



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 22, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Our Saviour's Lutheran Church - 1234 N. Arlington Heights Rd. - T1552
Special Use Permit for a Columbarium
- B. 918-920 N. Mitchell Ave. - T1557
Lot Consolidation
- C. Taekwondo/Martial Arts Studio - 110 E. Central Rd. - T1558
Land Use Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Our Saviour's Lutheran Church - 1234 N. Arlington Heights Rd. - T1552

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 reviewed the proposed request and supports the Special Use Permit, subject to the following:

1. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Conceptual Plans

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 17, 2016
Date Prepared: June 22, 2016
Project Title: Our Savior's Lutheran Church Columbarium
Address: 1234 N. Arlington Heights Rd.

BACKGROUND INFORMATION

Petitioner: Jim Valentine
Address: 1234 N. Arlington Heights Rd.
 Arlington Heights, IL 60004

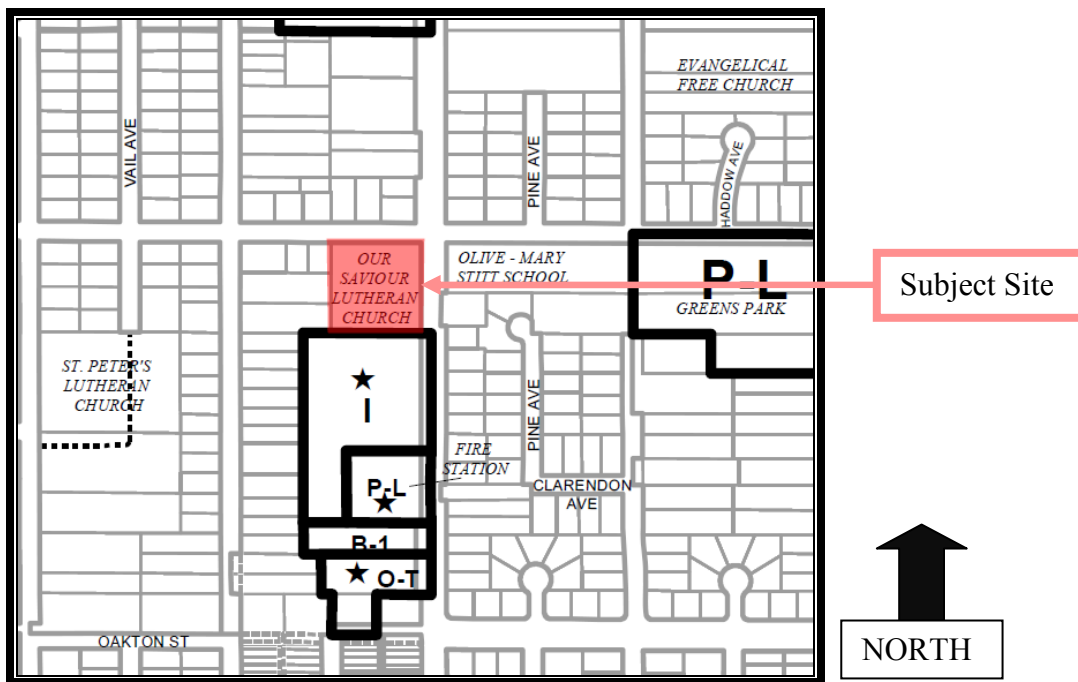
Existing Zoning: R-3, One-Family Dwelling District

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:

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.

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.

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 is considered an accessory structure, and accessory structures are limited to locations in the rear yard only, a Variation to allow the proposed location within the exterior side yard is required. Staff does not take issue with 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 reviewed the proposed request and supports the Special Use Permit, subject to the following:

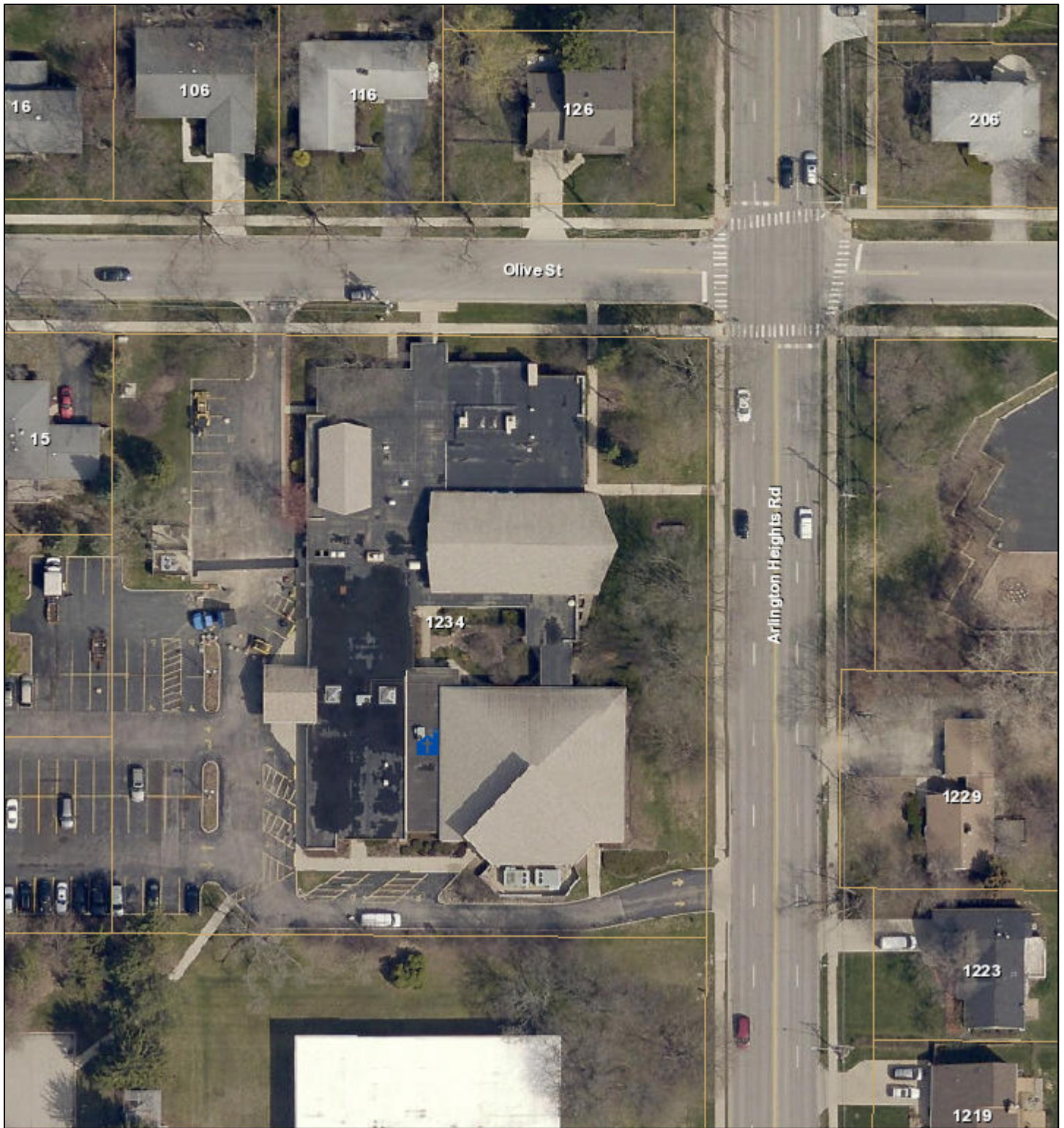
1. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

