMAN LORENZINI: Sam, Staff report?

MR. HUBBARD: I really don't have too much to add on this one. I mean this property was originally granted PUD approval in 1987. If you look at the graphic on the screen, the original PUD area is shown in the dashed blue line. So, they are amending the PUD in order to receive zoning approval for the proposed safety netting because the original PUD area shown in blue is much larger than the actual area where this proposed improvement will be located. The mailings went out to anyone within 250 feet of that blue line as opposed to just the smaller area along Kirchhoff Road to the north. But as indicated in the aerial, the property bounded by the red line is going to be the area amended for this, and the dashed yellow line is where the fence will go.

It would be about a 20-foot-tall safety netting on top of the existing decorative six-foot-tall fence along Kirchhoff. They are proposing to add two entrances along Kirchhoff as well in the fence which should increase pedestrian mobility and access to the area. You know, I mean Staff is supportive of this proposal. We think it's going to increase safety and, you know, be a benefit for the community. That's consistent with our Comprehensive Plan as well which is parks in this district.

I just have a final kind of example of how this could look. It's really designed to, you know, the poles will match the existing decorative fence being black. The safety netting will be mostly transparent and you can really see through it. You know, we hope it's really not going to have too much of a negative aesthetic impact. So, that's about it.

CHAIRMAN LORENZINI: Thank you. Motion to approve the Staff report into the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, questions from the Plan Commissioners? Lynn, do you want to start this one?

COMMISSIONER JENSEN: I'll wait until we hear from the public before I ask some questions.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Same thing.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I'll wait, too.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I might as well wait to see what the public has to say.

CHAIRMAN LORENZINI: Jay, anything?

COMMISSIONER CHERWIN: I was just going to ask Mr. Elman, you know, if we look at the netting that's available, I think this picture helps in portraying it a little bit. But is this, you know, can you talk a little bit about your decision in terms of what went into identifying what type of netting is necessary and the aesthetics, but I have to say I'm in full approval of the netting.

MR. ELMAN: The Park District has gone out to bid for this and we already have this contractor set up. This is the netting that was specified. It's a one-and-three-quarter-inch opening meant to catch pretty much everything. There will not be, as of now, there will not be lacrosse played on any of the fields. So, this is done, as was specified, in the instance that while there is no program activity going on at the fields, the fields will be open to the public and we don't know what types of usage will be done on the fields at that point. People may play baseball on the fields or they may throw a lacrosse ball or whatever the term is with lacrosse, they might practice some lacrosse.

COMMISSIONER CHERWIN: Would you mind just showing that to the public?

MR. ELMAN: Sure.

COMMISSIONER CHERWIN: Thank you. That's all for now, Commissioner Lorenzini. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I just have a, I'll ask for clarification. Are you

adding a 20-foot-tall safety netting on top of the six-foot?

MR. ELMAN: No.

COMMISSIONER SIGALOS: So, 14.

MR. ELMAN: It will run from the ground to 20 feet high. So, it will be 14 feet above the existing.

COMMISSIONER SIGALOS: Above what's there now. So, the safety netting will go --

MR. ELMAN: It will go on the field side.

COMMISSIONER SIGALOS: On the field side of the existing steel fence.

MR. ELMAN: Correct.

COMMISSIONER SIGALOS: The last question, I don't quite understand, at the new entrances you'll have removable velcro netting?

MR. ELMAN: Yes.

COMMISSIONER SIGALOS: How will that work?

MR. ELMAN: Where the openings are, we will, in the safety netting, the safety netting will be individual panels that will be 20 feet high by 48 feet long. In two of those panels, there will be an opening created that will have a velcro type closing structure to keep the netting closed. But in the instance that a ball would go over the protective netting, the person would have to go all the way around the fence. They could open up that velcro doorway which would be seven feet high by four feet wide and go through the opening of the fence to retrieve the ball and come back through and close it off and make sure everything is secured.

COMMISSIONER SIGALOS: So, that velcro will always keep that netting at the entrances closed except when somebody wants to pass through?

MR. ELMAN: Correct.

COMMISSIONER SIGALOS: What is the, I mean it could be open to the elements 365 days a year. How long will that velcro last? I mean is there a better way of fastening that than velcro?

MR. ELMAN: We're going to try it this way. If it fails, we will come up with another solution to that problem. The manufacturer stated that this netting, since there is no horizontal structure to it, there won't be any snow load associated with it. That's why we're leaving it up permanently, year-round I should say, because we feel that the maintenance, the wear and tear of putting them up, taking them up every season will ultimately --

COMMISSIONER SIGALOS: No, I agree with that. I just thought the velcro exposed to sunlight, it's going to deteriorate pretty quickly and then it's just kind of an unsafe condition there at these couple of new entrances.

MR. ELMAN: We will definitely keep an eye on that.

COMMISSIONER SIGALOS: That's all I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: What other areas in Arlington Heights have similar netting close to a residential area? I'm thinking like Arlington Lakes type of residential area has a netting similar to this?

MR. ELMAN: Arlington Lakes has it, and I believe Nickol Knoll Golf Club has it. Other than that, the parks do not have any protective netting.

COMMISSIONER DAWSON: But there are other examples in Arlington Heights of netting going up along the residential area?

MR. ELMAN: Correct. Just, yes, what I recall --

COMMISSIONER DAWSON: No further questions.

CHAIRMAN LORENZINI: George?

COMMISSIONER GREEN: I'll wait for the audience comments.

CHAIRMAN LORENZINI: Sam, could you put up the site plan again? So, where are these openings going to be?

MR. ELMAN: They're going to be approximately midfield on each of the fields.

CHAIRMAN LORENZINI: So, it's just foot traffic, I guess, not cars.

MR. ELMAN: Correct.

CHAIRMAN LORENZINI: All right, that's the only question I had. Let's open it up to the public and anybody who has questions. Let's start on this side of the room. Yes, ma'am, the first row, please state your name and spell your last name please.

QUESTIONS FROM AUDIENCE

MS. LITRENTA: My name is Mary Litrenta, L-i-t-r-e-n-t-o. I have a couple of questions. First of all, pardon my ignorance. What does the PUD stand for?

CHAIRMAN LORENZINI: Planned unit development.

MS. LITRENTA: Okay, so the fence is only going where the yellow is on Kirchhoff?

CHAIRMAN LORENZINI: The netting? Yes. Is that right, Sam?

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: Yes.

MS. LITRENTA: Okay. So, let me, one second here.

CHAIRMAN LORENZINI: Do you have a plan to show us the fields, field layout?

MS. LITRENTA: Yes, thanks.

CHAIRMAN LORENZINI: So, you have the soccer field on the left and the baseball field, or football field on the right. On the left, this is for the smaller kids, the games may go north and south, so you can have two games going on at the same time.

MS. LITRENTA: Right. I'm very familiar with that piece of land. Are you taking down any more trees and bushes? That's my biggest concern, because you guys wiped out a lot of beautiful stuff over there. So, are you going to be taking down anything else? That's my big concern.

CHAIRMAN LORENZINI: The answer is no?

MR. ELMAN: No.

MS. LITRENTA: Okay, and then will there still be hockey rinks in the wintertime on that land?

MR. ELMAN: That is a good question.

CHAIRMAN LORENZINI: Do you mind coming back up?

MR. ELMAN: Sure.

MS. LITRENTA: Thank you.

MR. ELMAN: I am not sure of that. I can find out for you. I believe they are

still going to go in.

CHAIRMAN LORENZINI: Could you speak in the mic?

MR. ELMAN: I believe they still are going to go in but I am not totally sure about it.

CHAIRMAN LORENZINI: Could you get that answer to Sam? Sam, maybe get back?

MR. ELMAN: Yes.

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Thank you. All right, anything?

MS. LITRENTA: One more, I've got something.

CHAIRMAN LORENZINI: Yes, sure.

MS. LITRENTA: So, I have to leave when I'm going to work left or right on Kirchhoff. Is this going to block any visibility to be able to turn and see traffic coming? I don't think so.

MR. ELMAN: No.

MS. LITRENTA: Okay.

CHAIRMAN LORENZINI: Anybody else on the first row? Yes, ma'am, come forward please. State your name and spell it please.

MS. HOPFER: Mary Hopfer, H-o-p-f-e-r. I guess my main concern, I live on Dwyer. I guess my one question is, is this a needs-based or is this just like a precautionary or like what has been the history of, you know, things happening that we have to put a 20-foot net up?

CHAIRMAN LORENZINI: Why don't you explain how the Park District reached this decision?

MR. ELMAN: This is a precautionary thing. The reason being is because we are on the west field meaning we're changing it, kind of changing the usage there. Before, play used to go east-west.

MS. HOPFER: Right.

MR. ELMAN: Well, now since we're widening the west field, we're going to, it's going to be more of a multi-use field where they will hold practices. So, the bigger kids, the high school age kids might be practicing north-south because they only need about 20 yards for practice. Now, we probably will program that west field for the smaller age children up to second grade, again in that north-south direction. So, we might be able to get two, we might be able to get three fields for that one single field.

MS. HOPFER: Okay, so the yellow dotted line is where the netting will come over off of Kirchhoff, is that correct?

MR. ELMAN: It's vertical.

MS. HOPFER: Right, but it's on the Kirchhoff side?

MR. ELMAN: No -- yes, it's on the Kirchhoff side but it will be installed in between the athletic fields and the ornamental fence.

MS. HOPFER: Okay, so are you keeping that ornamental fence up?

MR. ELMAN: Yes. Yes, what's going to happen is we're going to take some sections off the fence, we're going to remove 18 poles of that ornamental fence and we're going to replace it with the bigger poles for the protective netting system. We're doing that because there is limited space over there and there's actually a cable line that runs through there

also. So, we're going to reuse the pole stall, that will be coming off, make it bigger to support a bigger pole, and we're going to reinstall the bigger poles in the same spot as those smaller pole stall. Then we'll reattach the ornamental fence to those bigger poles and then the protective netting will go on the field side at those bigger poles.

MS. HOPFER: So, then basically they can use, just so I'm following this, they can use the field north and south, is that what we're trying to get at?

MR. ELMAN: Correct, and that is the main reason for installing this, so that when they're playing north-south, if they're going to kick the ball over a six-foot-high fence and cause --

MS. HOPFER: Right, and so do you have a cost to that additional project that you're working on? Do you have that figure?

MR. ELMAN: Yes. It's approximately \$80,000.

MS. HOPFER: \$80,000.

MR. ELMAN: Yes.

MS. HOPFER: Thank you.

CHAIRMAN LORENZINI: Anybody, next, anybody else on this side of the room? Yes, ma'am, come forward please. Spell your last name.

MS. REBSAMEN: Laura Rebsamen, R-e-b-s-a-m-e-n. I live on Francis, so this is my backyard. Two of my comments are you said the high school kids only need 20 yards of practice space. That is incorrect because a penalty kick you get 10 yards, so they need more than 20 yards to practice, number one.

Number two is you're talking about opening up the fence on Kirchhoff there and having children access Kirchhoff Road. Now, if you've ever been to the park on a Saturday when there is football, the place is a madhouse. You can hardly even cross the street safely with a family to go to a football game. Now you're going to open up two areas for kids to be able to exit the fenced area to go out onto Kirchhoff to retrieve a ball?

The speed limit on Kirchhoff is 35. People do not do 35 on Kirchhoff. This is a safety hazard for children getting a ball. It's already hard enough to cross Kirchhoff and Dwyer. Not just on a Saturday, to go out for a walk at night even. Those are my two comments.

CHAIRMAN LORENZINI: Okay, thank you. Yes, sir, come forward please.

MR. REBSAMEN: Hi, my name is Jim Rebsamen, spelled R-e-b-s-a-m-e-n. I live at 1307 West Francis. My backyard will look at this fence. So, I just want to know, you know, it sounds like we're having more games going to be played, right? So, in the past, how many documented vehicle accidents have you had from a ball coming across that fence with Arlington Heights Police? Any? Do we know of any documented? I don't.

So, we're proposing this netting on the north side of the fields to protect people or cars, right? What about the walkers that are walking on the south side of the field? Are they going to get hit by a ball when kids are kicking them? I don't know, it's just speculation.

Also, you know, we have a driving range there. There's no netting for Dwyer or the pedestrians walking there either. Anybody can hit a golf ball and shank it. No protection for them either.

Also, it sounds like we're going to have portable goals, and there is no fence locking these goals together I guess. So, who's going to monitor these goals?

Because if you have a portable goal, that means you have sandbags holding the goal down. There's Zack's Law, the boy who got killed in Vernon Hills when the goal fell on him because it wasn't properly secured. So, if these goals are portable and it could move around, that means anybody can move these goals around and also remove the sandbags that the Park District put, so now we have a problem with portable goals out there. Just a thought.

Also, if the net becomes damage, does that mean the fields are not usable? Because, you know, we have severe weather here, we have storms, we have winters, and the nets get damaged. Are we going to stop playing these fields?

I have one more comment. My wife covered the whole thing, so thanks for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on the north side of the room? Yes, sir, come. Last name?

MR. ANDERSON: Paul Anderson, s-o-n. I also live on Francis Drive, next door to the Rebsamens. I guess a couple of questions I would have is what's the proximity of the field now to the net? How far away are they going to be?

MR. ELMAN: It probably would be, it's approximately 15 to 20 feet from the curb line to the existing ornamental fence.

MR. ANDERSON: From the curb line?

MR. ELMAN: Yes, the curb that edges the field.

MR. ANDERSON: Okay, because if you're running with the bigger kids playing parallel to Kirchhoff, I don't see that that would be as much of an issue with a ball flying onto the road. Small kids, you say second graders, I don't know how many second graders can kick a ball, what is that, ten feet over here from over here? Could they clear that distance? Why haven't we considered maybe just a 10-foot fence instead of going 20?

From your picture you had up there, that fence, even though the netting is invisible, it still has a very strong vertical presence. It's probably quite a ways away from any residential area. Also, you've got quite a bit of landscaping and stuff here as a buffer.

So, just based on like the last issue that was presented to you, you talked about commercial having a buffer between it and residential areas, now that you're building this park as a football or a softball or a soccer complex, how is that actually zoned? Is that now considered commercial with those tall structures and buildings and parking lots? Do we need a buffer between that and all of our residential areas? Could that be provided with a green belt along between the fence and the sidewalk and then possibly consider a lower fence?

So, those would be my proposals. I mean it's a great venue over there. The kids have fun. It's kind of fun to listen to the games going on, watch from my yard. I can see hockey games in the wintertime. The lighting over there isn't that much of an issue with, you know, the big trees. It looks kind of surreal the way it luminesces, you know, the skyline over there, it's kind of pretty. That isn't an issue. It's more of cars parking in the parking lots that leave their headlights on. They will shine over our six-foot fence into the living room. So, some kind of a screening with landscaping would really help or enhance the area.

Being a resident, looking at it everyday, it's going to affect our property values. I've seen netting like this before. It gets ratty. The sun is hard on that stuff, the wind is hard on it, it starts to sag. Once it starts to sag, it is then waving in the breeze and then you lose the translucency of the black fence. You can start to see it. Plus, I've seen a lot of trash that gets collected by something like this. The wind blows around here pretty good and a

Walmart bag will stick right in there and hang on for a long time.

So, those are all the concerns I have. Arlington Heights, we're new to the area. We picked it because it was such a pretty community and it seems like the Park Department is doing a good job of integrating themselves into all the various communities. I'd like to see them continue doing that here because we're not the only ones that drive by here everyday and see this. It's all of our neighbors to the north of us, to the east of us, anybody driving through the area, they're going to see this. It's a pretty park over there that you have already.

So, I wouldn't be opposed to it if we could lower it, put buffer in there of some kind. But if you can't do that, then I would have to say that I don't agree with having a fence back there. That's my two cents worth. Thank you for listening, and if you've got questions just let me know.

CHAIRMAN LORENZINI: Thank you. Anybody else on the north side of the room? Yes, ma'am.

MS. NOWAK: Hello, my name is Joanna Nowak, N-o-w-a-k. I also live there right on Dwyer at Church Creek Condominiums. Again, I don't mind the fence, but I think it will be a problem with visibility as you exit out of Dwyer. There was an accident early this week on Monday, and my kids go to Westgate. I think adding a stop sign would be great because just like the lady mentioned, it's hard crossing Dwyer and Kirchhoff, especially with the hospital being there. There's a lot of people driving and they're hardly ever doing 35. So, traffic safety is my biggest concern. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on the north side of the room? Let's go to the other side of the room. Any comments, questions on this? Yes, ma'am, come forward.

MS. BRANCATO: Rose Brancato, B-r-a-n-c-a-t-o. I just need clarification. My backyard is where the field is. I'm right on Yale, right on the opposite side that faces the field. This long, tall netting, is that going to be around my backyard also?

MR. ELMAN: No.

MS. BRANCATO: Is it going to be where that blue dot is there?

CHAIRMAN LORENZINI: No.

MS. BRANCATO: It's not. It's going to be on Kirchhoff?

MR. ELMAN: Yes.

MS. BRANCATO: And where else? Just Kirchhoff?

MR. ELMAN: Just right along Kirchhoff.

MS. BRANCATO: Just on Kirchhoff, okay. The other thing was about the trees that the lady mentioned. Because I'm right there, I enjoy the park, I've loved it since day one that it's been there. I hope that it would not be removed, any more trees. The Kirchhoff opening to me is hazardous to everyone in the community and the kids that are playing ball. I really would be opposed to that.

The netting, is it going to be nice looking? Is it going to deteriorate and look bad? Our community is beautiful. We're trying to keep it as good as it is now. I would be opposed to it but I guess it would be up to everyone else.

But I'm really against the opening on Kirchhoff. It's the safety for the kids, that's really hazardous for everyone, not only for the kids that are playing ball but the younger kids that are in the park, playing in the park. Being that there's an opening there, they

will be able to, you know, run out of there and that would really be dangerous. Thank you.

CHAIRMAN LORENZINI: Thank you. Okay, anybody else? Comments, questions, concerns? Yes, sir.

MR. MAREK: Good evening. My name is Bob Marek, M-a-r-e-k. I live at 610 South Yale. I understand that there is this potential problem with the balls going on to Kirchhoff Avenue. What I guess I'm a little bit, what I wanted to hear more about is the remedy for this problem, and the remedy is a permanent 20-foot fence.

I was able to do some quick Internet research and find out that there are other types of fence available which would not be permanent fence in there. It would be, you know, temporary and generally retractable so that during these seasons when the fields aren't being used, the guys would come out just as they come out and put in the gold posts, put on the padding for everything, do the lines, they would put on those extension poles to get it up to the desired height, and then with a cranking system be able to raise the netting. Then when the, you know, when the football season ends, you know, end of October, you can take it down. When the springtime comes again and soccer starts up, you know, the crew goes out there and raises it up again.

Again, according to what I was reading on the Internet, it suggested that these other alternatives are less costly because, you know, less use. I've heard various other people speak about the effects and impact of weather on the durability of this netting and that there would be cost savings there, you know, extending the life.

Also, to the extent that you are talking about that these fields, again where there is going to be a problem of the balls, when you're turning it from the parallel fields to perpendicular ones, you would only need to put up the fencing for that stretch of Kirchhoff Road. At the moment, you're talking about putting up a monstrosity that runs 900 feet long, 20 feet high, in order to deal with a problem that might only be, you know, 100 feet away. Again, as various people have talked about the height, I haven't heard anything as to what sort of, you know, what consideration was given to the heights. If it's temporary, the 20 feet might work. But again, if these are just the little kids, as pointed out, how are the little tykes going to get the ball up over 20 feet, you know, from 40 feet out?

So, I just would like to know if anybody else on the board is concerned about what alternatives are there to the proposed, you know, deviation, and that I haven't heard. Those are my comments. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, ma'am.

MS. HARRIS: My name is Linda Harris, H-a-r-r-i-s. I actually live on the Orchard Place side of this, but I did go to the hearings when they first started doing nature developments for this park, when they put in the playground and put the fields and everything. One of the considerations at that time was whether there should be an opening on Kirchhoff, to be able to get out and retrieve balls or whatever. I think it was almost a unanimous thought that it was more dangerous to have an opening out onto Kirchhoff than, you know, making it easy to get the balls.

I still think that that's a big problem. I think, and this velcro thing, it seems like it's a lot easier to get out there, kids of all sizes and ages and other people that could be getting through there, you know. Yes, walking around to get the ball on the other side of the fence, sorry about that, and if you've got a 20-foot netting up there, I guess you can't throw it

back if you had somebody stationed out there. But I still think it's a bad idea to have those openings. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this? Okay, if not, we'll close the public portion of this hearing and go back to the Commissioners for final questions and deliberations. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes. There's quite a few questions that have been raised and maybe we could get answers to some of them. A number of the issues went to alternatives that you have considered for the 20-foot net. Would ten-foot netting do it? There's issues relating to the orientation of the fields. What would it mean if you set the orientation the other way where it's parallel to Kirchhoff? You might lose a field or so, but you may not need to put the netting up. There were some issues raised around landscaping and maintenance.

So, I was wondering if you could speak to those issues that were raised by the public.

MR. ELMAN: We have not with the alternatives. We were directed to look at protective safety netting and that's where Staff took it. I'm sorry, the second issue?

COMMISSIONER JENSEN: There were questions around the orientation of the fields.

MR. ELMAN: The orientation, that could be, I believe that could be adjusted. The main portion of that north to south play is going to be, as I said, up to second grade age kids. As far as the high school kids, the practice, you know, I'm sure that could be adjusted. I will talk, I will discuss this issue with our recreations staff and clarify these issues with them and see if an alternative can be considered for this. Again, those high school kids would be only practicing and there are no lines. If there were lines for the games, it would be temporary lines painted onto the field. So, there won't be any kind of indication that there would be a north-south orientation to the field.

COMMISSIONER JENSEN: So, if you were able to change the orientation to run parallel to Kirchhoff, it seems you might be able to consider a shorter fence, maybe not 20 feet but ten feet?

MR. ELMAN: I will bring that up.

COMMISSIONER JENSEN: You had the issue raised, and since you haven't looked at alternatives, it might behoove you to do that, to look at is a retractable --

MR. ELMAN: We did look at retractable.

COMMISSIONER JENSEN: I'm not talking about after every game, I'm talking seasonal.

MR. ELMAN: Right, seasonal, and it was the opinion of the manufacturer that the permanent installation would save wear and tear on their product. So, we went with a permanent installation.

COMMISSIONER JENSEN: Around maintenance of this fence then, what kind of maintenance program do you have?

MR. ELMAN: The Park District maintains all their amenities and all their parks constantly. We will, this will be the main site for athletic field play, soccer and football. We will be maintaining this site.

COMMISSIONER JENSEN: I guess the last issue I will raise at this point is, is there a landscaping option that with the fields running parallel rather than perpendicular to Kirchhoff, that might obviate the need for a net at all?

MR. ELMAN: No. Between the ornamental fence and the sidewalk, there's approximately a foot to 18 inches of grass. On the other side of the sidewalk is public right-of-way. So, we have no jurisdiction into the --

COMMISSIONER JENSEN: At this time, that's all I have.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I don't really have any questions. Just to let you know, I do have concerns as well. I can appreciate the aesthetic impact on the neighborhood, and I can also appreciate the concerns of leaving those openings with only velcro. You have no assurance that somebody is going to close it back up again once they have come through. Then you have young kids who come use the park and they can get through that easily. So, I would like to see you go back and think some more through this plan.

MR. ELMAN: I don't think that issue would, what I'm trying to say is I don't think that would be an issue, the openings in the fence. That is something that we looked at and thought it would be a good idea. But I don't know if that's concrete.

COMMISSIONER WARSKOW: Because concurrently, if somebody does put it over the current six-foot fence, they've got to go around anyways.

MR. ELMAN: They go all the way around, yes, yes.

COMMISSIONER WARSKOW: So, those are my comments.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: My biggest concern is the opening of the fence. I think the neighbors have brought up some great points. I think Lynn enumerated them very well and comprehensively. I would be open to the idea of, if we vote on this and we approve it, that we make those requirements that you address those before the Village Board as to what the options are, what the alternatives are. But I do really appreciate the concern for the safety that would be raised by opening. You know, I liked it when you first said it because I know how, what a pain it is to walk around these fences, but with young kids here, I'd hate to have an opening that just had the velcro. So, that's all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: In the Plat & Sub, I'm the individual who brought up the concerns of the aesthetics of this and the concern that you contact the neighbors and talk to them about what this is going to look like. I asked you to bring pictures here and you have. After seeing what a 20-foot fence looks like, I can honestly say I am not in favor of the aesthetics of this 20-foot fence. I would not want to live across the street and look at that year-round.

CHAIRMAN LORENZINI: Thank you, Bruce. Jay?

COMMISSIONER CHERWIN: Yes, and again I echo the comments about, you know, public concerns, particularly over the safety. Mr. Elman, I wonder, are there alternatives that, you know, we talk about velcro netting, are there alternatives to perhaps keep a more structured gate with an adult level lock on it? So that you have, you know, an adult or older kids maybe access from the inside out, locked up here so you don't have the issue of little kids, you don't have people coming in through that. What do you think about that?

MR. ELMAN: There are always alternatives.

COMMISSIONER CHERWIN: Okay, so maybe that's a middle ground if we can get to it.

MR. ELMAN: Yes.

COMMISSIONER CHERWIN: Yes, there was some talk about the parallel fields, north-south versus east-west. Having a lot of children playing club soccer at many facilities all over Northern Illinois, I've seen a lot of games, and I would actually submit that you will have more balls potentially from the east-west because of the level and the scale and the size of the kids that are playing soccer. At least as many coming over the fence from an east-west game that's a U15 game or above. I mean they go launch the balls in the backyard in some cases. So, I've seen it.

So, with that, I don't think the east-west versus north-south orientation is going to make a difference. You know, we do have a lot of kids and recreational league soccer and travel soccer. I know the Arlington Aces are planning on making a lot of use out of this field for all age levels. So, I think the investment that the Village's Park District is putting into these fields is significant to where they will want to utilize these as much as possible in all orientations. I think that was, as they invested in these fields, that was part of their plan. So, it may be challenging to limit the orientation of these fields, and the size constraint has something to do with it as well. So, I think that will probably be a concern.

You know, I know there were some concerns about a ten-foot fence as maybe an alternative. Again, just from my experience in watching soccer pretty much nightly over the last many years, I don't think that will, you'll still see a lot of balls in the street with a ten-foot fence.

One question I was going to ask, Mr. Elman, is we've been talking a lot of about the westerly field as the main full size soccer field which will give you the large scale games and then several smaller scale fields. The easterly field is going to be striped for a football. Is it also going to be striped as a soccer field? Or is it just going to be used sort of randomly, you'll set up cones, it's not going to be --

MR. ELMAN: Yes. Yes.

COMMISSIONER CHERWIN: All right. Then we talked a little bit about aesthetics. I think if you're going to have a soccer field here, this netting is essential. I don't think, you know, these fields are going to be playable or you're going to have balls going into traffic constantly, so I think if we're going to have these fields this netting is essential.

Is there, you mentioned before about public right-of-way, with potential landscaping buffer. Is that an alternative? If folks are concerned about looking out their backyards into this netting, is there any potential to work with the Village on perhaps a landscaping plan to help ameliorate some of those concerns?

MR. ELMAN: We always work with the Village. We would love to work with the Village on that and we could work with the Village on that definitely.

COMMISSIONER CHERWIN: That's all. Thank you, Mr. Chair.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Can you just clarify? The existing six-foot high metal fences there now, does that have any entrance openings there?

MR. ELMAN: No, not public. It has a gate that's a maintenance gate. It's a 20-foot wide gate that is locked at all times.

COMMISSIONER SIGALOS: But if a football goes over that six-foot fence, so they should walk all the way around?

MR. ELMAN: Exactly.

COMMISSIONER SIGALOS: If they have to do that, the likelihood of a ball

going over a 20-foot fence is minimal. So, I don't see the need for entrance openings in there at all.

I would also chime in with Commissioner Cherwin, to see some kind of trees or something maybe planted in the public right-of-way if that could be worked out with the Village to hide these posts and this netting. When I see these photos, you know, I wouldn't like to live across the street from that.

The other question I have is it sounded like you did not explore some type of retractable netting?

MR. ELMAN: We did. We did explore that.

COMMISSIONER SIGALOS: Okay, but the manufacturer didn't like the idea. Well, with say Soldiers Field when the Bears or the Packers or whoever are going to take a field goal, then up comes the nothing. Once that's done, then they retract the netting. So, maybe something like that could be done during the soccer season or I don't know, to kind of minimize this in conjunction with some landscaping. I mean just what I'm seeing proposed here, I'm not really in favor of it.

COMMISSIONER CHERWIN: Could I just, so I think that the seasons of these fields would be most likely early March when soccer starts. I know the Aces start their practices then and run until maybe early November.

MR. ELMAN: Correct.

COMMISSIONER CHERWIN: So, you're talking about the middle of, four months or so when the fields would be in official use by the clubs. So, it would be, you know, otherwise you're talking eight months of the year when they're not in official use, not to speak of things like hockey or official games or anything like that.

COMMISSIONER SIGALOS: I'm just not convinced that a lot of research was done prior to coming here with this solution, and I'm hearing that you're already taking bids on this for the safety netting. I mean I'm all for safety and protecting children from running off to the street to retrieve a ball or what have you, but I'm not sure if there's not other alternatives. That's all I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: So, along with some of the comments that were made, the thing that was really, that I'm trying to figure out is why is there no netting along the west? Because, is the reason for the netting, my kids don't play soccer so I have really very little experience with soccer, but they play football. We've been on this field a bunch of times. Is the reason for the need of the netting because you're now adding soccer? I mean because football, I don't really see that there is any incidents with the footballs being thrown over.

MR. ELMAN: Yes. Yes.

COMMISSIONER DAWSON: So, it's the soccer, and so, you know, I'm aware of soccer, so I can see the need for it. But it would seem to me though along the west, although I can't, those who live there are probably thinking shut up right now, but you know, that would seem to me to be an area that would need it as well.

MR. ELMAN: There's a considerable buffer along the west side.

COMMISSIONER DAWSON: Is there?

MR. ELMAN: There's, I'm sorry, there's landscaping that runs most of the way along that west side.

COMMISSIONER DAWSON: So, there's kind of enough of a, so I guess

what I was trying to think through my head is, is what we're trying to stop from happening car accidents?

MR. ELMAN: Yes.

COMMISSIONER DAWSON: Because in my mind, I would not want to wait until after there's been horrific car accidents and people have died to put something safe. So, I understand what some people are saying here, but the Village in my opinion typically, they're not doing it here, but typically wait for horrible things to happen before we put up safety. If we're going to be playing soccer here, I would be in favor of putting a fence because the idea, I mean I travel that road a lot. I've got kids in my car when I travel on that road. There's games going on, and if a ball comes in and hits my car and I get into a huge car accident with my children and I was on this board and we said no fence, I don't know, I would have a hard time living with myself.

But I don't see how we don't, other than saying, I don't know that we can, other than telling you you can't have soccer here, I don't see how we can't put a fence there because the risk in my opinion is entirely too great for some sort of horrific car accident.

The other I guess benefit that I have that maybe the other Commissioners don't have is that I grew up at Arlington Heights Golf Course, and I lived there before there was a fence, or before there was a net and after there was a net. Yes, I was a kid so I really wasn't one of the neighbors that were complaining about the fences, but after the fence went up no one even saw it anymore. I mean you get used to it. It didn't, in my mind from what I can tell, it's a similar net.

Yes, no one wanted the change, but then once the net went up, you stop seeing it after a while. That net is literally in everyone's backyard. There is no road across the street and there is no six-foot fence blocking off the view. I mean literally the net went off in everyone's backyard, and so your backyard, you used to look out in this gorgeous golf course and now you look out on this net. But after a while, no one even cared. It didn't hurt property values, it didn't affect anything. In fact, some people liked it because their windows stopped getting knocked out with golf balls.

So, in my opinion, because I have the experience of living somewhere that had a net similar to this, the net doesn't bother me. But to think that we could have a horrific car accident really scares me. So, I would like to know that maybe some more thought went into alternatives, if you could find, I mean I'm not opposed to finding a solution that is more palatable to everybody. But I have to vote in favor for some sort of net unless I can stop you from putting soccer there.

But I know Arlington Heights is in demand and in need for fields. I mean we're short on fields, and I have little kids that want to play games, you know, and there's not enough space. My kids can't get into some of the, they can't sign up because they get full because there aren't enough places to go play. So, I don't know, I guess that was my little soapbox speech. But I'm in favor of the netting. I would just say if it goes forward, between now and the Board, I would like to see more research went into what alternatives might be available.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, I thought we were done talking about 20-foot fences with the end of the presidential primary cycle.

COMMISSIONER GREEN: Just started really.

COMMISSIONER DROST: Yes, well, maybe we can finish this here. But

I'm in favor of really the thoughtful remarks of Mr. Marek and to really look at some alternatives. Sue had some nice comments there, too, taking some more study and make it aesthetically pleasing. I've passed on several locations, Northbrook is one where they've got these really high fences and they don't look really good. So, you have to sort of just balance public safety versus convenience of the community and really the neighborhood and the property values.

I think personally, and maybe Commissioner Ennes can speak to this point, how that could impact property values. But again, I think you've got to go back to the drawing board and you've got to find some ways to compromise this.

CHAIRMAN LORENZINI: Commissioner Ennes, as our resident tax guy, what's your opinion on it?

COMMISSIONER ENNES: You know, when I saw the picture of the fence, I really don't think I'd want that out my backdoor. But on the other hand, I've been at the golf courses in town that have it, and if I lived along the golf course I'd want that fence there so that my balls didn't hit the windows.

I think from a safety standpoint, keeping the balls out of the street is an important thing. That's just the result of having the park there. I really don't know if it would affect the property values that much. When you have parks, you have facilities like this, you have fences like this. It would be nice if we could do some kind of landscaped screening in that green space along Kirchhoff. I think that would help mitigate some of the damage.

MR. ELMAN: Like I said, the Park District would be more than happy to work with the Village on that.

COMMISSIONER ENNES: I think our issue has to be are we going to ask the Park District to come back with some alternatives to us? Or are we going to recommend in whatever position we think?

COMMISSIONER DROST: I think there should be, you know, some more input on part of the citizens here.

CHAIRMAN LORENZINI: Let me make a couple of comments. Right now, the two fields there are two football fields?

MR. ELMAN: Correct.

CHAIRMAN LORENZINI: So, it's the soccer field being added that's really --

MR. ELMAN: They are currently two football fields. I believe they are used for soccer also. The goals are a combination. The goalposts that are there currently, or were there were a combination football/soccer goal. So, they could be used --

CHAIRMAN LORENZINI: Okay. Sam, did the Engineering Department traffic guys say anything about putting up fences?

MR. HUBBARD: They didn't have comments. I would say that our Public Works Division is fairly picky about what type of plantings go in the right-of-way. So, you know, we can certainly examine that alternative, but I'm not sure I would rely on that to be something that's going to provide a really strong screen. I think if anything, you know, we could work on some low-lying shrubs. But certainly large trees that are really going to screen this, I'd be surprised if, you know, given the proximity to Kirchhoff --

CHAIRMAN LORENZINI: No, no, no. My question was more if you put pedestrian gates in the fence at midpoints, is there any concern from the traffic standpoint about pedestrians crossing the street?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: The other concern I had that I didn't hear is when you do put these fences up, I can see people stopping in the middle of Kirchhoff dropping their kids off. This could be a dangerous thing. So, I definitely think putting the gates in is not a good idea.

But the netting on the sketch, this one sketch here, it shows the netting just coming down to the top of the fence. Why would you need the velcro opening then?

MR. ELMAN: No, no. That was, there is a note on there that states, that says that the netting does go all the way down to the ground.

CHAIRMAN LORENZINI: Okay, you're right, it is. Okay, and you know, I think it's a great looking park. I drive there as a citizen. It's really nice looking. I just think this netting is just not going to look good. If I live nearby, I certainly wouldn't want to look at it as some of the other Commissioners have said. Those are my opinions right now. So, any other comments?

COMMISSIONER JENSEN: Yes, a question.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: A question. How do you envision these gates working? Do you see kids going out on the street to retrieve the balls? Or how do you see this?

MR. ELMAN: I hope it wouldn't be kids.

COMMISSIONER JENSEN: But how would we guard against that? Say the ball goes over and all of a sudden they go where the gates are?

MR. ELMAN: We will have some limited staff there when there are programs going on, but not at all times. So, basically, I guess anybody could use them.

COMMISSIONER JENSEN: Well, I think that nobody can be opposed to safety of the kids and traffic and so forth. Of course, the aesthetics are very important. I think Commissioner Drost may have said it best, it doesn't seem to me and maybe for others that you have struck the right balance yet. I think I for one would like to see this come back to the Plan Commission. We'll see what my fellow Commissioners say.

COMMISSIONER WARSKOW: I have a question. What's the timing of any new programs going on that would really be an impetus for having the taller fences? Do you have soccer programs at the high school level right now going on?

MR. ELMAN: At the park currently?

COMMISSIONER WARSKOW: Yes.

MR. ELMAN: I do not believe so. But I can't tell you because I'm not on the recreation side.

COMMISSIONER WARSKOW: Okay, so that would be my question. When we have a concern of let's do something right now to prevent a major car accident on Kirchhoff, I'm all for that. But if there is not the need right now, let's go back and figure out a better plan.

MR. ELMAN: Once the park is reopened, there will be a need.

COMMISSIONER WARSKOW: When is that?

MR. ELMAN: I think they are looking at the beginning of August.

COMMISSIONER WARSKOW: Beginning of August, okay.

