



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 28, 2017
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Lexington Heritage - 6/14/17

IV. PUBLIC HEARINGS

V. OTHER BUSINESS

- A. 2214 E. Palatine Rd. Subdivision - PC#17-002
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: Lexington Heritage - 6/14/17

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 6/14/17

Type

Minutes

PLAN

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

COMMISSION

RE: LEXINGTON HERITAGE - 3216-3240 N. ARLINGTON HEIGHTS RD. - PC#16-021
FINAL PLAT OF RESUBDIVISION, FINAL PUD

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 14th day of June, 2017 at the hour of 7:34 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

ACTING CHAIRMAN ENNES: We will call this meeting of the Plan Commission to order. If you would all stand with us, I would like to say the Pledge of Allegiance.

(Pledge of allegiance.)

ACTING CHAIRMAN ENNES: Sam, you can call roll.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: 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: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Acting Chair Ennes.

ACTING CHAIRMAN ENNES: Here. We have two sets of minutes on the agenda. Can I have a motion to approve those?

COMMISSIONER GREEN: So moved.

COMMISSIONER DAWSON: Second.

ACTING CHAIRMAN ENNES: I'm going to need to abstain because I wasn't there. All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: Any opposed?

(No response.)

ACTING CHAIRMAN ENNES: We have a public hearing of PC#16-021.

MR. HUBBARD: It's just a public meeting this evening for final plat and final PUD.

ACTING CHAIRMAN ENNES: Can I ask the Petitioner to come forward if you're going to speak? If anybody else is going to speak, why don't you come up?

MR. AGENLIAN: Well, my name is John Agenlian, I'm from Lexington Homes. I'm here to answer any questions. We can give a presentation if you'd like, or I have some consultants here that can answer questions.

ACTING CHAIRMAN ENNES: Anybody who may testify, if they would please stand and be sworn in.

(Witnesses sworn.)

ACTING CHAIRMAN ENNES: If I can ask you, please give us your name; spell it for the court reporter.

MR. AGENLIAN: Yes. My name is John Agenlian, it's A-g-e-n-l-i-a-n. I'm with Lexington Homes. Our address is 1731 North Marcy Street, Chicago, Illinois 60614. Again,

I'm here tonight on behalf of Lexington Homes regarding the Lexington Heritage final plan and plat PUD. We can give a presentation if you'd like or we can answer questions. Generally, we've made very minor changes along the way since we were before you for the preliminary, just fine tuning and tweaks at the request of Staff. We made for a better plan, tweaked some sidewalks, some garage sizes were changed a little bit to meet building code issues. But those are all very minor changes and they were made to make for a better product based on Staff input, and we're here before you to request a final plan and plat approval.

ACTING CHAIRMAN ENNES: There is one condition that Staff had recommended. Have you seen that and is that acceptable?

MR. AGENLIAN: Which is that?

ACTING CHAIRMAN ENNES: That is the Petitioner shall comply with all conditions and approval as outlined within Ordinance 16-057 as well as applicable federal, state, and Village codes, regulations and policies.

MR. AGENLIAN: Yes, that's acceptable.

ACTING CHAIRMAN ENNES: Sam, do you have a Staff report?

MR. HUBBARD: Yes. Just really brief this evening because this is a project returning back before you and they did most of the detailed work during the preliminary PUD and preliminary plat of subdivision approval. But this is along North Arlington Heights Road, it's a 48-unit townhome development that they're just seeking final plat of subdivision and final PUD this evening. They were previously approved for the rezoning and amendment to the Comprehensive Plan and multiple variations.

Just for a refresher, here is the property that on North Arlington Heights Road, that intersection of Arlington Heights Road. Again, the site plan, I'm sure you'll recall this, and I'll briefly, just very briefly go through some of the minor changes.

So, at the Plan Commission hearing for the preliminary PUD, there was one comment about the sidewalks leading down towards the street for the three-story units. So, on the left-hand side, you can see what was previously approved under the PUD. Each unit had its own individual sidewalk leading down towards North Old Arlington Heights Road. They were able to combine the sidewalks for the unit so that only one sidewalk would lead down towards the street. I think that was based on a comment, I think Commissioner Green had a comment about, you know, the appearance of just kind of a line of sidewalks and them being a little bit above the grade and kind of sticking out. So, this is one thing that they, one change that they made to the plans.