June 17, 2016

Bill Enright, Deputy Director of Planning and Community Development

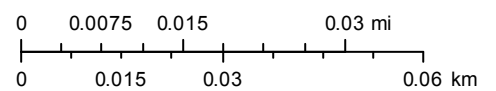
Cc: Randy Recklaus, Village Manager
All Department Heads

1234 N. Arlington Heights Rd - Our Savior Lutheran Church Columbarium



May 9, 2016

1:1,128



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



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

RECEIVED

JUN 03 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

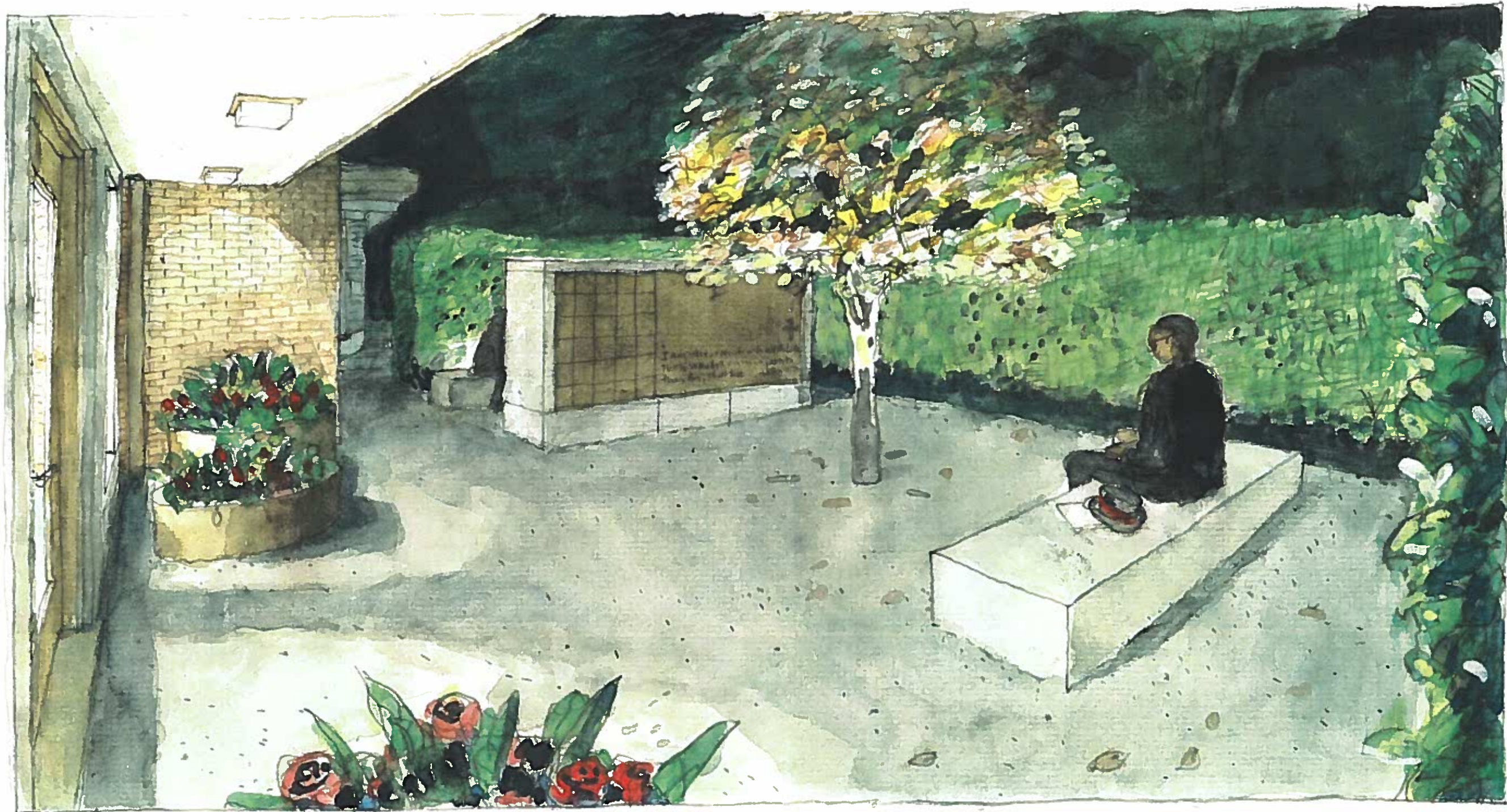
**Wheeler
Kearns
Architects**

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

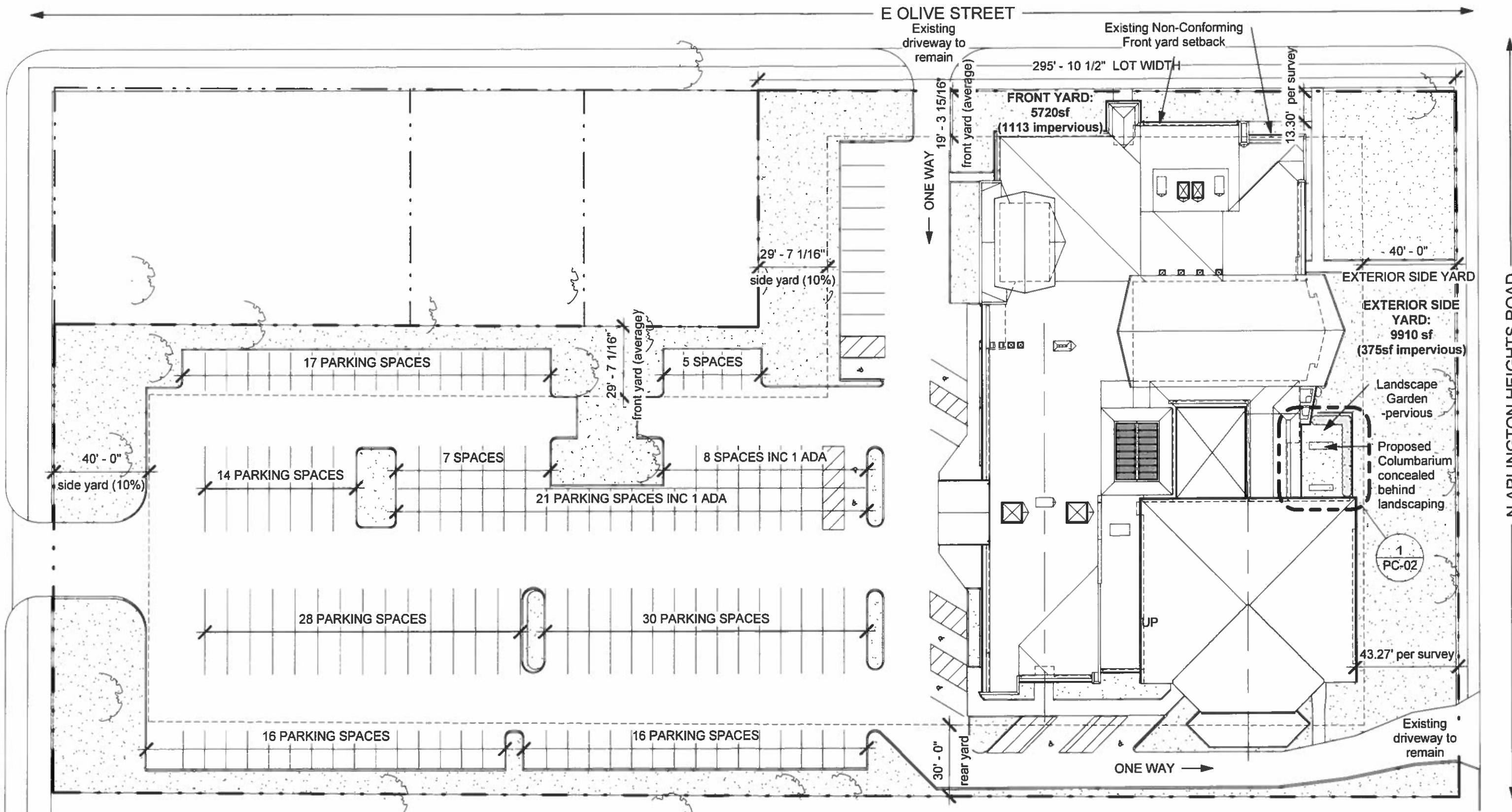
**Wheeler
Kearns
Architects**

343 S Dearborn St Ste 200

Chicago Illinois 60604

312 939 7787

wkarch.com



PC-01

SITE PLAN

Our Saviour's Lutheran Church
1234 N Arlington Heights Road
Arlington Heights, IL 60004