COMMISSIONER DAWSON: It sounds like we have some time. The beginning of August is --

MR. ELMAN: Well, it's quickly approaching.

COMMISSIONER DAWSON: I know, but we have another meeting in two weeks.

COMMISSIONER SIGALOS: Right now we're faced with making a decision based on safety or aesthetics, and safety has got to trump aesthetics, but there's going to be at least common ground.

COMMISSIONER GREEN: I have another question, if I can jump in, John. How long has this park been in operation with these two football fields?

MR. ELMAN: We installed these football fields in 2007.

COMMISSIONER GREEN: Okay, so they've been there almost 10 years.

MR. ELMAN: Yes.

COMMISSIONER GREEN: The fact that you're changing the use of the fields is what's bringing the netting up. Has there been any accidents or any mishaps on Kirchhoff Road over the past ten years?

MR. HUBBARD: The Arlington Heights Police Department did take a look at this application, and they said that traffic accidents at this particular location are not a problem.

COMMISSIONER GREEN: Okay, so it's because you're changing the use of the field that obviously this netting you feel is going to be a problem. So, in the past it hasn't been a problem, and in the past ten years we haven't had an aesthetic problem here because there's no netting.

MR. ELMAN: But we also haven't had a full-sized soccer field at the site.

COMMISSIONER GREEN: Well, what I'm saying is that you're introducing something new to the park here, the use of it, and that's creating the problem that poses aesthetics versus safety. I for one am very much in favor of safety, okay, but I'm not necessarily willing to throw it away to have this net there. So, maybe the soccer needs to find a new home or a new orientation or something. So, what I'm trying to get at here is the situation, you are creating the situation that calls for a net and you're creating the situation that's calling the anxiety to the people who live across the street. So, what I'm saying is maybe the solution here is move the soccer to another location or something.

I understand that there's a lot of, you know, younger people here that their kids use them. My kids when they were young, they used all the park facilities and it was a great thing. So, I understand where you're coming from currently, but I just have a real problem with a 20-foot net for the neighbors across the street.

CHAIRMAN LORENZINI: Can I just take a quick poll with the Commissioners? If you want to participate, fine if not. Three questions, do you want a 20-foot, do you want no fence, or do you want something in the middle? So, can I just ask --

COMMISSIONER DAWSON: When you say something in the middle, I don't know if that's appropriate. I think talking about retractable and alternative options, it might still be the same height, but alternative options. I mean I think this picture is doing everyone into service because they don't all look like this.

COMMISSIONER JENSEN: Chairman Lorenzini --

MR. ELMAN: That picture --

COMMISSIONER GREEN: But a retractable option still has permanent poles.

MR. ELMAN: May I say that picture, I couldn't find an application that is similar. This was the closest I could find on the Internet. Our poles are going to be much wider apart. They're going to be 48 feet apart. This appears to be 16 feet at the most apart.

COMMISSIONER JENSEN: Chairman Lorenzini, I think the real issue is then they probably need to go back and consider an array of alternatives that balance the safety and the aesthetics. It could be what Commissioner Green said where we find a different location for the field that's causing the issue, I don't know if that's possible or not, or that we just work through the landscaping and the variety of other issues that's been raised by the public. But I think they really haven't struck the balance, they might want to do that.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER SIGALOS: Can I ask, if the poles are going to be, is it 48 feet apart?

MR. ELMAN: Yes.

COMMISSIONER SIGALOS: So, could something be worked out with the Village with that right-of-way that a tree be planted there every 48 feet to hide these poles? Now all you're looking at is this black netting which is maybe not as bad as these 20-foot-tall black poles. Again, I'm just bringing that up as a possible compromise.

MR. HUBBARD: I think we can work with our Public Works Department. My experience to date is that they are quite restrictive, especially with the large trees along high speed traffic roads because they could be --

COMMISSIONER SIGALOS: 20 feet high is not a very large tree. I mean that's not --

COMMISSIONER DAWSON: I think if you don't know, he's not going to answer that question.

COMMISSIONER SIGALOS: I understand, I'm just throwing it out as a compromise to try to bridge the aesthetics with the safety issue.

COMMISSIONER DAWSON: It seems to me, and I don't know if everyone is in agreement, that we all would prefer that this be looked into some more, and you come back. I don't know if everyone is in agreement with that, but there's a lot of alternatives, a lot of options. I don't feel that they were maybe thoroughly investigated. So, if we could get you on the next agenda, and I would also like to add on to what Lynn said, the need for the use, right? I mean I don't, you know, Commissioner Green, I didn't mean to imply that I think we have to have a soccer field there at all, I'm just saying that I can understand the plight of the Park District because I know that they're limited in there.

So, I think to come back with alternatives after talking and seeing if you could put plantings there, what's the option, and then also, you know, understanding the need for having to have this soccer field here. Because it is a little late, no one came and asked us before you guys decided to do the use, right? I don't believe that anyone did.

The public commentary is closed, sorry.

MS. REBSAMEN: Can I ask a question?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: Well, not at this point, I'm sorry.

MS. REBSAMEN: They opened the questioning for the church.

COMMISSIONER DAWSON: That was an error. That was, anyway, I understand that you're under a time frame, but we really need more information I think. I mean

unless you're happy with it going forward, we can go forward. We can say no and you can go forward without, it doesn't matter. If you'd rather have that, we can --

MR. ELMAN: Well, no. No, I would like to work with the Village, I'd like to work with the residents and everybody to make a compromise solution. I just want a clarification on what kind of alternative systems. I don't know of any alternatives.

COMMISSIONER DAWSON: I have no idea.

CHAIRMAN LORENZINI: Well, one thing I'd like to see is we've had other people come in and showing us views of what it would look like. So, maybe a view from somebody's backyard of what a 20-foot fence would look like versus 15 or a 10. I'd like to see something like that. Maybe some type of landscaping that could be done.

COMMISSIONER DAWSON: This picture really, I don't think is fair. It's doing you a disservice. It looks horrible and I don't think it will look that bad. I don't think it's going to be beautiful but --

COMMISSIONER JENSEN: Mr. Elman --

MR. ELMAN: We will create, yes, we will do a drawing. We have the capabilities of doing a three-dimensional drawing, so we could, sorry, we will create a drawing that will be somewhat, hopefully realistic to show the board what it will look like from various locations within the park and outside.

COMMISSIONER JENSEN: Mr. Elman, I think you have one, you know, one macro alternative proposal you need to explore is do we need to place the soccer field here or are there other places. That's one level, and we'd like to take a look at that or some of us would. The other issue then is you have a whole bunch of things that have been raised by the public and by the Commissioners that you ought to explore. Is there a different way to lay this out? You've got a lot of safety issues around the gates that you want to put into the fence.

So, there are a lot of issues, if you decide to keep, if you think it's the only place you can have those soccer fields, you need to resolve and strike a balance. So, those are the alternatives you need to come back with, a proposal that says, hey, we balanced these a little better.

CHAIRMAN LORENZINI: Is there anything else any of the Commissioners would like to say?

COMMISSIONER ENNES: I have one, just for clarification. From the cement curb at Kirchhoff to the netting fence, how much green space is there now? There's a sidewalk in there I believe?

MR. ELMAN: Correct. There is a five-foot-wide public sidewalk, and I believe the right-of-way is 20 feet from the street curb to the --

COMMISSIONER ENNES: From the curb to the sidewalk?

MR. ELMAN: To the north side of the sidewalk.

COMMISSIONER GREEN: So, basically, what you're saying, the fence is on your property?

MR. ELMAN: Yes, the fence is on our property.

COMMISSIONER GREEN: Okay, the fence is on their property line. When you get outside the fence, you're in right-of-way, because it's a public sidewalk and usually it's a foot. You usually hold the sidewalk away from the property line 12 inches, one foot. Everything from the fence out --

COMMISSIONER ENNES: But is there a possibility of putting landscaping

in the right-of-way?

MR. HUBBARD: We'd have to explore that with our Public Works Division.

COMMISSIONER GREEN: Sam, I'm going to throw out, is it a city right-of-way or is it a state or a county? I mean Kirchhoff Road, is it an Arlington Heights street?

MR. HUBBARD: I don't know whose jurisdiction it's under.

COMMISSIONER GREEN: Because that's who the right-of-way belongs to.

COMMISSIONER ENNES: Okay, so they have to take --

COMMISSIONER GREEN: Yes.

COMMISSIONER CHERWIN: I would also add, it may be worth looking at both sides of the right-of-way because I think either side, the north and the south of Kirchhoff could achieve the same purpose if we're looking at, as long as we're looking at screening. It's an alternative.

One final question I have is the sequencing of your construction schedule, do you have to put the fence up before you lay the fields?

MR. ELMAN: No.

COMMISSIONER CHERWIN: You don't, okay. So, you can access from the north side basically, because you can't access over those fields once they're in, correct?

MR. ELMAN: Correct.

COMMISSIONER CHERWIN: So, I guess back to the original question. These fields can go in with or without the fence, they're already permitted to go in. So, the only question would be when they're being used for soccer are balls going over the fence then.

MR. ELMAN: Correct.

CHAIRMAN LORENZINI: So, it looks like this is going to eventually come back to us. So, if anybody from the public has any other comments or concerns, you can always give them to Sam and he'll give them to us.

So, what do we need at this point? A motion to disapprove?

Continue?

COMMISSIONER JENSEN: Do we continue or disapprove?

COMMISSIONER WARSKOW: Continue.

MR. HUBBARD: You can do both, you could do either.

CHAIRMAN LORENZINI: Do we have a motion to do one or the other?

COMMISSIONER GREEN: I think a continuation would serve them better. They don't have to start the process over again.

COMMISSIONER DAWSON: They wouldn't have to, if we turned it down, they could still go to the Village with all of the comments that we said.

COMMISSIONER GREEN: Right, they can go to the Village.

COMMISSIONER DAWSON: They could be ready at the Village with all of the items that we talked about. But if we continue it, they have to come back here.

CHAIRMAN LORENZINI: I'd rather continue it.

COMMISSIONER DAWSON: I don't disagree, but if he's on a construction deadline, it affords them the ability to go take the risk of not getting an approval and going to the Village having heard all of our comments now, he won't be forced to come back here and then go to the Village. That's all. So, I'm open to either. I'd prefer you come back here.

COMMISSIONER DROST: I think a denial is the most efficient.

COMMISSIONER DAWSON: Right.

COMMISSIONER ENNES: Mr. Elman, do you have a preference?

MR. ELMAN: I would prefer to come back to you.

COMMISSIONER DAWSON: Okay. So, **I'll make a motion to continue.**

I don't really know how to phrase it, but I'm making a motion to continue until the next --

MR. HUBBARD: Our next regular meeting is June 22nd. So, that gives us about five business days to come to a resolution on some of these issues. So, if that's enough time, then the 22nd could be --

CHAIRMAN LORENZINI: 22nd, that's ten business days, right?

COMMISSIONER DAWSON: No, to have enough time to try --

MR. HUBBARD: Right, I mean it's, you know, from the --

COMMISSIONER DAWSON: If you don't, then there's another meeting two weeks later. So, if you don't have enough time --

MR. ELMAN: We'll be back.

COMMISSIONER DAWSON: Okay.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Who was the second?

CHAIRMAN LORENZINI: Lynn.

MR. HUBBARD: All right. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, I'll see you hopefully in a couple of weeks.

MR. ELMAN: Thank you.

COMMISSIONER DAWSON: Wait, no, there's a comment.

CHAIRMAN LORENZINI: There's a comment?

COMMISSIONER CHERWIN: I just said with comment. I just wanted it for the record, I would support the petition as submitted with the condition on not providing a safety access through the Kirchhoff Road fencing.

CHAIRMAN LORENZINI: Any other comments? All right, if not, then we're

done with this public hearing. Any other business? Motion to adjourn?

COMMISSIONER GREEN: I'll make the motion.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. We're adjourned.

(Whereupon, the public hearing on the above-mentioned petition
was adjourned at 9:06 p.m.)

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

I, RONALD LeGRAND, JR., 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, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC



Item: A.H. Park District - Sunset Meadows Safety Netting - 6/22/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/22/16 - DRAFT

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: A.H. PARK DISTRICT - SUNSET MEADOWS SAFETY NETTING -
700 SOUTH DWYER AVENUE - PC# 16-010 (continued from 6-8-16)
PUD AMENDMENT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
22nd day of June, 2016, at the hour of 7:50 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chair
LYNN JENSEN
MARY JO WARSKOW
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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ACTING CHAIRMAN GREEN: Our next hearing is the Arlington Heights Park District, and it's a continuation from last time.

MR. PETERSEN: Good evening.

ACTING CHAIRMAN GREEN: My only question to you is were you sworn in last time?

MR. PETERSEN: I was not, I was not.

ACTING CHAIRMAN GREEN: Okay, so whoever would like to speak tonight who wasn't sworn in, please raise your hand. If you want to double it, that's fine.

(Witnesses sworn.)

ACTING CHAIRMAN GREEN: Thank you. If you would state your name and address and spell your last name for the court reporter?

MR. PETERSEN: Absolutely. My name is Allen Petersen, last name is P-e-t-e-r-s-e-n.

Good evening. I'm the director of Parks & Planning for the Arlington Heights Park District. You met our park planner last meeting, Scott Elman, he's also here. Then also we have Steve Neil who is our division manager for recreational programs for the Park District. So, as necessary, if we need to have them answer questions, we brought them here.

ACTING CHAIRMAN GREEN: Okay. Tell us what you'd like to do again or tell us --

MR. PETERSEN: All right.

ACTING CHAIRMAN GREEN: We have another part to this hearing.

MR. PETERSEN: Okay, wonderful. Well, I apologize, first off, I was not able to be at the last meeting. But our park planner, as I mentioned, was able to discuss the project with you, and I acknowledge that this is a project that was asked to come back. We had some questions that needed to be clarified and we are happy to do that. We also know that the Plan Commission as well as the neighbors had several concerns and we acknowledge that. We understand the concerns and we also understand that we're looking to do this as part of a big project to the park and we feel that public safety is the number one priority and we feel that the netting is a necessary part of that.

Just a quick, if you don't mind, I'd like to do just a quick background on the project. We've got an existing park there, Sunset Meadows Park located at Kirchhoff and Dwyer, at least that's where the entrance is. The park receives a lot of us. We've got a golf driving range there as well as a putting green. We've got a park shelter, playground, bocci ball courts, toilets, as well as many walking paths all the way around. There's also two existing athletic fields that are in question for this evening as far as the safety netting portion.

We've got two fields that have been, to date they have been natural turf grass fields. They were developed approximately eight years ago with the intention to be used for soccer as well as football. Unfortunately, because of the nature of the sport football, in the fall the fields would be used each year and get torn up. Then it would take the Park's department all of spring and into the summer in order to rejuvenate the fields in order to be used and, therefore, we wouldn't be able to use it for soccer. Then the fall would come and it's just a vicious cycle of tearing up the fields and then rejuvenating over the last seven to eight years or so.

So, the original intention was to use it for soccer, to get some use for soccer, primarily for practices over the years in the spring, just selected use so to speak. So, we unfortunately just only were able to use it for football. That was the main reason for this overall

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project to the park, we wanted to convert those two natural turf athletic fields to be able to use all throughout the spring and throughout the summer and the fall.

We also had a minor issue with the football fields. They were not to specification for our new Bill George League Football Conference that our Cowboys Football League was part of. They were slightly undersized and so we needed to renovate the field as well. So, we decided this was the right time to convert them to synthetic turf.

We understand that there, as I had mentioned, that there were a series of questions that we were provided from your development planner Sam Hubbard. So, we have answered those. I think you have a copy of those responses. I'd be happy to go through each one of those if you'd like. I don't know, as a continuance kind of thing, I don't know what the best approach is.

ACTING CHAIRMAN GREEN: Well, I think the public might be interested in what those questions are, so I think we should go through each one so they can hear this.

MR. PETERSEN: Be happy to, okay, sure. The first question that we were given was to clarify if a different location for the new soccer field can be provided elsewhere on Park District property which may reduce the need for the safety netting along Kirchhoff. As I've stated already, the initial use of the, the intended use of those fields was for soccer in the first place. Unfortunately, we weren't able to do that.

So, we really would like to use that space for soccer. It's a great location with flushable toilets and a shelter and a large parking lot that could be used. So, it's an ideal location to be used for soccer. We also have, we do have many soccer fields throughout Arlington Heights. Unfortunately, it's just never enough. We're always looking for more. We're always looking for the ability to rest fields so that we can have the best playable surface.

So, this is the ideal location for soccer and we feel that it's justified to be able to put that soccer field out there.

ACTING CHAIRMAN GREEN: Well, just for clarification, these two fields, are they double use? Is it football and soccer playing on the two fields?

MR. PETERSEN: Yes. Actually what our intended use is, we've got a full, as you can see in the diagram, we've got a full-sized soccer field on the west side. That will be used for both soccer, full-sized soccer games as well as practices, training, camps, you name it. We're also using it in the fall for football practices.

The east field is intended to be kind of the flip of that where we would not necessarily use it for full-sized soccer, we'd be using it for smaller sized soccer games with a north-south orientation, but then use it for football games. So, both fields we'd be able to use for both types of sports.

ACTING CHAIRMAN GREEN: Okay, thank you.

MR. PETERSEN: Sure. The second question that was similar to what you just asked was please explore a different orientation to the new fields, which new orientation may reduce the need for safety netting along Kirchhoff or potentially a smaller net along Kirchhoff.

As I explained, in the fall we plan to use both fields for football and as well for soccer. We also in the spring plan to use both fields for soccer. But we are willing to acknowledge that we're not planning to use the north-south orientation which is the primary concern about balls going over the fence or onto Kirchhoff. We're not planning to use it for ages 11 and older, so we'd be planning for having younger kids on those fields. Those groups that, if they were used for practices, they're not game situations. It would only be, they would not need a net to be shooting at, there would just be drills and that type of training exercise.

We would definitely work with our coaches. We have a lot of control

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with our soccer program, so we would work with our coaches and the representatives from the soccer program to be able to make sure that those games are exactly like we said, younger ages, and that practices do not have the use of goals where balls are getting kicked out onto Kirchhoff.

Unfortunately, with that, there's still the chance that we're going to have balls, in a game that's going maybe an east-west direction, there might be balls that go over the fence and out onto Kirchhoff, and that's exactly what we're trying to prevent.

The third question was reevaluate the need for the two pedestrian gates along Kirchhoff. If they are necessary, please explore the option for lockable gates or a more secure means to prevent younger children from slipping out and chasing balls across Kirchhoff.

In the time that we did use the field for soccer, there were some times where we had some issues with the ball going over. It was voiced to us that it was a pain to go around to get the ball. We feel that we still need some kind of opening there. However, we do think that we would be willing and have no problem putting a gate on those openings rather than just have an opening with the velcro connection as discussed last time.

We could put a gate with a latch, the latch could be at a height, at a five-foot or higher height, only be used for adults. Again, we have the control of the users for the most part with our programs and we would be able to talk to the coaches, talk to those programs and make sure that it's only adults going through those gates, it's not children running through. By putting a gate on there, it does slow down and make the user think about what they're doing in order to go out and retrieve a ball in that situation.

Number four was explore the option of landscaped area on the outside of the fence to provide some screenings to the neighbors across Kirchhoff. We have some photos. These are some existing pictures of the parkway along Kirchhoff. There was at one time some trees. Over the years, they did their job and have since been removed. I don't know if the varieties were of ash variety or if there were other varieties, if it's due to just old age and maturity, were removed through either IDOT or the Village.

But even prior to us coming to the Plan Commission and as part of this whole project in general, we had already started the process to determine what we can do with street trees along there in the parkway. We think it's necessary. We think it would be great for the site, you know, even before it was brought up as a concern.

We have already submitted an application to IDOT. IDOT has jurisdiction over that parkway. The parkway is about 25 feet wide. There are power lines as you can see, so we would work with IDOT for a variety of trees that would work along there.

There are some, here in the lower right, you can see this is just east of the Sunset Meadows Park, these are some parkway trees that were planted by either IDOT or the Village. These are a smaller variety, approximately 20-foot tall tree, and that would be what we would be looking to do. You can see in our drawing there, it's an artistic representation of what we would be approaching as far as landscaping to address that concern.

We agree, we'd love to make it look better along the parkway. We think it would help soften the overall look of the netting, and we'd be happy to do that.

Number five, explore the option of a retractable netting that can be easily raised only during games and practices, or a removable netting system that can be taken down at the end of the season.

There's basically three different types of netting. One is just a permanent net that's up year round. There's kind of a semi-permanent type of netting that is up and can be taken down. Then there's the retractable type or a type that can be raised or

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lowered as necessary.

We've talked and done quite a bit of research, and we've talked with the installers and manufacturers. For our situation, the wear and tear of up and down for each game or each day or each week, it's just not a practical application. We don't have the staff resources to be doing that for this length of netting.

We also understand that the wear and tear just would give an undue burden on the budget as far as replacement. It would reduce the amount of time we could have that, they only last for a couple of years in that situation. The biggest thing was it does not look nearly as nice as a more permanent type of situation. A retractable, it just could be loose, it doesn't look as clean and crisp and tight as we want it to look.

The type of netting that we have planned to go in there is actually a semi-permanent situation. We could take it down if need be. We would rather not. It does take a considerable amount of labor to do that. But if that was necessary, we would be able to do that.

Number six, evaluate if the netting must be 20-foot in height or is a shorter version a viable option. We did look at a variety of sizes. We actually initially thought we were going to be more in the neighborhood of 30-foot was what we were going to need. We felt that was too big. We actually scaled it way back even in our planning stages. We brought it down to 20-foot, we felt 20-foot would have met the need.

Following the meeting, the last Plan Commission meeting, we did look at if 15-foot would meet our need, and we just don't think it will meet our need. 15-foot is just too low. The potential is there for a ball to go over the fence and over the netting, and we don't want to risk that. You know, we're looking at safety and we feel 20-foot is the right height for the possible uses out there, soccer, football, and any other sport that we may or may not have control over. I mean we don't know if there's going to be, you know, some neighborhood kids that go and have a pickup baseball game or softball game and that's quite possible. We feel that a 20-foot would much better meet that need. We agree, we think that the 20-foot is the right height and we had initially thought 30-foot would be it and we pared it back from there.

Number seven, are there any protective netting systems at other sites near residential areas within the Park District? As we stated in our response, we do have two golf courses and we have protective netting at both of those in various locations. They are in residential situations, they are up against homes or backed up to homes. We have not had any instances of concern or question or problems with those.

Then a third location that we are aware of is the existing safety netting that's been installed at St. Viator High School for their baseball field at Frederick Street and Dryden. That field is right there in a residential area. Those nets are we think closer to 30-foot, maybe even taller. The poles are probably twice the size in diameter as what we're proposing. So, there is existing situation here in town that was installed within the last couple of years.

Last question was providing perspective which we did. You saw this one already as well as just the overall aerial perspective of what the netting would look like. We also went out with our staff and asked for a 20-foot pole to be held up. You can see the staff person holding, you know, he's about 5'10. That staff person, he's holding a 20-foot pole, you can see how tall that is. It's not a monstrosity, it's 20 feet of netting, it's black netting that the idea is you'll be able to see right through it.

So, we don't feel that with the landscaping, with the height that we feel will meet our need, and we understand the concerns but we still think this will meet our needs and meet the needs of safety at the site.

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ACTING CHAIRMAN GREEN: Thank you, Allen.

MR. PETERSEN: Thank you.

ACTING CHAIRMAN GREEN: Sam, is there anything you'd like to add to that from Staff?

MR. HUBBARD: No. I don't know that there's too much to add. I think, you know, Staff has summarized the issues as we saw them based on discussions at the last meeting for the Park District. We asked them to respond, we've reviewed their response, and we're glad that they're at least addressing some of the items, especially with relation to the latch on a gate. I think that was a big part of last meeting.

I think we're still supportive of this and I'd be happy to answer any questions from the Plan Commission.

ACTING CHAIRMAN GREEN: Okay. Who would like to start? Lynn?

COMMISSIONER JENSEN: Sure. Just a few clarifying questions.

MR. PETERSEN: Sure.

COMMISSIONER JENSEN: There may be more until we hear from the public. How many balls do we have, currently with the arrangements you have now which are mainly football fields, how frequently do balls go over into Kirchhoff?

MR. PETERSEN: It's really hard to say because it's only been used primarily for football at least just in the last few years. But when it was used initially for some soccer, some games and some practices, we did have it. I don't know that we have a record of exact numbers of instances, but it did happen.

COMMISSIONER JENSEN: Was it frequent or infrequent?

MR. PETERSEN: I would say more infrequent than frequent.

COMMISSIONER JENSEN: You're having any trouble with just the football, and speaking of soccer --

MR. PETERSEN: Correct.

COMMISSIONER JENSEN: You said when you answered the first question you have 25 soccer fields, and yet when you were going through where you had seen these or where you had these netting arrangements, none of the soccer fields that you have needed the netting. Why does this need it and the other 25 don't?

MR. PETERSEN: It's this site, it's the proximity to the street. We do not have other fields that are this close or that have had this kind of situation where it's within, you know, 25 feet of a pretty major road.

COMMISSIONER JENSEN: I guess that brings me to a more major question. When you were doing the planning, I don't know the process you went through, whether you came before the Plan Commission when you first went from the park to having fields that are played on, did that come before the Board or the Plan Commission? Or was that process inside the Park District?

MR. PETERSEN: You know, I was not with the Park District at the time. Do you know, Scott? Was that --

MR. ELMAN: I believe that it did go before --

ACTING CHAIRMAN GREEN: Please come to the podium.

MR. ELMAN: I'm sorry.

ACTING CHAIRMAN GREEN: Give the court reporter your name and spell it.

MR. ELMAN: My name is Scott Elman, E-I-m-a-n. If memory serves me correctly, I believe we did bring this up to the Plan Commission. We did have to get a variance at that time, or we applied for the PUD at that time.

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MR. HUBBARD: Right, there was an amendment to the PUD in 2005 and it outlined the various phases of improvement that the Park District would be going through at this particular location.

COMMISSIONER JENSEN: I guess that brings me to, I have a concern with both the Park District as well as the Village then. Wasn't anyone concerned about building any kind of a field this close to a major artery to begin with? I'm just worried, I'm not as worried as much about the cars on Kirchhoff as I am about the kids. I think it would be rather startling to start having balls come over into Kirchhoff and causing accidents. So, I'm wondering what happened with the planning process that you got it right the 24 or 25 other places, but with this one we have it so close to a major artery and it really clearly poses a safety issue or you wouldn't be before us today. So, I'm not sure exactly what happened during the planning process.

MR. PETERSEN: I can't speak to that portion, I wasn't here. But I do know that at this point we do have a concern by it where we do have the ability to use the fields more and we think that will increase the possibility of balls going into the street. I do know at the time of the planning, or I know in discussions that a netting was brought up. There is a fence that's there, a six-foot fence currently, so I don't know if that was a compromise at the time that we, you know, put a six-foot fence up for concerns about children running out in the street, not necessarily for the balls going over. So, I know that there was some concern about safety and that was addressed at that time.

I do know that, like I said, that there were some discussions about netting. I don't know how far that went, I don't know if that was a discussion as far as, well, let's observe the situation and decide at a later date if that's necessary. But I would imagine that, because that's a typical way to approach this type of situation. If we didn't have to put the netting up, we wouldn't. We certainly do not want to put it up, but we feel it's to the best interest of the user.

COMMISSIONER JENSEN: Let me come back to that after. I guess I'm just surprised that we got to the point where someone didn't say, hey, this looks like a bad place to put a field for a variety of reasons. Now, we're confronted with a real dilemma which we will come back to after we hear from the public as to how to balance safety, aesthetics, and the concerns of the neighborhood as I'm sure there are going to be some as there was at the last meeting. But anyway I'll stop at this point.

ACTING CHAIRMAN GREEN: Thank you, Lynn. Mary Jo?

COMMISSIONER WARSKOW: Yes, I think my question is about the latch. I mean I definitely think it's an improvement over the last presentation that we got with just the velcro. I'm wondering how you determined that this would be the best latch. I still have a concern that for use, there is use of the park where you do not have Park District supervision, and if somebody opens that latch and then doesn't close it back again, that kids who come right after them can have access without needing that five-foot requirement.

Did you research anything that would be kind of a self-closing latch that would then ensure that actually the gate closed and it did latch?

MR. PETERSEN: We did have those discussion and that we are definitely open to that as an option. We felt that this addressed the needs --

COMMISSIONER WARSKOW: I understand. In an ideal way, yes.

MR. PETERSEN: Yes, I mean there's lots of different ways to latch that and make sure that that closes and stays closed. We weren't looking for something where we'd lock it because it would defeat the purpose.

COMMISSIONER WARSKOW: Right.

MR. PETERSEN: So, yes, we do have a situation, we have those

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throughout the Park District, you know, self-closing gates on our kids pools and things like that. So, that is an option that's out there, but we did look at it as a simple solution that would meet the, we felt that would meet the need the best.

COMMISSIONER WARSKOW: Okay, well, I'll be interested to hear what the public says.

MR. PETERSEN: Sure.

COMMISSIONER WARSKOW: But my thought would be since you already know of those and have used them elsewhere, that this, too, would be a good application also. That's all I have.

ACTING CHAIRMAN GREEN: Thank you. John?

COMMISSIONER SIGALOS: Yes. I've spent sometime driving up and down Kirchhoff and looking at this location, looking at the resident properties on the north side of Kirchhoff. I had noted that almost all those properties have some very large trees, some dense landscaping, and they all have a six-foot high solid stockade type wood fence. So, I think, and I'm sure the residents can speak out in the public hearing portion, that that house shelter is screening some of the view of what this netting will look like.

Also, I observed these utility lines, 20 to 30-foot high utility lines along the south side of Kirchhoff, and those look really ugly to me. So, when I see the plan that you, I saw a photo here with proposed trees and they will be located where the 20-foot high poles are, I'm not as opposed to this aesthetically as I was at the last hearing, especially when I saw those utility lines. Those, I mean that is a little better than the utility lines look.

The other thing that I'm really not convinced about are these two gates. If you have a low incidence of balls going out into Kirchhoff now with a six-foot high fence, the whole purpose of this 20-foot high netting is to stop balls from going out there. I don't see where you need to add these gates. I just see that being a hazard for young children going out there to get a soccer ball. Yes, easy to say you're going to have adult supervision; you know that doesn't happen all the time. Somebody is going to be there, maybe one of the family members are watching their brothers or sisters playing out there, they're going to go out to get the ball. Five-foot is not that tall, I mean a ten-year-old could reach a five-foot latch. As Commissioner Warskow said, how do you know it's going to be latched properly?

So, again if you have a very low incidence of balls going out over a six-foot fence, why would you need access when you're putting up a 20-foot netting that's to prevent these balls from going out there? So, I'd be supportive of this but without the entrances.

MR. PETERSEN: Okay.

COMMISSIONER SIGALOS: I don't, I see that that would be extremely rare that a ball would go over a 20-foot netting. That's the whole purpose of putting it there. That's really all that I have now. During my time that I spent out there, I just changed my opinion from the last three months when I saw you're adding these trees and I see the trees that were existing there over at St. Viator High School as their baseball netting, and that's taller. That's at least 30 feet tall. You can see how the trees do block that. So, I'm more in support than I was the last meeting. That's all I have.

MR. PETERSEN: Would you like me to address the question about the openings?

COMMISSIONER SIGALOS: Oh, yes.

ACTING CHAIRMAN GREEN: Yes. Yes, why don't you?

MR. PETERSEN: The reason, and we did talk with Mr. Hubbard here and we knew that the openings would be, is a big point of contention, we know it from the last meeting. Our thought behind it is, one, we have had balls in the current situation go over the

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fence, and the users then had to go out and around the entire perimeter of the park. It just held up play, and we were also concerned about when those balls were out in the street, getting that ball out of the street as quickly as possible for those drivers as well because of the safety of the driver. So, those are the big concerns that way.

We do intend to hopefully with the 20-foot netting stop most of the balls if not all of them. That's the plan. But those balls that do go over the netting, we would like to retrieve those as quickly as possible and prevent any accidents or anything that way. I think it's not only the safety of the children but also the safety of the drivers that are driving on Kirchhoff. I'd hate to be a driver and have a ball, you know, landing in front of me and swerve and then hitting another car or something, God forbid.

So, we're looking for protection that way. We understand the concern, and if that needs further discussion and further review and if we need to reconsider the openings, we're open to that. We're most concerned about getting the netting put in place so that we can prevent it. If the openings is a concern, we can talk about that.

COMMISSIONER SIGALOS: It's my opinion that it's one thing to have a ball bouncing around and then target it, but not for a young child, an eight-year-old, nine-year-old child who runs out there and sees this ball bouncing around Kirchhoff, they're not going to look. They're going to run out there to get the ball. I have more of a concern with that. Again, if it wasn't that big of a problem, yes, it's an inconvenience to walk around the fence, but if it wasn't that big when you have a six-foot tall fence, it should be very minimal with a 20-foot netting.

MR. PETERSEN: Understood.

COMMISSIONER SIGALOS: That's my opinion, that I would rather not see those entrances. That's all I have.

ACTING CHAIRMAN GREEN: I think I'm going to hold my comments and we're going to open it up to the public here.

COMMISSIONER WARSKOW: Jay.

COMMISSIONER CHERWIN: I'm still here.

ACTING CHAIRMAN GREEN: I'm sorry, I'm sorry.

COMMISSIONER CHERWIN: That's fine. Yes, so I appreciate my colleagues' comments, I think all very good. I was supportive of the plan initially. I think that the issues I brought up were, you know, additional safety around these gates, to get some latch for them, and then suggesting of a landscaping which I think, you know, in both of these cases the issues that I had you have addressed.

I live down here so I'm very familiar with this area. So, like John said I know there's electrical lines all over the place and there's like three levels of wires.

MR. PETERSEN: Yes.

COMMISSIONER CHERWIN: There's light bulbs for the fields, there's street lights. So, I don't, I mean I'm certainly respectful of doing it as, you know, as professionally as possible and as aesthetically pleasing as you can, but I don't see any extraordinary aesthetic value here that we're trying to preserve. I know John said the houses to the north of Kirchhoff have pretty significant landscaping, open fence. So, from an aesthetic perspective, it's not something that I would be concerned about. Additionally, we have a precedent for it of course in the Village, so that's not an issue.

The thing that, I guess for me, you know, we did talk about the need kind of generally, but I think it is important. I'm familiar with the football program, I run the Cowboys flag program so I've had 20 teams that, you know, I've accounted completely for. I also have three kids in the Arlington Aces program. So, I'm familiar with the strain on resources in the Village, notwithstanding the fact that we did have fields all with the Park District in terms of

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maintaining them to a level, particularly on the club soccer side, there's a standard of care you need to have for the fields. We haven't really gotten to that discussion but if you go to a lot of our neighboring communities, they have some very impressive facilities on, you know, kind of these compositions of land that we just don't have available in Arlington.

So, if you go to Palatine, they've got a big facility where they have, you know, six fields like these next to a high school. You've got communities that have access to that. We don't. Our park land is kind of parceled up all over the Village. So, when we do find, you know, an opportunity to improve, I think it is consistent with the Park District trying to provide for the children and families in the parks.

I think, you know, Mr. Petersen, how many families do we have in the soccer program approximately? I want to say it's probably 300 or so?

MR. PETERSEN: Steve, would you know that answer from a programming standpoint?

ACTING CHAIRMAN GREEN: Please give us your name and spell it for the court reporter.

MR. NEILL: First name is Steve, last name is Neill, N-e-i-l-l. We have approximately 300 children in the Aces program. Now, there are some siblings, so maybe 260-270 families within the Aces program. Within our house league, it's about 1,200 kids.

COMMISSIONER CHERWIN: So, you know, as we look at the need for these fields, I think right now there is no soccer that can be played at these fields. We're not looking for a change in use. The only reason we haven't really played a lot of soccer in these fields is because of the conditions from our football program have been wearing down the fields.

MR. PETERSEN: Just the nature of the sport.

COMMISSIONER CHERWIN: That's going to go away because the fields are being constructed, so there will no longer be that sort of practical restriction on these fields that football has been putting on these fields. So, there will be soccer played on these fields, and then the question would be, you know, the safety of it all.

I do think that, having watched hundreds of soccer games on these big fields, there will probably be, you know, balls that do make it over these 20-foot nets. I think it will be probably few and far between, but it will be there and then the question will be how we'd manage them. I guess from my perspective, that would be a very, you know, valid concern. If that's what it takes I think to get this through in terms of locking the site down, or maybe it's even a key, maybe the person who's in charge of the site has a key to it, and that way you have a gate installed but that person physically has to go over there and open it up or have someone that's sort of standing by in case they need to do it.

I would be, you know, I would be fine if we had to work with the Park District to further the access to the street, and that would be my main concern is with the access. But I do think that the Park District has done a very good job of addressing all of the concerns that were presented by the Board and the public from the last hearing. So, I appreciate you guys going through the effort.

I think it's a good project and I think it's important for the quality of the programs from Park District that, you know, we do as good a job as we can in finishing this site, it's already in construction, so in terms of finishing that. That would be all I have to say, Bruce.

ACTING CHAIRMAN GREEN: Sorry, Jay. I didn't see you there.

COMMISSIONER CHERWIN: That's all right when you're down at the far left.

ACTING CHAIRMAN GREEN: Well, there's so much space in between. Now I'd like to open it up to the public. Do we need a motion to do that, Sam? What's the

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procedure on that? Because we closed the public hearing before.

MR. HUBBARD: Yes, why don't you make a motion just to --

COMMISSIONER CHERWIN: Could I actually make a motion to submit the, if we haven't already, submit the further documentation that the Park District has provided in the record?