Again, and touched on briefly in the Staff report, the foundation size increased ever so slightly during the preparation of final engineering plans. It was determined that the original garage size proposed did not conform to the building code requirement for minimum garage size. So, rather than try and seek relief to the Building Code Review Board, they were able to slightly expand the foundation of the buildings. This is an example of the expansions that occurred on the three-story units, four feet on one side, two feet on the other, for a total of six feet expansion. So, really, you know, this was a very minor change. The overall lot sizes increased ever so slightly, just under 50 square feet on most of them. So, this was in substantial compliance to the original PUD.

One item also worth mentioning is when this went to the Village Board for preliminary PUD approval, there was a comment by one of the Board members relative to guest parking. They asked that, you know, the Petitioner look into additional guest parking

spaces. The Petitioner did examine it but they're trying to balance, you know, landscaping and green space within the site and parking. Each unit has two garage spaces on the inside and then a space for two cars within the driveway. Plus, you can see the guest parking spaces off the internal access road. There are some, I think 12 if I recall correctly, guest parking spaces, but this exhibit highlights on Country Lane, there is also room for guest parking along Country Lane. So, the Petitioner did feel that the, you know, trying to balance the green space and the abatement of guest parking, that the guest parking within the site was adequate.

I think the concern was centered around if there was a large event like a birthday party or family, you know, gathering, you know, where they could park. So, they're showing, you know, on Country Lane there is available parking. Obviously, you know, if there's too many people coming to a party on the site, there is just no way to accommodate for all that parking. So, they felt that his parking was adequate.

Staff is recommending approval of the final PUD and final plat of subdivision and there is only one condition, to comply with all the conditions of the preliminary approval in Ordinance 16-057 as well as all the federal, state, and Village regulations and policies.

ACTING CHAIRMAN ENNES: Can I have a motion to approve the Staff report?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: Second.

ACTING CHAIRMAN ENNES: Do any of the Commissioners have any questions?

COMMISSIONER GREEN: None on the Staff report.

ACTING CHAIRMAN ENNES: All in favor of the Staff report?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: Any opposed?

(No response.)

ACTING CHAIRMAN ENNES: It's received. Lynn, do you have a question?

COMMISSIONER JENSEN: I don't really have any questions. I think we've addressed all the issues that came up in the different meetings that I've been involved in. So, I'll pass, I don't have any questions.

COMMISSIONER WARSKOW: No, no questions, just a comment that I agree, I would prefer green space over more guest parking.

COMMISSIONER GREEN: My only comment is did you bring a picture of your sidewalks -- engineering modification?

MR. AGENLIAN: A picture? No.

COMMISSIONER GREEN: Your architect is going to make an elevation, I asked him to make an elevation --

MR. AGENLIAN: Okay.

COMMISSIONER GREEN: It's no big deal. I think it's been done.

MR. AGENLIAN: I don't know if that exists.

COMMISSIONER GREEN: I think it's a lot better.

MR. AGENLIAN: I agree with you, I agree.

COMMISSIONER GREEN: My question is are there any railings required by the Village Building Department?

MR. AGENLIAN: I don't believe so. Tim? No?

MR. BURDA: No.

MR. AGENLIAN: No, we've been able to space out the steps, the risers, such that we don't believe we're going to need the railings.

COMMISSIONER GREEN: So, you have a maximum of two risers or three risers?

MR. AGENLIAN: I believe it's two.

MR. BURDA: Three risers.

MR. AGENLIAN: Three?

MR. BURDA: Three risers.

MR. AGENLIAN: Three risers.

MR. BURDA: About five feet.

COMMISSIONER GREEN: Okay, just all right.

MR. AGENLIAN: That's only in certain spots.

COMMISSIONER GREEN: That's a building code thing, I'll let them deal with it. I just didn't want you guys getting caught trying to make a rail that you weren't planning on.

MR. AGENLIAN: Right. No, no, I've looked back, Tim is our engineer from Haeger Engineering, and we look at that all the time. We try to space them out such that we don't have massive, you know, steps and stoops. We space them out to try to better fit. But I appreciate your concern.