06/02/2016

① Proposed Site Plan
1" = 40'-0"



P.I.N.# 0320305026
Zoning: R-3
Site Gross Area: 146,522sf
Special Use Application: Columbarium
Variation: Columbarium as an Accessory Structure in a side or front yard

RECEIVED

JUN 03 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**Wheeler
Kearns
Architects**

343 S Dearborn St Ste 200
Chicago Illinois 60604
312 939 7787

wkarch.com

HBLED26YA

Bullet shape die cast aluminum flood with 26 Watt LED Light Engine. Comes with fixed reflector installed.

Color: Bronze

Weight: 4.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:
120V
208V
240V
277V
Input Watts
Efficiency

Constant Current Watts
0.24A
0.15A
0.13A
0.11A
27W
96%

LED Info

26W
3000K (Warm)
Color Temp
81 CRI
Color Accuracy
100,000
L70 lifespan
2,023
Lumens
75 LPW
Efficacy

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.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: PK71DQM62

Electrical

Driver:

Constant Current: 700mA, 120-277V with 4xV surge protection, 120V, 0.24A, 208V, 0.15A, 240V, 0.13A, 277V, 0.11A, 50-60Hz THD < 20%, Power Factor: 99%

THD:

6.2% at 120V, 11.8% at 277V

Optical

NETA Type:

NETA Beam Spread of 5H x 5V

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:

The minimum starting temperature is -43°F/-43°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-metalized polycarbonate

Mounting:

Heavy-duty mounting arm with "D" ring and stainless steel screws

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or low VOC heavy metals

Green Technology

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or low VOC heavy metals

Other

California Title 24:

HBLED26YA comply with 2013 California Title 24 building and electrical codes, as a commercial outdoor non-pole mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900 (120V) or PCS1900/277 (277V) to order a photosensor

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's (BEW 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

FFLED18Y

RAB
LIGHTING

Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

Color: Bronze

Weight: 4.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type
120V
208V
240V
277V
Input Watts
Efficiency

Constant Current Watts
@ 2A
@ 15A
@ 13A
@ 11A
27W
81%

LED Info

18W
3000K (Warm)
Color Temp
Accuracy
170 Lumens
100,000
1,422
64 LPW

Technical Specifications

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

NEMA Type:

7xEMA Beam Spread of 7H x 6V

Construction

IP Rating:

Ingress Protection rating of IP65 for dust and water

Airflow:

Patent pending Airflow technology; heat sink for superior cooling

Ambient Temperature:

Suitable for use in 40°C ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Thermal Management Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with O-ring seal & stainless steel screw

Reflector:

Semi-specular anodized aluminum

Gaskets

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology:

Mercury and UV free

LED Characteristics

LEDs:

Multi-chip, high-output, long life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products: ANSI C78.377-2015

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50-60 Hz, 100-277VAC, 0.4 Amps

THD:

10.6% at 120V

Surge Protection

b4V

Other

Equivalency:

The FFLED18 is Equivalent in delivered lumens to a 70W Metal Halide

California Title 24

See FFLED18-PC, FFLED18-PCS, FFLED18-PC2 or FFLED18-PCS2 for a 2013 California Title 24 compliant model

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish

Patents:

The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL201130171304.1, Mexico Pat. 36757 and pending patent in Taiwan

Listings

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

UL Listing:

Suitable For Wet Locations Suitable for ground mounting

CONTECH
LIGHTING

TLT Tapelight Series

12VDC Damp Location
High Output Flexible Tapelight

Catalog No.

Type

Project

Specifications/Features

Tape Light

Flexible, low voltage linear LED accent lighting system provides high quality illumination for many indoor applications including: Display Lighting, Under Cabinet, Cove and Soft, Accent and Edge Lighting.

High output LEDs provide excellent luminous intensities at low drive currents resulting in low power consumption, low heat and consistent, stable performance. Modular "plug and play" system features a wide range of power supplies, controllers and connectors. System is easy to install with no need for field soldering. Available in 20' reels consisting of connected, individual 12' or 4' segments. Can also be purchased in individual segments.

Each segment includes male and female (connector ends) for continuous linear installations. Each 12' segment can also be cut (on the cut lines) in 2' increments to provide optimal fit and flexibility for any installation.

The TLT High Output tapelight series is available in three color temperatures including: 3000K (warm white), 4000K (neutral white) and 6000K (cool white). TLT Series tapelight is dimmable using any of the TL Series dimming controls.

Mounting

The TLT tapelight is easy to install using the 3M double sided adhesive on each segment; tape can be directly mounted to most surfaces. For additional thermal heat-sinking, protection of the LEDs and an overall cleaner aesthetic, using the TLACH6 aluminum mounting channel is recommended. Custom curving of mounting channel is available. Consult factory for details. THACH6 Aluminum mounting channel is easily installed utilizing the TLACL4 mounting clips. Each TLACL4 includes four (4) spring steel mounting clips and screws. For added protection of the LEDs, as well as subtle diffusion and glare control, the TLALF6 frosted lens may be used. The frosted lens must be used with the aluminum channel and is easily installed by simply pressing the lens into the channel.

Warranty

This product is covered by Con-Tech's full replacement guarantee after date of purchase. Free (15) year replacement guarantee when tape light is installed using the aluminum mounting channel. Three (3) year replacement guarantee when installed without the aluminum mounting channel.

Listing

cULus Listed to UL standards

Suitable for dry or damp locations. Not suitable for wet locations.

Ordering Information

Example Order: **TLT2V23K 4R**

TapeLight Series Input Voltage Output Color Temperature Length / Quantity

TLT	12V	2		
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TLT	12V	12V DC	2	High Output	3K 3000K 4K 4000K 6K 6000K	4 4' Individual Segment 4R 20' Reel of 4' Segments (60 pieces total) 12 12' Individual Segment 12R 20' Reel of 12' Segments (20 pieces total)
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Tapelight Summary

	TLT12V23K	TLT12V24K	TLT12V26K
Color Temperature	3000K	4000K	6000K
Supply Voltage	12VDC	12VDC	12VDC
Watts (per ft)	1.8	1.8	1.8
Lumens (per ft)	130	148	155
Efficacy (lm/w)	72	82	86
LED Beam Angle	120°	120°	120°
# of LEDs (per ft)	18	18	18
LED Spacing	5/8"	5/8"	5/8"
Cut Length	2'	2'	2'
Max Run (ft)	30	30	30

TLT12V2 Series High Output Tapelight Driver Sizing

Watts per foot: 1.8W/ft Max Run: 30 ft

Model No.	Type	Input Voltage	Wattage	Max Load
TLT12VP24	Plug-In	12V DC	24W	13 ft
TLT12VP36	Plug-In	12V DC	36W	20 ft
TLT12VHA20**	Hardwire	12V DC	20W	11 ft
TLT12VHA60**	Hardwire	12V DC	60W	33 ft*

*If the max load exceeds the max run length, you may run multiple runs not to exceed the max run length.