ACTING CHAIRMAN GREEN: Yes, I would do that.

COMMISSIONER CHERWIN: I move to provide the documentation into the record, the memorandum dated June 17th and the letter from Mr. Petersen dated June 15th into the record.

ACTING CHAIRMAN GREEN: Is there a second to that?

COMMISSIONER WARSKOW: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

ACTING CHAIRMAN GREEN: So entered.

MR. HUBBARD: So, you can reopen the public comment.

ACTING CHAIRMAN GREEN: Do we need a motion to do that?

MR. HUBBARD: Yes, just to --

ACTING CHAIRMAN GREEN: Could we have a motion to open the public hearing?

COMMISSIONER SIGALOS: I'll make that motion.

ACTING CHAIRMAN GREEN: Is there a second to that?

COMMISSIONER WARSKOW: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

ACTING CHAIRMAN GREEN: We're open again. Hopefully there's somebody, after all this, that would like to get up and give us some additional comments. So, please come forward, state your name and address and spell your last name for the court reporter.

QUESTIONS FROM AUDIENCE

MR. MALIK: My first name is Troy and my last name is Malik, M-a-l-i-k. My address is 1215 West Francis. I am one of the neighbors who is north of the field. So, I just wanted to address a couple of questions.

So, John had mentioned there's fencing and landscaping. You know, a 20-foot fence or net is going to be a lot taller than a lot of what's out there now. Now, I do admit that there are power lines there. But prior to these fields being there, that whole area was filled with trees. It actually used to be just completely almost like a mini forest. Once the park was built, those trees were removed. Then more recently, I don't know if it was the Village or it may have been IDOT as you mentioned, they removed a number of additional large trees that had been along Kirchhoff. So, there has been a significant change to the aesthetics of that area over the last several years. First, when the park was initially put in, and then actually within the last several months when they started this project.

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A couple of concerns that I still have are we keep talking about safety, and I've written a letter to Allen a couple of times about what goes on at the park when it's not being used by the Park District. There has been racing there in the parking lot. We've had to call the police many times because young kids, teenagers I suppose, use it as a track. They use the parking lot to do racing, and then what they do is they go out on Dwyer, they race down Dwyer to the Central area, race down Wilke and then come back. So, the police have been called many times.

So, if there is any, I know that has nothing to do with this particular project but this field is right along the parking lot, so if we're going to talk about safety with netting and the cars on Kirchhoff, my question is what's going to prevent players from running into the parking lot or balls from going into the parking lot? If you actually go to this field, and the way it was when it was a grass turf field, they actually put up a little fence in the corner so that the football players wouldn't actually run out into the sidewalk and into the parking lot. So, you know, Lynn Jensen had mentioned that this is a very small space for these fields, so, you know, I think there are other concerns here that I haven't heard the Park District addressing.

Then my final comment, as Jay mentioned, I'm also a volunteer for the Park District. I'm a huge proponent of our Park District. I take advantage of it. I volunteer my time as a coach. So, I get the need for these fields. My last concern is if we do put a 20-foot net there, what is going to stop people from climbing that net?

Now, you've mentioned the St. Viator field. Those fields are pretty much contained within the St. Viator property. There is a chainlink fence around those properties. I don't know if the public can access those fields without being part of the St. Viator community during an event. I don't know that for sure. But if you put these fences in an open use park, it's very possible people are going to climb that net. Believe me, I live right there, I see all sorts of goofiness going on at that park.

So, thank you for allowing me to speak. That's all I had.

ACTING CHAIRMAN GREEN: Thank you.

MR. MALIK: Thank you.

ACTING CHAIRMAN GREEN: Could we, would you like to answer some of that, Allen? I mean is there, I think that the ball going towards the parking lot, I think the obvious answer to that is that there is less traffic. It's not that it's a totally safe thing but it's, supposedly the parking lot is for cars that are parked.

MR. PETERSEN: Correct. Correct.

ACTING CHAIRMAN GREEN: But I mean has there ever been a problem with that? You know, cars hit with a ball or anything like that?

MR. PETERSEN: Well, of course there have been balls that have gone into the parking lot. But like you mentioned, they're not moving vehicles typically there.

ACTING CHAIRMAN GREEN: Well, there's not as many moving there.

MR. PETERSEN: Right. So, it's not the same type of situation, correct. Just like many don't want a 20-foot net on the Kirchhoff side, we don't want to put two 20-foot nets up. We want to try to minimize as much of that as possible. We realize, you know, it's not the best looking type of thing to put out there, so we don't feel it's as necessary. We don't think it's necessary at all actually on that side.

One of the fields, that west field is actually not adjacent to the parking lot. That soccer field is actually adjacent to the playground there and bocci ball courts and the walking paths. It's only that east field that is adjacent to the parking lot. Again, that's, in the fall the primary use is football, it will be used for some soccer. In the spring it will be used for some soccer and primarily practices on the north-south kind of orientation. So, we don't feel that

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there would be as many balls that way.

As far as the St. Viator fields, those are open to the public. I don't believe they are locked off, so there is the same type of use or available use to somebody going on to those fields. I don't know that St. Viator wants people out there, but I think they're open if somebody were to go out there.

ACTING CHAIRMAN GREEN: My other question that Troy brought up is are you aware that there's these shenanigans going on in the parking lot?

MR. PETERSEN: We have that kind of situation that we're constantly dealing with at all of our parking lots, all of our community centers. Unfortunately, there's kids and they find our parking lots. We are constantly working with the Village Police and doing the best we can to address those situations.

ACTING CHAIRMAN GREEN: Do you have parking lot lights on this field?

MR. PETERSEN: There are lights on that parking lot, yes.

ACTING CHAIRMAN GREEN: Do they go off at a certain time or are they on all night? What's the --

MR. PETERSEN: I believe they have a night light on that parking lot. So, not all the lights are on but there is night light.

ACTING CHAIRMAN GREEN: Right. Does that help answer it, Troy?

MR. MALIK: Yes, although, Allen, I have to say --

ACTING CHAIRMAN GREEN: Troy, you've got to come up.

MR. MALIK: Sorry.

ACTING CHAIRMAN GREEN: Otherwise the court reporter can't get it.

MR. MALIK: Sorry. I was just going to say, Allen, have you been out to the site? Because it appears that the soccer goals are being put on the east side. So, this diagram is wrong that you're showing us.

MR. PETERSEN: Actually the soccer goals that are going to, actually the goals are being put in. They're going to only be used for football.

MR. MALIK: Okay.

MR. PETERSEN: Yes, they're not planning to use those. It's the style that we use is --

MR. MALIK: It looks like a soccer goal.

MR. PETERSEN: It has an opening but we can't use that for a full-size soccer field, it's not the right dimensions. So, we would only be using the north-south for the --

MR. MALIK: It looks like they installed soccer goals on the Ace field.

MR. PETERSEN: Yes, it's the type of goal that's installed. Yes, the uprights are just not on yet.

MR. MALIK: Okay, fair enough, fair enough. Thank you.

ACTING CHAIRMAN GREEN: Thank you. Any other questions? Please come forward. Your name, spell your last name.

MS. MULVIHILL: Hi, Pat Mulvihill, M-u-l-v-i-h-i-l-l. We're at 615 South Yale, which is the corner of Yale and Kirchhoff, on the north side of the field and we do not have an eight-foot fence. We have a chainlink. Our backyard faces east which is directly in line with where the proposed netting is going to be.

I'm not against having soccer and football being played there, but I do have a concern about allowing children to run out onto a 35-mile-an-hour speed zone there. We've lived there over 20 years, and Kirchhoff is highly, highly trafficked, especially on the weekends. We also have ambulances going down there to get to the hospital. To allow children to have access is to me, it takes my breath away because I cannot in my best judgment see

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those children adhering to having to follow a locked door. There's children over there all week long, not just on game days.

The second comment I'd like to make is about parking. With the additional use of the soccer in addition to football, we're going to have traffic over there, and I would assume everyday of the week. Right now on the overflow, it goes down Dwyer, goes down our street on Yale, goes into that side parking lot that takes you around to the utility portion of the park, as well as the lot itself. I'm assuming it goes down Dwyer, and I'd like to know if there's any proposed ideas on how you're going to accommodate additional parking.

My sons both went through the programs here. I think Arlington Heights has the best Park District in areas around. I'm just hoping that you seriously consider not letting the children come out onto Kirchhoff. Thank you very much.

ACTING CHAIRMAN GREEN: Thank you. Is there any answer to the parking problem?

MR. PETERSEN: As far as the parking, we do not plan on using both the soccer field and the football field at the exact same time. So, as far as the usage out there, it would be similar to what it has been. There might be more usage in the spring obviously because we are able to use all this, but it's not adding more cars at any given time.

We do know in the fall there are some times where it's been very busy over there, depending on who the visiting team is and that kind of situation. But for the most part, we feel like we can accommodate all the parking. It was designed for parking for a couple of athletic fields for practices or for games. There are lots of parking spaces along that parking lot and over off of New Wilke. We are going to encourage people to use that, especially our home players to use that parking rather than the parking adjacent to the site here or the athletic fields here and hopefully reserve some of it for visiting parking and that kind of thing as necessary.

We have a lot of soccer games that are going to be in-house programs, so we will have our own residents. So, as far as a visitor vs. the home situation, we do look to address that by encouraging people to go over to the New Wilke side for things.

ACTING CHAIRMAN GREEN: Great. Thank you, Allen. Any other questions? Yes, ma'am, please come forward.

MS. REBSAMEN: Hi, my name is Lara, L-a-r-a, Rebsamen, R-e-b-s-a-m-e-n. I live at 1307 West Francis.

Question, I'm going to go through the questions that were proposed to the Park District. The first question was about clarifying different locations for the soccer fields. The Park District has over 58 facilities on this flyer which is out of date. At that time, 13 parks were designated for soccer that did not include Sunset Meadows at that point in time.

The Park District partnered with 214 in year 2011 and the Park District and District 211 shared approximately a \$1 million cost to install artificial surfaces on the football field at Hersey High School. Officials said that the 12-year cost of the fields including the installation is about \$265,000 and that would be more than maintaining the cost of the grass fields over the same period of time and allow for far more activities on the surface. How much of Hersey has been utilized to its full extent which is a turf field that we partnered with? If you're looking for other facilities with bathrooms, Heritage has soccer and Olympic has soccer. There's indoor toilets there.

My next comment is about the parking lot. I counted the spots from the aerial view. There's 124 non-handicap spots in the lot off of Dwyer. Again, other neighbors have commented about the parking on that Kennington on Dwyer, by the park on Dwyer, north of the park. The neighbor commented on the parking on Yale as well as parking going on to

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Francis. It appears that maybe between two and four spots have been removed from the parking lot with the reconfiguration of these larger fields, and you're talking about increased capacity at the park. How much further are people going to be parking on residential streets?

My next comment is in regards to question number two, safety and the need for netting along Kirchhoff. You brought up the majority of the play that's going to be north and south is oriented for younger children only. Also, that you could not give a number to Mr. Jensen on the number of balls that have gone into Kirchhoff with the number being infrequent. At the last meeting, you were asked about how many accidents occurred, were reported to the Village regarding balls going out into traffic, and you said you did not have a number. So, you're talking about north and south play for an extreme sliver of the population that would be playing soccer, the younger children. Why can't you continue to play east and west without any issues?

Regarding number three, the pedestrian gate, there is no need for any open fencing along Kirchhoff. Inconvenience of people walking around, if you're at a sporting event, you're there for sports. Sports involves physical activity.

Kennicott is a highly traveled road. It is a major ambulance path. The ambulances, once they turn the corner off of New Wilke, unless it's a significant emergency, turn off their sirens. They are usually traveling faster than 35 miles an hour. The high school students in the neighborhood are bused, not to Rolling Meadows, not due to the distance from Rolling Meadows but due to the safety of the street. So, now you're opening up gates for children to go on to a heavily traveled street. There is no need for any pedestrian access in the middle of a gate. Go to the intersection, cars barely pay attention to people at the intersections, now you're allowing people to enter off of the park.

Your latches you said are going to be five feet tall. I talked to my neighbor boy who is four-foot-four going into third grade, when he puts his hand up he can reach over five feet tall. So, a child can access any latches. In your statement, the Park District will also inform coaches and team managers that the gates are intended for adults only. Just because you inform adults, it doesn't mean they're going to follow through and say to everybody that's not for kids. Who is really going to follow through on that?

Who is going to monitor if the fences are closed at all times? Who is going to monitor if those fences are closed when game play is not going on, when neighbors are out in the evenings, when kids are doing their shenanigans in the park? There is already vandalism there where the statue, the football statue was also damaged. So, now that football statue can't even be out 12 months of the year.

Point four, the landscaping. If you look at the picture of the trees that they submitted that are farther down, farther east on Kirchhoff, those trees are low. Those trees are not going to grow. As you can see, they would be growing into the power lines and the utility lines. Those trees are not going to grow tall enough to block my line of vision out my backyard.

The property immediately behind my house is not my property. I cannot put up trees right behind my fence because I don't own that property. So, I can't put up additional trees, and what trees would be needed to block the park would be evergreens. The trees proposed are not evergreens.

Point five, about number two, about the retractable netting being more expensive, I do have a question to the Park District about how much money you spent on the irrigation system that you put in that park a few years ago that I saw being bulldozed a few weeks ago. That's all of our taxpayers' money at waste.

Number three, Park District has limited availability of staff to be able to put the netting up and down. There's attendants on site for the golf, and you also pay other

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attendants at other parks such as Pioneer to keep the building open so people can use the gym in the evenings. So, you do have staff and you do pay for staff after hours and for other occasions.

Then at the bottom you talk about you do not plan to remove the net. Soccer starts in April after spring break. It goes from April until the second week in June. Football starts in, practices start in August, and soccer and football play goes through October, maybe the first week in November. So, you have seven months of non-continuous use of these fields. Again, you stated the primary purpose of the netting is for the smaller children who will be playing north and south orientation. So, I'm looking at netting 12 months a year for the purpose of seven months of non-continuous use out my backyard.

The picture that you showed regarding number seven and other netting in the area, you didn't even show Park District property. You showed private property, St. Viator's. Those trees on Dryden are big mature trees. You're talking about putting up tiny little trees.

Number eight, your rendering of what you're showing is really not an accurate rendering of looking out my backyard at the park. The aerial view of trees along Kirchhoff, you did not go to Google Maps and use a Google Map picture. That's how I counted the number of parking spots in that lot to see what driving down Kirchhoff looks like and what actual netting along Kirchhoff would look like. So, I think your rendering was kind of inaccurate to what you're proposing it to look like.

Now, my children have been involved in soccer and in football in Arlington Heights. I support the Park District and the park programs, but this I cannot support.

ACTING CHAIRMAN GREEN: Thank you. Yes, sir.

MR. STACK: Hi, my name is Ed Stack, I live at 1211 West Francis Drive in Arlington Heights.

ACTING CHAIRMAN GREEN: Spell your last name please.

MR. STACK: S-t-a-c-k. I just want to point out like Troy did, I've also had my son go through park activities, and I have coached the Park District basketball and Park District soccer over the years. I'm all for the parks. I'm not in favor of the netting.

One thing I want to tell you, John, about the landscaping in people's yards along Kirchhoff, you know, those of us on the north side of the street, there is some stuff that grows wild. There is some stuff that people planted. But a lot of the stuff that is growing wild is slowly coming down just like it did on the other side of the fence. The big trees, as fences are getting replaced, are being cut down because we can't replace fences. So, a lot of what you see, and some of the houses do have some barriers, some of them don't, but a lot of what you see will not be there in the future.

I do agree with Lara that if this, you know, I do not like the aesthetic of the netting at all, but I think that she's right, that evergreens, there's actually, if you look at the east side where the trees do exist on the east side of Dwyer, you know, they are going to grow right into the power lines. But if you were to go south of the power lines and plant evergreens, you could plant trees that will grow much higher and they would cover the netting.

But the primary thing I want to say is that it seems to me the issue is not playing soccer there. I will say though that there has been a lot of soccer played there over the years. I think that there is a misrepresentation here like, and I'm not sure of all the timing of it, I'm sure there's been time there hasn't been soccer but there has been plenty of soccer there in the spring over the years. It's not like it's been football and no soccer. So, there has been soccer.

Now, there may have been some seasons where it was down, I'm

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not sure. I've lived there 14 years. But it seems to me that the problem is not the turf fields and putting in the soccer fields, it's the orientation of the fields. So, now that we've decided we're going to have north and south fields, we need to have a net, because before we had plenty of football and plenty of soccer and no net as long as we were running east and west. So, it seems like the north and south, wanting to put these smaller fields in has made a necessity of the net. That's how it seems to me because they've been playing there for years without a net.

My last comment about that would be, too, people have brought up the parking and that's a big concern, too. It looks like you may be losing a couple of parking spots also with the new construction, is that correct?

MR. PETERSEN: Correct, three or four.

MR. STACK: So, there's going to be three or four less spots. During the football season when there's a maximum of two games, you've got the parking lot full. You've got parking down Dwyer, sometimes down Francis. Sometimes it reaches my house, not normally but it has. So, now instead of two soccer games we're going to have four soccer games, correct? Sometimes there will be four soccer games being played?

MR. PETERSEN: It's possible there would be four.

ACTING CHAIRMAN GREEN: Why don't you come up just to the microphone?

MR. PETERSEN: Yes. To address that, yes, it's possible there will be four games, soccer games. But those fields are, those north-south orientation are much smaller rosters of children. They're only playing a six on six or seven on seven variety of games. So, you know, rosters are ten kids each, so we're talking the same amount of kids as a large size if there were two games going on. But in fact, as I mentioned earlier, we're only going to have, at any given time, one full-sized football game going on or one full-sized soccer game. It's not going to be both full-sized fields are going to be used at the same time ever. That's not how we're planning the program.

So, we've already talked with the football association. They're only using that west field for practices, they're never going to be using it for games. We've got the east field for games. We've got, as mentioned we've got the Hersey synthetic turf field that we can use for games, and we also have football fields that we use at our Pioneer Community Center location. So, we're planning to ever have two football games at a time. So, as far as the parking concerns, we don't see that being an issue.

As far as the number of games like you mentioned, yes, there are four games but the rosters are much smaller. So, the smaller kids, the smaller games, they don't have the same need.

MR. STACK: So, do you currently only have one football game at a time?

MR. PETERSEN: I know in previous years they have used both fields at a time, but it's not planned. We don't have the field on the west set up for games.

MR. STACK: Okay, but now, okay, let me just run the numbers by you real quick. So, you're saying six on six on the small fields?

MR. PETERSEN: Is that correct?

MR. ELMAN: Yes.

MR. PETERSEN: Yes, six on six.

MR. STACK: Okay, so that would be 36 kids playing on one field and 22 on the full-sized field as opposed to 22 and 22 if you were having two regular soccer games. So, you're still going to have a lot more kids playing. I'm just saying it's going to affect the parking. There's going to be a lot more parents, a lot more people there, and the parking is going to be,

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because it really, you guys know it doesn't hold, the parking lot doesn't hold games now. It's held up and down the street down Dwyer.

So, what I'm saying is the full-sized field, you're playing 11 on 11, that's 22. On those three small fields, you're going to have 36 kids playing.

MR. PETERSEN: Right.

MR. STACK: Where it was just a full-sized --

MR. PETERSEN: But it's still under the 100 plus parking spots that are out there.

MR. STACK: No, the parking spots right now don't hold the games when you have a football game. They come down the streets. So, you're going to have a lot more kids meaning a lot more parents.

MR. PETERSEN: Is the math correct on that?

MR. STACK: I'm pretty good at math. Okay, that's all I had to say, thanks.

ACTING CHAIRMAN GREEN: Thank you. Any more hands? There we go. You're closer, you can come now please.

MS. BRANCATO: No, go ahead. Actually I was going to mention something that he proposed the last time that hasn't been mentioned. So, you go right ahead.

MR. MAREK: Good evening. My name is Bob Marek, M-a-r-e-k, and I live at 610 South Yale Avenue. I only wanted to address one item at this time and it's based on my reading of the Park District's response letter.

In response to point number five, the Park District has a nice discussion of the advantages and disadvantages of a retractable netting versus permanent netting. What it talks about there is that the permanent netting has the advantage of having a tighter fit which limits moving and waving in the wind which I assume goes to some noise pollution issue, and also a tighter fit limits sagging and slack which leads to some, you know, decay and atrophy and also I would assume the same noise pollution.

ACTING CHAIRMAN GREEN: It's an aesthetic thing.

MR. MAREK: And aesthetics as well. Now, on that point then is I also took a ride over to St. Viator's to look at their netting. What I noticed as a non-engineer, it seemed to be that they had some sort of a tension adjuster at the base of the netting. So, I thought that was a nice idea because if in fact there is an advantage to having a taut net, then you'd want some sort of device during this permanent netting of being up for 12 months a year that you could reset it, adjust the parameters and make it taut so you don't have, you said maintain the aesthetics and you avoid the other problems with the blowing and the noise or whatever.

So, I would just like to pose to the Park District whether or not in fact the object that I did see, was it a tension adjuster? If it is, were they considering having that along the, you know, 700-foot stretch of net on Kirchhoff Road? Thank you.

ACTING CHAIRMAN GREEN: We're going to throw that back to the Park District.

MR. PETERSEN: I'll trust Mr. Marek's point.

ACTING CHAIRMAN GREEN: This is Allen Petersen again.

MR. PETERSEN: Yes, and that's exactly the type of netting setup that we would propose, that St. Viator has. It's kind of that semi-permanent in nature that it's strong on tension lines across the top, the bottom and the sides along the holes. Very similar to the way it's set up at St. Viator. St. Viator has a much bigger, taller netting, but in our case it would be the same type of situation.

The permanent type netting is connected directly to a pole and it's with brackets. That way there's really no flexibility of change or use in there. So, we agree, we'd

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like to be able to tighten those nets up as necessary and keep them as tight and as taut as possible because that's going to give us the best look along there anyway, and the least amount of wear and tear on the system. You know, as soon as it gets loose, it's going to pull and tug and rip, and we don't want to have that kind of situation.

ACTING CHAIRMAN GREEN: Thank you, Allen. Yes, ma'am, I think you're up.

MS. BRANCATO: Rose Brancato, B-r-a-n-c-a-t-o, I'm at 707 South Yale. First of all, I want to express the opening on Kirchhoff, when I first heard it, I think it's an absurd idea. Nobody really needed to think about it, not only for the kids but there's going to be grownups, that easy way since there's a door there, they're going to go ahead and drop off the kids right there. It takes time to go around? Oh, well, a sacrifice that we have to make to run a team. That's the number one thing.

As far as the 20-foot fence, I'm not into sports so I'm not a, you know, a judge to say, but is it really needed that tall? Is it really needed for 20 feet? Someone at the last meeting mentioned maybe we could only just go 10. It hasn't been mentioned anymore. What the prior gentleman mentioned the last time, he mentioned something where you could take it down when the games are done or maybe at the end of the season so we don't have to look at that 20 feet all year round.

What the prior lady, I will introduce myself, that brought up everything, I'm very supportive of a lot of things that she brought up. As far as the parking that I never thought that you had mentioned and now brought back memories from last year, I live in the cul de sac right behind there. I actually have to direct people because they park there and they try every house to try to get into the people's yard to go back there to get to the park, where I finally had to say, hey, no matter where you go you're going to have to go around. There is no opening. Well, at some corner, some kids did find some ways to get in.

It gets overpopulated during the summer that's parked there that we don't, our cul de sac is fully parked because there is not enough parking. So, running more games within our area is going to be chaos. This is going to open us up with more injuries and things with the opening. So, there's a lot of things to consider before this decision is made, and I hope the safety and the keeping up our area as beautiful as it is is being considered by all of you guys. Thank you.

ACTING CHAIRMAN GREEN: Thank you. There you go, you're up.

MR. ANDERSON: Paul Anderson, A-n-d-e-r-s-o-n, 1303 West Francis Drive. I fit in between everybody else that's already been up here talking as far as where we are located from the park. Thanks to Troy, too, for letting us use his son for a guinea pig over and over. He's the one we measured for a height reach, and I also challenged him to kick his soccer ball over his basketball hoop sitting in the driveway to see if he can kick over 10-foot. He was excited to do it but he couldn't quite make it.

Oh, thank you. Sam has graciously put up some slides up on the screen for me. These are some Google street view images. This one is back where I came from, this is actually in the Arvada, Colorado area. I picked this because it's very close to what Kirchhoff looks like, and the shallow angle, you're going to have a view looking at this fence or netting. As you can see, it's very visible. I mentioned last time it's got a very strong vertical presence. This is how it's going to look when you drive down along Kirchhoff. I don't know if you can flip back and forth but you've still got that same angle and it's going to be unsightly I think. I agree with John, those telephone poles, they don't look very good either. Throwing that in there is not going to help.

I was under the impression there was a lot more room for

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landscaping. Unfortunately, I was wrong. I'm very happy to see that they're even considering putting small trees in the right of way. But whether or not they're going to hit 20 feet or not, I don't think that's going to help.

We've been talking a lot about the netting over at St. Viator. The reason I walked in here last is because my wife and I drove over there and checked out the nets as well. In there, they're nestled in to some very tall, large mature trees. Yes, you don't see them, they don't disappear. That isn't going to be the case here. We're going to have small trees is what they've got planned.

So, going back to the list of items here, as far as number one is concerned, I'm happy to see that, you know, you're putting in fields that the kids are going to be able to use for sports. Happy to see that, you know, you're going to get a lot more use out of this park. But you are trying to put, I think, too much into a small area.

Then item 2, it seems as though you've talked yourself out of even the need for a net. You talk about game are going to be continued to play north-south. Those ages will be limited to 11 and younger. Older groups will be going parallel to Kirchhoff. Practicing, that won't involve any high kicking, it's just going to be footwork, et cetera. So, even though we've put in these nice, new turf fields, it doesn't look like the use is going to remain the same. We've changed some parameter here somewhere and come up with the need for this net.

What else was I going to say? Oh, that other 88th Street view, the other one, yes. That to me is absolutely unacceptable if we have anything that looks like that. I think our neighbors all agree, I think anybody driving down that street will agree. I know that that netting will disappear when you're at a 90-degree looking at it straight on, but all those poles, they're just there and that's all you're going to see as far as I'm concerned.

I appreciate everybody's considerations and everything that you've brought up tonight. There's been valid points, but we've still got some work to do. As far as the gates in the middle, I am also in agreement that that isn't necessary at all. That's a safety issue.

Parking, yes, those parking lots over there, they're full all the time. You're on a very busy intersection right there. You've got traffic coming in and out of those parking lots. That's going to be a nightmare, too.

I guess that's all I have to say. I just want to keep things looking beautiful. I don't want something like this. We're close but not quite there.

ACTING CHAIRMAN GREEN: Thank you.

MR. REBSAMEN: Good evening. My name is Jim Rebsamen, R-e-b-s-a-m-e-n. I live at 1307 West Francis Drive. I just have one question. Because we're playing north-south with younger kids who miraculously aren't going to be able to kick it over a 20-foot fence, there's no way, but if you're going to have four games, that means we have portable goals. Can you tell me how you're going to secure portable goals even when you're not staffing fields? Are they locked? If they're sandbagged, they're going to fall over because kids are going to move them.

MR. NEILL: Again, Steve Neill, N-e-i-l-l, Division Manager of Recreation Facilities at the Park District. The portable goals that we're proposing to use on the north-south fields are weighted down, not with sandbags but with a screwed-in lead-based weight or like a weight plate. So, they will be secured in place for that.

MR. REBSAMEN: You're going to screw them into the turf?

MR. NEILL: No, not screwed into the turf, screwed into the actual base structure of the net so that they would be in place for the game. Then they would be removed, not offsite but off field after the north-south game so that they could play east-west.

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MR. REBSAMEN: Then what happens, they're locked?

MR. NEILL: Yes, they would be locked kind of --

MR. REBSAMEN: Together.

MR. NEILL: Yes, together.

MR. REBSAMEN: So, no kids could pull them apart or adults --

MR. NEILL: Or it could be used by a row group.

MR. REBSAMEN: So, they'll be locked all the time?

MR. NEILL: They would be locked when they're not in use by park

programs, yes.

MR. REBSAMEN: Okay, thank you.

MR. NEILL: Thank you.

ACTING CHAIRMAN GREEN: Thank you. Anybody else? Okay, seeing no hands, I think we'll close the public hearing portion of this and get back to questions, deliberations.

COMMISSIONER JENSEN: Well, I heard a lot of support for the Park District and the Park District programs. Most of the criticisms that I have heard go to the issue of the actual placement of this field and what you did sometime ago and it's really not the purpose of this hearing. But I do find it a little, quite interesting that you placed such an important field that close to such a large artery and created a safety problem just to begin with.

So, I think you've put, I think the Plan Commission, the Board and others are put in an awkward position, you're asking us to balance aesthetics against what you call safety because you feel the safety of the cars as well as of the people playing depends on this net. So, I think most people will have to come to the side of safety, but we don't feel very comfortable, I don't feel very comfortable doing that. I feel that things were not well thought out about this park from the very beginning. You did it very well with the other parks where you're not right on major traffic areas. But with this particular park, you not only put it there but you've put a lot of activities there and it's probably stretched beyond capacity.

So, I'm feeling very conflicted about your petition. If this were a private petitioner and not a government petitioner, you went through the process from start to finish, we would not be here discussing this. We probably had denied it somewhere along the process, that we would not allow somebody to put a miniature golf course or some other thing where balls can fly out into the road. So, I feel like we've set a lower standard for government than we have for the private petitioners that have come before this Commission, and I'm very troubled by that.

I'm still not totally sure how I'm going to vote on this but I don't really like the position you've placed the Plan Commission in and the Board, and I think it's very unfortunate. But we're not here to deliberate the existence of this park. What we're asked to do is deal with the aesthetics of this netting versus the safety aspects of it. So, it's a very disconcerting position I find myself in.

COMMISSIONER WARSKOW: I somewhat echo that. I can't change the past, I can't take this park away. I can't move it to another spot farther away from the road. I can't change any of that. All I can deal with is what's in front of me right now.

Unfortunately, if I have to choose between somebody's life being lost in a car accident and aesthetics, I hate to be the homeowner and I have a lot of sympathy for you and I hate that I'm in this position, but I would have to choose safety over aesthetics.

If the fence doesn't go up, are you still going to go ahead with all of the programs that you have planned for this? If the Board denies, even regardless of what we decide, if the Board denies the net, what will happen at this point?

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MR. PETERSEN: If the Board decided to not approve the safety netting along Kirchhoff, we would have to look at our uses there because we do have concerns about safety. You know, it might not be where we would use the use initially, we might have to just monitor it. We might have to have people out there to monitor it constantly if that's necessary. We don't think that it should come to that. We think that, you know, a 20-foot net serves this purpose for this location.

This is the land we have. Unfortunately, with the Park District, we don't get the best choice of property and we do the best we can with what we have. We definitely have a need for soccer and soccer locations. Right now, the site that we have in our possession is not getting used to its full potential. As I first acknowledged, we know this is a concern but we're trying to address it as best we can by putting in safety netting.

I know that there's concerns about the aesthetics and the landscaping and the openings. But as you mentioned, us as well, we have to side on the side of safety. You know, we're going to use it for soccer and we don't want there to be a problem there.

COMMISSIONER WARSKOW: I do want to weigh in on the gate. When I asked before, I was thinking of the limited scope of mostly being used for the park stuff. But just thinking about people potentially and I can imagine people would do it, drop their kids off on Kirchhoff and let them come through the gate. That's crazy but I've seen people do some pretty crazy things in my life. So, even if you made it self-closing, I think I would just prefer to get rid of the gates all together.

ACTING CHAIRMAN GREEN: Thank you, Mary Jo. John?

COMMISSIONER SIGALOS: I wholeheartedly agree with both Commissioner Jensen and Commissioner Warskow that, again we can't go back into history but I think there is some very poor planning here with the location of these fields. I don't know if it was ever thought of to flip-flop with the parking lot. Yes, that's an additional cost, of course it is but, you know, when you add the cost of this 20-foot net in and over a period of many years of replacing that because that has a limited lifetime of exposure to the elements. So, again but that's history.

So, right now we're dealing with this netting. I fear problems with parking, but again we can't do anything about that today. This is strictly about approving a variance to allow a 20-foot high netting. If we have to choose between safety and aesthetics, I've got to go with safety. I would not want to be the one to have to deal with the fact that we, and not have any gates. I'm totally opposed to having openings on that fence and allowing somebody to go out there. If it's an inconvenience to walk around, let that be an inconvenience. But I don't want it on my conscience that we allowed gate openings where a young child ran on to Kirchhoff and was injured or possibly killed by a 35-mile-an-hour vehicle coming down that street.

So, right now I'm going along with this netting but without any entrance openings. I'm just sorry to see that things weren't thought of years ago before these fields were put along this Kirchhoff Road. That's all I have.

ACTING CHAIRMAN GREEN: Jay?

COMMISSIONER CHERWIN: Yes, all good comments by my colleagues up here and certainly the public, and thank you all for your comments. You know, just a couple of issues that I would raise is, as we go forward, regardless of the outcome, I would ask the Park District potentially to work with the Village, you know, the Yale cul de sac concern about parking, people, you know, kind of coming through Yale. Now, that's an issue right now, so, that's just something that, regardless of what happens with these fields, I think that as a Park District and

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as a Village, we should probably figure out if there's any sort of controls that we can put there or enforcement issue, because that shouldn't happen regardless.

Then maybe more, you know, I don't know, it seems to me like the parking issues, I've been at the park some of those nights where you have multiple football games, you know, with teams coming and teams going, so you may have four or five teams there at one time, and it does get, you know, again current state, and so parking loads up along Dwyer. But I don't know, maybe there's a way for us to ease some of that with better use of that Wilke parking which I think we're not really talking about. We're talking about the parking lot, there's plenty of parking along Wilke that maybe we're just not directing people or people don't know they have access there. So, maybe as we direct whether the visiting teams, you know, that are coming in for Aces games, we say, you know, park along this.

So, I think that the parking issues, while it may not be the subject, I think are real issues that we probably need to address regardless of what goes on here. The other thing I'd say about the landscaping is I appreciate the work that the Park District has done about the right of way trees. You know, I would also ask that, you know, if we think that it would help at all, to look at the northerly right of way, if there is something IDOT is interested in, because you're achieving the same, I think that the people's concern isn't necessarily driving along Kirchhoff, I think we're talking about the folks on Francis has the main concern for aesthetics and, you know, you'd be able to address that whether the plantings go in on the north side or the south side. So, whatever makes the most sense, if we can get taller trees on the north side because you don't have those huge overhead lines, you know, maybe that goes a little bit further as well as to assuage some of the concerns on that.

Then I would just say about, you know, there were still some questions about the use of the fields. Kevin Malik is a player that I have coached and I do know he's an excellent player. So, I know the neighborhood used him, you know, he's a great athlete. But I will say we're talking about kids who are going to be up to like 18 years old playing on these fields. If there's a question about whether the current fence or maybe even a 10-foot netting would be sufficient to stop those balls even on the north-east, I mean, even if you knee a challenge on a soccer ball, that ball will go flying sideways even though the field is not directed that way. So, I can assure you there will be plenty of balls on the street if there is no netting, and there probably will be several with a 20-foot netting.

But I would also say that it seems as though my colleagues here are opposed to really any gating. It seems like that's a big concern not just from the public, a completely legitimate concern of course, and also from the Board. Maybe that's something that we need to just get over here as we make a vote, maybe we have to adjust our recommendation. I'm not sure if, like I mentioned before, a keyed entry so you literally can't open it or close it unless there's somebody there that's going to be at the facility, probably the Aces director coaching who's going to be out there running it, if he has a key, then that's the way in and out. I mean is that sufficient for the Board?

Maybe that's something we need to talk about. Or is it just simply we're not going to allow it in any event? If it really becomes an issue then, so I would just ask the Board how we address that in our recommendation.

ACTING CHAIRMAN GREEN: Since I'm the last one to speak on this, I think if we had a gate, and I'm really against the gate, I think it would have to be locked. I think that might be something that I could consider if it was a lockable thing.

COMMISSIONER SIGALOS: But that doesn't serve any purpose them.

ACTING CHAIRMAN GREEN: Well, it --

COMMISSIONER SIGALOS: If they're going to have to go out and get a

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ball, are you going to wait for somebody to go and get a key from somebody, whoever has this key?

ACTING CHAIRMAN GREEN: Well, John, let me finish. I'm against the gates to begin with. If there had to be a gate, it would have to be locked. I question, as you were just stating, what good does it do if there's one key on this giant 1,000 foot long field? So, I think that, the gates I think are too much of a safety hazard just in general. So, obviously locking is not any way to change that.

Also, the netting here, I echo everything you've heard here about how hard it is to make a decision here based on where we are today. I'm thinking that maybe we should change the recommendation that without an acceptable landscaping on the north and side right of ways there is no netting. So, if we all feel that we need to have netting which I do for a safety thing, and that the Park District has shown poor planning I think over the years, then if we're in this situation of concern for safety, then we have to go a little bit further and say that we want to see more landscaping on both sides of the street and get a more acceptable 20-foot by, isn't it 975 feet long? How long is this thing?

MR. PETERSEN: This is 816.

ACTING CHAIRMAN GREEN: 800, I'm sorry.

MR. PETERSEN: 816.

ACTING CHAIRMAN GREEN: 816 feet long, which is considerable, I think that we have to work a little harder here. A tree every 50 feet or whatever the pole is facing isn't going to do it. They're going to have to get landscaping that's going to be able to grow and miss the power lines because ComEd comes along and butchers up all the trees that are planted on the power lines. So, I'm just throwing that out. Is there any way to, without just saying okay, we're going to have the net and then not concern ourselves with the aesthetics of it?