COMMISSIONER GREEN: No, I looked at what you did here and I think it's going to be -- and stuff.

MR. AGENLIAN: Yes.

COMMISSIONER GREEN: It's going to be, I think a big improvement. So, thank you for that.

MR. AGENLIAN: Thank you.

ACTING CHAIRMAN ENNES: Thanks, Bruce. Jay?

COMMISSIONER CHERWIN: No questions. Thank you.

ACTING CHAIRMAN ENNES: John?

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

ACTING CHAIRMAN ENNES: Sue?

COMMISSIONER DAWSON: No questions.

ACTING CHAIRMAN ENNES: George?

COMMISSIONER DROST: What's the pulse of the market? Can you give us a little bit of a market report?

MR. AGENLIAN: Things have picked up. Things have picked up a bit. The Chicago market isn't extraordinarily strong, but we have seen in infill locations like this, we've seen decent velocities and good traffic.

COMMISSIONER DROST: Do you have any projections timing-wise?

MR. AGENLIAN: Well, we want to be at the Village Board in July and we expect to start, you know, clearing and demolition very, very soon thereafter, July and August. We'll do the mass grading, underground utilities. It's our intent to have the roads paved this year, October-November, and we'll get out of that shooting strong. We'll start with a couple of model buildings. We'll have an onsite sales trailer. We feel very good about this project.

COMMISSIONER DROST: What's the price range?

MR. AGENLIAN: We have two different products here, a three-story

townhome, two and three-bedrooms. Those will be from about 350 to 375. Then we have a more traditional two-story townhome, two-car garage, with a basement underneath. Those will be 385 to 400-425.

COMMISSIONER DROST: That's the market as I understand it -- really moves.

MR. AGENLIAN: Yes.

COMMISSIONER DROST: In spite of, have the interest rates increased?

MR. AGENLIAN: They've increased a little bit but it hasn't put a big damper on things yet.

COMMISSIONER DROST: So, you're in the right place and hopefully the right month to be very successful.

MR. AGENLIAN: We think so, we think so. Thank you.

COMMISSIONER DROST: Good. You're welcome.

ACTING CHAIRMAN ENNES: Just as a follow-up on that, did I hear you right, the two-story are going to be higher priced than the three?

MR. AGENLIAN: Yes.

ACTING CHAIRMAN ENNES: Do they have a bigger footprint, the two-story?

MR. AGENLIAN: Yes, they do have a bit of a bigger footprint. They are more driven to maybe a move-down buyer, whereas the three-story product is more geared towards a younger buyer because obviously there's a lot more stairs. The traditional is more of a traditional, it's like an attached single family where the kitchen is on the main level, the living room is on the main level. You have a deck or a patio off the back, a patio in this case off the back, a little bit of rear yard living space. So, the footprint is a little bit bigger. The square footage will be very close to the same. You have a basement underneath. So, it's a little bit different buyer and it is a little bit higher priced.

ACTING CHAIRMAN ENNES: My only concern is I think the parking on site for guests is a little bit -- but if Staff is acceptable to that --

MR. AGENLIAN: Well, on site, you know, our guest, every home has two in the garage, two in the drive, and then we have 10 onsite stalls, and Country Lane gives you another 16. So, if you're having a party, you can have two guests in your driveway, and there's as many as 26 other stalls around. Obviously they may not all be available but there's, if you're having a party, there is the ability to have 28 cars which probably won't fit in the house, all those people won't fit anyway. I understand your point.

ACTING CHAIRMAN ENNES: Okay, any other questions, comments, concerns? Can I have a motion?

COMMISSIONER DROST: I'll make that motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-021, a Final Plat of Resubdivision and a Final PUD to allow nine townhome buildings with 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all conditions of approval as outlined within

Ordinance 16-057, as well as applicable federal, state, and Village codes, regulations, and policies.

COMMISSIONER DROST: But before I have a motion, I believe there is someone in the audience that maybe wishes to be heard. There's an interested citizen to the left.

ACTING CHAIRMAN ENNES: East of us. There's a little --

COMMISSIONER DROST: Yes. She's wearing all of the intricacies of --

COMMISSIONER DAWSON: She is. Look how riveted she is in the whole meeting process.

COMMISSIONER DROST: What's your name?