**Hardwire drivers may be remotely mounted up to 40' from start of run using 12 gauge wire. Refer to wiring chart on installation instructions for voltage drop information.

1-847-559-5500

www.contechlighting.com

Please Recycle

All specifications subject to change without notice



Item: 918-920 N. Mitchell Ave. - T1557

Department: Planning & Community Development

Requested Action:

- Plat of Subdivision to allow the consolidation of two zoning lots into one single-family lot of record.

Variations Identified:

- None identified at this time

Recommendation

The Staff Development Committee reviewed the proposed request and is not supportive of the proposed Plat of Subdivision to consolidate the two zoning lots into one 100' x 125' lot, for the following reason:

1. The proposed consolidation is not consistent with the Comprehensive Plan and would create a lot that is out of scale given the size of existing lots within the neighborhood.

ATTACHMENTS:

Description	Type
Staff Report	Report
Aerial	Exhibits
Plat of Survey 918 Mitchell	Exhibits
Plat of Survey 920 Mitchell	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 22, 2016
Date Prepared: June 17, 2016
Project Title: Mitchell Avenue Lot Consolidation
Address: 918 & 920 Mitchell Ave.

BACKGROUND INFORMATION

Petitioner: Angelique Gunderson
Address: 624 N. Highland Ave.
 Arlington Heights, IL 60004

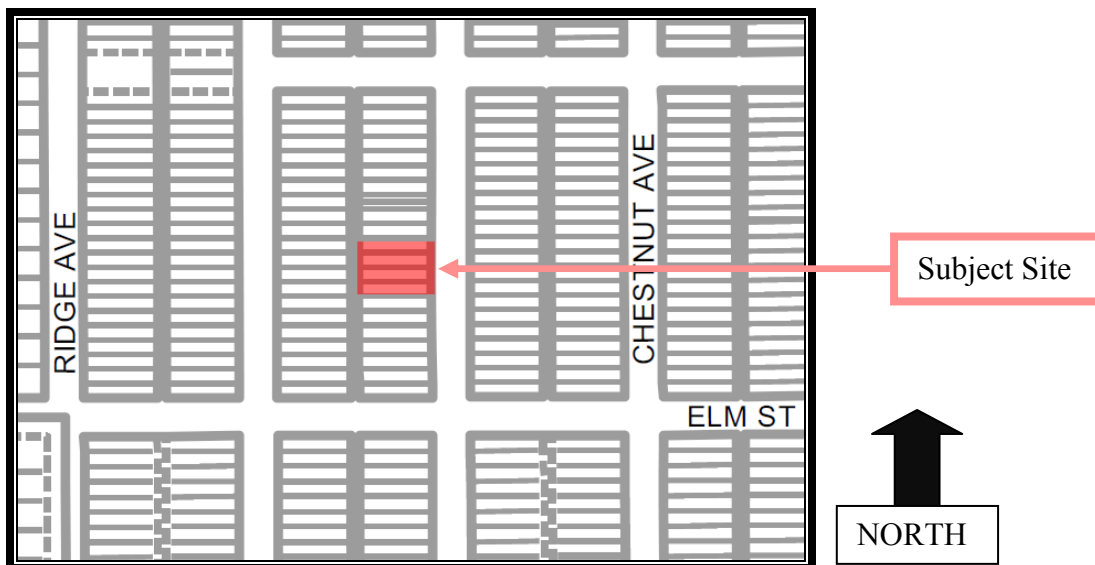
Existing Zoning: R-3, One-Family Dwelling District

Requested Action:

- Plat of Subdivision to allow the consolidation of two zoning lots into one single-family lot of record.

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached

Background:

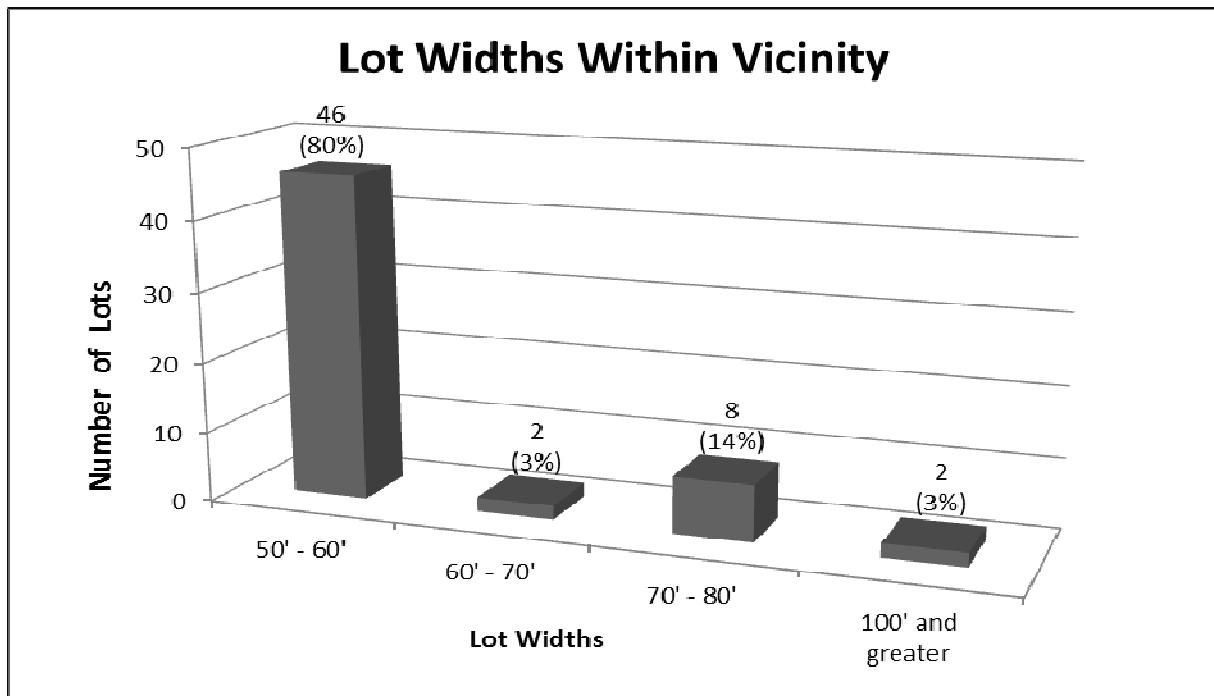
The subject property is composed of four 25' x 125' platted "lots of record", but is made up of two zoning lots. Each zoning lot is 50' x 125' and 6,250 square feet, and so for the purposes of this report, the subject property will be referred to as being two zoning lots (918 N. Mitchell Avenue and N. 920 Mitchell Avenue), although it is technically platted as four separate lots.

John Haran of E & J Builders owns both zoning lots, and has recently demolished the home on 918 N. Mitchell and received Design Commission approval to construct a new single-family home at that location. Mr. Haran was also intending to demolish the existing home at 920 N. Mitchell Avenue in order to construct a new single-family home on that property, however, he has been approached by the petitioner, who is interested in purchasing both 918 and 920 N. Mitchell to construct one single-family home on the combination of the two zoning lots. Because the proposed single home would overlap the central lot line separating the two zoning lots, the lots must be consolidated into one via a Plat of Subdivision, which would allow the proposed home to conform to all setback restrictions.