COMMISSIONER CHERWIN: Well, I would say, I mean I think that, so are you saying that it would be a condition of our approval? Because I think we're willing to say, at least I'm willing to say, you know, to approve the Petitioner to go forward and work with the Village to get essentially the most, you know, reasonable landscaping we can from IDOT. The Park District is not going to have, the ultimate control rests with IDOT. We just have to get some good faith here from the Park District and working with the Village to get the most, you know, acceptable landscaping they can get from IDOT. I don't know holding it up on our approval is not going to, I don't think that's going to do it.

Right now, if we put any, as far as I'm concerned, you know, with all the electrical lightings and the lighting poles and everything that you have in the site plans, a considerable amount of landscaping that the Park District has already proposed is probably an improvement on that space as well now.

ACTING CHAIRMAN GREEN: Well, yes, it's a single tree where every pole is which I think is 50-foot spacing or something.

MR. PETERSEN: 48 feet.

ACTING CHAIRMAN GREEN: 48 feet, you know, which is not a lot.

COMMISSIONER CHERWIN: It's not a lot. You know, and I guess --

ACTING CHAIRMAN GREEN: If it's a typical IDOT tree they put in, it's about a two-inch caliper if I had to guess. So, it's going to be many years before that tree does anything.

COMMISSIONER CHERWIN: Right, but I still think, you know, that's an improvement over, I mean as far as I can see from those lines and poles and everything that sits there, I think that would probably be an improvement on the current state.

ACTING CHAIRMAN GREEN: No, I think it would be. Anything you do

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there is going to be an improvement.

COMMISSIONER CHERWIN: I guess what I would be inclined to do is, you know, take a vote, and if we want to put a restriction on the gates, that the gate is not part of the approval and we've mentioned that, then essentially the Park District would meet at least the landscape requirements that they've shown but will make further efforts to, you know, provide further landscaping more densely and perhaps some additional landscaping on the north side, all subject to IDOT's approval, because IDOT has final approval that I don't know if we can --

ACTING CHAIRMAN GREEN: Well, if IDOT was to refuse it, then what?

COMMISSIONER CHERWIN: Well, so if we can make the condition on the landscaping that they've proposed as shown, that would be kind of the minimum standard. I mean I believe our Petitioner, the Park District would be able to go forward with our recommendation with the landscaping they have if that was all IDOT was going to give them, yes, I think so. But I also think we can put in there, if the Park District is willing to accept it, a requirement that they go back to IDOT and try to intensify that landscaping on the southerly side of the right of way and potentially on the northerly side. I mean in good faith I think you can do that, correct?

MR. PETERSEN: Absolutely. We've already applied, as we mentioned, for trees at 48-foot on center. Those trees are a variety that would reach approximately 20-foot in height which would be at the height of the net. So, that was our plan is to block as much net as we can in that way. So, those trees are going to be a minimum of 20 to 30-foot wide. They're that type of variety. So, they're 25, 20, 25-foot tall, 20 to 25, 30-foot wide. So, they're going to fill the majority for that space across the whole parkway.

We are, absolutely, we are willing to work with IDOT if they, like you mentioned, we really don't have a lot of say or a lot of jurisdiction about what happens on the north side of Kirchhoff, but we can certainly appeal to IDOT and work with the Village as necessary. We've already established communication with them on the south of Kirchhoff so I don't know why they wouldn't, you know, work with us and hopefully meet our needs there, everybody's needs. I think that would address the concerns.

I think that the type of tree that we're planning to do is going to, like I said, cover the majority of the netting. It's going to be at the height of what the netting is proposed at. We don't necessarily need it to go above that height and we really can't because of the power lines. So, I know at one point somebody else had mentioned evergreens as a variety. Our interpretation of IDOT's landscape code is I don't believe we are able to use evergreens in that location according to their code.

ACTING CHAIRMAN GREEN: Is it the salting? I think it's salt.

MR. PETERSEN: I don't know for sure why. I think that they don't want necessarily a solid screen, you know, along a parkway like that. That's not what we're looking to do either.

ACTING CHAIRMAN GREEN: I don't think it reacts well to the salt.

MR. PETERSEN: Possibly. If I can address the concern that's been discussed about the openings, as mentioned, we know that was a big point of contention and we have discussed it at our side with the Park District. We feel openings are in our best interest but we're willing to take that out of our proposal if that's what it takes to get the safety netting up and protect the children.

COMMISSIONER JENSEN: Before you sit down, a point was made by someone in the audience that the fields are only used five months, is it five months out of the year and seven months out of the year they're not used for sports? Is that accurate?

MR. PETERSEN: I don't know if that's what was said. I think what was

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said is that's seven months that would be used, and that's not entirely accurate. It's probably closer to where it would be downtime three to three-and-a-half, maybe four months period of time. Basically, that's December through mid-March, early March, somewhere in that period of time is when it wouldn't be used.

COMMISSIONER JENSEN: Well, it doesn't give the neighborhood much. I think I would feel a lot better about it if you did get to a retractable netting or one you can bring down. Now, obviously that adds to the cost, but you're already spending \$2 million plus. You've got \$80,000 you're going to put into this netting. I feel like we ought to give the neighborhood something. Taking it down during the periods when you're not using it may add some costs, but quite frankly I think it would be helpful to some degree. It doesn't solve all of the problems but it does give you some period of time without the netting.

So, and I agree with what other people said, I don't think you really want to have a gate there at all. It's just going to borrow trouble you don't need.

COMMISSIONER CHERWIN: Lynn, can I just add? I think the tradeoff with the retractable also we talked about was the aesthetics of a retractable while it's up are unfavorable I think. So, yes, I agree, I mean soccer season is going to run from, they're going to start practicing in early March, they will run through probably early November. Football, obviously August through November. So, you're really looking at dormant from probably early to mid November to early to mid March. So, you're going to have the net dormant for whatever, three-and-a-half, four months. But I think the time, the critical time where the majority of the time it's going to be up, I think the retractable is going to be disappointing to people in terms of how it looks when it's up. Not to mention the, you know, the mechanical wear and everything else.

So, I think for the Commissioners, Sam, I think we have to make a recommendation here and I think what I would like to do, Bruce, unless as Acting Chairman you have a different idea, based on the comments I've heard from the Commissioners, to take a vote on the recommendation subject to the conditions stated therein, adding a condition that no gates --

ACTING CHAIRMAN GREEN: No gates.

COMMISSIONER CHERWIN: No gate be allowed.

ACTING CHAIRMAN GREEN: Correct.

COMMISSIONER CHERWIN: And a second additional condition, that the Park District work in good faith with IDOT to intensify the landscaping along Kirchhoff road.

ACTING CHAIRMAN GREEN: North side.

COMMISSIONER CHERWIN: Yes, north and south sides.

COMMISSIONER SIGALOS: Actually, there should be more in the north side where we can get taller trees, you could get the taller trees because --

ACTING CHAIRMAN GREEN: Yes. Sam, if you would keep that wording in there, I think we're in agreement with that.

MR. HUBBARD: Can I clarify?

COMMISSIONER CHERWIN: I can, do you want me to -- oh, go ahead, Mr. Petersen.

MR. PETERSEN: Sorry, I just want to clarify. We would eliminate the openings? There is an existing maintenance gate, I believe it's an eight-foot or six-foot wide maintenance gate that's on that fence currently that we have lockable. We would be willing to not add any openings. I don't know if it's the semantics of it but just make sure, we don't want to add any gates or openings.

COMMISSIONER CHERWIN: Yes, yes. I will cover that.

ACTING CHAIRMAN GREEN: Keep it locked, the one they have, the

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maintenance gate.

COMMISSIONER CHERWIN: Yes. So, I think I'll read it to Sam, the way I kind of presented it and we can take a vote from there?

ACTING CHAIRMAN GREEN: Yes, I think that's good.

COMMISSIONER CHERWIN: So, I motion to recommend.

A motion to recommend to the Village Board of Trustees approval of PC# 16-010, an Amendment to PUD Ordinance 87-052 and Ordinance 05-088, and a Variation from Chapter 28, Section 6.13-3(a) to allow a 20-foot tall netting in the front yard where code limits the maximum height of a fence in the front yard to three feet.

This approval is subject to the following conditions:

- 1. There shall be no additional gates added to the Kirchhoff Road side of the property. This excludes the current maintenance gate which shall remain locked in accordance with current procedures.**
- 2. The Park District shall work in good faith with IDOT to intensify the landscaping along the southerly and northerly right of way for Kirchhoff Road.**
- 3. The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

COMMISSIONER WARSKOW: Sounds good.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER WARSKOW: Second.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRMAN GREEN: Roll call vote.

MR. HUBBARD: Is that second, who had the second?

ACTING CHAIRMAN GREEN: Mary Jo.

COMMISSIONER CHERWIN: Mary Jo had the second, it's obvious.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Acting Chairman Green.

ACTING CHAIRMAN GREEN: Yes, with comment. Lynn, go ahead.

COMMISSIONER JENSEN: Sure. I think it is clear that the issues that were raised mostly go to things that aren't before the Commission at this time and they have to do with the original placement of the practice fields and the game fields that close to a major artery. This Commission couldn't really address them, but I think it is really a sad situation when we set a standard that is much lower for government than we would have in my opinion set for a private petitioner coming here trying to put a recreational field on this kind of a situation. We would have probably, it probably wouldn't have gotten through this whole process.

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So, I feel like I'm in a very conflicted position, but I can't ask the Village to throw away \$2 million of investment with the turf that they've been putting in, and I can't side against safety. So, I've voted yes but it's not one that I'm glad I did.

ACTING CHAIRMAN GREEN: If I can use Commissioner Jensen's comment, that would be mine. Congratulations, you have a unanimous recommendation here. It will be passed on to the Village Board of Trustees, and that date is?

MR. HUBBARD: Again, we're targeting July 5th pending receipt of the minutes in a timely fashion.

ACTING CHAIRMAN GREEN: July 5th. I would suggest you keep in touch with Sam here to make sure that is the date. Thank you all for coming.

Is there any other items on the agenda?

COMMISSIONER WARSKOW: I make a motion to adjourn.

ACTING CHAIRMAN GREEN: Is there a second to that?

COMMISSIONER JENSEN: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: We're adjourned.

(Whereupon, the above-mentioned public meeting was adjourned at 9:36 p.m.)



Item: Carnica Auto Detail - 6/22/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/22/16 - DRAFT

Type

Minutes

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PLAN

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

COMMISSION

RE: CARNICA AUTO DETAIL - 208 WEST UNIVERSITY DRIVE - PC# 16-011

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
22nd day of June, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chair
LYNN JENSEN
MARY JO WARSKOW
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRMAN GREEN: I'd like to call the meeting of the Plan

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Commission to order. Our first agenda item is if you'd all please rise and help me recite the pledge.

(Pledge of allegiance.)

ACTING CHAIRMAN GREEN: Sam, would you take the attendance please?

MR. HUBBARD: Commissioner Cherwin.

ACTING CHAIRMAN GREEN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commission Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

ACTING CHAIRMAN GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

ACTING CHAIRMAN GREEN: Thank you, Sam. Our first item is approval of minutes from, I may have a hard time pronouncing this, the Swaminarayan --

MR. HUBBARD: Swaminarayan.

ACTING CHAIRMAN GREEN: Swaminarayan, and the Sunset Meadows Safety Netting.

COMMISSIONER JENSEN: So moved.

COMMISSIONER SIGALOS: If I can just make a comment? I received the paper copies of the minutes and I'm missing all the odd-numbered pages. All I have was, so I started to review them and I only have the even-numbered pages. So, I don't know if I, I guess I can't vote on it because I don't have the full copy of the minutes.

MR. HUBBARD: Okay, I apologize for that. We'll double check to make sure we have them there.

COMMISSIONER SIGALOS: That's on both the minutes for the Swaminarayan Church and the Sunset Meadows Safety Netting.

ACTING CHAIRMAN GREEN: I guess we'll have to wait until next time until you can go over those minutes.

All right. The first agenda item tonight is the Auto Detail at 208 West University Drive, PC# 16-011. Sam, first of all, have all the legal notices been made?

MR. HUBBARD: They have, and I would like to clarify that this request does include a variation for a waiver of the traffic study upon it, just to be clear on that. But yes, all the proper notices have been done.

ACTING CHAIRMAN GREEN: Have been made, thank you. Is the

Petitioner here tonight?

MR. HISELMAN: Yes, sir.

ACTING CHAIRMAN GREEN: Would you please step up? Anybody who is going to testify on your behalf, if you would all just please come up to the podium and I'll swear you in at one time? If there's more than yourself.

MR. HISELMAN: It's okay, it's just me.

ACTING CHAIRMAN GREEN: Can I swear you in?

(Witness sworn.)

ACTING CHAIRMAN GREEN: There you go. The way we start this is give us your name, spell your last name for the court reporter and your address, and then tell us what you'd like to do.

MR. HISELMAN: My name is Jason Hiselman, and that is spelled H-i-s-e-l-m-a-n. My personal address is 519 South Louis Street, L-o-u-i-s, Mount Prospect, Illinois.

ACTING CHAIRMAN GREEN: Tell us about your project, Jason.

MR. HISELMAN: We're here to request a land use variance for 208 West University Drive which is currently zoned M-1 to allow a "motor vehicle repair, major."

Just to give you a little background on Carnica, what we are is we're a niche business that does cosmetic repairs for dealership automobiles, mostly for dealerships and fleets. We do typical damage like bumper blends, rock chip scratches, small panel blends, anything cosmetic that's on a vehicle. Typical repairs use four ounces of paint or less. We use less than a gallon of sprayable material in an eight-hour workday.

We transport vehicles from dealerships to the, we would transport them to the location at 208 West University Drive. We do most of the repairs, most of them are one-day repairs, and as soon as the repairs are completed we take them back to the dealership.

We currently serve hundreds of dealers in the Chicagoland area, and then we have some area shops located close to here: Des Plaines, Schaumburg, East Dundee and North Brook.

This happens to be an aerial shot of the whole building. The part that we would occupy is outlined in red. There's two other tenants in the building, so it's a three-tenant building. There is a cabinet maker in the center section. Then on the far west section is a graphic design company. The section highlighted in red is approximately 2,900 square feet and that's the area that we will work at.

As far as the interior of the building, there isn't much we need to do. We're not a retail company. We do mostly wholesale or business to business. So, the biggest thing that we do on the inside of the building, or the only thing we would really change is we'd put in a filtration system, we call it a limited finishing workstation. What it is, it's a filtration system that's surrounded by three curtains and a hard metal wall on the back end. You're able to pull a vehicle in surrounded by the curtains, do the minor paint repairs, let it exhaust the fumes out of the building to keep it safe for the workers, and you know, it's just a good tool for us to use to do this type of work since we don't do any heavy collision or any major damage on vehicles.

This is kind of what the limited finishing station looks like. You can see it's got a back wall with filters on it that exhausts out the roof of the building. It's surrounded by three curtain walls that are flame-resistant.

Some of the concerns that came up going forward, you know, fire

safety. We've worked hard with the Building Department to come to, you know, what the standards would be to install this limited finish workstation. We're going to follow the NFPA 33 standard. It will have a dry chemical fire suppression system installed within the unit. Paint related materials, any that we do keep there, and we don't keep much, but it would be in an proof-flammable storage cabinet. Then obviously we put three fire extinguishers in the building located at good locations.

Parking. The parking, there's currently 29 spots for the three units in the building. The two other tenants, they have a maximum of five employees at a time. You know, they typically use three to five spaces a day. We did do a two-day traffic study to kind of see what the parking would be like realistically. We saw a high of 13, but you know, my understanding was the building owner had somebody working on the building at the time, some work on the roof that accounted for some extra cars. But we typically would see about 10 at max capacity. Our needs will be six spots at our peak, and usually a little bit less than that.

So, we saw a maximum of 13 vehicles. The spaces for Carnica would be either for a work truck for a technician who comes to the location, or vehicles that are awaiting repair or awaiting delivery to go back to the dealership. Repaired vehicles are always returned the same day.

Any of our customers' vehicles that need to stay overnight, we keep them inside the building. We would not like to leave dealership cars outside overnight. We just take responsibility and put them inside the building.

Employees, they start their day in the East Dundee location, and then they arrive to that location in 208 West University in two company vehicles.

(Microphone feedback.)

ACTING CHAIRMAN GREEN: Thank you. Sorry about that.

MR. HISELMAN: No problem. I was about wrapped up anyway.

ACTING CHAIRMAN GREEN: All right. Sam, would you want to give us the Village report?

MR. HUBBARD: Sure. So, the request before you this evening is for approval of a land use variation to allow the proposed use as described by the Petitioner which is classified by the Village's Zoning Ordinance as a major motor vehicle repair facility.

The subject property is within the M-1 District which is the Research, Development & Light Manufacturing District, and it's located on the northern portion of the Village, roughly a little bit west of the intersection of University and Arlington Heights Road. Because major motor vehicle repair is not an allowable permitted use or special use in the M-1 District, a proposed land use variation is being sought by the Petitioner. Petitioner has provided responses to the criteria necessary for a land use variation approval. Staff has analyzed those responses and we believe that the Petitioner, we concur with the Petitioner that the necessary criteria for approval have been met.

The Comprehensive Plan does classify the future use of this property as Research & Development, Manufacturing & Warehousing. While the proposed land use variation does not directly fit within this classification, we feel that given the scope of use is less than 3,000 square feet floor area, the location on the subject property is not adjacent to any residential zoning districts, and the compatibility of this use with the other uses in the vicinity, that the intent of the Comprehensive Plan has been met.

It should be noted that all developments within the M-1 District are

required to conform to certain performance standards. One of these standards does relate to odor and the detectability of odor at the property lines and beyond. The Petitioner is aware of these restrictions. As he's described, the filtration system within the paint booth does ventilate and filter the odors, so we don't believe it's going to be an issue. Additionally, he has provided letters of support from the other two tenants within the building which would probably be the most affected and impacted by those odors. They are in support of this proposed land use variation.

Regarding parking, we've analyzed the subject property. It does conform to all parking regulations. Our code does require a detailed traffic study. We don't feel that this is necessary. The Petitioner has requested a variation from this requirement and Staff is supportive of that as well.

Based on the sum of users in the building, it requires 12 parking spaces by the Village Code, and 29 spaces are present on the site. So, we don't feel like there's going to be a parking problem. Furthermore, since it's not a retail operation, it's not going to have customers and the general public coming in, so it's not going to create traffic in that regard.

I will say the Petitioner has worked fairly extensively, I'm sure that he would agree, with our Building Department to ensure that all life safety and building codes will be met. So, we're comfortable in this proposed use. There are no proposed exterior changes to the building.

So, that pretty much sums up our perspective and we're happy to answer any questions if the Plan Commission has any.

ACTING CHAIRMAN GREEN: Thank you, Sam. Is there a motion to enter the Staff report into the documents?

COMMISSIONER SIGALOS: I'll make that motion.

COMMISSIONER CHERWIN: Second.

COMMISSIONER WARSKOW: Second.

ACTING CHAIRMAN GREEN: Second. All in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All opposed?

(No response.)

ACTING CHAIRMAN GREEN: So entered. All right, who would like to start? Jay, would you like to start the questions tonight?

COMMISSIONER CHERWIN: Sure. Thank you for the presentation. I was able to listen to the Petitioner during the Plat & Sub meeting and he answered a lot of our questions.

My biggest concerns at the time were really threefold: about the odor issues and, given the use of the property, fire safety and chemical storage, and then the third was, you know, potential for chemicals being used at the property and disposal, drainage and everything like that. I think in your presentation, you addressed the odor and fire safety issues.

I saw in your report, it looks like Public Works is okay with, I think you're installing an RPZ valve into the premises. Is that, if you can talk maybe a little bit about that for the record, that would be helpful.

MR. HISELMAN: Sure. Any chemicals that we carry would be kept in a proof-flammable cabinet designed for that. Then as far as any of our chemicals, we have a

waste hauler, Clean Harbors, that disposes of all our waste.

208 West University would be considered a satellite shop for us. So, the two technicians that would be working there, they go there just to service the dealerships in the area because so many of our comps are right there. But typically what they would do is start their day in East Dundee, fill up their supplies there, drive to the 208 West University location and work on vehicles there. Then they all have waste containers that they keep in their work vehicles and they transfer that waste back to East Dundee, put it in a 55-gallon drum that gets picked up by Clean Harbors and disposed of and kept track of.

Then I'm sorry, was there something else that is missing from your questions?

COMMISSIONER CHERWIN: I said I thought the only comment it looked like from Public Works was just the installation of the valve.

MR. HISELMAN: We would install an RPZ.

COMMISSIONER CHERWIN: Yes. So, as far as I'm concerned, I think the Petitioner did a good job of addressing the concerns I had at Plat & Sub. I would support the use consistent with that one.

ACTING CHAIRMAN GREEN: Thank you, Jay. John?

COMMISSIONER SIGALOS: I was also at Plat & Sub. I think it's a very good use for this property. I just wanted to clarify that the dry chemical fire suppression system will be in that workstation, that paint booth?

MR. HISELMAN: Correct.

COMMISSIONER SIGALOS: But the entire building would not be required to have a fire suppression system because it's under 3,000 square feet? Is that what I was reading?

MR. HISELMAN: Correct, correct. The unit is just under 3,000 square feet and is not required to be sprinklered. The hazard area will be where the paint work is taking place. It's surrounded by a fire --

COMMISSIONER SIGALOS: That will have the dry chem system?

MR. HISELMAN: Yes. The dry chem system goes in the unit itself and the nozzles go in the filter based. In speaking with the Building Department here, they feel it's very, the way we would install it, it would be very safe.

COMMISSIONER SIGALOS: Thank you. I have no other questions. I think it's a good fit for that location.

MR. HISELMAN: Thank you.

ACTING CHAIRMAN GREEN: Thank you, John. Mary Jo?

COMMISSIONER WARSKOW: The only question that I have is that the only area that you do the paintwork in is that covered unit, yes?

MR. HISELMAN: Correct. We do some of the prep work outside of that unit, but when it comes to painting we do it in there. Not only is it safer for the employees, it just results in a better finish.

COMMISSIONER WARSKOW: Okay. So, does the prep work involve any of the chemicals that could cause a fire?

MR. HISELMAN: No.

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

COMMISSIONER JENSEN: I don't have any questions. I was at Plat &

Sub and you've answered all my questions, especially with what you've told the other Commissioners. So, I'm in support of this.

ACTING CHAIRMAN GREEN: My only question is for you, Sam. I read in the report here, and I was just unclear, are the landscape issues up to code for this building?

MR. HUBBARD: I believe we had some landscape recommendations, I don't believe they were strict code requirements. So, you know, they're only recommendations, we're not requiring them to update the screening of landscaping at this time.

ACTING CHAIRMAN GREEN: Okay, so in other words they are code compliant?

MR. HUBBARD: Yes.

ACTING CHAIRMAN GREEN: That was my only question. At this point, we're going to open it up to the public. If anybody would like to come forward and speak on this subject? Let's start with this side of the room, raise your hand. Seeing none, we'll go to this side of the room.

I guess we're going to close the public part of this hearing and we're going to get back to the Commission for comments or recommendations.

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

A motion to recommend to the Village Board of Trustees approval of PC# 16-011, a Land Use Variation to allow a "motor vehicle repair, major" use within the M-1 District; and a Variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.

This approval is subject to the following conditions:

- 1. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.**

ACTING CHAIRMAN GREEN: Is there a second to that recommendation?

COMMISSIONER CHERWIN: I second.

ACTING CHAIRMAN GREEN: Any comments? Would you take a roll call vote please, Sam?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Acting Chairman Green.

ACTING CHAIRMAN GREEN: Yes. Well, congratulations! You have unanimous approval. We of course are a recommendation body, we recommend to the Village Trustees for final approval. When will they be on the agenda?

MR. HUBBARD: We are targeting July 5th but that's going to depend on

our court reporter and whether or not they get the minutes to us in a timely fashion. We usually can accommodate our request, so we're hopeful that they'll be on the July 5th.

ACTING CHAIRMAN GREEN: And if we can get the odd-numbered pages?

MR. HUBBARD: Yes, we've been having problems with our copier, so I apologize.

ACTING CHAIRMAN GREEN: I would stay in touch with Sam and he'll make sure you get the date.

MR. HISELMAN: I will.

ACTING CHAIRMAN GREEN: Thank you very much.

MR. HISELMAN: Thank you.

(Whereupon, the above-mentioned public meeting was adjourned at 7:50 p.m.)



Item: Our Savior Lutheran Church Columbarium - 1234 N. Arlington Heights Rd.
- PC#16-014

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a columbarium within the R-3 District.

Variations Identified

Variation from Variation from Section 6.5-2 to allow an accessory structure within a front yard.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Variation from Section 6.5-2 to allow an accessory structure within a front yard, and a Special Use Permit to allow a columbarium on the subject property, located at 1234 N. Arlington Heights Road. This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notification	Correspondence
Aerial	Exhibits
Plat & Sub Minutes	Minutes
Site Plan	Exhibits
Plat of Survey	Exhibits
Project Narrative	Correspondence
Department Comments - Round 1	Correspondence
Response to Department Comments - Round 1	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 13, 2016
Date Prepared: July 8, 2016
Project Title: Our Saviour Lutheran Church Columbarium
Address: 1234 N. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Jim Valentine
Address: 1234 N. Arlington Heights Rd.
 Arlington Heights, IL 60004

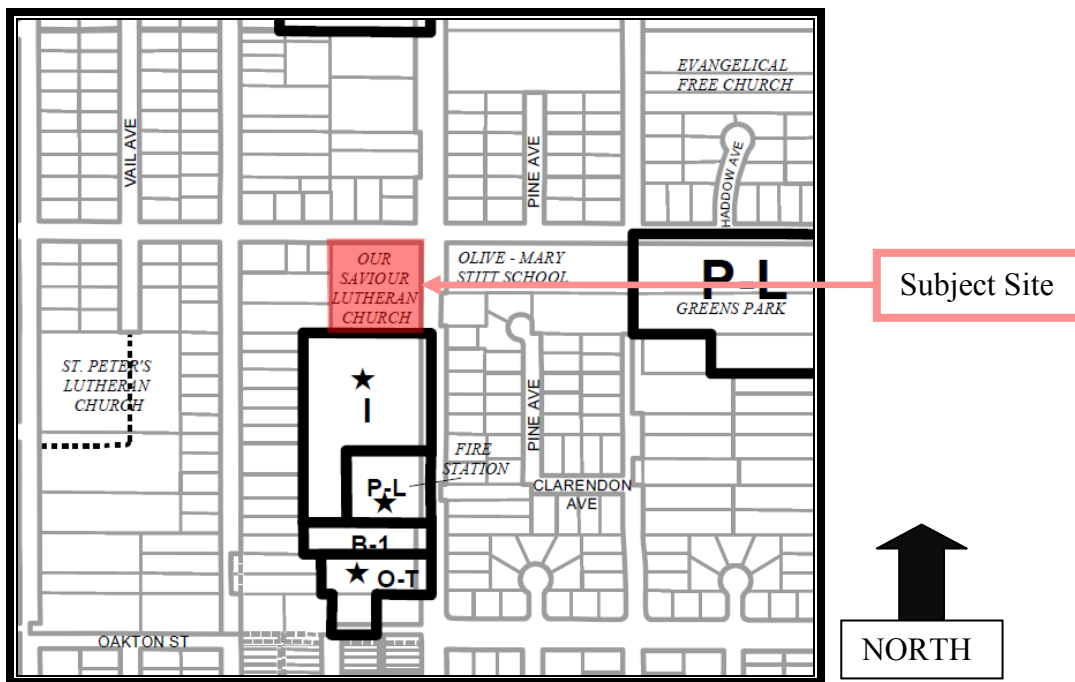
Existing Zoning: R-3, One-Family Dwelling District

Requested Action:

- Special Use Permit to allow a columbarium within the R-3 District.

Variations Identified:

- Variation from Variation from Section 6.5-2 to allow an accessory structure within a front yard.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single Family Detached
South	I, Institutional	Short Term Care/Rehabilitation Facility (Transitional Care Management)	Institutional
East	R-3, One-Family Dwelling District	Single Family Home and Olive – Mary Stitt Elementary School	Single Family Detached and Schools
West	R-3, One-Family Dwelling District	Single-Family Homes	Single Family Detached

Background:

Our Saviours Lutheran Church would like to construct a columbarium on the subject property, and is seeking a Special Use Permit to allow the columbarium and a Variation to allow the proposed columbarium in the front yard along Arlington Heights Road. The subject property is approximately 2 acres in size, with the total size of the Church property being 3.36 acres (overall site includes parking lot). The property is currently developed with a church, which is presently undergoing interior modifications/renovations to improve the functionality and appearance of the interior space within the church building. Primary access to the site comes from Dunton Avenue along the west side of the property, and Olive Street on the north. There is one "exit-only" access point that discharges onto Arlington Heights Road.

Traditional worship for the church occurs on Sundays between 9:00am and 10:30am, but is also offered on Saturdays at 5:00pm. The church also offers a "contemporary" worship service that begins at 10:30am on Sundays, as well as Sunday school, a nursery, and adult education, all between the hours of 9:00am and 10:30am. Average weekly worship amounts to around 600 people.

Zoning and Comprehensive Plan

The property is within the R-3, Single-Family Dwelling District. Church uses are classified as permitted uses within the R-3 District. Columbaria are special uses within the R-3 District, and therefore a Special Use Permit is required.

The Village's Comprehensive Plan designates the future use of the subject property as "Institutional". The proposed columbarium is consistent with the current use of the property and complies with the Comprehensive Plan designation for the subject property. The applicant has provided the necessary justification to affirm Special Use Permit approval. Staff concurs with the petitioner that the necessary standards for approval have been met. Specifically, that:

1. **The ability of the community to have options for "burial" outside of a cemetery setting will enhance the public convenience at this location.**
2. **The proposed columbarium will pose no threat to the public safety, morals, or general welfare. In fact, this project includes landscape upgrades to this area of the subject property to provide a peaceful landscaped courtyard for the columbarium.**
3. **The proposed use will comply with all regulations and conditions as required.**

Site Plan, Building and Landscaping

The church is presently undergoing various interior improvements to the church building and, as part of this process, is interested in constructing a 168 niche columbarium in a semi-courtyard area along the east side of the building. This area is approximately 37' x 27' in size and occupied by a small paver patio with various groundcover landscaping. These elements would be removed, and the floor would become decorative crushed granite "landscape" gravel, and an Eastern Redbud ornamental tree would be planted in the center. The actual columbarium would be 3' x 10' and 5.5' in height. Soft toned decorative lighting will be installed in the cap of the columbarium. Although all niches are expected to be used in the future, a decorative panel would cover most of the columbarium until additional niches are needed. Around 60 niches would be constructed in the initial buildout of the columbarium.

The area would be encircled with thirteen arbor vitae to provide a buffer from Arlington Heights Road. Ground accent lighting would be installed on the inside of the arbor vitae to provide nighttime illumination. The petitioner has stated that this lighting would not be visible from Arlington Heights Road.

Because the columbarium structure is defined as an accessory structure, and accessory structures are limited to locations in the rear yard only, a Variation to allow the proposed location within the front yard is required. Specifically, the petitioner is seeking a Variation from Section 6.5-2, and the justification for the variation is provided by the petitioner within the packet. Specifically, the petitioner must meet the following criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the R-3 zone**
- **The plight of the owner is due to unique circumstances.**

- The variation, if granted, will not alter the essential character of the locality.

Staff supports the proposed variation as the columbarium will be setback behind the front face of the building, will be over 50' setback from the property line along Arlington Heights Road, and will be screened with dense landscaping.

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 located along a major or secondary arterial, however, only if such Special Use is in excess of 5,000 sq. ft. Since the proposed project is approximately 1,000 sq. ft. in area, a detailed traffic study is not required. The proposed columbarium will not alter the parking requirements for the church use and staff is confident that the proposed columbarium will not create any additional traffic.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the a Variation from Section 6.5-2 to allow an accessory structure within a front yard, and a Special Use Permit to allow a columbarium on the subject property, located at 1234 N. Arlington Heights Road. This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

_____, July 8, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 13, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 16-014, a Special Use Permit to allow a columbarium on the subject property and a Variation from Section 6.5-2 of Chapter 28 of the Municipal Code, said property located at 1234 N. Arlington Heights Road, Arlington Heights, IL, legally described as:

LOT 19 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING 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.

And 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 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
June 28, 2016 (4445055)

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, 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, Glenview

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 June 28, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

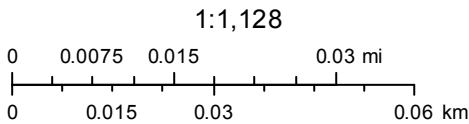
BY Danula Baitz
Authorized Agent

Control # 4445055

1234 N. Arlington Heights Rd - Our Savior Lutheran Church Columbarium



May 9, 2016



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

June 22, 2016

Project Title: Our Saviour's Lutheran Church Columbarium
Address: 1234 N. Arlington Heights Rd.
Petitioner: Our Saviour Lutheran Church
Jim Valentine
1234 N. Arlington Heights Rd.
Arlington Heights, IL 60004

Requested Action:

- Special Use Permit to allow a Columbarium

Variations Required:

- Chapter 28, Section 6.5-2 to allow an accessory structure (columbarium) in the exterior side yard.

Attendees: Jim Valentine, Petitioner
Keith Ganotta, Our Saviour Lutheran Church
Phil Burtram, Our Saviour Lutheran Church
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is approximately 2 acres in size, with the total size of the Church property being 3.36 acres (includes parking lot). The property is currently developed with a church, which is presently undergoing interior modifications/renovations to improve the functionality and appearance of the interior of the church. Traditional worship occurs on Sundays between 9:00am and 10:30am, but is also offered on Saturdays at 5:00pm. The church also offers a "contemporary" worship service that begins at 10:30am on Sundays, as well as Sunday school, a nursery, and adult education, all between the hours of 9:00am and 10:30am. Average weekly worship amounts to around 600 people. The present request is a result of the church's desire to construct a columbarium on the subject property.

Meeting Discussion:

Mr. Valentine explained that the church would like to construct a columbarium on their property. He stated that other churches in the area had columbarium's, some of them being interior within the church building, and some outside of the building on the church property. He mentioned that cremation were becoming more popular, and that this method was more environmentally friendly than burial as it took up less space. He said that it is very comforting to the members of the church to know that the church they have attended for most of their life can also be the same location where their ashes are kept. He mentioned that it will be beneficial for the young members of the church as it will be a good opportunity to teach them about life and death and what it means in the context of their faith.

Mr. Hubbard explained that the petitioner was requesting approval of a special use permit to allow a columbarium and that St. Simons was the last church to be approved for this type of special use permit, which occurred sometime in the 1980's. He discussed a required variation that will be needed to allow the columbarium, which was considered an accessory structure, within the exterior side yard as accessory structures are limited to the rear yard in most instances. He noted that the columbarium would be 5.5' in height and would be setback over 50' from the property line along

OUR SAVIOUR'S LUTHERAN CHURCH COLUMBARIUM - TEMP FILE 1552

Arlington Heights Road. He mentioned that there would be a dense row of evergreens that would screen the columbarium from the street. He stated that staff was supportive of the proposed variation due to the aforementioned reasons.

Mr. Hubbard outlined explained that the columbarium would contain a band of light along the top, mostly for aesthetic purposes, and that there would be ground mounted lights that would face out towards the arbor vitae evergreen screen. He stated that because the applicant had already submitted an application for the special use permit, the plans had already been routed to the various departments in the Village for their review. He mentioned that the Police Department had worries that the area had potential to become a hangout for teenagers and vagrants, and that they recommended planting less arbor vitae so that the interior of the columbarium area would be visible from the street. He stated that the Police Department also recommended increased lighting in the area to increase visibility at night and that they believe a fence may help to prevent unwanted guest from accessing the space. He explained that he was unsure how the petitioner should proceed with balancing the need for a private space given the Police Dept. concerns for visibility, and that he thought it would be helpful for the Plat and Subdivision members to offer their perspective on the matter for the petitioner. He concluded by saying staff was supportive of the columbarium.

Commissioner Jensen stated that he belonged to a church that had both an interior and exterior columbarium and they did not have problems with the columbarium area being a hangout for people that were not associated with the church. He mentioned that he was concerned to add extra costs to the church, such as requiring a fence or additional lighting, when he did not see them as necessary. He stated that he thought this was a good project.

Commissioner Sigalos asked if the work had already been started.

Mr. Valentine replied that the church was doing a lot of work, including a lot of interior renovations for which they have been issued a building permit for, and that during this process they had begun removing the existing outdoor pavers to make way for the columbarium. He said that if they did not receive approval from the Village, that they had a need to redesign the area anyway and that they were hopeful that they would receive approval.

Commissioner Sigalos asked for clarification on the columbarium structure.

Mr. Valentine responded that the structure would contain individual "niches" that would hold the ashes and that they would not just be spread on the ground or within the outdoor area. He said that, although he hoped the church would remain in its current location for perpetuity, that if they ever were to relocated, the columbarium structure would allow for the secure transfer of the ashes to a new location.

Commissioner Sigalos said that he liked the dense arbor vitae screen and that those trees grow fast and tall and that it would provide a good screen as proposed. He said that if loitering people within this area became a problem, it could be addressed if/when it becomes a problem.

Mr. Valentine outlined that they would also have 24/7 security cameras within the columbarium area.

Commissioner Cherwin said that he thought it was a great project, and that his only concern was that if a family was within the columbarium area and focused on remembering a loved one, that if a child was present that the child might slip through the arbor vitae screen and wander out towards the street without being visible from within the columbarium area.