COMMISSIONER DAWSON: We're looking at you.

COMMISSIONER DROST: Yes, we're on stage.

COMMISSIONER CHERWIN: The pressure is on.

COMMISSIONER DAWSON: She was threatened not to speak. She's following the rules. She's seven.

COMMISSIONER DROST: All right.

ACTING CHAIRMAN ENNES: Is there a second?

COMMISSIONER JENSEN: I'll second that.

ACTING CHAIRMAN ENNES: All in favor?

COMMISSIONER DAWSON: Do you need to do roll call?

ACTING CHAIRMAN ENNES: Yes.

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.

ACTING CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

COMMISSIONER JENSEN: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. AGENLIAN: Thank you all very much.

ACTING CHAIRMAN ENNES: So, you have a unanimous approval. Good luck.

MR. AGENLIAN: Thank you. Thank you very much.

ACTING CHAIRMAN ENNES: That is our only piece of business?

MR. HUBBARD: That is our only piece of business this evening.

ACTING CHAIRMAN ENNES: Can we have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion to adjourn.

COMMISSIONER JENSEN: Second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: We're adjourned.

(Whereupon, the meeting was adjourned
at 7:51 p.m.)

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

I, ROBERT LUTZOW, depose and
say that I am a digital 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.

ROBERT LUTZOW

UBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2017.

NOTARY PUBLIC



Item: 2214 E. Palatine Rd. Subdivision - PC#17-002

Department: Planning & Community Development

BACKGROUND

The Village Board approved the Preliminary Plat of Subdivision for the Hogleve Subdivision June 5, 2017. The petitioner has prepared the necessary documents for Final Plat of Subdivision approval and is now seeking final approval from the Plan Commission.

RECOMMENDATION

Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision for PC 14-016, subject to the following conditions:

1. Compliance with all conditions of approval as contained in Ordinance 17-024 and with all current Federal, State and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
PC Memo 6-22-17	Memorandum
Final Plat of Subdivision	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: 6/22/2017
Re: PC #17-002: 2214 E. Palatine Rd Subdivision (Hogreve Subdivision)

On June 5, 2017, the Village Board approved Ordinance 17-024, which granted approval of the Preliminary Plat of Subdivision for the Hogreve Subdivision, subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. Land contribution fees for Lot 2 shall be paid for park, school and library in accordance with the requirements of Chapter 29, Subdivision Control Regulations, of the Municipal Code.
3. A fee in lieu of detention in the amount of \$9,476 shall be required as per the requirements of the Engineering Department.
4. The application shall comply with all current Federal, State and Village codes, regulations and policies.

Submission of the Final Plat of Subdivision has been received and reviewed and is in compliance with the approved Preliminary Plat of Subdivision. The Final Plat of Subdivision is therefore ready for approval.

The developer of Lot 2 shall provide the land contribution fees for Lot 2 when a building permit is submitted for construction of a home on that lot.

In accordance with condition number three, the petitioner has provided the required fee in lieu of detention as well as all other applicable engineering fees.

June 22, 2017

Recommendation: Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision for PC 14-016, subject to the following conditions:

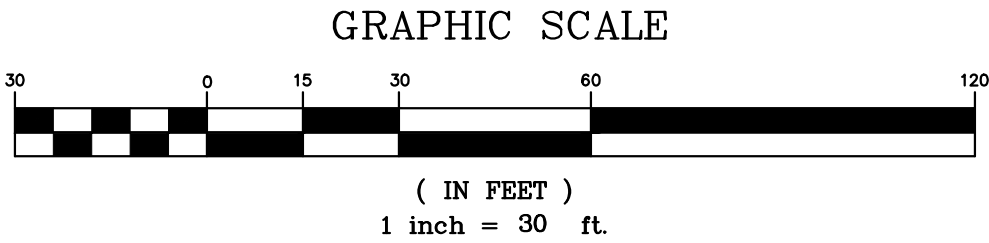
1. Compliance with all conditions of approval as contained in Ordinance 17-024 and with all current Federal, State and Village codes, regulations and policies.

If you should require any additional information, please let me know.