Zoning and Comprehensive Plan

Within the R-3 District, the minimum lot size is 8,750 square feet and the minimum lot width for properties between 10,000 and 15,000 square feet is 75'. The consolidation would yield a 12,500 square foot lot with a 100' lot width, which is in compliance with the R-3 District regulations and therefore no Variation would be needed.

The Comprehensive Plan encourages all development to be compatible with the properties that surround it. In this regard, staff has analyzed the lot widths within the vicinity of the subject property (see Exhibit I for map depicting the lots analyzed), as well as the lots which are located within the block where the subject property is located. In total, 58 neighboring lots were analyzed. The following chart illustrates the lot widths within the overall vicinity:



As only 3% (2 lots) of the 58 lots analyzed have a width of 100' or more, staff does not believe that the proposed consolidation is compatible with the scale of the existing residential lots within the vicinity. When considered within the context of only the block where the property is located, no lots on the block exceed 75' in width. Therefore, the proposed consolidation is not consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

Design Review is required prior to the construction of any new single-family dwelling and will be required if the proposed consolidation is approved and plans are submitted for a new home.

Additionally, a fee in lieu of detention shall be requested and therefore preliminary engineering will be required if the proposed consolidation moves forward.

Traffic & Parking

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

RECOMMENDATION

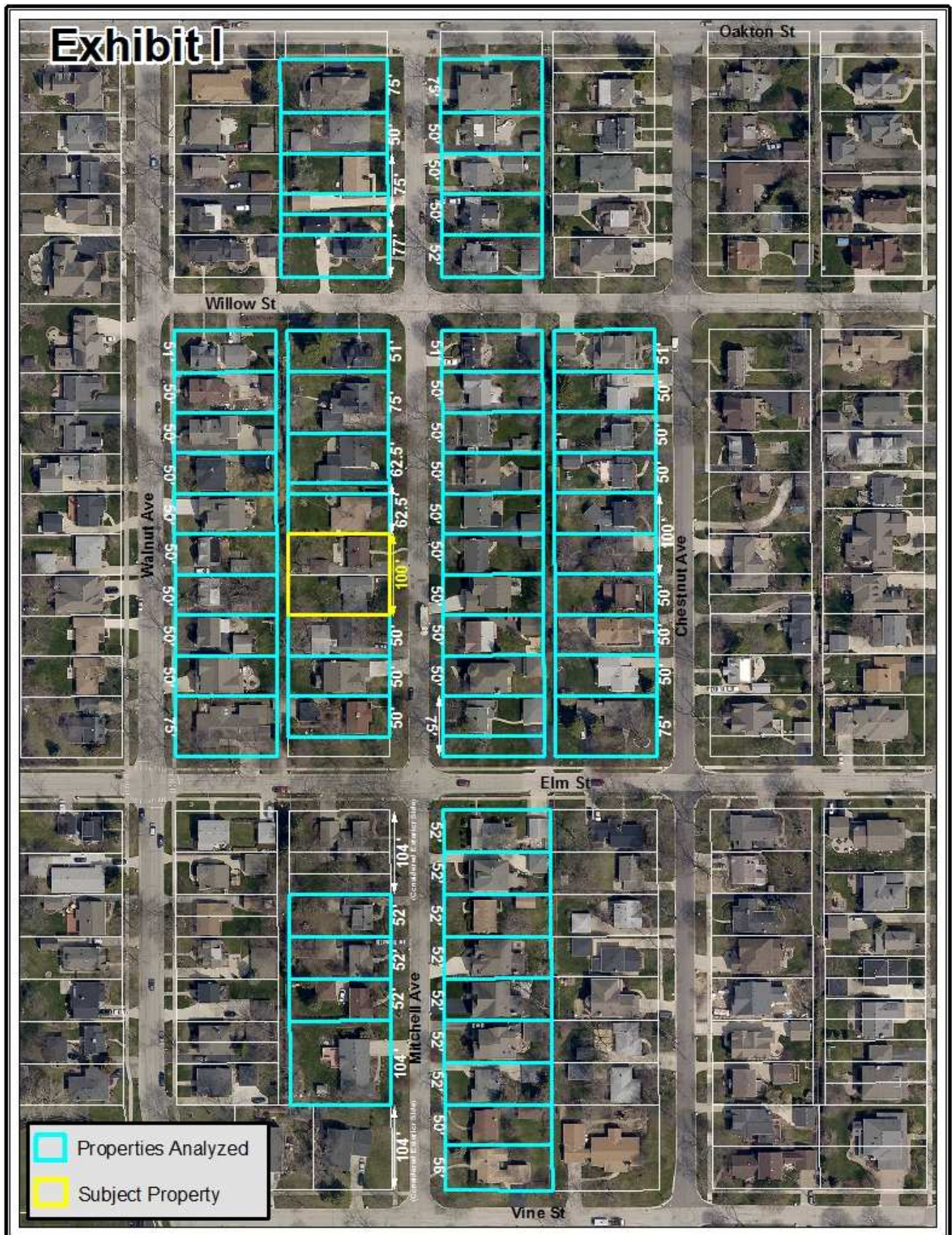
The Staff Development Committee reviewed the proposed request and is not supportive of the proposed Plat of Subdivision to consolidate the two zoning lots into one 100' x 125' lot, for the following reason:

1. The proposed consolidation is not consistent with the Comprehensive Plan and would create a lot that is out of scale given the size of existing lots within the neighborhood.

____ June 17, 2016

Bill Enright, Deputy Director of Planning and Community Development

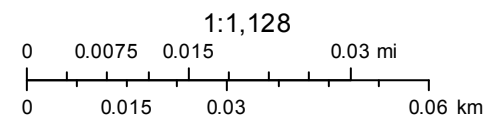
Cc: Randy Recklaus, Village Manager
All Department Heads



918-920 N. Mitchell Ave



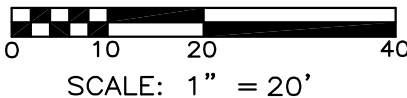
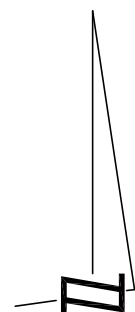
June 10, 2016