Mr. Valentine explained that their main entrance was on the other side of the church and that the columbarium area would not be primary point of gathering, but that he understood the commissioners concern and would think about if he could address it

Commissioner Cherwin said that perhaps a smaller row of hedges could at least provide some privacy yet also allow visibility outside of the columbarium area in case a child wandered outside of the area. He said this was his only

OUR SAVIOUR'S LUTHERAN CHURCH COLUMBARIUM - TEMP FILE 1552

concern and that he supported the project.

Commissioner Green asked how many niches would be in the columbarium.

Mr. Valentine replied that they would have around 60 niches to begin, with the potential for a total of around 132 niches in the future.

Commissioner Green inquired as to if there was room for expansion beyond the 132 niches.

Mr. Valentine replied that they would have around 60 niches to begin, with the potential for a total of around 132 niches in the future. He said there were locations within the building that could accommodate an additional columbarium, as well as a space outside, where the proposed bench would be located, that may also accommodate an expansion.

Commissioner Green stated that he thought it was a great project and that it fit well into the corner of the church where it was being proposed. He said that the thought the arbor vitae hedge was good and that it would provide the desired privacy. He said that, given ingress/egress safety requirements, a fence might not be the best option as it would have to have a gate. He said that he believed that if families were congregating in the columbarium area that they would be focused on their family and that it would be safe.

Commissioner Jensen mentioned that success of the columbarium would depend on pricing and he inquired into the price for a niche.

Mr. Valentine answered that about 30 of the spaces had already been sold and that they were offered for \$2,000 for a single space.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder



PC-00

Variation and Special Use Permit Application

Our Saviour's Lutheran Church

1234 N Arlington Heights Road

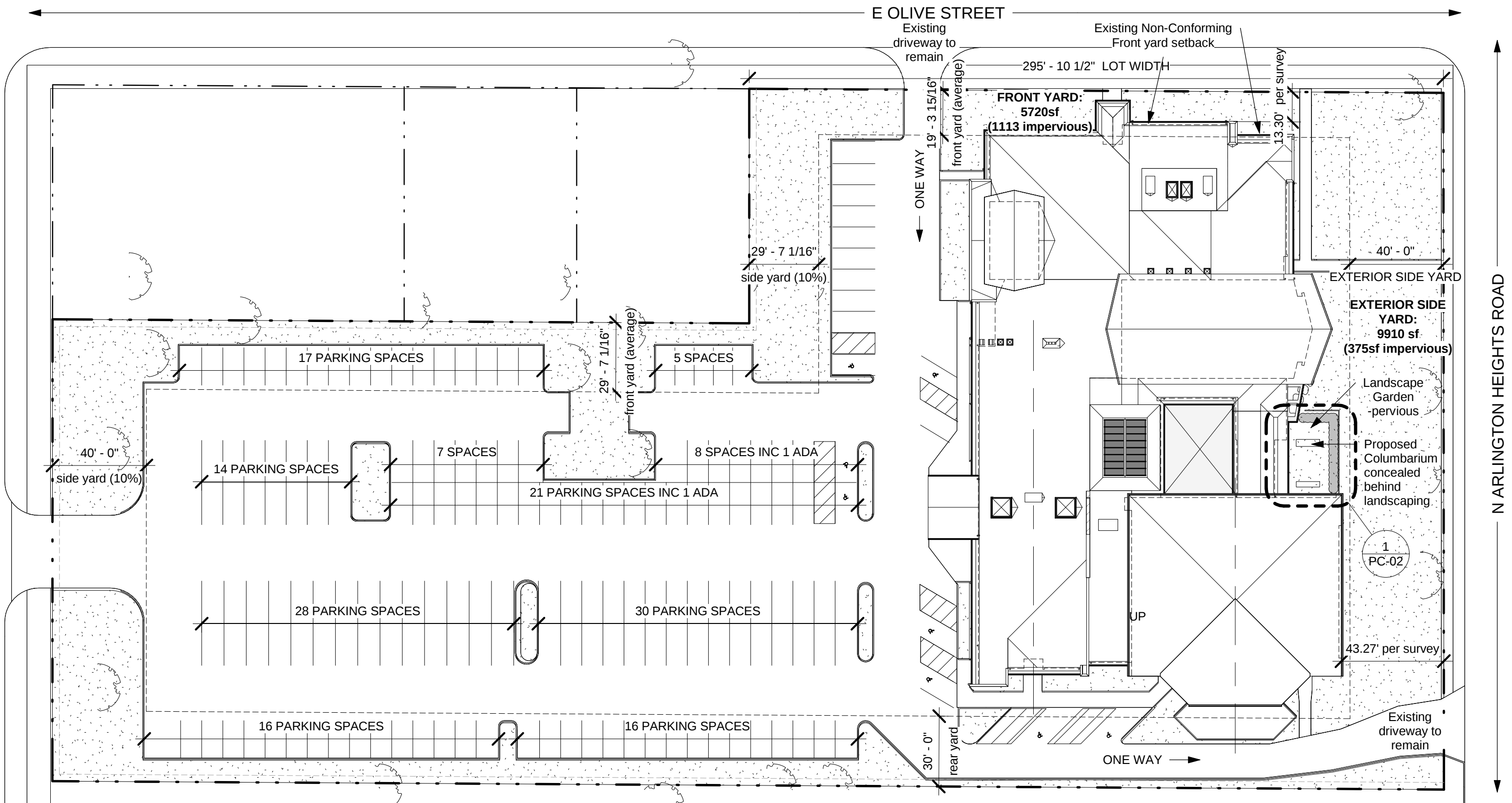
Arlington Heights, IL 60004

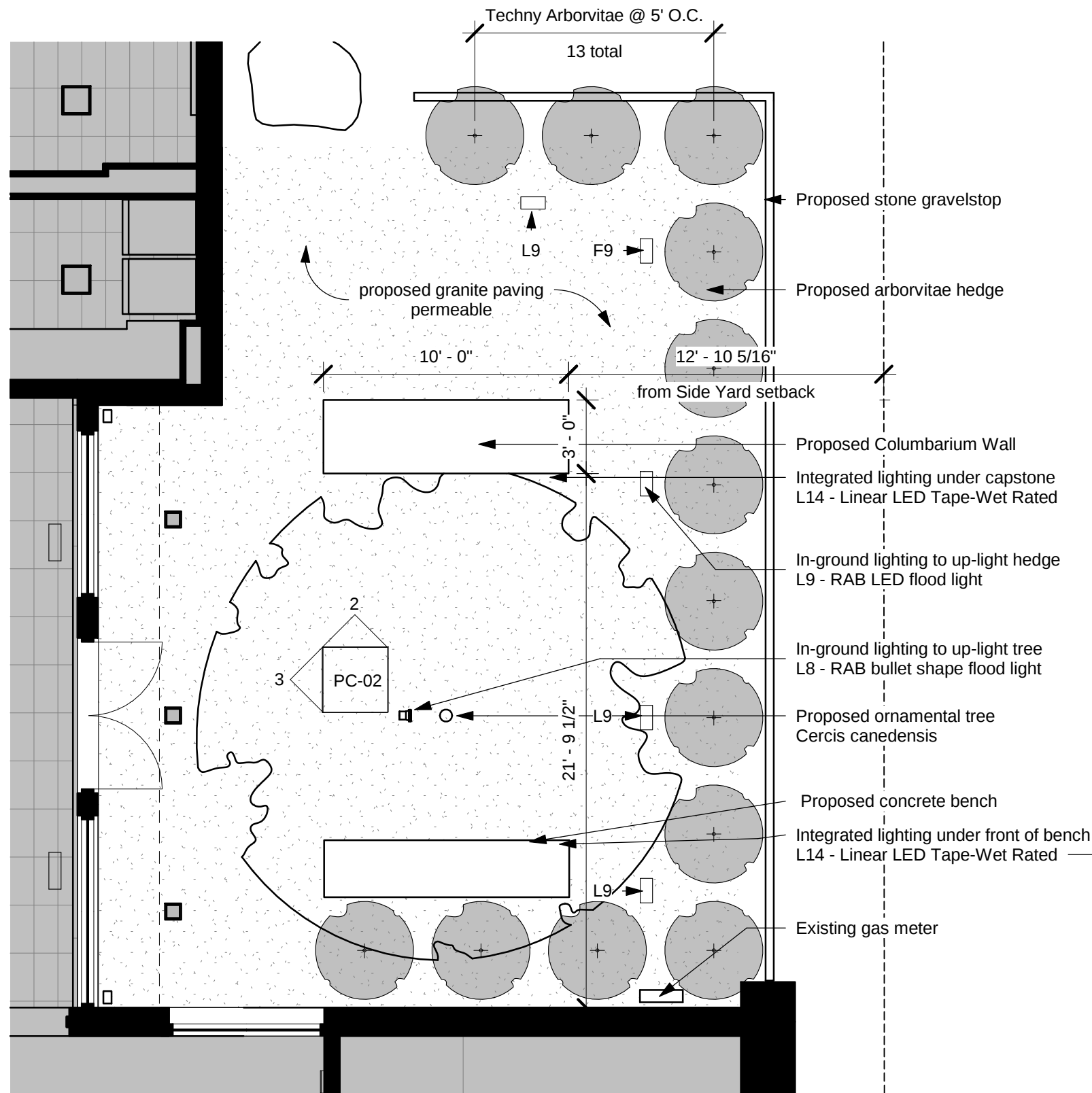
06/02/2016

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Kearns
Architects**

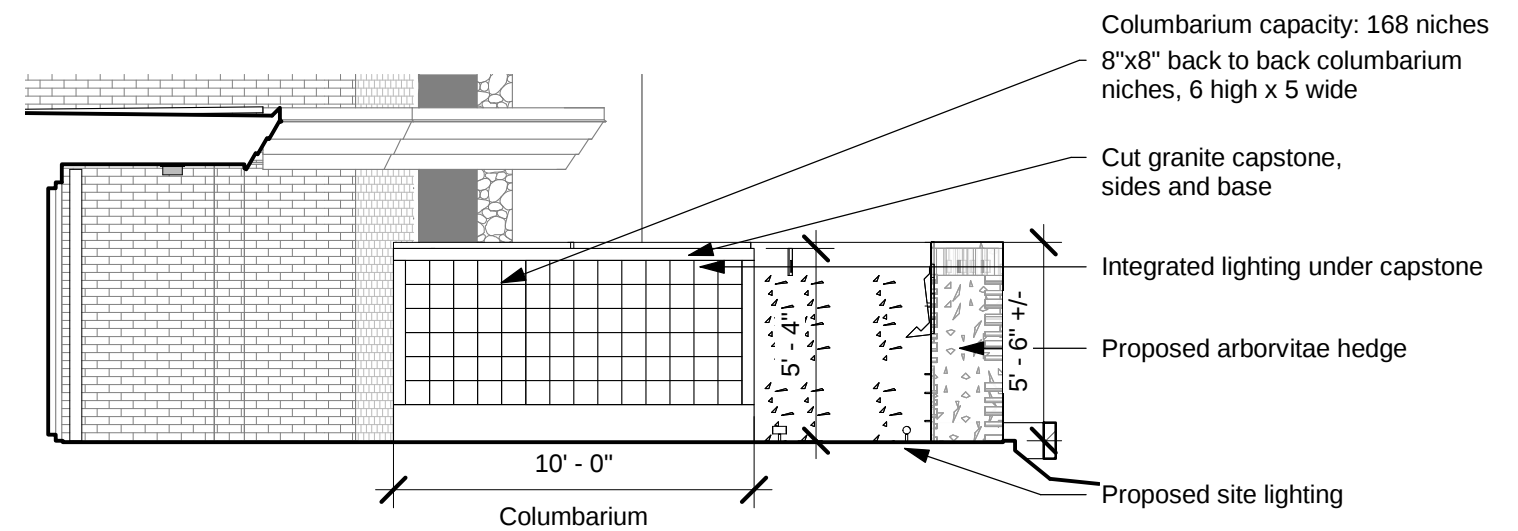
343 S Dearborn St Ste 200
Chicago Illinois 60604
312 939 7787

wkarch.com

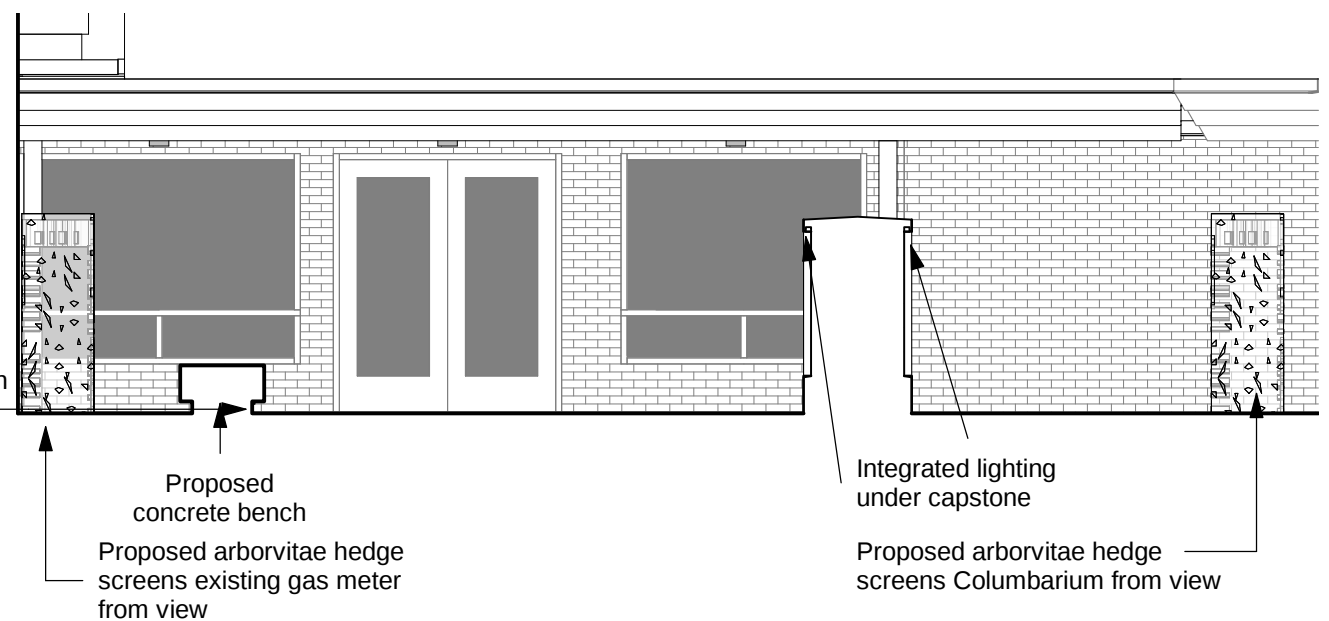




① Proposed Columbarium Plan
3/16" = 1'-0"



② Proposed North Elevation
3/16" = 1'-0"



③ Proposed West Elevation
3/16" = 1'-0"

PC-02

PROPOSED COLUMBARIUM - PLAN AND ELEVATIONS

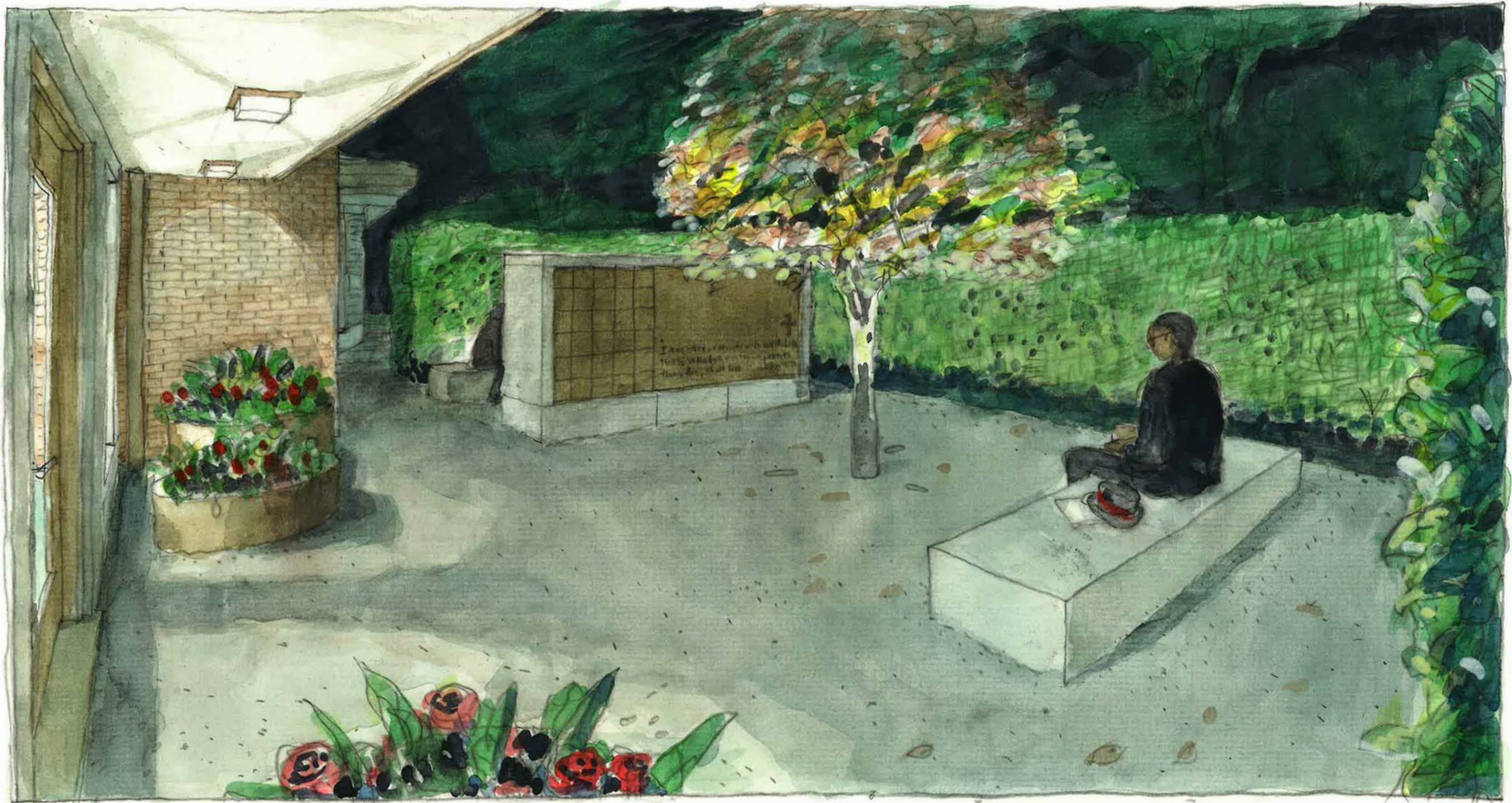
Our Saviour's Lutheran Church
1234 N Arlington Heights Road
Arlington Heights, IL 60004

06/02/2016

**Wheeler
Kearns
Architects**

343 S Dearborn St Ste 200
Chicago Illinois 60604
312 939 7787

wkarch.com



Proposed night time view within Landscape Garden

PC-03

RENDERING - LANDSCAPED GARDEN FROM LINK

Our Saviour's Lutheran Church
1234 N Arlington Heights Road
Arlington Heights, IL 60004

06/02/2016

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Kearns
Architects**

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Chicago Illinois 60604
312 939 7787

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Proposed view from Arlington Heights Road

PC-05

RENDERING - VIEW FROM ARLINGTON HEIGHTS ROAD

Our Saviour's Lutheran Church

1234 N Arlington Heights Road

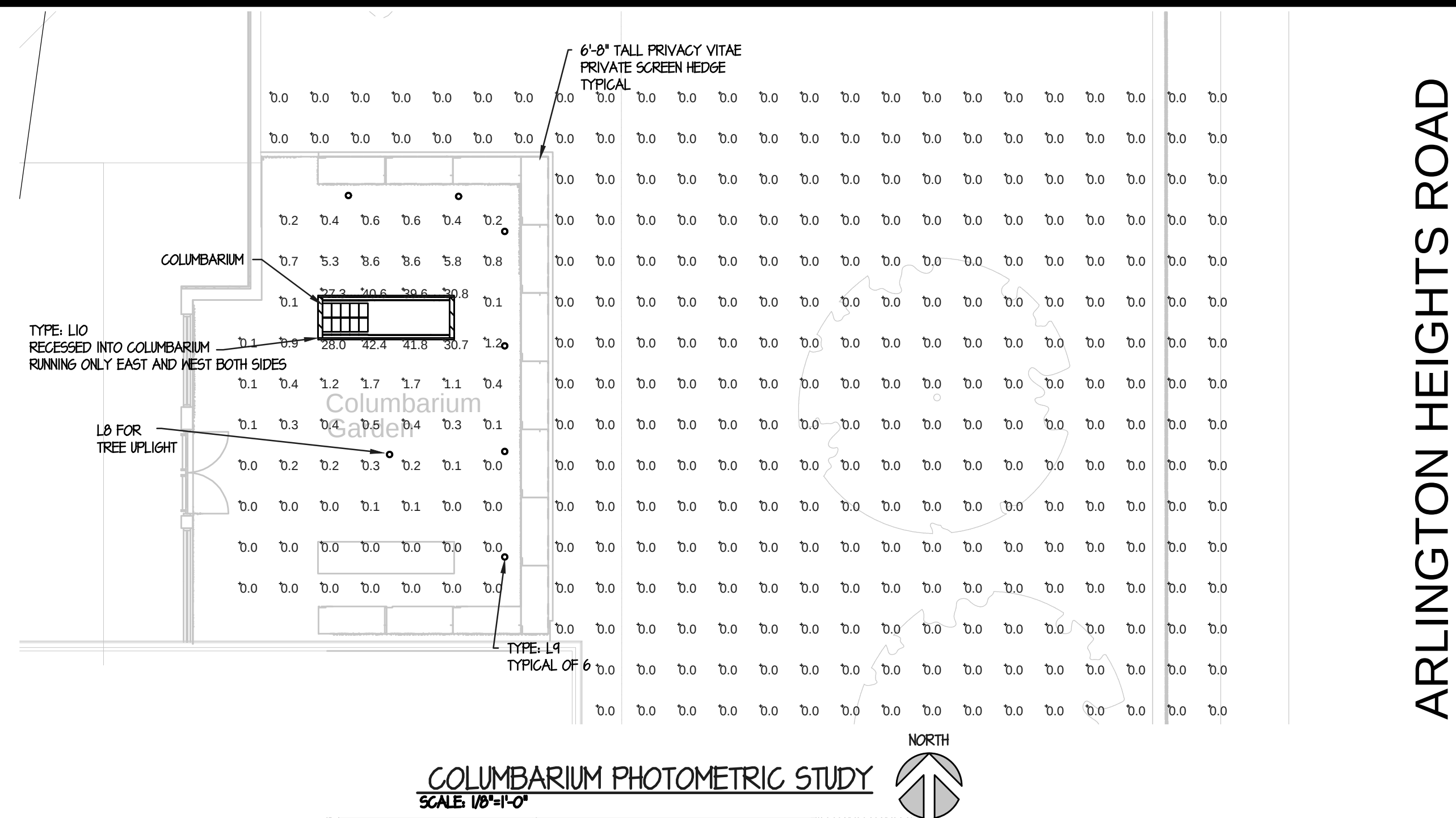
Arlington Heights, IL 60004

06/20/16

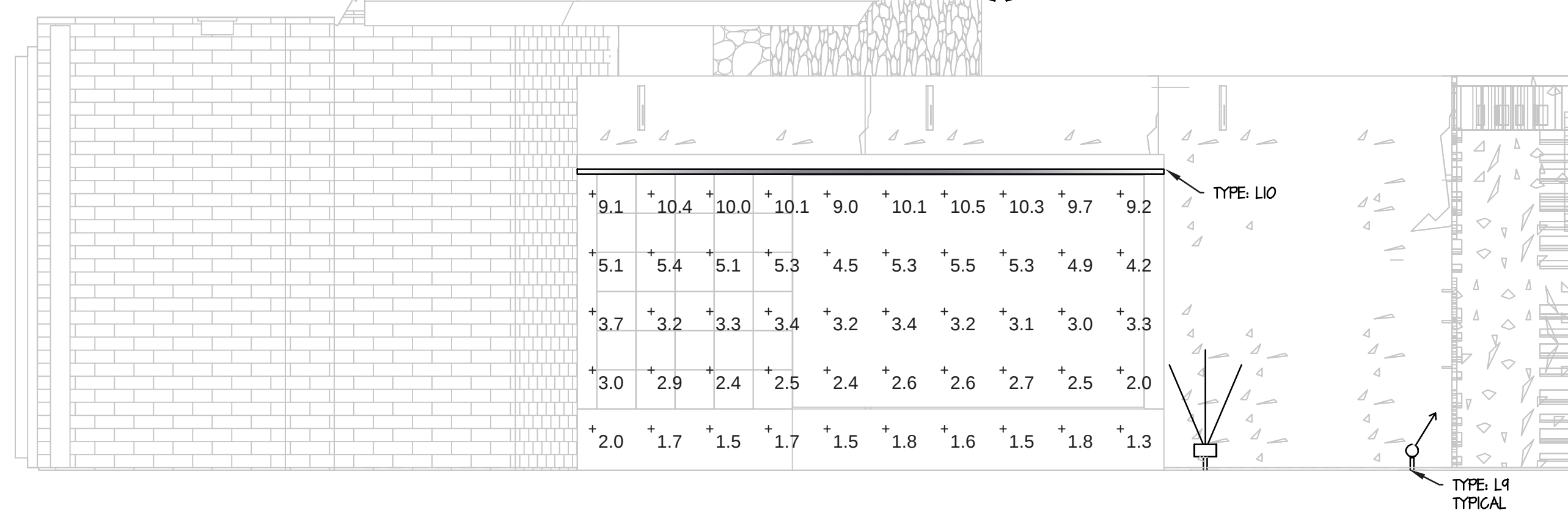
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312 939 7787

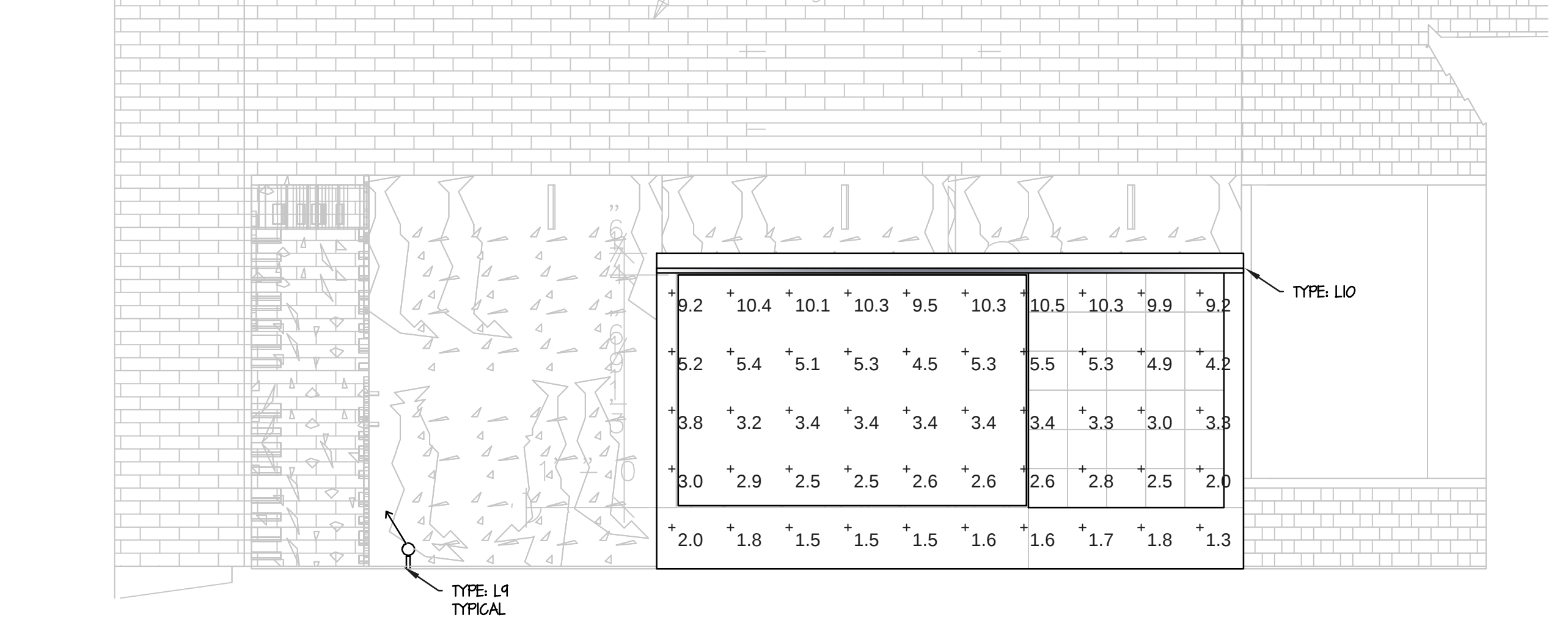
wkarch.com



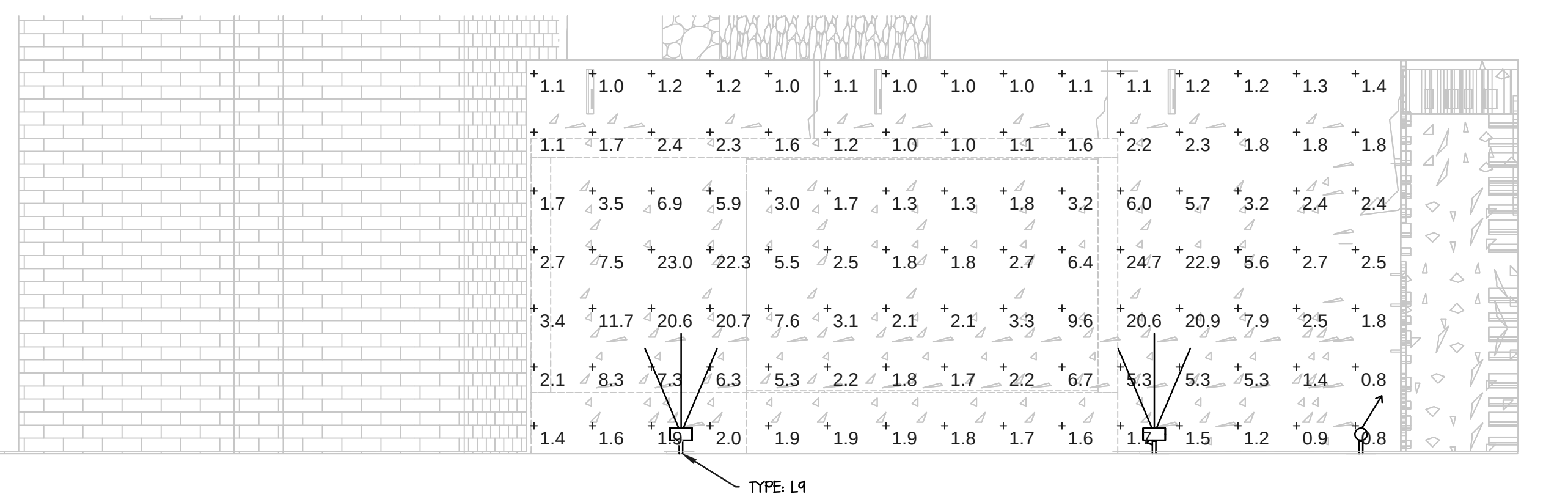
COLUMBARIUM PHOTOMETRIC STUDY
SCALE 1/2"=1'-0"



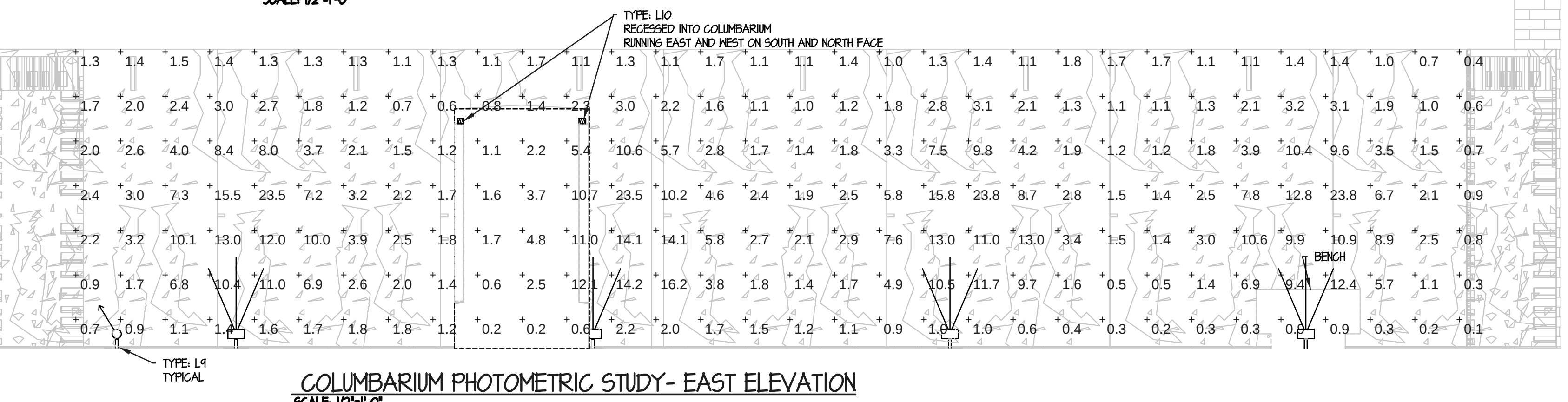
COLUMBARIUM PHOTOMETRIC STUDY- SOUTH FACE ELEVATION
SCALE 1/2"=1'-0"



COLUMBARIUM PHOTOMETRIC STUDY- NORTH FACE ELEVATION
SCALE 1/2"=1'-0"



COLUMBARIUM PHOTOMETRIC STUDY- NORTH HEDGE
SCALE 1/2"=1'-0"



COLUMBARIUM PHOTOMETRIC STUDY- EAST ELEVATION
SCALE 1/2"=1'-0"

ARLINGTON HEIGHTS ROAD

TYPE: L8/L9

HNLED26YA

RAB LIGHTING

Project: Type: Prepared By: Date:

Driver Info

Type	Constant Current	Watts	26W
120V	0.24A	Color Temp	3000K
208V	0.15A	Color Accuracy	81 CRI
240V	0.13A	L70 LifeSpan	100000
277V	0.11A	Lumens	1,899
Input Watts	27W	Efficacy	64 LPW
Efficiency	87%		

Bullet shape die cast aluminum flood with 26 Watt LED Light Engine. Comes with narrow spotlight reflector installed. Color: Bronze Weight: 4.8 lbs

Technical Specifications

Listings:
UL Listing: Suitable for wet locations. Suitable for ground mounting.
IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy Lighting Facts label.
Electrical:
Driver: Constant Current, 700mA, 120-277V with 4V surge protection, 120V: 0.24A, 208V: 0.15A, 240V: 0.13A, 277V: 0.11A, 50/60Hz, THD < 20%, Power Factor: 99%
THD: 8.4% at 120V, 9.2% at 277V
Optical:
NEMA Type: 2H x 2V Beam Spread.
LED Characteristics:
LEDs: Multi-chip, high-output, long-life LEDs
Color Stability: RAB LEDs exceed industry standards for chromatic stability.
Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377, 2011.

Construction:
Cold Weather Starting: Minimum starting temperature is -40°F/-40°C
Thermal Management: Superior heat sinking with external Air-Flow fins
Housing: Precision die-cast aluminum housing, lens frame and mounting arm
Reflector: Semi-specular, vacuum-metallized polycarbonate
Mounting: Heavy duty mounting arm with "O" ring seal & stainless steel screws.
Gaskets: High-temperature silicone gaskets
Finish: Our environmentally friendly polyester powder coating is formulated for high durability and long-lasting color and contains no VOC or toxic heavy metals.
Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other:
California Title 24: HNELD26 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-remote-mounted fixture ≤ 30 Watts when used with a photosensor control. Select catalog number PCS800 (120V) or PCS190027T (277V) to order a photosensor.
Country of Origin: Designed by RAB in New Jersey and assembled in the USA by RAB's IREW Local workers.
Buy American Act Compliant: This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.
Recovery Act (ARRA) Compliant: This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).
Trade Agreements Act Compliant: This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.
GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
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Page 1 of 2

TYPE: L10

TRAN LED

iq67
4.4 W/FT
WET RATED

iq67 IP67 FlexibleTape Light is available in 2500K, 2700K, 3000K, 3500K, 4000K. iq67 IP67 Light, chip 50 is available in 2.6 or 4.4watts per foot, 24VDC, and has a CRI of over 90.This product is perfect for steps and patios. (1ft normal water submersed, temporary immersion)
Temp Rating: -4 degree up to +140 degree.