FINAL PLAT OF SUBDIVISION
OF
HOGREVE SUBDIVISION

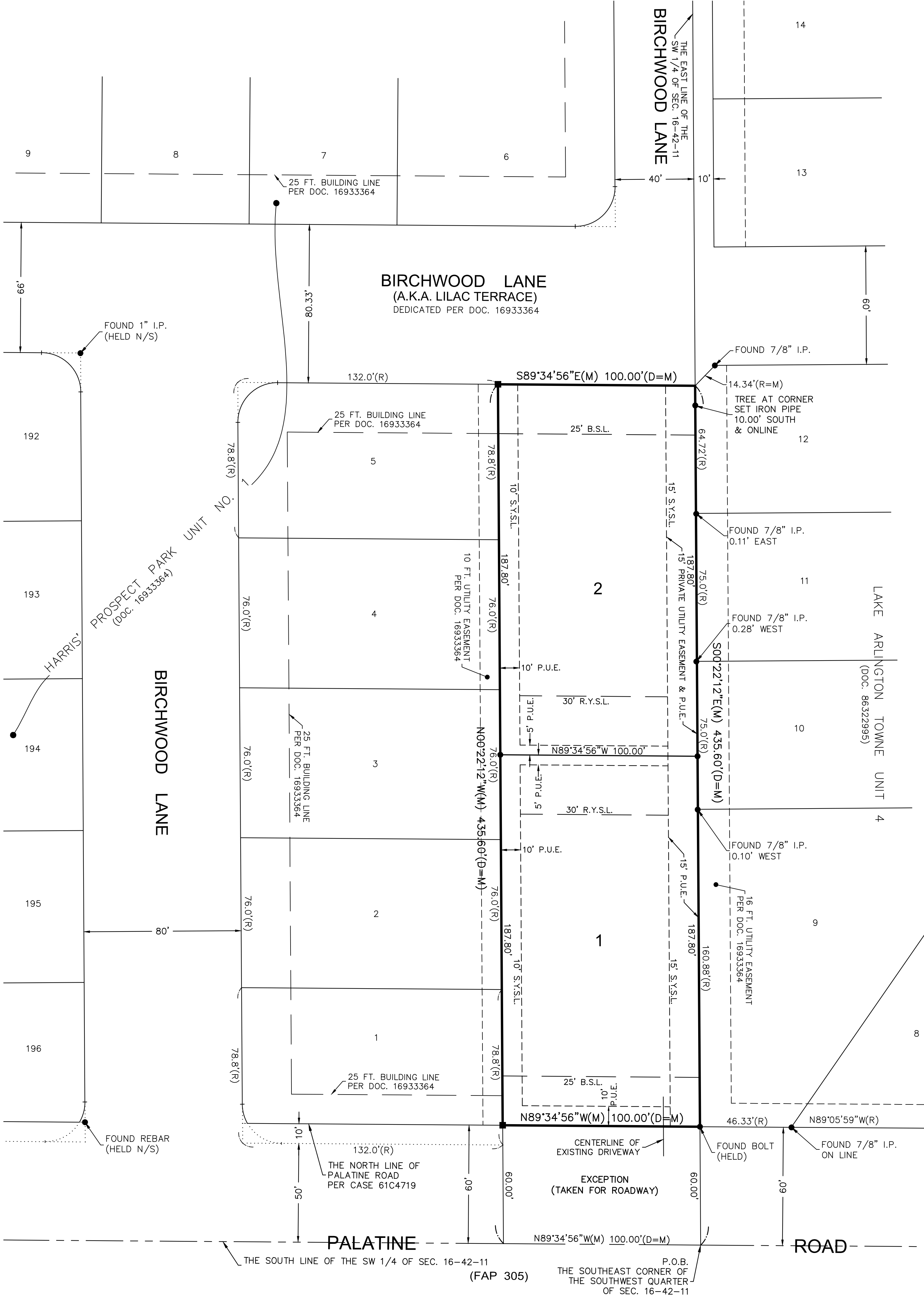
PIN: 03-16-303-004

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



NOTES

- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- ALL SETBACK LINES SHOWN HEREON ARE HEREBY ESTABLISHED UNLESS OTHERWISE NOTED.



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
S.Y.S.L. = SIDE YARD SETBACK LINE
R.Y.S.L. = REAR YARD SETBACK LINE

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