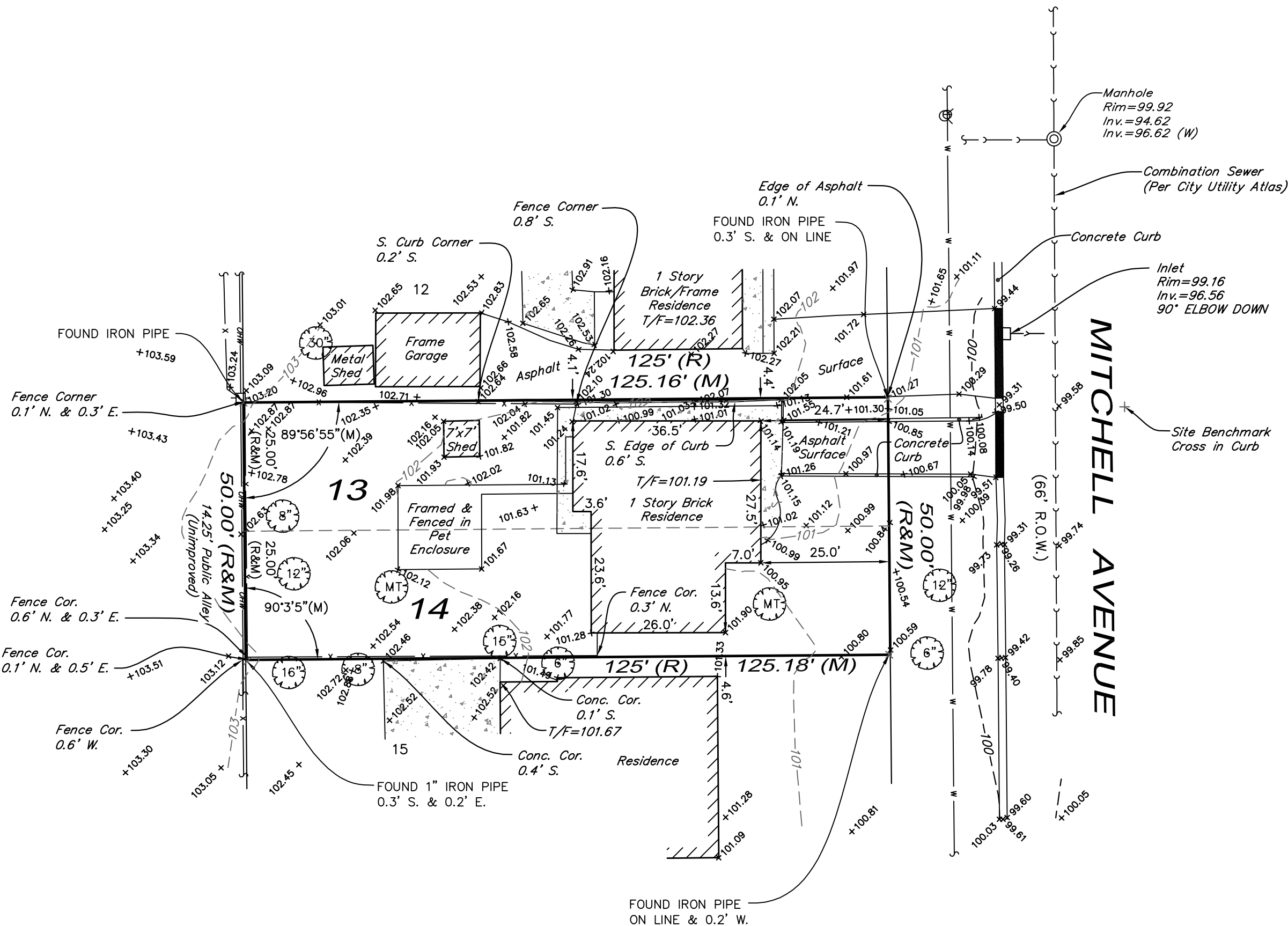
BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsllisle.com



PERMANENT TAX INDEX NUMBER
03-30-209-017



LEGAL DESCRIPTION

LOTS 13 AND 14 IN BLOCK 11 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AVERAGE SETBACK OF BLOCK

INCLUDING SUBJECT PROPERTY = 26.1'

SITE BENCHMARK

CROSS CUT IN CURB AS SHOWN ON THE FACE OF THIS PLAT

ELEVATION =99.70 (ASSUMED)

SYMBOL LEGEND

- ⊙ - MANHOLE
- - INLET
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊞ - POWER POLE
- *** - FENCE LINE
- T/F - TOP OF FOUNDATION

- (R) - RECORD DATA
- (M) - MEASURED DATA
- - SANITARY SEWER
- OHW- OVERHEAD WIRES
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- - DEPRESSED CURB
- - CONCRETE SURFACE

SURVEYED AREA: 6,259± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED THIS 2ND DAY OF OCTOBER, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

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PREPARED FOR: E&J BUILDERS JOB NO.: 1511621
ADDRESS: 918 MITCHELL AVE., ARLINGTON HEIGHTS, IL
BOOK: 149 PAGE: 08 DATE: 10-06-2015
DRAWN BY: SMR CHECK BY: KJA

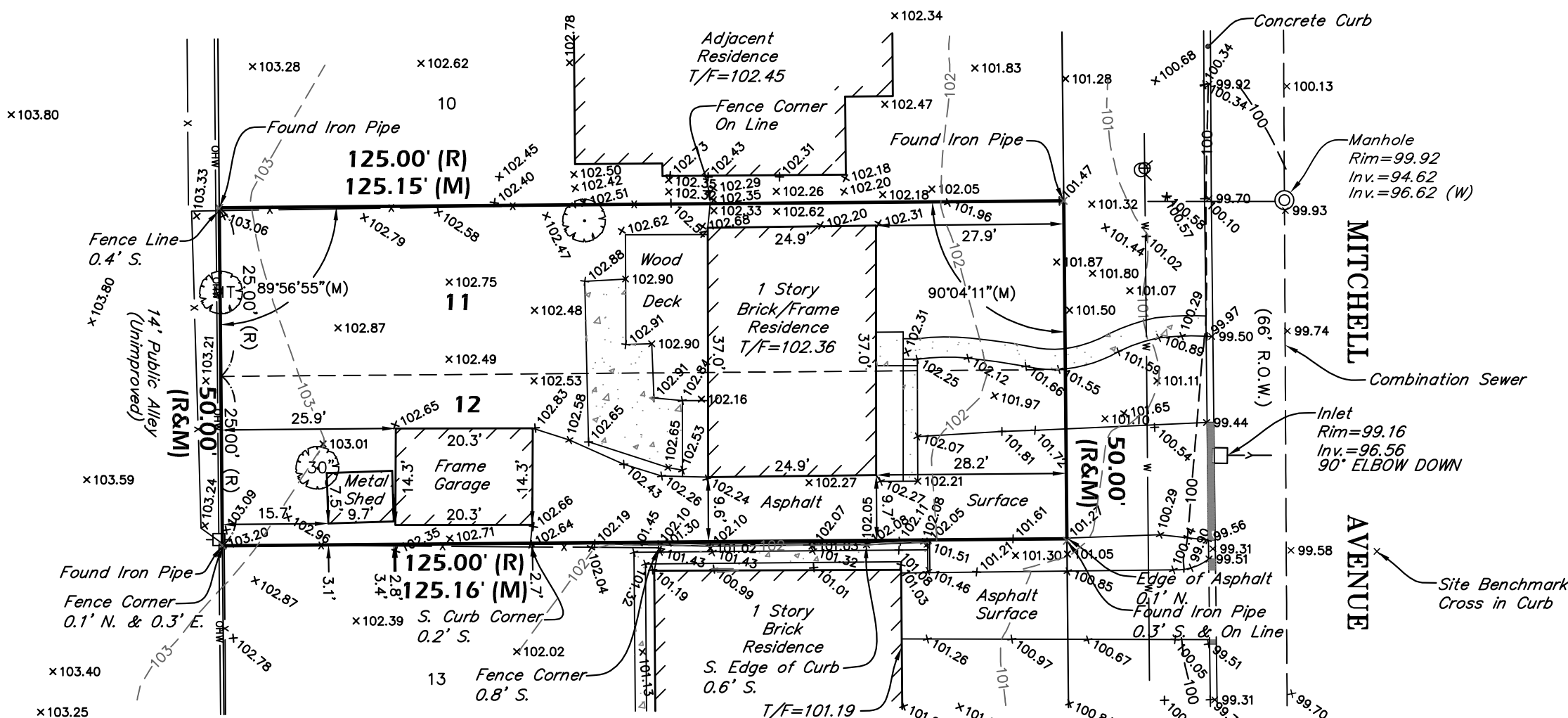
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 11 AND 12 IN BLOCK 11 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'