FLEXIBLE TAPE LIGHTS

iq67-25-50-90-4.4
Max Tape Length: 21ft | Color Temp: 2500K | Voltage: 24VDC
CRI: 90+ | LM: 79 | Watts Per Ft: 4.4 | Lumens Per Ft: 330

iq67-27-50-90-4.4
Max Tape Length: 21ft | Color Temp: 2700K | Voltage: 24VDC
CRI: 90+ | LM: 79 | Watts Per Ft: 4.4 | Lumens Per Ft: 330

iq67-30-50-90-4.4
Max Tape Length: 21ft | Color Temp: 3000K | Voltage: 24VDC
CRI: 90+ | LM: 79 | Watts Per Ft: 4.4 | Lumens Per Ft: 330

iq67-35-50-90-4.4
Max Tape Length: 21ft | Color Temp: 3500K | Voltage: 24VDC
CRI: 90+ | LM: 79 | Watts Per Ft: 4.4 | Lumens Per Ft: 330

iq67-40-50-90-4.4
Max Tape Length: 21ft | Color Temp: 4000K | Voltage: 24VDC
CRI: 90+ | LM: 79 | Watts Per Ft: 4.4 | Lumens Per Ft: 330

COMPATIBLE EXTRUSIONS

DIMENSIONS

NOTE:
Cutting sections of LED tape allows for changes in the field.
4.4 watts per foot = cut every 3.94"
*Load wire comes standard on all LEDs in 11.5" (232 AWG)
*3 years warranty

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STATISTICS		
Description	Symbol	Avg
EAST HEDGE WALL	+	5.4 fc
GARDEN	+	4.1 fc
NORTH HEDGE WALL	+	3.8 fc
NORTH SIDE COLUMBARIUM	+	5.1 fc
OUTSIDE OF HEDGE WALL	+	0.0 fc
SOUTH HEDGE WALL	+	0.3 fc
SOUTH SIDE COLUMBARIUM	+	5.0 fc

LUMINAIRE SCHEDULE								
Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	L9/L8	HNLED26Y (NARROW SPOT)	CAST METAL HOUSING, BROWN PAINTED FLAT METAL HEAT SINK MOUNTING PLATE, CAST BROWN PAINTED FINNED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND CLEAR PLASTIC CONVEX INNER LENS WITH 3 INTEGRAL MOUNTING POSTS, MOLDED WHITE PLASTIC FORWARD REFLECTOR MOUNTING CYLINDER, CLEAR FLAT GLASS LENS WITH HOLOGRAPHIC PLASTIC INTERIOR OVERLAY IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), AIMED AT THE HORIZON.	ib81783-c.ies	Absolute	0.95	26.7
	L10		IQ67-30-50-90-4.4		IQ67-30-50-90- 4.4- 3.94INCH.ies	100	95	1.44

NESKO
DESIGN / BUILD
ELECTRIC

BULLEY & ANDREWS
Building Walters®

Our Saviour's Lutheran Church
Arlington Heights, Illinois

Our Saviour's Lutheran Church
Arlington Heights, Illinois
1234 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

2-26-16 ISSUED FOR PERMIT COMMENTS

PROJECT NAME

REVISIONS

CLIENT

GENERAL CONTRACTOR

ELECTRICAL CONTRACTOR

Checked By: P-20-07
Drawn By: P-21-16
Project: JEN
Checked By: E-001.A

LOT 19 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING 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.

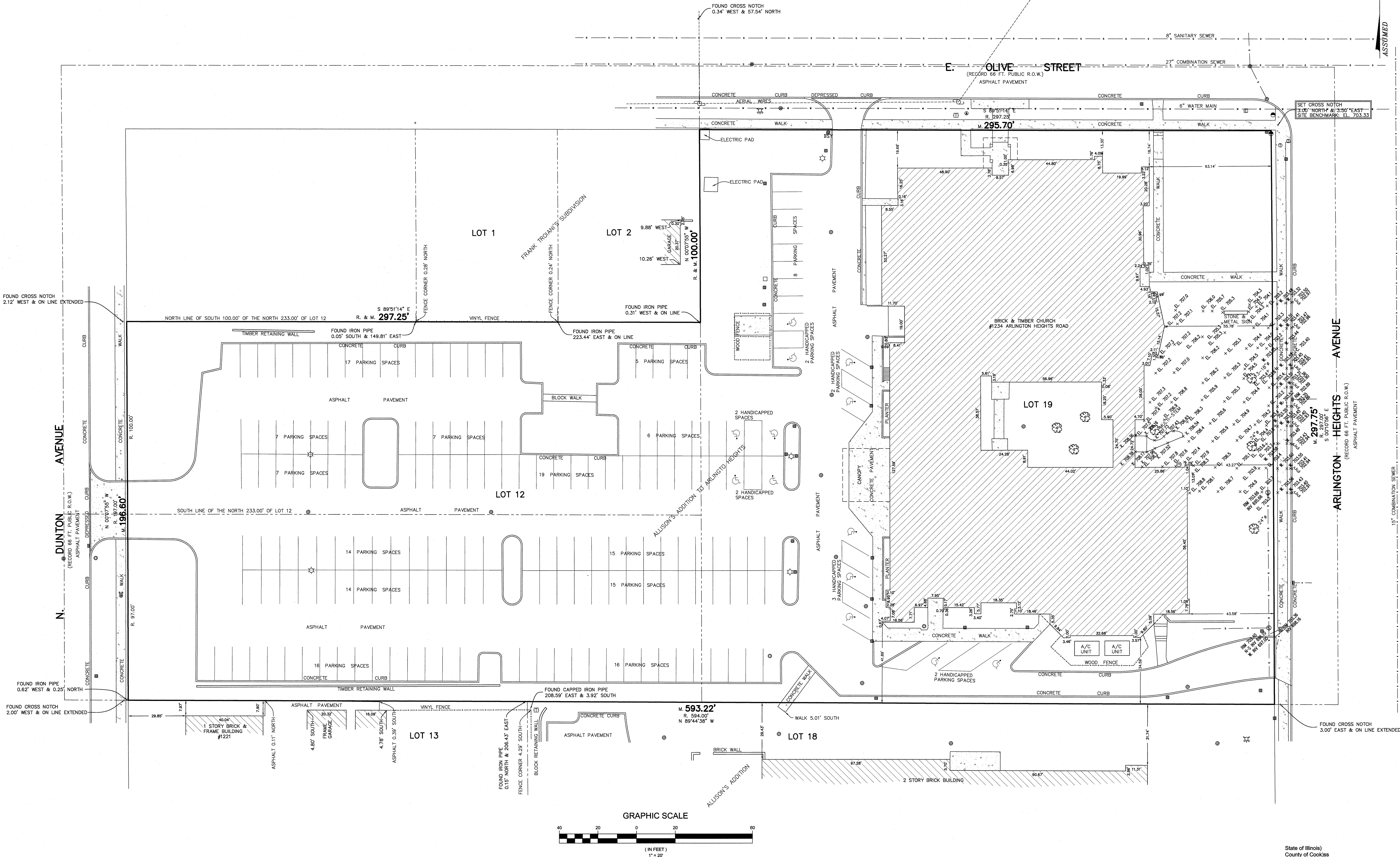
THE SOUTH 100.00 FEET OF THE NORTH 233.00 FEET OF LOT 12, (EXCEPT THAT PART TAKEN FOR STREETS) IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF, IN COOK COUNTY, ILLINOIS.

LOT 12, EXCEPT THE NORTH 233.00 FEET THEREOF, IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING 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.

AREA OF PROPERTY = 146,522 SQ. FT. OR 3.36 ACRES MORE OR LESS

LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Storm Combo MH
- Water MH
- Water Buffalo Box
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Light Pole
- Electric Traffic Signal
- Gas Meter
- Tree - Deciduous
- Sign Post
- Unclassified Manhole
- Iron Pipe
- Cut Cross



ORDERED BY: OUR SAVIOUR'S LUTHERAN CHURCH	CHECKED: BB	DRAWN: BB
ADDRESS: 1234 N. ARLINGTON HEIGHTS ROAD		
GREMLEY & BIEDERMANN PLCS CORPORATION LICENSE No. 184-005332 Expires 1-30-2017 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
DATE: MARCH 1, 2016	PAGE NO. 1 OF 1	SCALE: 1" = 20' FEET

SURVEY NOTES:

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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VILLAGE OF ARLINGTON HEIGHTS BENCHMARK # 42
DATUM NAVD 1988 ELEVATION = 698.45

LOCATION: CUT ON THE EAST SIDE OF A FLAG POLE CONCRETE BASE,
OPPOSITE TRANS AMERICA INSURANCE BUILDING, 51.9' FROM THE SOUTHEAST
CORNER OF BUILDING, 58.2' WEST OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD
AND 198.2' NORTH OF THE CENTER LINE OF OAKTON STREET

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on March 1, 2016.

Signed on March 2, 2016

By: [Signature]

Professional Illinois Land Surveyor No. 2802
My license expires November 30, 2016
This professional service conforms to the current Illinois minimum standards for a boundary survey.



Wheeler Kearns Architects

June 2nd 2016

Sam Hubbard
Dept. of Planning & Community Development
Village of Arlington Heights 33 South Arlington Heights Road
Arlington Heights IL 60005

RECEIVED
JUN 03 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Subject: Variation and Special Use Permit Application at 1234 N Arlington Heights Road

Dear Mr. Hubbard,

We are architect of record for the current renovation of Our Saviour's Lutheran Church located at 1234 N Arlington Heights Road. Applied for under separate permit number #16-496, the scope of work includes interior alterations/renovations to create improved circulation and zoning of program elements, improvements to the building envelope including new windows in affected areas, as well as stripping, insulating and reroofing of the flat roofed portions of the building which will entail new metal roof edge throughout.

As part of the renovation project, Our Saviour's would like to construct a Columbarium housing 168 niches in their side yard along Arlington Heights Road, concealed from the road within a landscaped garden. Our Saviour's is seeking a Variation and Special Use Permit Approval to construct the Columbarium, a permitted special use in the R-3 residential zone in their side yard.

The provision of the Columbarium will in no way be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood. In fact, the proposed landscape design screens the Columbarium from Arlington Heights Road, and intends that the general public will not even be aware of its existence. For Our Saviour's, however, the Columbarium offers a special place for loved ones to be honored and remembered for generations to come, a peaceful focal point where family can visit and be with their loved ones.

The proposed special use will comply with the regulations and conditions specified in the Village's ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

In preparation of our permit application (#16-496), we had a number of preliminary review meetings with Village representatives. Following these, we interpreted Olive Street as the front yard and Arlington Heights Road as the side yard, since the existing corner lot best conforms to the setback requirements in this configuration. With Olive Street as the front yard, the rear yard is located to the south. The rear yard is occupied by a required drive aisle exit from the parking lot, leading to an existing curb cut on North Arlington Heights Road. The remaining west side yard fulfills the ordinance's parking requirements, and does not present a suitable location for a quiet, peaceful place of remembrance.

Located in the side yard along Arlington Heights Road, the Columbarium will be accessed off a widened vestibule link connecting the Sanctuary to the Fellowship Hall, and the proposed landscaped garden will be visible from the Narthex, a swollen corridor which will be the new heart of all building circulation.

The variation, if granted, will not alter the character of the locality. The proposed Columbarium is designed as a freestanding wall, 10ft long and 3ft wide, faced with granite with a granite capstone, sides and base. It is not an enclosed or occupiable space, but rather a face that visitors can engage with. The proposed location is set 12' – 10" from the existing side yard setback, a total distance of 52' – 10" from the Arlington Heights Road property line.

Currently, the proposed Columbarium garden area is occupied by ground cover and brick paving. An old multi-stem tree, an *Amelanchier canadensis* (commonly known as Serviceberry), reflected in the survey has already been removed by the Church. Over the past four years they have tended to dying branches, and their landscaper advised that it was at the end of its life, and suggested it be removed before the beginning of construction. The remaining items will be removed and the area regraded to provide a levelled garden with crushed granite paving. Perimeter screening will be provided in the form of a *Techny Arborvitae* evergreen hedge, with shrubs planted five feet on center and each measuring 5ft 6inches tall. Within three years the shrubs will grow into each other to form a thick 8ft tall hedge. The hedge will also line the exterior north wall of the Sanctuary, which hosts an existing gas meter. In addition, a *Cercis canadensis*, commonly known as an eastern redbud, will be planted within the garden as an ornamental tree.

The landscape design also includes in-ground lighting. Proposed lighting will illuminate the interior face of the *Arborvitae* hedge, and the stand alone tree. New lighting shall not be visible from the property line or Arlington Heights Road.

In support of our application, please find the following items enclosed for your review:

1. Application Fee: check for \$500 made payable to the Village of Arlington Heights

2. Ownership Information: Trust Deed and Title Policy
3. Ownership Affidavit
4. Current Plat of Survey
5. Application form with department comment sheets
6. Site Visit Authorization Form
7. Preliminary Drawings

Thank you for your consideration of this application,

Sincerely,

A handwritten signature in cursive script, appearing to read "Janette Scott".

Janette Scott MR/IAI



Village of Arlington Heights Building Services Department

Interoffice Memorandum

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

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: Columbarium – Our Savior's Lutheran Church, 1234 N Arlington Heights Rd.
Special Use Permit

Re: PC#16-014

Date: June 16, 2016

Sam:

I have reviewed the documents submitted and have no objection to the proposed Columbarium.

RECEIVED
JUN 17 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 0320305026
Petitioner: Jim Valentine	Location: 1234 N Arlington Heights Road
Our Saviour's Lutheran Church	Rezoning: _____ Current: R-3 Proposed: _____
1234 N Arlington Heights Road	Subdivision: _____
Owner: Neil M. Scheufler (Ph: 847 506 0769)	# of Lots: _____ Current: _____ Proposed: _____
(authorized officer of the owner)	PUD: _____ For: _____
911 N Fernandez, Arlington Heights	Special Use: ☒ For: Columbarium
Contact Person: Jim Valentine	Land Use Variation: ☒ For: Columbarium
Address: Our Saviour's Lutheran Church	Accessory structure in side or front yard
1234 N Arlington Heights Road	Land Use: _____ Current: _____
Phone #: 847 255 8700 ext. 231	Proposed: _____
Fax #: _____	Site Gross Area: 146,522 SF
E-Mail: jvalentine@oursaviours.org	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

INSPECTIONAL SERVICES

No Comments.

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JUN 07 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Director _____ Date 6/7/16

PUBLIC OR S DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Jim Valentine

 Our Saviour's Lutheran Church

 1234 N Arlington Heights Road

 Owner: Neil M. Scheufler (Ph: 847 506 0769)

 (authorized officer of the owner)

 911 N Fernandez, Arlington Heights

 Contact Person: Jim Valentine

 Address: Our Saviour's Lutheran Church

 1234 N Arlington Heights Road

 Phone #: 847 255 8700 ext. 231

 Fax #: _____

 E-Mail: ivalentine@oursaviours.org

P.I.N.# 0320305026

Location: 1234 N Arlington Heights Road

Rezoning: Current: R-3 Proposed:

Subdivision:

of Lots: Current: Proposed:

PUD: For:

Special Use: ☒ For: Columbarium

Land Use Variation: ☒ For: Columbarium

Accessory structure in side or front yard

Land Use: Current: Proposed:

Site Gross Area: 146,522 SF

of Units Total:

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

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

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

Director

Date _____

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: June 10, 2016

Subject: 1234 N. Arlington Heights Road., P.C. #16-014

With regard to the proposed Special Use Permit, I have the following comments:

- 1) The proposed proximity of the lights must conform to the pertinent lighting ordinances and must not provide a distraction to traffic on Arlington Heights Road.

VAHPW has no further comments at this time

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

C. file

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-014
 Petitioner: Jim Valentine
Our Saviour's Lutheran Church
1234 N Arlington Heights Road
 Owner: Neil M. Scheufler (Ph: 847 506 0769)
(authorized officer of the owner)
911 N Fernandez, Arlington Heights
 Contact Person: Jim Valentine
 Address: Our Saviour's Lutheran Church
1234 N Arlington Heights Road
 Phone #: 847 255 8700 ext. 231
 Fax #: _____
 E-Mail: jvalentine@oursaviours.org

P.I.N.# 0320305026
 Location: 1234 N Arlington Heights Road
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 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
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 Land Use Variation: ✓ For: Columbarium
Accessory structure in side or front yard
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 146,522 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ ES 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 _____

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DEVELOPMENT DEPARTMENT

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC MAYBE b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

ES NO COMMENTS

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? _____

_____ X _____
 _____ N/A _____
 _____ N/A _____
 _____ N/A _____
 _____ POSSIBLY, SEE COMMENTS _____
 _____ X _____
 _____ X _____
 _____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

James J. Wall

Director

6/8/16
Date

PLAN COMMISSION PC #16-014
Our Savior's Lutheran Church Columbarium
1234 N. Arlington Heights Road
SU for Columbarium
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Provide calculations showing existing and proposed impervious areas. Stormwater detention is required for any new impervious area. This could also trigger a requirement for submittal to the MWRD.
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.

 6/8/16
James J. Massarelli, P.E. Date
Director of Engineering

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JUN 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Our Savior's Lutheran Church Columbarium
1234 N. Arlington Heights Road
PC 16-014
Round 1

Review Comments

06/16/2016

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting for the columbarium. This area should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, drug use and other criminal activity. See attached Security Survey for lighting recommendations made in March 2015.

3. Present traffic problems?

There are no apparent traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems.

6. General comments:

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

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations. The tall bushes surrounding the columbarium present challenges and the secluded/isolated feeling may promote the use of this area by subjects who may engage in illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Access control to the columbarium areas must be considered. Consider installing a fence with a locking gate to eliminate/ reduce unauthorized access to the area. Access gates to this area should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours. Consider installing a fence high enough to allow natural surveillance of the property but limits access to unauthorized persons.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

BR #272
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

SARM #54
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

ARLINGTON HEIGHTS POLICE DEPARTMENT

Crime Prevention Through Environmental Design Evaluation Security Survey



This Security Survey is a guide for improving the exterior/interior safety and security of the building and surrounding property. CPTED uses numerous principles which cover lighting, landscaping, natural surveillance/sight lines, territoriality and physical barriers. While every effort has been made to incorporate into this report reasonable means to reduce the opportunities for criminal activity, there is no guarantee that if suggestions are implemented that no criminal activity will take place.

Name: Our Savior Lutheran- Jim Valentine

Address: 1234 N Arlington Heights Road Arlington Heights, IL 60004

Telephone: 847- 255-8700 ext.231 Email: jvalentine@oursaviours.org

Evaluation completion date/time: Monday March 16th, 2015 at 11:30am

Evaluation completed by: Crime Prevention Officer Brandi Romag

ADDRESS LOCATION: The address must be clearly visible from the street. If the numbers are obscured then Police or Fire response may be impacted.

- Addresses are located on Arlington Heights Road and Olive streets
- Consider adding a lower panel on the large Our Saviour's sign off Arlington Heights Road to include the entire street address- (ie 1234 N Arlington Heights Road)

EXTERIOR HINGED DOORS: All exterior doors should have a deadbolt lock with a minimum 1" throw. Screws securing the strike plate should be 3" if the door structure allows it. Door jambs, moldings, hinges and locks need to be tight and secure. Door viewers may be necessary for certain applications.

- All exterior doors should have 3" screws securing the strike plate; and high security strike plates that will help reinforce the door. High security strike plates are longer / thicker and available at hardware / home improvement stores
- West access door (pastor's office)- install double key deadbolt; consider upgrading door to steel door with high security strike plate and smaller window
- Consider frosting or blinds for window on west access door (pastor's office) to reduce ability for someone to see inside from outside

- West side double doors facing parking lot- move door lock key out of sight.

EXTERIOR SLIDING GLASS DOORS: All sliding glass doors should have locks, anti-slide devices and hardware to prevent the door from being lifted off the tracks.

- NONE.

EXTERIOR WINDOWS: (slider, double hung or crank) All exterior windows should have locks and security may be improved with anti-slide devices or pins.

- Double Hung – use dowel rods or other anti-slide devices and pin if necessary to secure windows.
- Crank – remove cranks to limit access
- Consider adding blinds to pastors office since adjacent to sidewalk
- Consider keeping blinds in main office open during daylight hours to increase natural surveillance of exterior; blinds closed or partially turned at night to reduce fishbowl effect (feeling of exposure, lack of privacy)
- Consider keeping blinds in main office window open (adjacent to vestibule / covered entry) blinds needed to be taken down and reversed

EXTERIOR LIGHTING: Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting needs to be activated by sensor, timer or motion depending on the need and location.

- Consider changing discolored / older light fixture covers to increase light output
- Consider keeping exterior lights on during nighttime hours
- Consider adding lighting by west access door (pastor's office)

LANDSCAPING: Simple landscaping changes can affect the amount and quality of natural surveillance and physical security. CPTED principles state that all landscaping should be at least pruned down to 3' or up to 6'. This creates an open area between 3' and 6' which increases natural surveillance and reduces the ability for subjects to hide themselves or belongings.

- Pine trees along Arlington Heights Road trim lower branches so nothing hangs below 6 ft.
- Keep all bushes / shrubs trimmed below windows

BASEMENT ACCESS (Window wells):

- Consider installing high security strike plate and additional double key deadbolt to basement access door.
- Replace light bulb, consider adding additional lighting
- Consider additional grates, etc. to reduce access to basement via stairwell.

FENCING/BARRIERS:

- Periodically check fencing around garbage storage and air conditioning units. Entries should be secured with locks to deter access.

OUTBUILDINGS (Detached garage, Storage Sheds and Barns):

- NONE

ALARM / CAMERA SYSTEM:

- NONE

MISCELLANEOUS:

- Lock garbage room door
- Signage to direct people to main entrance
- Do not keep cash, checks or credit card information at the business unless adequately secured.
- Report suspicious activity – **CALL 911**
- Fill out an Emergency Information Card at vah.com – Police Department section. Police personnel will be able to contact you if a burglary, criminal damage or other suspicious activity is reported or observed after business hours

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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(authorized officer of the owner)	PUD: _____ For: _____
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Contact Person: Jim Valentine	Land Use Variation: ☒ For: Columbarium
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1234 N Arlington Heights Road	Land Use: _____ Current: _____
Phone #: 847 255 8700 ext. 231	Proposed: _____
Fax #: _____	Site Gross Area: 146,522 SF
E-Mail: jvalentine@oursaviours.org	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Sean Freres, LEHP  6/7/16
 Environmental Health Officer Date

James McCalister  6/7/16
 for Director Date

PLANNING COMMUNIT DE ELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Jim Valentine
Our Saviour's Lutheran Church
1234 N Arlington Heights Road
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(authorized officer of the owner)
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 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Please see additional comments attached.

[Signature]

6.20.16

Date

Planning & Community Development Dept. Review

June 21, 2016



REVIEW ROUND 1

Project: Our Saviour's Lutheran Church Columbarium
1234 N. Arlington Heights Road

Case Number: PC 16-014

Zoning:

7. A Special Use Permit is required to allow the columbarium use on the subject property.
8. A Variation is required from Section 6.5-2 of Chapter 28 of the Municipal Code to allow the proposed accessory structure (columbarium) within the front yard.
9. The petitioner has submitted the required justification for Special Use Permit and Variation approval.
10. There are no additional comments at this time.

Prepared by: SAM J. WISBE

PLANNING COMMUNIT DE ELOPMENT DEPARTMENT

A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Jim Valentine
Our Saviour's Lutheran Church
1234 N Arlington Heights Road
 Owner: Neil M. Scheufler (Ph: 847 506 0769)
(authorized officer of the owner)
911 N Fernandez, Arlington Heights
 Contact Person: Jim Valentine
 Address: Our Saviour's Lutheran Church
1234 N Arlington Heights Road
 Phone #: 847 255 8700 ext. 231
 Fax #: _____
 E-Mail: jvalentine@oursaviours.org

P.I.N.# 0320305026
 Location: 1234 N Arlington Heights Road
 Rezoning: _____ Current: R-3 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Columbarium
 Land Use Variation: ✓ For: Columbarium
Accessory structure in side or front yard
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 Site Gross Area: 146,522 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

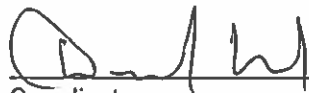
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

C

No COMMENTS

 6/17/16
 Coordinator Date

Wheeler Kearns Architects

June 28th 2016

Sam Hubbard
Dept. of Planning & Community Development
Village of Arlington Heights 33 South Arlington Heights Road
Arlington Heights IL 60005

Subject: PC #16-014 Round 1 Comments: Variation and Special Use Permit Application at 1234 N Arlington Heights Road

Dear Mr. Hubbard,

Please see comments below in response to the Village's initial review of materials provided as part of our application for Variation and Special Use Permit Application.

Department	Number	Village Comment	Petitioner's Response
Public Works Department	1	The proposed proximity of the lights must conform to the pertinent ordinances and must not provide a distraction to traffic on Arlington Heights Road.	Lights shall provide illumination in such a manner as not to create a nuisance on public right of way.
Engineering Department	11	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	Our Saviour's acknowledges acceptance of this understanding.

		construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.	
	12	Provide calculations showing existing and proposed impervious areas. Storm water detention is required for any new impervious area. This could also trigger a requirement for submittal to the MWRD.	In side/front yard along Arlington Heights Road, an existing concrete step and brick paving (refer survey) measuring 133sf will be removed. The proposed Columbarium measures 30 sf. The overall reduction in impervious area is over 100sf.
	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 luminaries. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.	Please refer to newly submitted site photometric lighting diagram, and catalog cuts for proposed Columbarium light fixtures. No roadway, parking lot or building mounted luminaires are proposed.
Fire Department	1	Is the exit door from the building in to the Columbarium currently a fire exit?	Yes, existing double door opens out to proposed Columbarium. Min 44" clear exit path shall be maintained to public way.

Police Department	2	Are lighting requirements adequate for safety?	Surfaces within proposed Columbarium shall be lit, including inside of landscaping, surfaces of Columbarium itself, ground surrounding bench, and the area underneath the ornamental tree, as well as light spilling from the interior of the building. The design intent is to illuminate faces, but that space is not so bright as to invite attention from the street. An exterior wall mounted motion activated light fixture shall be installed by the exterior entrance to the proposed Columbarium, and a security camera will be focused on the exterior entrance.
	6	(a) Emergency contact information card	Enclosed
		(b) Landscaping may enable illegal activities within Columbarium	Elimination of landscaping could result in exterior lighting posing a distraction to traffic on Arlington Heights Road. The proposed wall mounted motion activated light fixture and security camera are intended to deter illegal activity. Furthermore, the proposed Columbarium is intended as a quiet, contemplative space. The proposed landscaping offers a physical barrier against the road traffic noise.

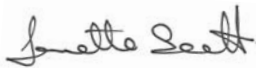
		(c) Access control should be considered	Access control has been considered, but the Church is confident that the motion activated light and security camera will deter unwanted visitors, while permitting members of the Church safe and convenient access.
		(d) Consider posting no trespassing/loitering/no unauthorized use signage.	Our Saviour's will consider.
		(e) Security Survey	Our Saviour's acknowledges receipt of survey and will consider making improvements. No new work is proposed to the existing exterior signage.

The following items are included with our response:

1. Site photometric lighting diagram and catalog cuts for proposed Columbarium light fixtures
2. Emergency information card
3. Notification affidavit

Thank you for your consideration of this application,

Sincerely,



Janette Scott MRIAI

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

OUR SAVIOUR'S LUTHERAN CHURCH

Address/City

1234 N. ARLINGTON HEIGHTS ROAD

Telephone Number

Date Information Obtained

6-28-16

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Jim Valentine

Address/City

[REDACTED] H.

Telephone Number

Cell Number

same

Contact #2

Name

Pete Warmanen

Address/City

[REDACTED] Mt. Prospect

Telephone Number

Cell Number

same

Alarm System

☐ No

☒ Yes

Phone number:

Alarm Company Name

VAH EMERGENCY DISPATCH (FIRE)

NOTIFICATION AFFIDAVIT

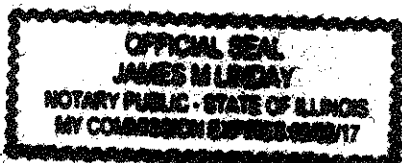
I, James E. Valentine hereby certify as follows:

1. That on the 21 day of June, 2016, affiant caused to be mailed in the Post Office of Arlington Heights, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

James E. Valentine
Signature

Subscribed and Sworn to before me
this 27 day of JUNE, 2016.

James M. Lindsay
Notary Public





Item: Faith Lutheran Church/Lambs of Faith Early Childhood Center - 431 S. Arlington Heights Rd. - PC#16-015

Department: Planning & Community Development

Requested Action

Amendment to Special Use Ordinance 03-022 to allow an increase in the number of children and floor area used by the daycare.

Variations Identified

None.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the Special Use amendment to allow the expansion of the Lambs of Faith preschool at 431 S. Arlington Heights Road. This approval shall be subject to the following conditions:

1. The maximum enrollment for the Lambs of Faith daycare shall be limited to 48 students.
2. The maximum floor area for the Lambs of Faith daycare shall be limited to 3,500 square feet.
3. The Petitioner shall provide a copy of the updated DCFS license prior to the issuance of an occupancy permit.
4. The required trash enclosure, per Ordinance 03-022, be installed by Sept. 30th, 2016.
5. The Petitioner is encouraged to work with staff to find areas for additional parking lot landscape screening along Arlington Heights Road.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

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

Staff Report
Legal Notification
Aerial
Plat & Sub Minutes
Plat of Survey
Site Plan
Floor Plans
Project Narrative
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1

Board or Commission Report
Exhibits
Exhibits
Minutes
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: July 13, 2016
 Date Prepared: July 8, 2016
 Project Title: Faith Lutheran Church/Lambs of Faith Early Childhood Center
 Address: 431 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Jori Reuter – Faith Lutheran Church
 Address: 431 S. Arlington Heights Road
 Arlington Heights, Illinois 60005

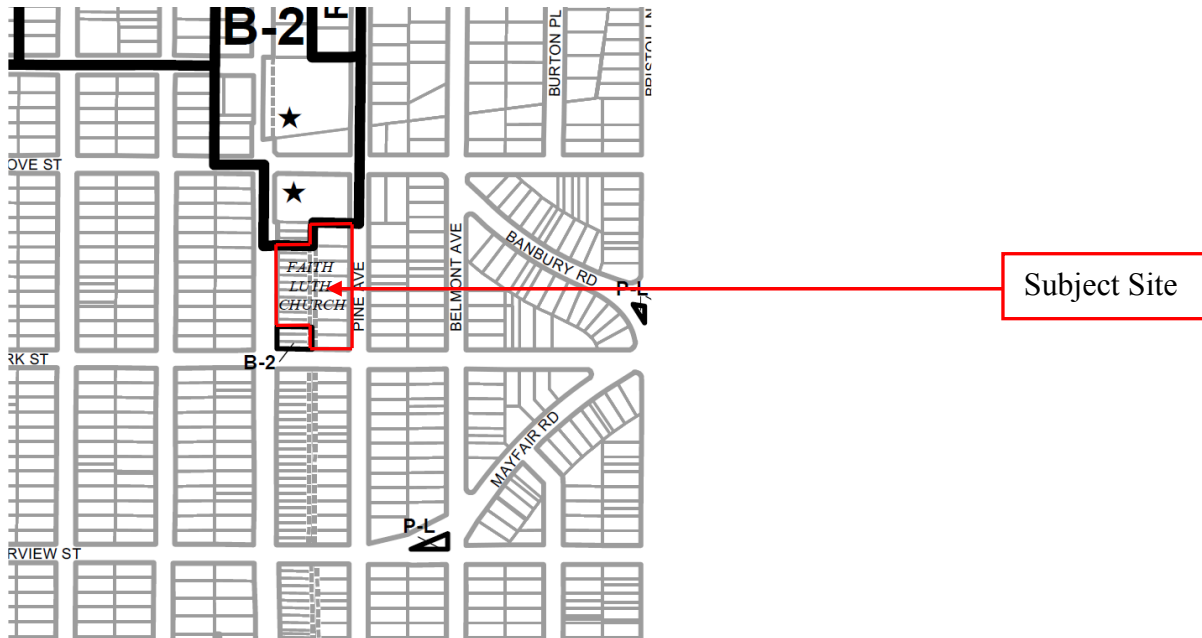
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Amendment to Special Use Ordinance 03-022 to allow an increase in the number of children and floor area used by the daycare.

Variations Identified:

- None.



ANALYSIS

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial Building	Commercial
South	R-3, One Family & B-2, General Business District	Single Family Detached Homes & Automobile Service Station	Single Family Detached & Commercial
East	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
West	R-3, One Family Dwelling	Single Family Detached Homes & Parking Lot	Single Family Detached

Background:

In March, 2003, the Village Board granted a Special Use Permit that allowed a private Montessori school to lease space within the administrative wing of the Faith Lutheran church to operate a preschool. Several conditions of approval were required, including the following restrictions:

1. The maximum enrollment for the Montessori school shall be limited to 30 children/students
2. The maximum floor area for the Montessori school shall not exceed 1,400 square feet.

In 2013, the Montessori school ceased operation and Faith Lutheran approached the Village to determine if the existing Special Use Permit would allow the church to open their own preschool (Lambs of Faith) on the subject property. It was determined that Faith Lutheran could assume the underlying Special Use provided that they comply with the conditions as contained within Ordinance 03-022.

Project Summary:

The subject property, which is currently zoned R-3, One Family Dwelling District, is approximately 1.95 acres (85,130 square feet) in size and located near the northeast corner of Arlington Heights Road and Park Street. The site is composed of a single story church building attached to a two story administrative wing. The Lambs of Faith daycare currently operates within the 1st floor of the administrative wing.

Two parking lots exist on the site; one to the north of the church building and one to the south. The north parking lot is accessible from both Arlington heights Road and Pine Street, and the south parking lot is accessible from Arlington Heights Road, Pine Street, and Park Street. The parking lots provide 88 spaces; 53 spots in the south parking lot and 35 spaces in the north parking lot.

The proposed action, if approved, would allow Lambs of Faith to increase operations beyond the 1,400 sq. ft. restriction as outlined within the original Special Use granted in 2003. The preschool would expand within existing space on the second floor of the building, which would contain a “motor room” (indoor gym), an additional classroom, and office space for the teachers. Total floor area occupied by the school will increase to approximately 3,500 square feet. The number of students would increase from 30 students to 48 students. Total staff would be nine employees, which includes teachers, administrators, and teaching assistants.

Lambs of Faith would operate in the same manner should the proposed expansion be permitted. The preschool would continue to be open to children between the ages of two and six, and hours of operation would remain between 9:00am through 1:00pm. An existing outdoor fenced play area is located on the north side of the church and would remain unchanged.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One Family Dwelling District. Special Use Ordinance 03-022 allows the operation of a preschool on the subject property, with certain restrictions. The 2015 Comprehensive Plan designates the land use of the subject property as “*Institutional*” and the proposed Special Use amendment is therefore consistent with the 2015 Comprehensive Plan.

The Petitioner has already demonstrated compliance with the standards of approval for special use permits during their previous application in 2003. The forthcoming approval from DCFS to expand the size of the preschool illustrates the continued community need for this particular use at this location.

Site & Landscape

The current site is non-conforming with regards to landscaping, perhaps most notably in the lack of landscape islands within the parking lot. This nonconformity was contemplated during the original Special Use Permit hearing. At that time, staff believed that it would likely place an economic hardship on the property owner (Faith Lutheran Church) should they be required to update the site landscaping to current requirements. Staff believes the same to be true today, and given the relatively minor scope of the proposed Special Use amendment, staff recommends against requiring the Petitioner to install the required landscape islands. Alternatively, the installation of these islands can be implemented at a time when the church makes substantial capital improvements to the subject property (i.e. a building addition and/or parking lot resurfacing). However, it is encouraged that the petitioner examine the possibility for additional parking lot screening along Arlington Heights Road, which would enhance this important corridor within the Village. Staff can provide assistance in identifying areas viable for additional screening.

When contemplating approval of the original Special Use Permit in 2003, the Plan Commission added a condition of approval requiring screening of an existing dumpster enclosure located at the northeast corner of the church building. The current dumpster enclosure has not been screened, however, staff has been working with the petitioner on plans to install the required dumpster enclosure.

Building Related

The Petitioner is not proposing any exterior modification to the existing building façade, therefore Design Commission review is not required. With respect to the interior floor plan, the Staff Development Committee does not have a problem with the basic layout and the Petitioner will be required to comply with all applicable Building, Life Safety, Health and accessibility requirements. The State Fire Marshall has already been to the site and advised the Petitioner on what interior changes will be required to expand operations onto the 2nd floor. The applicant is not required to provide handicap accessibility to the 2nd floor at this time.

Traffic & Parking

According to the Village's Zoning Ordinance, any amendment to an existing Special Use Permit for projects under 5,000 square feet in size and located along a major or secondary arterial (as defined in the Official Thoroughfare Plan) are not required to submit a Traffic Engineering Study. However, the Petitioner was required to provide a detailed parking survey documenting the current usage of the parking lot during normal daycare hours. The survey indicated that the maximum parking demand during the daycare hours of operation occurred at 9:00am, with 38 of the 88 spaces being used (this was on a day when 28 students were present). Assuming an increase to 48 students with each new student arriving separately and at the 9:00am timeframe, the parking lot still provides sufficient capacity to accommodate these new automobiles.

It should be noted that Scarsdale Auto, located on the northeast corner of Park Street and Arlington Heights Road, has an agreement with the Church to use up to 20 parking spaces on the Church property. This agreement is not perpetual and can be terminated within 30 days with notice from either party. Moreover, even when considering that 20 spaces may be occupied by Scarsdale Auto, the site still has capacity to handle an increase of 20 new cars at the 9:00am timeframe.

Currently, each parking lot is posted as "one-way", which facilitates the flow of traffic within and through the site. The only entrance to the southern parking lot comes from Arlington Heights Road, which then discharges traffic onto Park Street. The only entrance to the north parking lot also comes from Arlington Heights Road, which discharges traffic onto Pine Street. This traffic arrangement is concurrent to the Police Dept. evaluation of the site, which recommends restricting access to Arlington Heights Road for exiting purposes.