AVERAGE SETBACK OF BLOCK

INCLUDING SUBJECT PROPERTY = 32.0'

SITE BENCHMARK

CROSS CUT IN CURB AS SHOWN ON THE FACE OF THIS PLAT

ELEVATION =99.70 (ASSUMED)

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:

CONTAINING 6,267± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 15TH DAY OF JUNE, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

PROFESSIONAL DESIGN FIRM NO. 184-004196



SYMBOL LEGEND

- | | |
|---|---|
| ⊙ - MANHOLE | (R) - RECORD DATA |
| □ - INLET | (M) - MEASURED DATA |
| ⊗ - WATER VALVE
(UNLESS OTHERWISE NOTED) | — - SANITARY SEWER |
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DIA. UNLESS OTHERWISE NOTED |
| *** - FENCE LINE | — - DEPRESSED CURB |
| T/F - TOP OF FOUNDATION | ▒ - CONCRETE SURFACE |



JOINT
UTILITY
LOCATING
INFORMATION FOR
EXCAVATORS

Call 48 hours before you dig
(Excluding Sat., Sun., & Holidays)
1-800-892-0123

PREPARED FOR: E & J BUILDERS
JOB ADDRESS: 920 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSLisle.com info@plslisle.com

DRAWN BY: JLK FLD. BK./PG. NO.: 134/12
COMPLETION DATE: 06/17/15 JOB NO.: 1511021
REVISED:



Item: Taekwondo/Martial Arts Studio - 110 E. Central Rd. - T1558

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio) within the O-T District.

Variations Identified

None identified at this time.

Recommendation

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

1. Verification that all parking requirements are met and that the existing usage of the parking lot leaves a sufficient amount of parking spaces for all current and future uses on the subject property.
2. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Site Plan, Floor Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 22, 2016
Date Prepared: June 17, 2016
Project Title: Taekwondo / Martial Arts Studio
Address: 110 E. Central Rd.

BACKGROUND INFORMATION

Petitioner: Eva Skordilis
Address: 4435 Stonehaven Dr.
 Long Grove, IL 60047

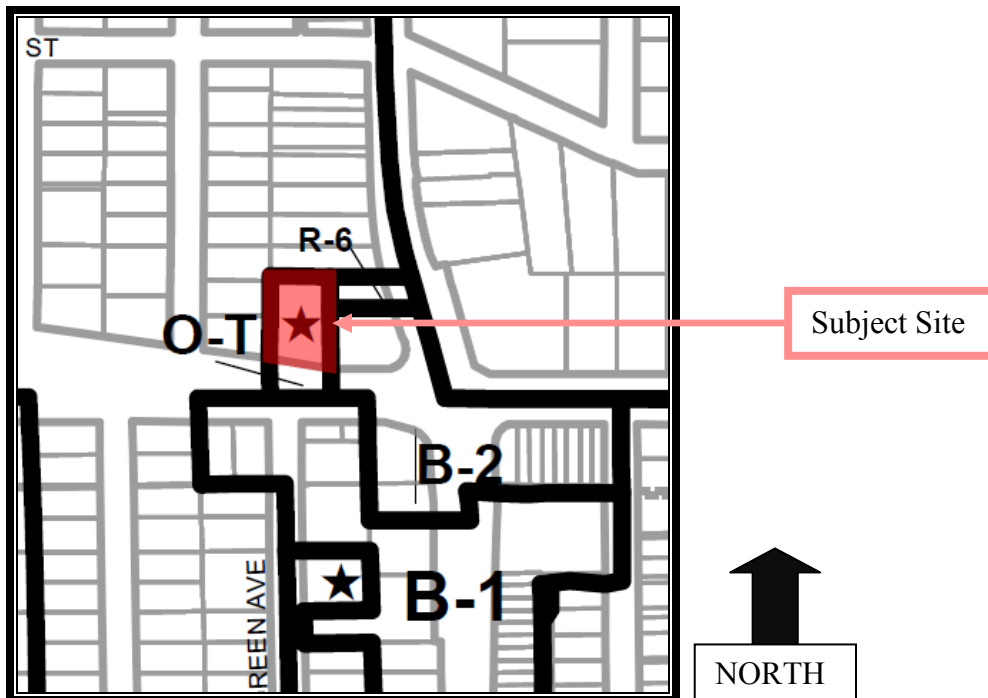
Existing Zoning: O-T, Office Transitional District

Requested Action:

- Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio) within the O-T District.

Variations Identified:

- None identified at this time.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	B-2, General Business District	Multi-tenant Commercial Building	Commercial
East	R-6, Multiple-Family Dwelling District, and B-2, General Business District	Auto Dealership (Japan Auto Services), Two-Family Dwelling	Commercial and Single-Family Attached
West	R-3, One-Family Dwelling District	Single-family Homes	Single-Family Detached

Background:

The subject property is approximately 21,300 square feet in size and contains an approximately 5,400 square foot single story building with a 4,200 square foot basement. The building has two units, with the larger unit being around 2,700 square feet in size, and the second unit being approximately 1,370 square feet in size. The rear of the larger unit has access to a two space loading dock, which is about 1,400 square feet in size. The loading dock and basement area are currently used by the property owner as storage areas.

Primary access to the site comes from Central Road, which provides a right-in/right-out only as a concrete median exists within the center of the road. Additional right-in/right-out access to Arlington Heights Road is provided through the Japan Auto site, which abuts the subject property to the east.

The petitioner has proposed the establishment of a Taekwondo/Martial Arts studio within the 2,700 square foot unit. Hours of operation would be 5pm-9pm Monday through Friday, and 9:30am-10:30am on Saturdays. The studio would be closed on Sunday. There would be only one employee, Eniko Szabo, who is the owner of the business. The owner estimates that total student count would be around 60-70 students, with class sizes being less than 15 students. The proposed business is already in operation as they were unaware of the requirement for a Land Use Variation. Staff is comfortable with their occupancy of the site while they proceed through the zoning process.

Zoning and Comprehensive Plan

As previously indicated, the subject property is within the O-T, Office Transitional District. A martial arts studio is classified as a "Recreation Facility, Commercial" within the Zoning Code, and this use is neither a permitted or special use within the O-T District. Therefore, a Land Use Variation is required to allow the proposed use on the subject property.

As part of the formal review process, the petitioner must provide a written justification based upon the following criteria required for Land Use Variation approval:

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

Staff would note that the subject property has suffered from chronic vacancies, likely due to the difficulty of access. The proposed use would facilitate the tenancy of a site that has had problems landing and keeping tenants in the past.

The Comprehensive Plan designates the future use of this property as "Commercial". The proposed use is compliant with commercial zoning regulations and is therefore consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

The petitioner is not proposing any exterior changes to the site or building. Relative to landscape requirements, staff believes that additional landscaping is needed in front of the parking lot along Central Road in order to conform to current parking lot landscape requirements. Staff will work with the petitioner to address this issue as she continues through the zoning entitlement process.

Finally, the petitioner should clarify if any new signage will be proposed as part of this development.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Land Use Variations, unless such Variation located along a major or secondary arterial and less than 5,000 square feet.. Since the proposed use will be located with a space that is approximately 2,700 square feet, a detailed traffic study is not required. However, the petitioner must provide a parking survey that outlines current usage of the property, with counts taken on two weekdays and one Saturday during the hours when the Taekwondo Studio is open for business. Since the business is currently operation, parking counts will illustrate the actual demand generated by the proposed use.