Staff has analyzed the site relative to parking requirements, as shown on Table 1. Although the existing site operates at a deficit of approximately 123 parking spaces, the petitioner is not proposing a substantial change to the existing parking as it exists in current form. Furthermore, since the petitioner has demonstrated that

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the Special Use amendment to allow the expansion of the Lambs of Faith preschool at 431 S. Arlington Heights Road. This approval shall be subject to the following conditions:

1. The maximum enrollment for the Lambs of Faith daycare shall be limited to 48 students.
2. The maximum floor area for the Lambs of Faith daycare shall be limited to 3,500 square feet.
3. The Petitioner shall provide a copy of the updated DCFS license prior to the issuance of an occupancy permit.
4. The required trash enclosure, per Ordinance 03-022, be installed by Sept. 30th, 2016.
5. The Petitioner is encouraged to work with staff to find areas for additional parking lot landscape screening along Arlington Heights Road.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

July 8, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Table 1: Parking Analysis

SPACES OPERATING DURING DAYCARE HOURS OF OPERATION						
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Number of Seats	Parking Required
Lambs of Faith	Day Care Center	3,500	3 spaces per 2 employees	9	-	13
Faith Lutheran Church Administrative Office	Office, Professional	1,128	1 space per 300 sq. ft.	-	-	4
Bible Study Classes	Assembly	694	30% of occupancy	35	-	10
REMAINING SPACES WITHIN THE CHURCH - NOT ACTIVE DURING DAYCARE HOURS OF OPERATION						
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Number of Seats	Parking Required
Church Area	Church	-	1 space per 5 seats	-	442	84
Office Areas	Office, Professional	231	1 space per 300 sq. ft.	-	-	1
Multi-Purpose/Meeting Rooms	Assembly	6,515	30% of occupancy	326	-	98
Library	Library	550	1 space per 1,000 sq. ft.	-	-	1
Total Parking Required						211
Total Parking Provided						88
Surplus/(deficit)						-123

Above table represents an approximate calculation of overall parking requirements for the entire site and should not be relied upon for the exact calculation of all parking requirements for the site.

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 13, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 16-015, a Special Use Permit to allow a Day Care Facility on the subject property, said property located at 401 S. Arlington Heights Road, Arlington Heights, IL, legally described as: LOTS 51 THROUGH 59 AND 67 THROUGH 72 INCLUSIVE IN "SCARSDALE", BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JANUARY 3, 1929 AS DOCUMENT NUMBER 440137, REVISED JULY 18, 1959 - ADD LOTS 69, 61, 65, AND 66 IN "SCARSDALE", PER DESCRIPTION AS GIVEN ABOVE.
And 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 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald
June 28, 2016 (4445056)

RECEIVED
JUL 1 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, 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, Glenview

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 June 28, 2016 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 Laurel Baltz
Authorized Agent

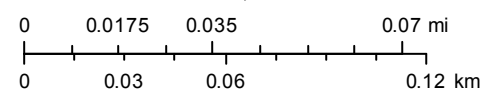
Control # 4445056

Lambs of Faith - T1539



March 17, 2016

1:2,257



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

March 23, 2016

Project Title: Lambs of Faith Lutheran Childcare
Address: 431 S. Arlington Heights Road
Petitioner: Jori Reuter
Address: 431 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Requested Action:

- Amendment to Special Use Ordinance 03-022 to allow an increase in the number of children and floor area used by the daycare.

Variations Required:

- None have been identified to date

Attendees: Jori Reuter, Petitioner
Reverend Thomas Anders, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bill Enright, Deputy Director of Planning & Community Service
Sam Hubbard, Development Planner

Project Summary

The subject property, which is currently zoned R-3, One Family Dwelling District, is approximately 1.95 acres (85,130 square feet) in size and located near the northeast corner of Arlington Heights Road and Park Street. The site is composed of a single story church building attached to a two story administrative wing that has an overall area of approximately 11,000 square feet. The Lambs of Faith daycare currently operates within the 1st floor of the administrative wing.

Two parking lots exist on the site; one to the north of the church building and one to the south. The north parking lot is accessible from both Arlington heights Road and Pine Street, and the south parking lot is accessible from Arlington Heights Road, Pine Street, and Park Street. The parking lots appear to provide upwards of 70 spaces, but the total amount of on-site parking is unknown at this time.

The proposed action, if approved, would allow Lambs of Faith to increase operations beyond the 1,400 sq. ft. restriction as outlined within the original Special Use granted in 2003. The preschool would expand within existing space on the second floor of the building, which would contain a "motor room" (indoor gym) and an additional classroom. The number of students may increase beyond the 30 student restriction, however, the petitioner is waiting for DCFS to determine a cap on total number of students (currently they are limited to 39 students by DCFS). The Petitioner must provide total area calculations for the existing and proposed preschool spaces allow staff to determine the overage square footage for the preschool. Additionally, the Petitioner must decide on the maximum number of students that they will provide services for to allow staff to analyze parking requirements.

Lambs of Faith would essentially operate in the same manner should the proposed expansion be permitted. The preschool would continue to be open to children between the ages of two and six, and hours of operation would remain between 9:00am through 1:00pm. An existing outdoor fenced play area is located on the north side of the church and

would remain unchanged.

Meeting Discussion:

The Petitioners and Plat and Subdivision Committee members introduced themselves.

Ms. Reuter explained that Lambs of Faith opened about three year ago and is a two classroom preschool as licensed by DCFS. They provide preschool for children between the ages of 2 – 6 years old, and are open from 9:00am to 12:00pm, with the option to extend by one hour to 1:00pm. In 2003, a Montessori school obtained a Special Use Permit to operate on the subject property, and Lambs of Faith assumed the existing Special Use Permit when the Montessori school left.

Ms. Reuter outlined the differences between the Montessori school and the Lambs of Faith preschool. Lambs of Faith conforms to the limitations as granted within the Special Use Permit for the Montessori school, which restrict the size of the preschool to no more than 1,400 square feet and 30 children. However, enrollment has increased and the school is getting close to their DCFS limitation of 39 students per day and so there is a need to expand onto the 2nd level. The expansion on the 2nd level would include a new classroom of approx. 700 sq. ft., which **Ms. Reuter** estimated that DCFS would license for 20 students. Lambs of Faith voluntarily limits their classrooms to 18 3 – 5 year old students or 12 two year old students (where DCFS would allow 16 two year old students). DCFS has already been to the site to examine the potential to expand onto the 2nd floor and did not identify any major issues with this expansion. The State Fire Marshal has also been out to the site and provided a list of building upgrades that would be required. The expansion on the 2nd floor would also contain a “motor room” (gym for young children) and teacher space, which together would be approx. 1,400 square feet, bringing the total 2nd floor area to approx. 2,100 sq. ft. and the overall preschool area to a total of approx. 3,500 sq. ft.

Ms. Reuter stated that a dumpster enclosure had not been constructed on the subject property, which was required in the original approval of the Montessori school. However, the church has been made aware of this requirement and is willing to construct this enclosure. Ms. Reuter questioned what the requirements for the enclosure may be.

Commissioner Green stated that the original approval from 2003 contained the specifics of how the dumpster enclosure should be constructed, and asked why the enclosure was never constructed.

Reverend Anders responded that the previous Montessori school went through the process independent of the church and never notified the church that the dumpster enclosure was required.

Commissioner Green asked that the dumpster enclosure be constructed.

Reverend Anders responded that the congregation was willing to construct the enclosure but needed direction from staff on the requirements.

Commissioner Green stated that staff could provide those requirements.

Ms. Reuter provided information on parking and outlined how student drop-offs/pick-ups would work, as well as outlined some of the building upgrades that the State Fire Marshall was asking for.

Mr. Hubbard stated that proposed amendment to the Special Use is to increase the number of children and floor area of the preschool. Staff was generally supportive of the proposal, provided that the petitioner supplied staff with some missing information, mostly in relation to parking counts.

Commissioner Green asked if the existing parking lot was non-conforming.

Mr. Hubbard responded that the parking lot was non-compliant with regards to landscape islands. However, this was discussed during the 2003 Special Use Permit hearing, and at that time it was believed that, given the small scope of the Special Use Permit, that requiring the petitioner to update the parking lot to current standards would be economically unfeasible.

Commissioner Green asked if the Village still had the same stance today.

Mr. Enright responded "yes".

Commissioner Sigalos asked if the landscaping was significant enough to require at this time.

Mr. Enright responded that when the parking lot deteriorated to a point where it needed to be redone, then at that time the Village would require landscaping to be updated to current standards.

Commissioner Sigalos asked about the projected maximum number of students being at 59.

Ms. Reuter responded that this was her prediction for what DCFS would authorize, but that Lambs of Faith voluntarily limit classroom sizes to lower numbers because 59 children is a lot of little kids.

Commissioner Sigalos asked if the extension onto the 2nd floor would require handicap accessibility.

Mr. Enright responded that staff would have to check into that with the Health Dept.

Commissioner Cherwin asked if the increased enrollment would create any traffic flow issues.

Ms. Reuter clarified how traffic flow worked and that she didn't see this being an issue with the expansion in size.

Commissioner Green encouraged the petitioner to move forward.

RECOMMENDATION

Plat & Sub Committee agreed that the feedback was positive and encouraged the petitioner to move forward with the project.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

PINE

AVENUE

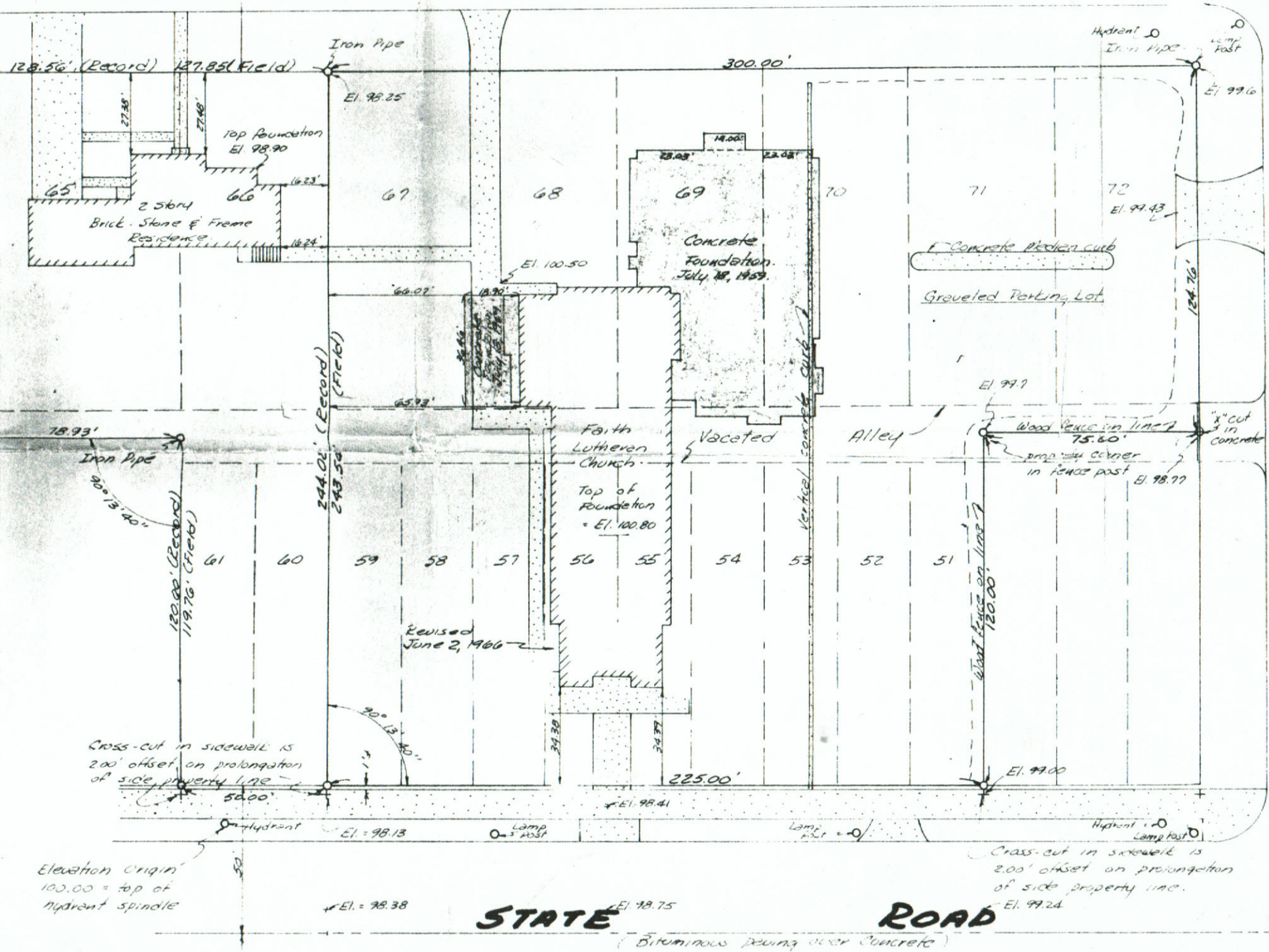
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EI. 99.04

EI. 98.87



- GENERAL NOTES:
 PROVIDE NEW BLACKTOP PARKING AREA, AS SHOWN THUS: [Symbol]
 (1) CRUSHSTONE BASE SHALL BE 5" THICK, AFTER COMPACTION.
 (2) BLACKTOP SURFACE SHALL BE 1 1/2" THICK AFTER COMPACTION.
 (3) STRIPING OF BLACK TOP SHALL BE SET AT 80°

CONC. CURB NOTE:
 ALL CONC. WORK IN CONNECTION WITH THIS PARKING LOT AND ALL NEW WALKS, PORCHES AND STOOP SHALL BE INCLUDED IN THIS CONTRACT.

GENERAL CONTRACTOR NOTE:
 ALL STATIONING FOR WALKS AND PARKING LOT AND ALL TREE REMOVAL SHALL BE INCLUDED IN THIS CONTRACT. PARKING LOT GRAVEL, BLACK TOPPING & STRIPING WILL BE BY OTHERS.

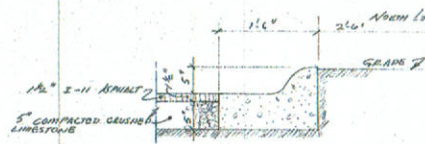
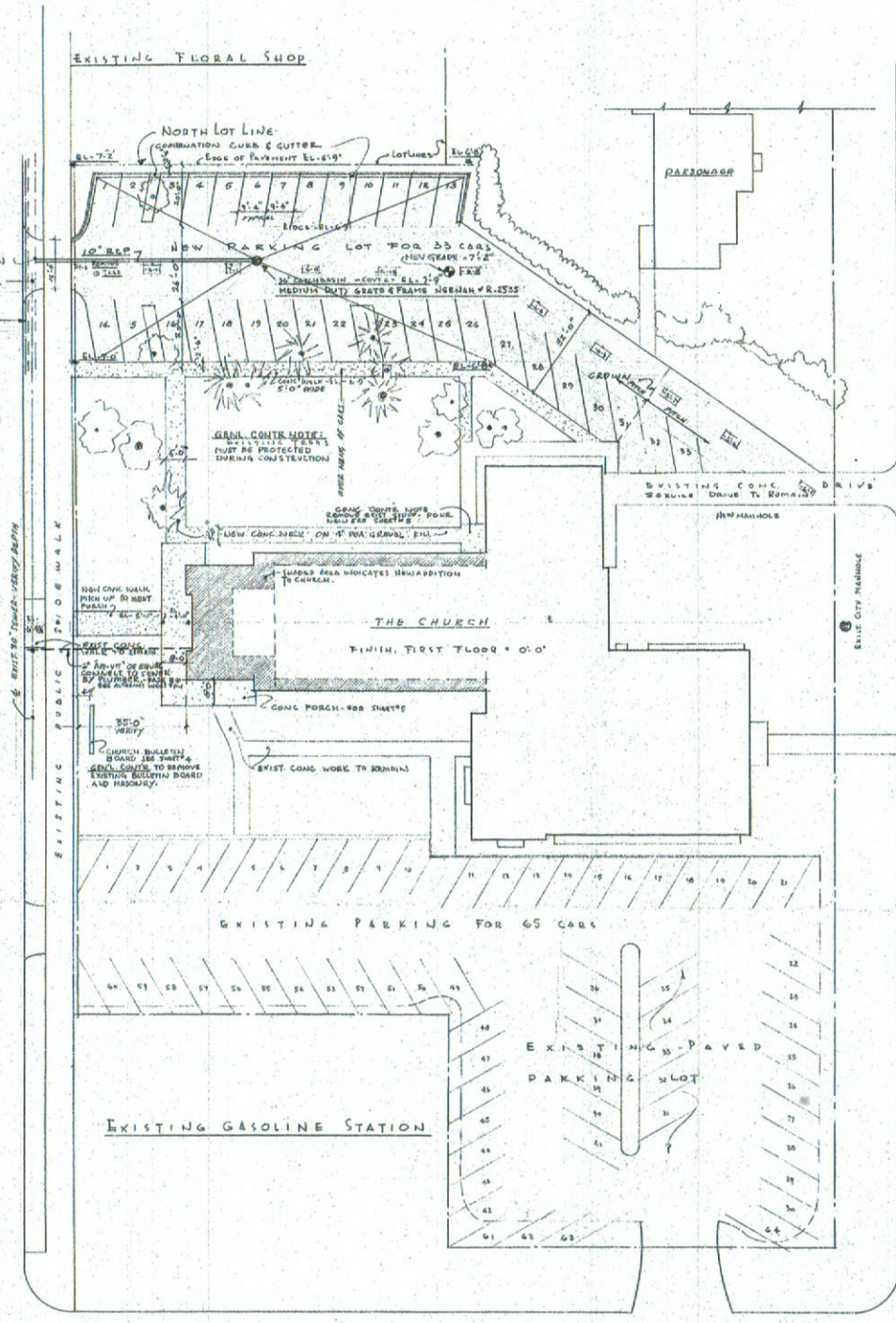
PLUMBER NOTE: ALL PLUMBING TO BE INCLUDED IN BASE BID - BOTH CHURCH SERVICE, AND PARKING LOT SERVICE IS INCLUDED IN THIS CONTRACT.

ALL CONTRACTORS NOTE:
 ALL CONSTRUCTION MATERIALS SHALL BE STORED AS DIRECTED. IN NO CASE SHALL MATERIALS BE STORED ON EXISTING OR FUTURE PARKING LOT AREAS. ALL DOOR AND APPROACH WALKS TO CHURCH, SCHOOL AND LOUNGE WALKS SHALL BE LEFT CLEAR. THEY ARE CONSTRUCTION REQUIRED.

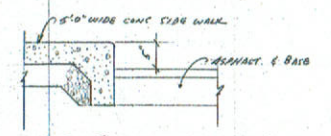
PAVING AND MATERIAL SYMBOLS

- [Symbol] FACE BRICK
- [Symbol] EXPANDED SOLE CONC. BLOCK, INTERMEDIATE OR EQUAL
- [Symbol] POURED CONCRETE
- [Symbol] STONE - LAMINAR OR LIMESTONE THE ELEVATION FOR LAMINATION
- [Symbol] STRUCTURAL STEEL
- [Symbol] FINISHED WOOD
- [Symbol] STRUCTURAL LUMBER
- [Symbol] PLASTER OR EXPANDED STUO WALL
- [Symbol] INDICATES TO BE REMOVED

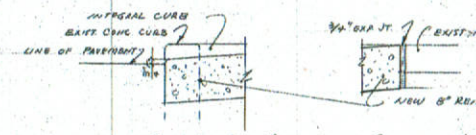
INDICATES DETAIL NO. INDICATES CURB NO. (A) INDICATES DOOR, TYPE SUB. CURB # 9



COMBINATION CURB & GUTTER DETAIL
 SCALE: 1"=1'-0"



SECTION AT WALK
 SCALE: 1"=1'-0"



SECTION AT NEW REINF. CONCRETE APRON
 SCALE: 1"=1'-0"

PARKING & SITE PLAN

SCALE: 1"=20'-0"



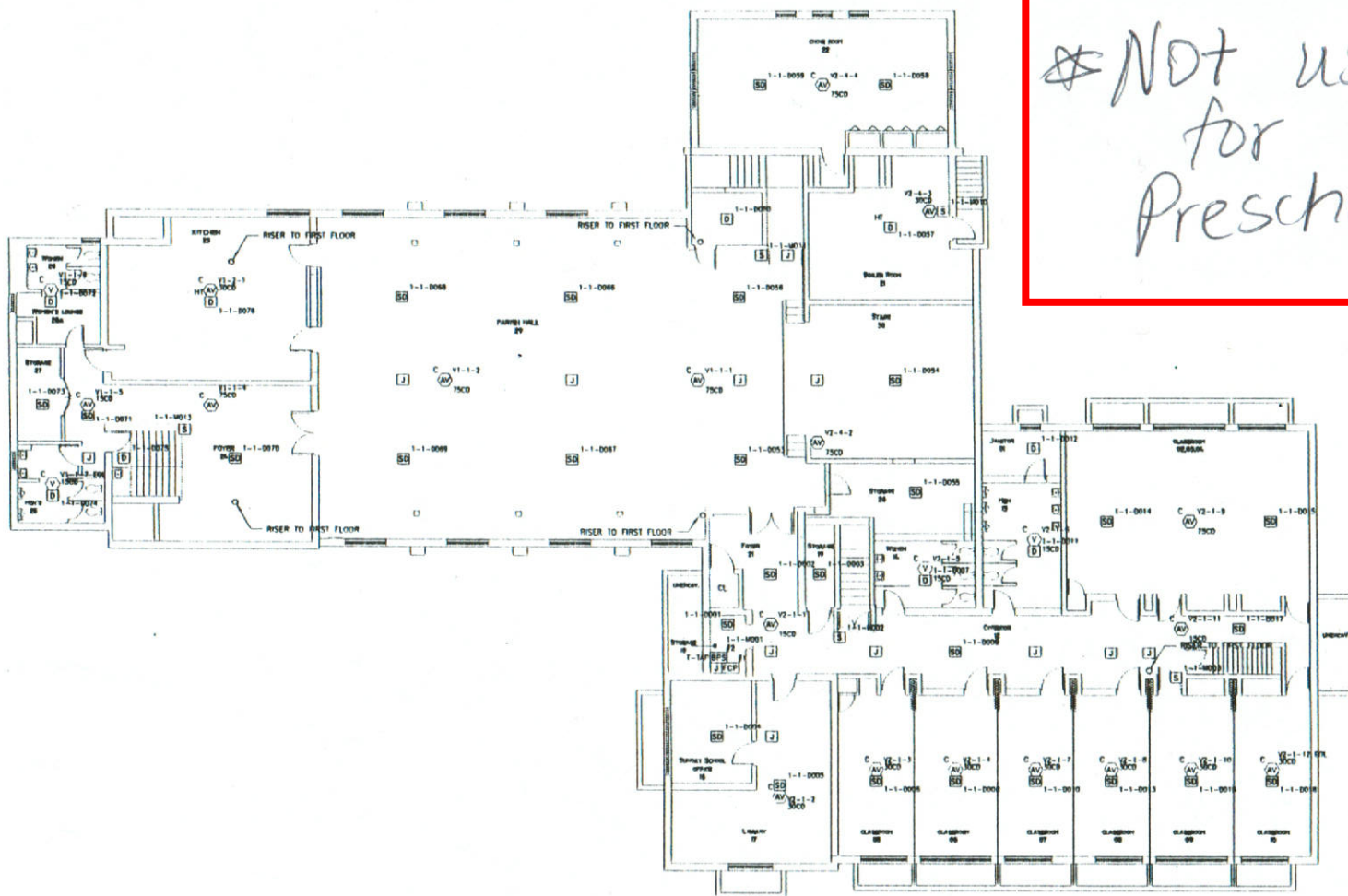
PARKING PROVISION
FAITH EV. LUTHERAN CHUR
 431 S. STATE ROAD, ARLINGTON HEIGHTS, ILL. 60004

WALTER KROEBER A.I.A.
 ARCHITECT
 319 S. STATE ROAD
 ARLINGTON HEIGHTS, ILL.

JOB NO. DATE: DRAWN: REV: 60602

Basement

**Not used for Preschool*



1 FIRE ALARM BASEMENT ZONE MAP
SCALE: 1/8"=1'-0"



WIRE LEGEND:

NAC	14/2 AWG, FFUR	A
A	15/2 AWG, FFUR	B
B	14/2 AWG, FFUR	C
C	15/2 AWG, FFUR	D
D	14/2 AWG, FFUR	E
E	15/2 AWG, FFUR	F
F	14/2 AWG, FFUR	G
G	MULTICONDUCTOR RACEWAY	A.B.C.

NOTE: ALL WIRING TO BE ENCLOSED IN APPROVED FREEWIRE RACEWAY UNLESS OTHERWISE NOTED

LEGEND

SYMBOL	DESCRIPTION
FACP	FIRE ALARM CONTROL PANEL
BPS	BOOSTER POWER SUPPLY WITH MONITOR MODULE
MR	ADDRESSABLE RELAY FOR MAGNETIC DOORHOLDS
AV	AUDIO VISUAL
V	VISUAL
BS	BEAM SMOKE DETECTOR REFLECTOR
BS	BEAM SMOKE DETECTOR TRANSMITTER
FAP	FIRE ALARM ANNUNCIATOR
D	HEAT DETECTOR
J	JUNCTION BOX
M	MAGNETIC DOOR HOLD OPEN DEVICE
S	MANUAL PULL STATION
SMR	SINGLE INPUT MONITOR MODULE
SD	SMOKE DETECTOR PHOTOELECTRIC
NTS	REMOTE KEY TEST SWITCH

APPROVAL STAMP

DEVICE LEGEND:

DEVICE SUBSCRIPT (FREE SUBSCRIPTS)	DEVICE OUTPUT NUMBER AND DEVICE WIRE LOCATION ALONG OUTPUT (POWER SUPPLY 1, CIRCUIT 1, DEVICE 1)
C/WP/H	V1-1-4
110CD	1-1-0012
SD	1-1-0012
SD	1-1-0012

SUBSCRIPTS:

WP	WEATHERPROOF	HE	HIGH TEMPERATURE
E	EXTINGUISHING DEVICE	C	Ceiling Mounted
FL	END OF LINE RESISTOR	H	HIGH CABLE
DC	DROP CEILING	HC	HARD CEILING

DRAWING TITLE: FIRE ALARM BASEMENT ZONE MAP

SCALE: 1/8"=1'-0"
DATE: 4-5-11
DRAWN BY: RIZWAN HUSSAIN
APPROVED BY: C.U.J.O.
PROJECT NO: D040111-1063

JOB: FAITH LUTHERAN CHURCH
4311 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
ENGINEER: FIRE BY DESIGN, INC.
4800 PARK AVENUE, SUITE #5
LAKE VILLA, ILLINOIS 60046
CONTRACTOR: ARLINGTON SECURITY CO., LLC
218 EAST GROVE STREET
ARLINGTON HEIGHTS, IL 60005

REVISIONS:

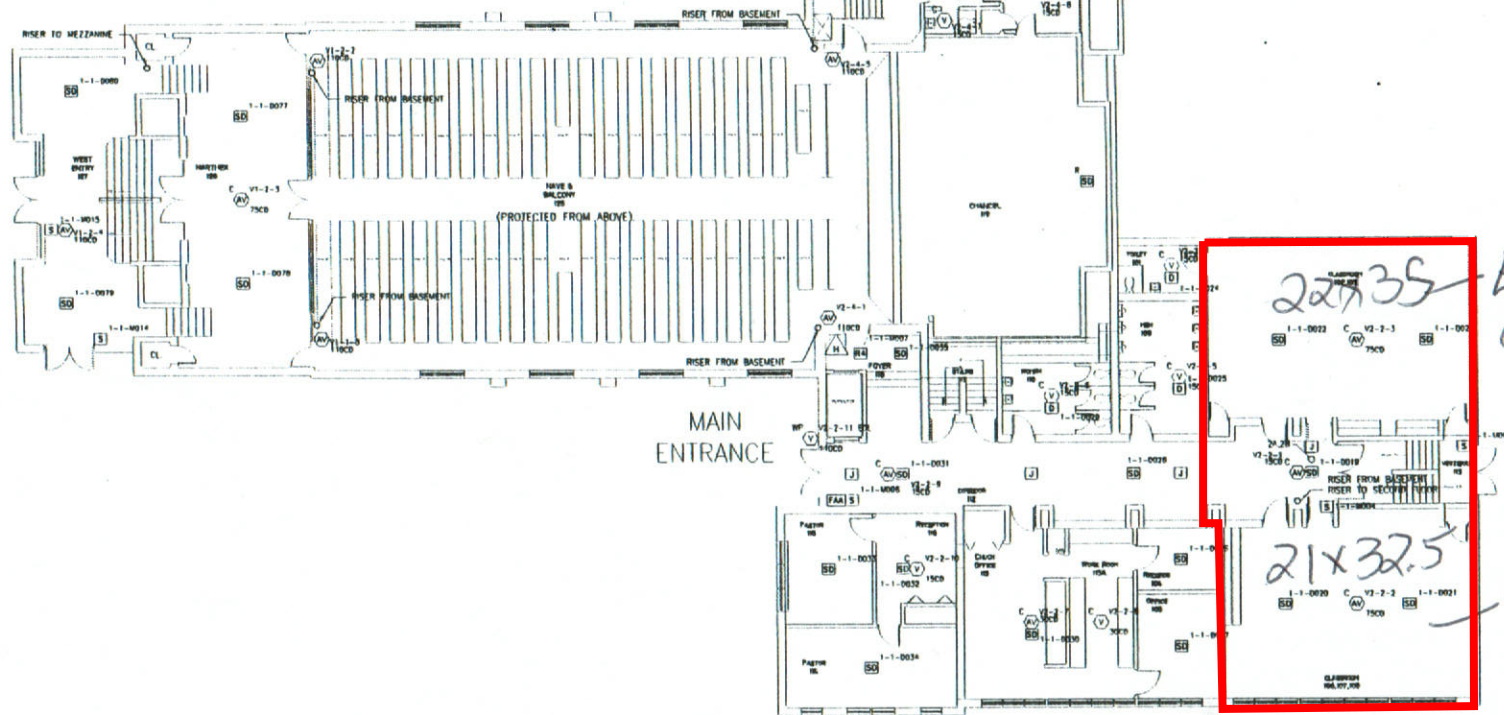
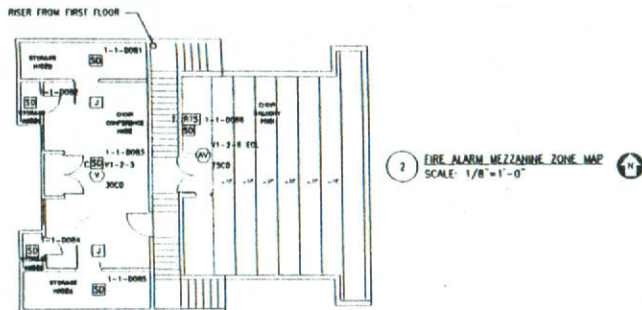
1.
PHONE: 847-265-4400
FAX: 847-265-4401

CONTACT: DANIEL ELIA III
PHONE: 847-392-7997



AL3.00

Main Level



WIRE LEGEND:

NAC	14/2 ANG. FTFLR	A
SLN	16/2 ANG. FTFLR	B
AUX PWR	14/2 ANG. FTFLR	C
FAA	16/2 ANG. FTFLR	D
AUX PWR	14/2 ANG. FTFLR	E
SAC SPS	14/2 ANG. FTFLR	F
RACEWAY	MULTICONDUCTOR RACEWAY	A,B,C

NOTE: ALL WIRING TO BE ENCLOSED IN APPROVED FREEWIRE RACEWAY UNLESS OTHERWISE NOTED

LEGEND

SYMBOL	DESCRIPTION
[FAP]	FIRE ALARM CONTROL PANEL
[RPS]	BOOSTER POWER SUPPLY WITH MONITOR MODULE
[R]	ADDRESSABLE RELAY FOR MAGNETIC DOORSMILES
[AV]	AUDIO VISUAL
[V]	VISUAL
[BS]	BEAM SMOKE DETECTOR REFLECTOR
[TBS]	BEAM SMOKE DETECTOR TRANSMITTER
[FAA]	FIRE ALARM ADDRESSATOR
[H]	HEAT DETECTOR
[J]	JUNCTION BOX
[M]	MAGNETIC DOOR HOLD OPEN DEVICE
[S]	MANUAL PULL STATION
[AMM]	SINGLE INPUT MONITOR MODULE
[SPD]	SMOKE DETECTOR PHOTOELECTRIC
[RTS]	REMOTE KEY TEST SWITCH

APPROVAL STAMP

APPROVAL STAMP

DEVICE LEGEND:	DEVICE SYMBOL	DEVICE SYMBOL
DEVICE SYMBOL	DEVICE SYMBOL	DEVICE SYMBOL
DEVICE SYMBOL	DEVICE SYMBOL	DEVICE SYMBOL
DEVICE SYMBOL	DEVICE SYMBOL	DEVICE SYMBOL

SUBSCRIPTS	WEATHERPROOF	VS HIGH TEMPERATURE
VS	VS	VS
VS	VS	VS
VS	VS	VS

DRAWING TITLE: FIRE ALARM FIRST FLOOR & MEZZANINE ZONE MAP

SCALE: 1/8"=1'-0"

DATE: 4-5-11

DRAWN BY: RIZWAN HUSSAIN

APPROVED BY: C.U.J.O.

PROJECT NO: D040111-1063

JOB: FAIR LUTHERAN CHURCH
431 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

ENGINEER: FIRE BY DESIGN, INC.
405 PARK AVENUE, SUITE #5
LAKE VILLA, ILLINOIS 60046

CONTRACTOR: ARLINGTON SECURITY CO. LLC
218 EAST GROVE STREET
ARLINGTON HEIGHTS, IL 60005

REVISIONS: A

PHONE: 847-265-4400
FAX: 847-265-4401

CONTACT: DANIEL ELIA III
PHONE: 847-392-7997

AL3.01

2nd floor

WIRE LEGEND:

NAC	14/2 AWG, FPLR	A
A	16/2 AWG, FPLR	B
SLC	14/2 AWG, FPLR	C
B	16/2 AWG, FPLR	D
AUX PWR	14/2 AWG, FPLR	E
C	16/2 AWG, FPLR	F
FAA	MULTICONDUCTOR	A.B.C.
D		
AUX PWR		
E		
NAC SYNG		
F		
RACEWAY		

NOTE: ALL WIRING TO BE ENCLOSED IN APPROVED FREEWIRE RACEWAY UNLESS OTHERWISE NOTED

LEGEND

SYMBOL	DESCRIPTION
FCP	FIRE ALARM CONTROL PANEL
BPS	BOOSTER POWER SUPPLY WITH MONITOR MODULE
R4	ADDRESSABLE RELAY FOR MAGNETIC DOORHOLDS
AV	AUDIO VISUAL
V	VISUAL
R	BEAM SMOKE DETECTOR REFLECTOR
SD	BEAM SMOKE DETECTOR TRANSMITTER
FAA	FIRE ALARM ANNUNCIATOR
D	HEAT DETECTOR
J	JUNCTION BOX
H	MAGNETIC DOOR HOLD OPEN DEVICE
S	MANUAL PULL STATION
MAN	SINGLE INPUT MONITOR MODULE
SD	SMOKE DETECTOR PHOTOELECTRIC
RIS	REMOTE KEY TEST SWITCH

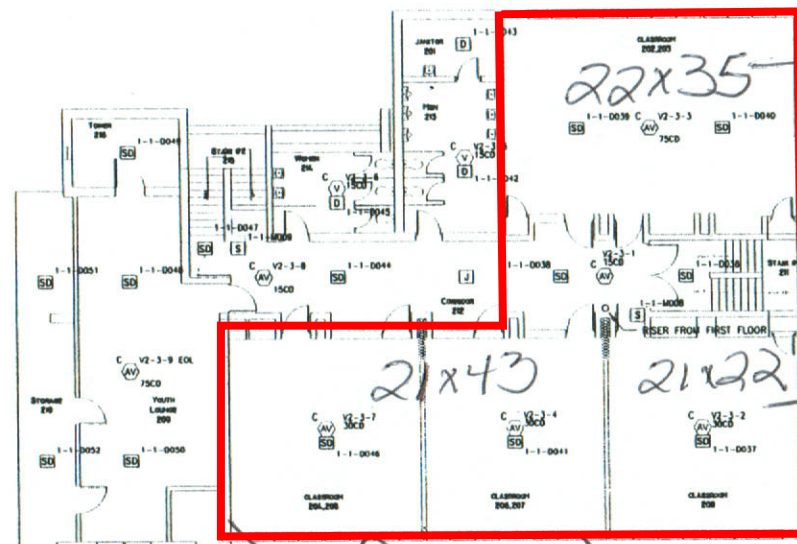
APPROVAL STAMP

DEVICE LEGEND:

DEVICE SUBSCRIPT (SEE SUBSCRIPTS)	DEVICE CIRCUT NUMBER AND DEVICE WIRING LOCATION ALONG CIRCUIT (POWER SUPPLY 1, CIRCUIT 1, DEVICE 1)
C/WP/H	V1-1-4
110CD	1-1-0012
DEVICE CANCELA RATING	DEVICE IDENTIFICATION DESIGNATION (NORMAL/DETECTION) AND ADDRESS FOR PROGRAMMING (NODE 1, CIRCUIT 1, DETECTOR 12)

SUBSCRIPTS:

WP	WEATHERPROOF	HT	HIGH TEMPERATURE
E	EXISTING DEVICE	C	CEILING MOUNTED
EOL	END OF LINE RESISTOR	H	HIGH CANDLE
DC	DROP CEILING	HC	HARD CEILING



FIRE ALARM SECOND FLOOR ZONE MAP
SCALE: 1/8"=1'-0"

DRAWING TITLE: FIRE ALARM SECOND FLOOR ZONE MAP

SCALE: 1/8"=1'-0"
DATE: 4-5-11
DRAWN BY: RIZWAN HUSSAIN
APPROVED BY: C.U.J.O.
PROJECT NO: D040111-1063

REVISIONS:

PHONE: 847-265-4400
FAX: 847-265-4401

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CONTRACTOR:
ARLINGTON SECURITY CO. LLC
218 EAST GROVE STREET
ARLINGTON HEIGHTS, IL 60005

CONTACT: DANIEL ELIA III
PHONE: 847-392-7997



AL3.02



FAITH

Lutheran Church



**Lambs
of
Faith**

EARLY CHILDHOOD CENTER

www.faithlutheran-ah.org | 847.253.4859

Arlington Height's Plan Commission

Application

For

Faith Lutheran Church and Lambs of Faith Early Childhood Center

431. S. Arlington Heights Road

Arlington Heights, IL 60005

Church: (847) 253-4839

Preschool: (847) 253-4859

Petitioner's Name: Jori Reuter, Preschool Director

Petitioner's Email: Faithlutheranpreschool@ymail.com

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Faith Lutheran Church and Lambs of Faith Early Childhood Center

Narrative Summary

Lambs of Faith Early Childhood Center is located at Faith Lutheran Church, 431 S. Arlington Heights Road, Arlington Heights, IL 60005. Lambs of Faith ECC is a ministry of Faith Lutheran Church. We opened in the fall of 2013. We are licensed by DCFS #526829-02. We serve two – six year olds in part-time preschool programming (9:00am-12:00noon). Children can extend the day to 1:00pm with our Lunch Bunch program. At this time, we have two classrooms on the main level of the building that are licensed to serve thirty-nine students per day. However, program wise, we have stayed below thirty children per day to provide a quality preschool program.

We will be adding one additional Preschool Classroom (3-5 year olds) and a Motor Room (Indoor Gym area for 2-6 year olds) on the second floor of our education wing. We are predicting that the new preschool classroom will be licensed for twenty children, ages three to five year olds because it is the same square footage as the classroom below it. Our Licensing Capacity will then grow from thirty-nine children per day to approximately fifty-nine children per day. Once DCFS has licensed the second floor for preschool space, we will provide the Village of Arlington Heights with an updated copy of our DCFS license and capacity.

The two classrooms on the main level are approximately 700 square feet each for a total of 1,400 Square Feet (We currently operate under Special Use Ordinance #03-022). We are adding an additional preschool classroom upstairs at approximately 700 square feet. We are also creating a Large Motor Room on the second floor for the preschool children to use to build large motor skills during inclement weather. The Large Motor Room and a small Teacher Workspace combined are approximately 1,400 square feet. Lambs of Faith Early Childhood Center would be a total of 3,500 square feet with three classrooms, a Large Motor room, and a teacher work space.

Lambs of Faith Early Childhood Center is open to children in our church congregation, as well as in the community. We provide young children in the Arlington Heights area with a Christian learning environment that feeds body, mind, and soul.

Jori Reuter

Lambs of Faith Early Childhood Center, Director

Faith Lutheran Church

faithlutheranpreschool@ymail.com

847-253-4859 (Lambs of Faith ECC)

847-253-4839 (Faith Lutheran Church)

847-293-0960 (Jori's Cell)

Faith Lutheran Church and Lambs of Faith Early Childhood Center

Daytime Parking Analysis on a Typical Weekday

Use	Square Area	Parking Ratio	# of Employees	Parking Required
Lambs of Faith ECC Staff	3,500 SF	1 space/employee	6 Employees	6 spaces
Faith Lutheran Church Administrative Office	504 SF	1 space/employee	5 Employees	5 spaces
Total Required				11 spaces
Total Provided				63 Spaces
Surplus				52 Spaces

Faith Lutheran Church has a North and a South parking lot with a total of sixty-three regular parking spots and six handicap parking spots. The Table above shows the breakdown of spots for Monday through Friday. The hours of operation for the preschool do not interfere with scheduled church services, which are held on the weekends. A Bible Study class is held on Tuesday mornings from 10:00am-11:00am with an average of six people in attendance with our Senior Pastor, Rev. Thomas Sanders. This Bible Study does not interfere with preschool drop off at 9:00am or pick up at 12:00 noon or 1:00pm. The Church Staff consists of two full time employees and three part-time employees for a total of five employees. The preschool staff consists of six part-time staff members.

Attached is a parking study for Monday, May 23, 2016 and Tuesday, May 24, 2016 while our current preschool was in session. On Monday, seventeen children were present and on Tuesday, May 24th twenty-eight children were present. Our current DCFS licensing capacity is thirty-nine children. Our predicted DCFS licensing capacity with the new classroom is fifty-nine children. Many families have two children enrolled in the preschool (i.e. we have a couple set of twins, we also have families that have a child in the two year old program and a child in the four year old program). Many families also carpool with friends. Based on Lambs of Faith's preschool programming and providing quality care for young children, the maximum amount of children enrolled per day would be forty-eight children.

The majority of the families enter the north or south parking lots from Arlington Heights Road. Approximately five of the families enter from Pine from the Scarsdale neighborhood. Parents escort their children into the building. Based on the survey, the peak times are at drop off in between 9:00 and 9:30am and at dismissal at 12:00noon. Some of our students stay for our Lunch Bunch program and are not dismissed until 1:00pm. Therefore, the peak parking time is at arrival during the 9:00 am hour with the highest number of cars at 9:00 am on Tuesday, May 24th during the survey.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

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

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: Lambs of Faith Daycare, 431 S Arlington Heights Rd.
Special Use Permit to allow a Day Care Facility on the 2nd Floor

Re: PC#16-015

Date: June 17, 2016

Sam:

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JUN 17 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I have reviewed the documents submitted and have the following comments:

1. Provide documentation of the changes listed below as required by the Office of the State Fire Marshal in a letter dated March 6, 2016.
 - A. Main Floor
 - i. A 1 hour fire rated wall and door (self-closing and latching) must be constructed to create an exit enclosure for the south stairway from the second floor. The stairway now exits into the main floor corridor which is prohibited.
 - a) It is suggested the cross-corridor wall be constructed just south of the office door. All doors within the exit enclosure must be rated 1 hour.
 - b) Instead of a wall, a 1 hour fire rated WON Door may be used.
(search internet for Won-Door Fire Guard)
 - ii. Emergency lighting will be required in the exit corridor to light up the path to the exterior door.
 - B. Second Floor
 - i. All doors on the second floor (202, 203, 204, 205, 206, 207, 208 and 209 (Excluding Bathrooms) that are not must self-closing must be self-closing and latching. Any plain glass in the doors must be replaced with 20 minute fire rated glass (or wired glass).
 - ii. Each room used by the children must have an escape window. Such window(s) shall be openable from the inside without the use of tools and shall provide a clear opening of not less than 5.7 ft².
 - iii. Emergency lighting is required in the corridor and in both stair enclosures.
2. Provide documentation of a reinspection by the Office of the State Fire Marshal which indicates compliance to the above listed requirements.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# E9988-9668-07
Petitioner: Jori Reuter, Preschool Director	Location: 431 S. Arlington Heights Road
431 S. Arlington Heights Road	Rezoning: _____ Current: R-3 Proposed: _____
847-253-4859 or 847-293-0960 (cell)	Subdivision: _____
Owner: Faith Lutheran Church	# of Lots: 15 Current: _____ Proposed: _____
Chairperson, James Wegner	PUD: _____ For: _____
431 S. Arlington Heights Road	Special Use: ☒ For: Day Care Center
Contact Person: Jori Reuter	Land Use Variation: _____ For: _____
Address: 431 S. Arlington Heights Road	Land Use: _____ Current: _____
Arlington Heights, IL 60005	Proposed: _____
Phone #: 847-253-4839 or 847-253-4859	Site Gross Area: Lots 51-59 and 67-72 in Scarsdale
Fax #: _____	# of Units Total: _____
E-Mail: faithlutheranpreschool@ymail.com	1BR: 2BR: 3BR: 4BR:

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

INSPECTIONAL SERVICES

NO OBJECTION/ CONCURRENCE PROVIDED ALL FIRE AND
LIFE SAFETY CODES ARE FOLLOWED.

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JUN 09 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# <u>E9988-9668-07</u>
Petitioner: <u>Jori Reuter, Preschool Director</u>	Location: <u>431 S. Arlington Heights Road</u>
<u>431 S. Arlington Heights Road</u>	Rezoning: _____ Current: <u>R-3</u> Proposed: _____
<u>847-253-4859 or 847-293-0960 (cell)</u>	Subdivision: _____
Owner: <u>Faith Lutheran Church</u>	# of Lots: <u>15</u> Current: _____ Proposed: _____
<u>Chairperson, James Wegner</u>	PUD: _____ For: _____
<u>431 S. Arlington Heights Road</u>	Special Use: ☒ For: <u>Day Care Center</u>
Contact Person: <u>Jori Reuter</u>	Land Use Variation: _____ For: _____
Address: <u>431 S. Arlington Heights Road</u>	Land Use: _____ Current: _____
<u>Arlington Heights, IL 60005</u>	Proposed: _____
Phone #: <u>847-253-4839 or 847-253-4859</u>	Site Gross Area: <u>Lots 51-59 and 67-72 in Scarsdale</u>
Fax #: _____	# of Units Total: _____
E-Mail: <u>faithlutheranpreschool@ymail.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	<u>See memo 6-14-16</u>
Metering	_____	_____	
Backflow	_____	_____	
Sanitary Sewer	_____	_____	<u>See memo 6-14-16</u>
Storm Sewer	_____	_____	
2. <u>SURFACE:</u>			
Pavement	_____	_____	
Curb & Gutter	_____	_____	
Sidewalks	_____	_____	
Street Lighting	_____	_____	
3. <u>GENERAL COMMENTS:</u>			

Director

6-20-16
DateApproved As NOTED

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: June 17, 2016
Subject: 431 S. Arlington Heights Road, P.C. #16-015

With regard to the proposed Special Use Permit, I have the following comments:

1. If the addition of this many students required the use of an on-site kitchen, it needs to satisfy code requirement with regard to a grease trap.

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

C: file

LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-015
 Petitioner: Jori Reuter, Preschool Director
431 S. Arlington Heights Road
847-253-4859 or 847-293-0960 (cell)
 Owner: Faith Lutheran Church
Chairperson, James Wegner
431 S Arlington Heights Road
 Contact Person: Jori Reuter
 Address: 431 S. Arlington Heights Road
Arlington Heights, IL 60005
 Phone #: 847-253-4839 or 847-253-4859
 Fax #: _____
 E-Mail: faithlutheranpreschool@ymail.com

P.I.N.# E9988-9668-07
 Location: 431 S. Arlington Heights Road
 Rezoning: _____ Current: R-3 Proposed: _____
 Subdivision: _____
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 Special Use: ✓ For: Day Care Center
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: Lots 51-59 and 67-72 in Scarsdale
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____Sanitary Sewer _____ X _____Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

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

YES NO COMMENTS

_____ X __________ _____ N/A_____ _____ N/AX _____ __________ X __________ X __________ X __________ X _____~~GENERAL COMMENTS ATTACHED~~

No further comments at this time.

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

Director

Date

[Signature] 6/9/16

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Lambs of Faith Daycare
431 S. Arlington Heights Road
SU for a Day Care

Round 1 Review Comments

06/14/2016

1. Character of use:

The addition of a day care center in the existing school building is consistent with other similar uses and is not a concern.

2. Are lighting requirements adequate?

Lighting should meet Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

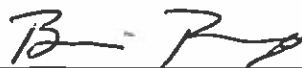
6. This development may create additional traffic problems especially during drop off and pick up times. There should be traffic control signage in the parking lot encouraging users to exit onto Pine instead of Arlington Heights Road.

7. General comments:

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

-Access control to the building and/or classroom areas must be considered. Consider numbering the exterior doors. Additional information as to perimeter security, door access, playground access, visitor check-in procedures and emergency plans are needed before any recommendations can be made.

-The vestibule entrance to the facility needs to be secured and entry gained through buzzer. If entry into the building is made by unwanted persons, the reception area should have procedures in place to prohibit access to the rest of the facility.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

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JUN 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# <u>E9988-9668-07</u>
Petitioner: <u>Jori Reuter, Preschool Director</u>	Location: <u>431 S. Arlington Heights Road</u>
<u>431 S. Arlington Heights Road</u>	Rezoning: _____ Current: <u>R-3</u> Proposed: _____
<u>847-253-4859 or 847-293-0960 (cell)</u>	Subdivision: _____
Owner: <u>Faith Lutheran Church</u>	# of Lots: <u>15</u> Current: _____ Proposed: _____
<u>Chairperson, James Wegner</u>	PUD: _____ For: _____
<u>431 S. Arlington Heights Road</u>	Special Use: <u>✓</u> For: <u>Day Care Center</u>
Contact Person: <u>Jori Reuter</u>	Land Use Variation: _____ For: _____
Address: <u>431 S. Arlington Heights Road</u>	Land Use: _____ Current: _____
<u>Arlington Heights, IL 60005</u>	Proposed: _____
Phone #: <u>847-253-4839 or 847-253-4859</u>	Site Gross Area: <u>Lots 51-59 and 67-72 in Scarsdale</u>
Fax #: _____	# of Units Total: _____
E-Mail: <u>faithlutheranpreschool@ymail.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:*No Comments.*

RECEIVED

JUN 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Environmental Health Officer

6-14-16

Date


for

6/15/16

Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Jori Reuter, Preschool Director
431 S. Arlington Heights Road
847-253-4859 or 847-293-0960 (cell)
 Owner: Faith Lutheran Church
Chairperson, James Wegner
431 S. Arlington Heights Road
 Contact Person: Jori Reuter
 Address: 431 S. Arlington Heights Road
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 Site Gross Area: Lots 51-59 and 67-72 in Scarsdale
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|-----------|---|
| 1. | <u>X</u> | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | _____ | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS? → <i>Unknown until parking requirements are calculated</i> |
| | | | (See below.) |
| 4. | _____ | <u>X</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? |
| | | | (See below.) |
| 5. | _____ | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | _____ | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? |
| | | | (See below.) |

Comments:

Please See additional comments #7-16 attached.

 Date

Planning & Community Development Dept. Review

June 21, 2016



REVIEW ROUND 1

Project: Lambs of Faith Daycare – Amendment to Existing Special Use Permit
1234 N. Arlington Heights Road

Case Number: PC 16-014

General:

7. A Special Use Permit was granted to allow a Montessori School on the subject property via Ordinance #03-022. The Montessori School is no longer in operation, and it was determined in 2013 that the present daycare facility (Lambs of Faith Early Childhood Center) could assume the Special Use Permit granted to the Montessori School, provided that they abided by all conditions of approval as established in Ordinance #03-022. One of the conditions of approval limited the maximum number of children to 30. The petitioner would like to increase the maximum allowable children in the daycare to 48, which requires an amendment to the existing Special Use Permit.
8. The petitioner has indicated that the Lambs of Faith Early Childhood Center will have a maximum number of six part-time employees. This equates to eight students per employee. Please confirm if this is the correct ratio of students to teachers. Additionally, please clarify if the six part-time employees represents the total number of employees for Lambs of Faith *at maximum capacity* (i.e. was this figure just the teachers, or does this represent total Lambs of Faith employees *at maximum capacity*?).
9. Will there be any changes/expansion to the outdoor play area with the proposed increase in student capacity?
10. Are there any other functions conducted by the church, other than the Bible Study, which occur during the time when Lambs of Faith is in operation?
11. Please indicate, as based on the room numbers assigned on the submitted floor plan, what rooms are used by the church as their administrative offices and what rooms are used for the Bible Study Classes. Additionally, please confirm the square footage of those spaces.
12. Has the required dumpster enclosure been constructed? If not, when is it anticipated to be completed?

Parking/Traffic:

13. Are there any shared parking agreements with neighboring property owners that allow them to park on spaces located on the church property?
14. Have there been any issues with the drop off/pick up operations interfering with surrounding property owners that either you or the church is aware of?
15. Please clarify the total number of parking spaces provided on the site. The parking analysis states that there are 63 standard parking spaces and 6 handicap parking spaces provided between the north and south lots. However, a count of spaces based on the aerial shows the total number of parking spaces to be around 88 spaces. Please confirm the total number of spaces provided on the church property.
16. The total required parking, as per Section 11.4 of Chapter 28 of the Municipal Code, cannot be determined at

this time as certain information is missing. The below table summarizes the current parking as understood to-date:

Space	CODE USE	GROSS SQUARE FOOTAGE	PARKING RATIO (1:X)	NUMBER OF EMPLOYEES/OCCUPANTS	PARKING REQUIRED
Lambs of Faith	Day Care Center	3,500	3 spaces per 2 employees	6	9
Faith Lutheran Church Administrative Office	Office, Professional	504	1 space per 300 sq. ft.	-	2
Bible Study Classes	Assembly	Unknown	30% of occupancy	-	To be determined
<i>Total Parking Provided</i>					TBD
Total Parking Provided					TBD
Surplus/(deficit)					TBD

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Fax #: _____	# of Units Total: _____
E-Mail: <u>faithlutheranpreschool@gmail.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

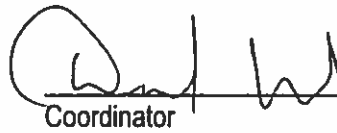
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

NO COMMENTS


6/17/16

 Coordinator Date



PLAN COMMISSION

RESPONSE TO REVIEW COMMENTS

Faith Lutheran Church/Lambs of Faith Early Childhood Center

6.29.2016

Petitioner and Preparer: Jori Reuter/Preschool Director/Lambs of Faith Early Childhood Center

Regarding: The following is a narrative response to the Village of Arlington Heights, internal department review comments based on the application submitted on June 6, 2016 for a request to amend the Special Use Permit at Faith Lutheran Church for Lambs of Faith Early Childhood Center. Review comments were received on 06.22.16

1. Building Services-Plan Review

1. Comment: Provide documentation of the changes listed below as required by the Office of the State Fire Marshall in a letter dated March 6, 2016

Response: Some of the work on this list is completed and some is still in progress. Documentation that all work is completed will be given to the Village of Arlington Heights after the final inspection of the Office of the State Fire Marshall in late July or August. The State Fire Marshall is coming out every 30 days until all the work is completed to stay on top of the necessary requirements. His next visit is scheduled for June 30, 2016.

Comment: Provide documentation of a re-inspection by the Office of the State Fire Marshal which indicates compliance to the above listed requirements.

Response: A copy of the final inspection notice from the Office of the State Fire Marshall will be given to the Village of Arlington Heights Building Services Department when all of the necessary fire work that is needed for the Office of State Fire Marshall is completed.

1A. Building Department

Comment: No objection/Concerns provided are all fire and life safety codes are followed.

Response: Acknowledged.

2. Public Works Department

1. Comment: If the addition of this many students required the use of an on-site kitchen, it needs to satisfy code requirement with regard to a grease trap.

Response: Lambs of Faith Early Childhood Center is a half-day program (9:00am-12:00pm). An on-site kitchen is not used for meals/snacks. A light pre-packaged snack that meets the needs of DCFS is served (i.e. pretzels, crackers, cheese sticks, etc.). Disposable paper products are used to serve the snacks.

3. Engineering Department

No Comments at this time.

4. Fire

Comment: Comply with Current Codes

Response: Acknowledged.

5. Police Department

Review Comments:

6. Comment: Traffic problems that may be created by the development. This development may create additional traffic problems especially during drop off and pick up times. There should be traffic control signage in the parking lot encouraging users to exit onto Pine instead of Arlington Heights Road.

Response: There are currently One Way signs posted in the South side parking lot to encourage users to enter on Arlington Heights Road and exit onto Park.

General Comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent Contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows

police department personnel to contact an agent during emergency situation or for suspicious/criminal activity on the property during all hours.

Response: Minor interior building work is being completed during the church office hours. A staff member will be present during all building work. The Emergency Information card was completed and faxed to Police Department on June 29, 2016 with the Senior Pastor and Preschool Director as emergency contacts.

-Access control to the building and/or classroom areas must be considered. Consider numbering the exterior doors. Additional information as to perimeter security, door access, playground access, visitor check-in procedures and emergency plans are needed before any recommendations can be made.

Response: The doors of Faith Lutheran Church are always locked during school hours. Visitors must ring the doorbell and be greeted by a church staff member. Interior doors are numbered, but I will discuss exterior door numbering with our Building and Ground committee and follow up with you.

-The vestibule entrance to the facility needs to be secured and entry gained through buzzer. If entry into the building is made unaware by unwanted persons, the reception area should have procedures in place to prohibit access to the rest of the facility.

Response: The doors of Faith Lutheran Church are always locked during school hours. Visitors must ring the doorbell and be greeted by a church staff member. If entry is made by unwanted persons, Faith Lutheran Church has a procedure in place that alarms teachers to lock their classroom doors (classroom doors can be locked from inside or outside).

6. Health Services Department

No Comments

7. Planning and Community Development Department Review

General:

7. Comment: A Special Use Permit Use Permit was granted to allow a Montessori School on the subject property via Ordinance #03-022. The Montessori School is no longer in operation, and it was determined in 2013 that the present daycare facility (Lambs of Faith Early Childhood Center) could assume the Special Use Permit granted to the Montessori School, provided that they abided by all conditions of approval as established in Ordinance #03-022. One of the conditions of approval limited the maximum number of children to 30. The petitioner would like to increase the maximum

allowable children in the daycare to 48, which requires an amendment to the existing Special Use Permit.

Response: Acknowledged.

8. Comment: The petitioner has indicated that the Lambs of Faith Early Childhood Center will have a maximum number of six part-time employees. This equates to eight students per employee. Please confirm if this is the correct ratio of students to teachers. Additionally, please clarify if the six part-time employees represents the total number of employees for Lambs of Faith at maximum capacity (i.e. was this figure just the teachers, or does this represent total Lambs of Faith employees at maximum capacity?)

Response: At maximum capacity the total number of staff members at one time for Lambs of Faith Early Childhood Center would be nine employees (i.e. this includes teachers and assistants). As far as ratios, we must follow the DCFS ratios for preschoolers which are 1:8 for 2 year olds and 1:10 for 3-5 year olds. However, due to the fact that some of the classrooms do not have bathrooms located in them, one extra staff member per room without a bathroom is provided to keep the DCFS ratios at all times.

9. Comment: Will there be any changes/expansion to the outdoor play area with the proposed increase in student capacity?

Response: No, there will not be any changes/expansion made to the outdoor play area with the proposed increase in student capacity. The playground is licensed for 20 preschool children at a time. The different preschool classrooms will have scheduled times to go outside to use the outdoor play area, so that there are no more than 20 children on the playground at one time. For example, 3 classrooms, 3 scheduled outdoor times.

10. Comment: Are there any other functions conducted by the church, other than the Bible Study, which occur during the time when Lambs of Faith is in operation?

Response: No other functions, other than the Tuesday Bible Study are conducted by the church, during the hours of Lambs of Faith operation.

11. Comment: Please indicate, as based on the room numbers assigned on the submitted floor plan, what rooms are used by the church as their administrative office and what rooms are used for the Bible Study Classes. Additionally, please confirm the square footage of those spaces.

Response: The Administrative Offices is 504 sq. feet and includes Room 105, 113, 114, and 115. The Bible Study takes place in the North Room/Lounge (north of sanctuary) and it is 512 Sq. feet. The North Room is # 122 on the floor plan.

12. Comment: Has the required dumpster enclosure been constructed? If not, when is it anticipated to be completed?

Response: The required dumpster enclosure has not yet been constructed. It is anticipated to be completed by August 15, 2016.

13. Comment: Are there any shared parking agreements with neighboring property owners that allow them to park on spaces located on the church property?

Response: There is a written shared parking agreement with Scarsdale Auto to allow them to park on spaces located on the church property. The shared parking agreement is kept on file at Faith Lutheran Church.

14. Comment: Have there been any issues with the drop off/pick up operations interfering with surrounding property owners that either you or the church is aware of?

Response: To our acknowledgement, there are no issues with the drop off/pick up operations interfering with the surrounding property owners.

15. Comment: Please clarify the total number of parking spaces provided on the site. The parking analysis stated that there are 63 standard spaces and 6 handicap parking spaces provided between the north and south lots. However, a count of spaces based on the aerial shows the total number of parking spots to be around 88 spaces. Please confirm the total number of spaces provided on the church property.

Response: There is a confirmed total of 88 parking spaces on the church property (82 regular spots and 6 handicap spots). There are 49 regular spots and 4 handicap spots in the South lot and 33 regular spots and 2 handicap spots in the North lot.

16. Comment: The total required parking, as per Section 11.4 of Chapter 28 of the Municipal Code, cannot be determined at this time as certain information is missing.

Response: Please see the attached Revised Parking Analysis for Faith Lutheran Church.

7A. Planning and Community Development Department

No Comments

End of Responses



Item: Kensington School - 840 E. Kensington Rd. - PC#16-007

Department: Planning & Community Development

Requested Action

- A Special Use to allow a Day Care Center in the B-2 district.
- Amendment to PUD Ordinances #06-043, 07-007, 07-077, 14-015.
- Amendment to the Plat of Subdivision R07-007.

Recommendation

It is recommended that a continuance until the August 24, 2016 Plan Commission meeting be granted to allow the petitioner suitable time to address all items raised in the Village review comments.

ATTACHMENTS:

Description

Staff Memo

Type

Memorandum



Memorandum

To: Chairman Lorenzini and Members of the Plan Commission

CC: Randy Recklaus, Village Manager
All Department Heads

From: Sam Hubbard, Development Planner

Date: 7/8/2016

Re: PC #16-007: Kensington School, 840 E. Kensington Rd. – Plan Commission Meeting July 13, 2016

On May 25, 2016, the Plan Commission voted to continue application PC #16-008 until the July 13th Plan Commission meeting due to a number of unresolved issues with the application. The petitioner has been working over the last two months to address all outstanding items and some progress has been made, however, staff has not yet received a response to our second round of comments on the application. As no response has been received, staff is unable to finalize a recommendation for the proposed development at this time.

As public notice has already provided for this project, an additional continuance is necessary in order to allow the petitioner more time to address all staff comments. Staff is working to schedule a meeting with the petitioner to help them address all staff concerns so that the project is ready for Plan Commission review.

Recommendation:

It is recommended that a continuance until the August 24th Plan Commission meeting be granted to allow the petitioner suitable time to address all items raised in the Village review comments.



Item: Lexington Homes Subdivision - 900 W. Campbell St. - PC#16-004

Department: Planning & Community Development

The Village Board approved the Preliminary Plat of Subdivision for Lexington Towne at Arlington Heights on July 5, 2016.

Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. Land Contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all Federal, State, and local policies, regulations and codes.

ATTACHMENTS:

Description

Staff Memo

Final Plat of Subdivision

Type

Memorandum

Exhibits



Memorandum

To: Chairman Lorenzini and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 7/8/2016
Re: PC #16-004: Lexington Homes Subdivision

The Village Board approved the Preliminary Plat of Subdivision for the Lexington Towne at Arlington Heights subdivision on July 5, 2016, subject to the following conditions:

1. The Petitioner shall receive final plat of resubdivision approval.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of final plat of subdivision.
3. Land Contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all Federal, State, and local policies, regulations and codes.

Submission of the Final Plat of Subdivision has been received and reviewed and is ready for approval. Therefore, condition number one above has been satisfied and is no longer applicable.

In accordance with conditions number two, the developer has been asked to provide a onetime upfront fee for detention maintenance, which totals to \$88,245 and translates to \$5,883 per lot. Staff recommends clarifying this condition to read:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.

A second condition should be added to read:

2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.

July 8, 2016

Conditions number three and four are still applicable and should remain.

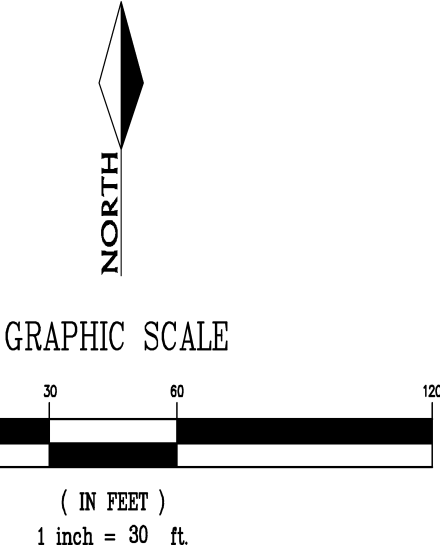
Recommendation: Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. Land Contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all Federal, State, and local policies, regulations and codes.

If you should require any additional information, please let me know.

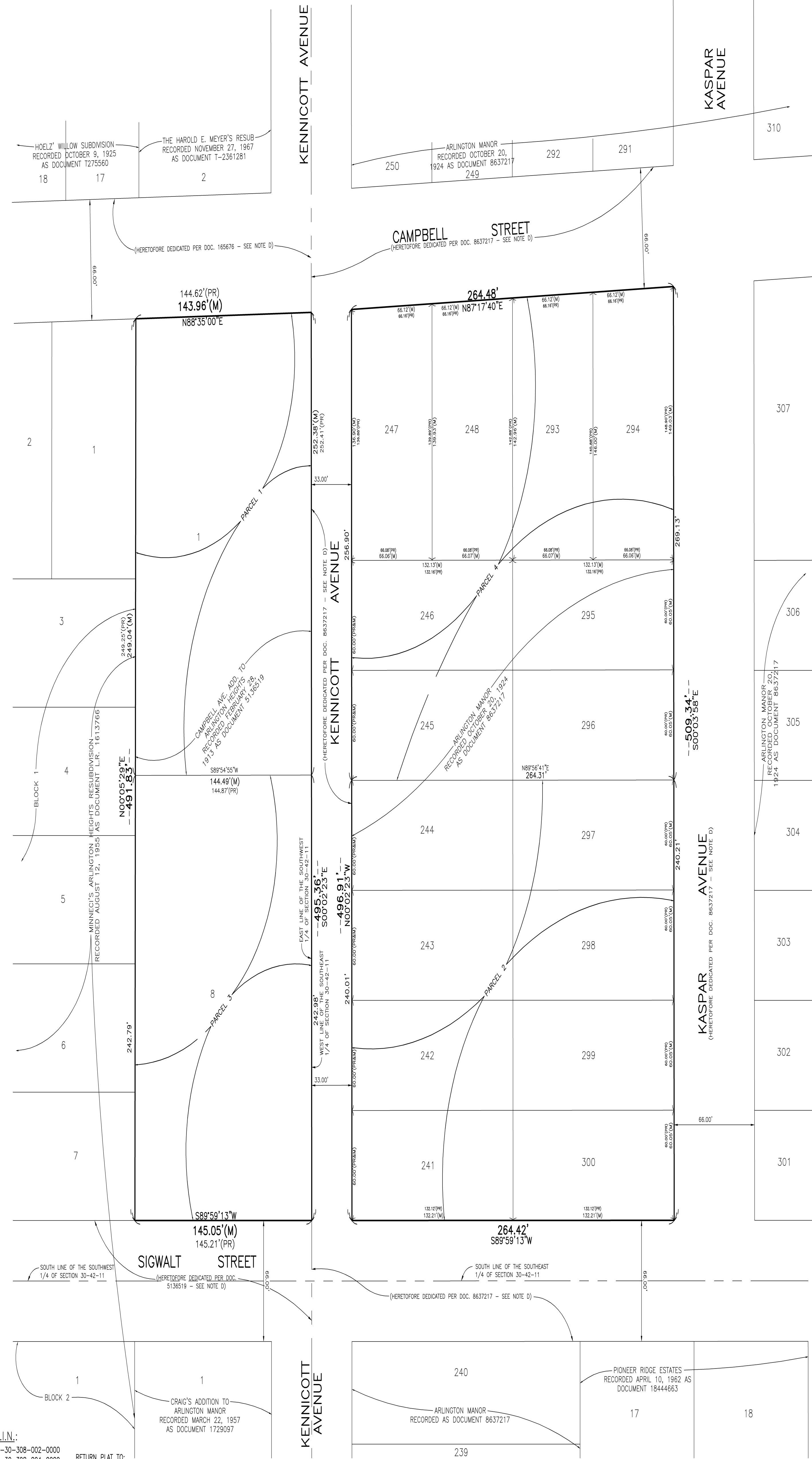
LEGEND
BL = BUILDING LINE
(M) = MEASURED
(PR) = PREVIOUSLY RECORDED
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTE D:
STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION OF THE ROADWAY. A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.



FINAL PLAT OF
LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
— TOGETHER WITH —
LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



AREA SUMMARY	
PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
PARCEL 3	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 4	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	204,296 SQ. FT. OR 4.6900 ACRES

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

P.I.N.:
03-30-308-002-0000
03-30-308-004-0000
03-30-420-001-0000
03-30-420-002-0000
03-30-420-003-0000
03-30-420-004-0000
03-30-420-005-0000
03-30-420-006-0000
03-30-420-007-0000
03-30-420-008-0000
03-30-420-009-0000
03-30-420-010-0000
03-30-420-011-0000
03-30-420-012-0000
03-30-420-013-0000
03-30-420-014-0000
03-30-420-015-0000
03-30-420-016-0000

RETURN PLAT TO:
VILLAGE OF ARLINGTON HEIGHTS
PLANNING & COMMUNITY DEVELOPEMENT
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

OWNER/DEVELOPER:
LEXINGTON HOMES
1731 N. MARCEY ST., STE. 200
CHICAGO, IL 60614

SEND TAX BILL TO:
LEXINGTON HOMES
1731 N. MARCEY ST., STE. 200
CHICAGO, IL 60614

REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
DATE: APRIL 15, 2016
ORDER NO: 160331
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #184-002763.

SHEET 1 OF 3

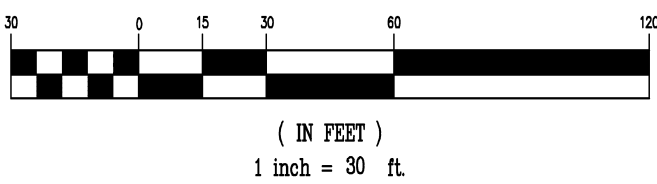
PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD - SUITE 413 - GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

LEGEND
BL = BUILDING LINE
(M) = MEASURED
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PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
#xxx = STREET ADDRESS

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GRAPHIC SCALE



LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
-- TOGETHER WITH --

LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



P.I.N.:

03-30-308-002-0000
03-30-308-004-0000
03-30-420-001-0000
03-30-420-002-0000
03-30-420-003-0000
03-30-420-004-0000
03-30-420-005-0000
03-30-420-006-0000
03-30-420-007-0000
03-30-420-008-0000
03-30-420-009-0000
03-30-420-010-0000
03-30-420-011-0000
03-30-420-012-0000
03-30-420-013-0000
03-30-420-014-0000
03-30-420-015-0000
03-30-420-016-0000

NOTE: NO PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, PLAYSETS, AND POOLS ARE ALLOWED WITHIN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT.

ANY FENCES INSTALLED IN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SUBJECT TO REMOVAL BY THE VILLAGE IN CASE OF REPAIR OF UTILITIES OR DRAINAGE. REPLACE OF THE FENCE WILL AT THE OWNERS EXPENSE.

NOTE:
IRON PIPES TO BE SET AT PROPERTY CORNERS AND CONCRETE MONUMENTS TO BE SET AS SHOWN.

REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
DATE: APRIL 15, 2016
ORDER NO: 160331
PROJ. NO: 2101
FOR LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #184-002763.

SHEET 2 OF 3

PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

BUILDING LINE NOTE:
ALL BUILDING LINES SHOWN HEREON ARE HEREBY CREATED, EXCEPT THOSE NOTED WITH RECORDING INFORMATION.

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

DATE	CHECKED BY	REVISION

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

WE, THE UNDERSIGNED, LEXINGTON TOWNE, LLC, A LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LEXINGTON TOWNE AT ARLINGTON HEIGHTS, AN ADDITION TO VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, AS SHOWN ON THIS PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2041, [25 YEAR PERIOD IS SUGGESTED], AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

ADDITIONALLY, WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: 25 HIGH SCHOOL DISTRICT: 214

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D. 201____.

BY: _____ TITLE: _____

BY: _____ TITLE: _____

OWNER ADDRESS:
LEXINGTON TOWNE, LLC
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____ AND _____ OF _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
____ DAY OF _____, A.D. 201____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

_____, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY
DESCRIBED HEREON UNDER MORTGAGE DATED _____ AND RECORDED
IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS ON _____
AS DOCUMENT NO. _____ IT CONSENTS TO THE DEDICATION AND
SUBDIVISION AS HEREON DRAWN.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D. 201____.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____ AND _____ OF _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
____ DAY OF _____, A.D. 201____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

ON THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL ENGINEER NO. _____
LICENSE EXPIRES _____

VILLAGE COLLECTOR

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS, FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID
SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS ____ DAY OF _____, A.D. 201____.

VILLAGE COLLECTOR

FINAL PLAT OF

LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH--
LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201____.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201____.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS ____ DAY OF _____, A.D. 201____.

DIRECTOR OF ENGINEERING

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS

THIS ____ OF _____, A.D. 201____.

COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE
IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.
DATED THIS 15th DAY OF APRIL, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS)
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0203 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYS LAKE, ILLINOIS THIS 15th DAY OF APRIL, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016



REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
DATE: APRIL 15, 2016
ORDER NO: 140331
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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