Staff has analyzed the site relative to parking requirements and finds that the proposed use, in combination with the existing basement/loading dock area and vacant office space, conforms to all parking requirements. The following table illustrates the parking requirements relative to the uses on the site:

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF COMPANY VEHICLES	PARKING REQUIREMENT	PARKING REQUIRED
110 E. Central Rd. - Tenant Space	Taekwondo Studio	Recreational Facility	2,700	-	-	30% of Capacity. Capacity calculated at 1 occupant per 50 sq. ft.	16
110 E. Central Rd. - Tenant Space	Vacant	Professional Office	1,370	-	-	1 space per 300 sq. ft.	5
Basement and Loading Dock	Property Owner	Warehouse and Storage	5,600	1	1	1 Space per 2 employees plus one space per company vehicle	2
	Total Required		9,670				23
	<i>Total Provided</i>						30
	Surplus / (Deficit)						7

The subject property appears to conform to all parking space requirements. However, the petitioner should clarify how many parking spaces are actually located on the site. Conflicting information exists when comparing the number of parking spaces provided by the petitioner and the number of parking spaces as shown on the site plan. Additionally, the site plan should reflect the existing access point to the Japan Auto site as the plan currently shows parking in this location.

As part of the Japan Auto approval in 2012, a condition of approval was included that required a Reciprocal Easement Agreement (REA) be established should the shared access between the two properties be constructed. As this shared access has been constructed, the petitioner is requested to clarify if the required REA has been established.

With regards to loading space requirements, the use of the basement and loading dock as warehouse and storage (at over 5,000 square feet) requires the provision of one 10' x 35' loading space. Two loading spaces exist within the loading dock and therefore the subject property is compliant with regards to loading space regulations.

Staff is supportive of the proposed use, provided that parking counts confirm that there is sufficient parking on site to accommodate the Taekwondo Studio use.

RECOMMENDATION

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

1. Verification that all parking requirements are met and that the existing usage of the parking lot leaves a sufficient amount of parking spaces for all current and future uses on the subject property.

2. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, June 17, 2016

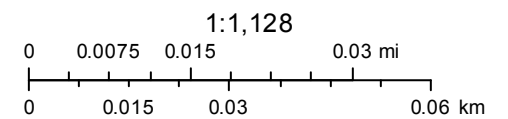
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

110 E Central - Aerial



June 10, 2016



May 27, 2016

RE: 110 E Central

Dear Mr. Enright,

The Business License our tenant is trying to obtain is for a Martial Arts Studio. The business information is as follows;

Business Name: YMA Taekwondo & Krav Maga LLC

Business Owner: Eniko Szabo

Operating Days: Monday through Friday 5pm to 9pm – 3 to 4 classes and Saturday from 9:30am to 10:30am for 1 class.

Student Count: In total on average of 60 to 70 students. Per class average size is under 15 students.

Employees: Only the owner – 1 Employee

Parking Spots Needed: 1 for the owner and maybe 5 to 7 spots. Students are typically dropped off and picked up by parents – only a few parents stick around to watch children during class.

We currently have 30 parking spots with 2 handicap parking.

There is an entrance to this location from Central Rd along with ingress/egress from Arlington Height Road through Japan Auto Service.

We really appreciate your assistance with this matter. If we can expedite this in any way we would be very grateful.

If you have any questions please do not hesitate to reach out to me or my daughter Eva Skordilis at 708.280.2675 or eva.skordilis@gmail.com

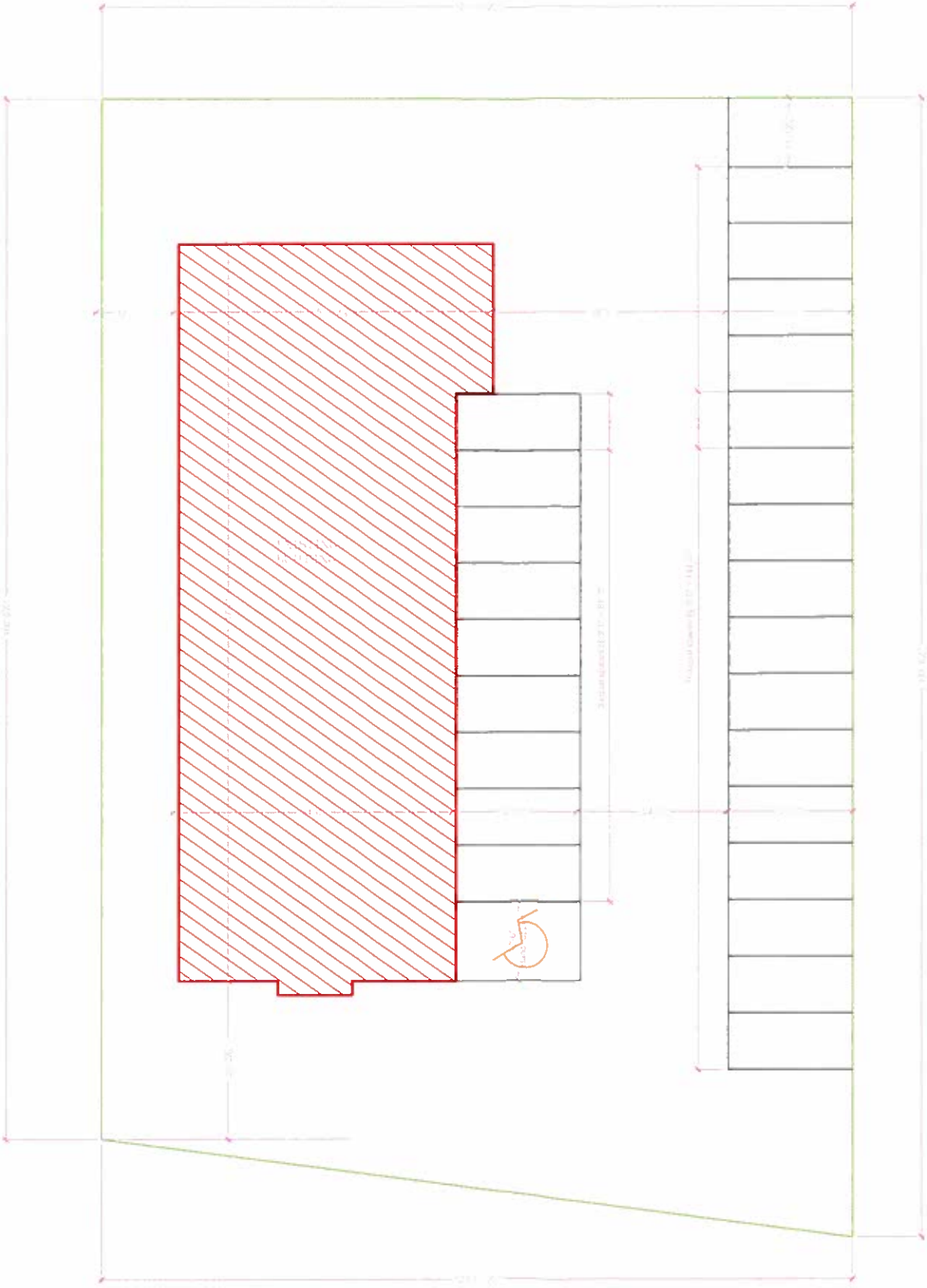
Thank you, 

John Mantis
847.392.5577

RECEIVED

JUN 03 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



General Notes		

No.	Revision/Issue	Date

Firm Name and Address	
Rufus Lacy Designs 325 Wildberry Ct, Unit A2 Schaumburg, IL 60193 (312) 752-5967	

Project Name and Address	
SITE PLAN A1	

Project	Sheet
Date	
Scale	

