



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 13, 2018
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Chapter 28 Text Amendment - Breweries - 5/23/18

IV. PUBLIC HEARINGS

- A. 1540 N. Arlington Heights Rd. - PC#18-007
Planned Unit Development Amendment for Parking Variation

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Chapter 28 Text Amendment - Breweries - 5/23/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Chapter 28 Amendment - Breweries - 5/23/18	Minutes

PLAN

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

RE: CHAPTER 28 TEXT AMENDMENT - BREWERIES - PC#18-012

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 23rd day of May, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Community Development Deputy Director

CHAIRMAN ENNES: I'm calling this meeting of the Arlington Heights Plan Commission to order. Would you all please rise and join us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN ENNES: Okay. Bill, would you take roll call?

MR. ENRIGHT: Yes. Commissioner Cherwin.

(No response.)

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. ENRIGHT: Commissioner Drost.

(No response.)

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

(No response.)

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

(No response.)

MR. ENRIGHT: Chairman Ennes.

CHAIRMAN ENNES: Here. So, we have three sets of minutes from our last meeting on the, let's see, the --

COMMISSIONER GREEN: 9th, May 9th.

CHAIRMAN ENNES: 9th. Have you all received that?

COMMISSIONER LORENZINI: Yes.

CHAIRMAN ENNES: Everybody had the time to review them?

COMMISSIONER LORENZINI: Yes.

CHAIRMAN ENNES: Do we have a motion to approve?

COMMISSIONER LORENZINI: I'll make that motion to approve it.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: And a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

(No response.)

CHAIRMAN ENNES: Okay, we have one other item of business, and that is a proposal to have a new zoning ordinance for the brew pubs/breweries. I guess we'll have a Staff report.

MR. ENRIGHT: Yes. Public notice was published in the newspaper 15 days ago as required by law. The Village Board has been discussing recently a new liquor license, a couple of new liquor license categories: one for brew pubs which is, basically, that's restaurants who brew their own beer on site; microbreweries which are solely small breweries; and then breweries which make larger quantities. The proposed liquor licenses were discussed a couple of months ago, six weeks ago by the Board, and they were generally positive towards creating these liquor licenses. However, before they make any decisions, they want to have the

Plan Commission advise the Village Board and make a recommendation on what zoning districts these would be appropriate in terms of location. So, right now, the Village zoning ordinance does not microbreweries or breweries in the Village, so this would be new, and thus, the text amendment to Chapter 28 to allow these types of uses.

Obviously, there's a lot of, you know, trends towards microbreweries and breweries and the tastings that go with those, as well as brew pubs which are basically restaurants. However, the Village is, you know, it doesn't allow it right now, so we want to kind of catch up with the trends and think it's a good economic development tool to bring in new types of businesses in the town, and not only downtown but other shopping centers that we have throughout the town.

Regarding the proposal, we're recommending, and this was discussed by the Ordinance Review Committee or Subcommittee of the Plan Commission, recommended approval of these changes to the zoning code. Of course, this is not the liquor license. That can only be discussed and approved by the Village Board, but creating brew pubs which would be special uses in our commercial districts similar to restaurants. So, right now, we allow as of right through a waiver process if you're a 4,000 square feet or less restaurant. If you're above 4,000 square feet, you have to get a special use which is about a three-month public hearing process with the Plan Commission and Village Board. So, we want to treat those brew pubs the same, so basically those are just restaurants that make beer on site. Very simple, no different than a restaurant. So, that would be a brew pub.

Microbrewery, we're suggesting that there's two categories--small and larger. So, 2,500 square feet or less would be permitted in our B-2, B-3, and B-5 districts. B-2 and B-3 are most of our shopping centers which you'd find on major roads. B-5 is of course the downtown. So, if the microbrewery is less than 2,500 square feet, it would be permitted. However, there would be some restrictions on how much area you could have for seating and for selling the product on site to 35 percent of the total floor area. With that equation, based on our building codes, you could get around 58 persons total capacity in a size of 2,500 or less. That would be the maximum you could get in the location.

It hasn't been determined yet whether or not any food will be required. The Board is well aware that, you know, this is not a restaurant and it's not going to have a full kitchen. These are mostly just making beer on site in small quantities and having tastings and selling the beer pre-packaged, and the people can sit there and have a certain amount.

The liquor license at this point is proposed to have some quantity caps, but 48 ounces is per individual. I don't know if that would be part of the final liquor license or not. Also, the Board talked a little bit about food items, like small snack items, nothing that would have to be made in a kitchen. So, that's going to be deliberated, too, whether or not that's going to be required. I think the Board is kind of, you know, half and half on that part of it. But I wouldn't be surprised if there's some sort of small food item required, like chips or something.

Microbreweries above 2,500 square feet, those would be larger in size, up to 4,000 maximum would be special uses in the B-2, B-3, and B-5 districts. They would have to go through a public hearing process as those would be a little bit, you know, bigger and more capacity. With 4,000 square feet, you could probably get closer to 100 people. So, you know, we're looking at the larger ones having a little more oversight in terms of zoning. Keep in mind, we don't allow these at all right now.

Then lastly, breweries where you simply make beer and, you know, they have tastings and they usually have small areas where they'll be able to, you know, have a small bar or something to taste the beers that are made on site and are distributed. We're saying that breweries could be allowed up to 20,000 square feet. We don't want giant breweries like you might find in the city. We just want smaller, medium-sized ones maximum. We don't allow the making of alcohol and breweries in the Village at all, and that would be regulated and permitted in the M-1, M-2 districts, the two manufacturing districts that we have.

One thing we didn't discuss at Ordinance Review that we are suggesting though is that breweries are not allowed on a zoning lot that's contiguous to a residential zoning district. That will mostly come into play on the north end of town where you have the north industrial park zoned M-1. There's a lot of residential homes that are directly abutting probably about 15 or so commercial properties that potentially could have a brewery if this was approved. We're saying that those properties, they would not be allowed because they're too close to residential, a little bit of concern about, you know, odors potentially. But that leaves a lot of land available for breweries throughout the M-1 and M-2, we've got 108 acres in town. We just don't want these right next to homes.

So, that's the recommendation of Staff as well as the Ordinance Review Committee. So, I'd like to open it up for questions.

CHAIRMAN ENNES: Okay, can we have a motion to approve the Staff report?

COMMISSIONER SIGALOS: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER DAWSON: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, do any of the Commissioners have questions?

COMMISSIONER DAWSON: I do. Am I the only one who maybe wasn't at ORC?

CHAIRMAN ENNES: I think there's a couple questions even from those who were there.

COMMISSIONER DAWSON: Okay, go ahead. Do you want me to start?

CHAIRMAN ENNES: Go ahead, yes, please.

COMMISSIONER DAWSON: Where did the definition, where did you pull the definitions from?

MR. ENRIGHT: Part of it's the state liquor license requirements. So, microbreweries in Illinois, the liquor license that we're proposing allows that amount of, you know, alcohol be produced in a microbrewery. So, we tied it to the liquor license requirements.

COMMISSIONER DAWSON: So, the liquor license, the state statute relative to liquor licenses, this is how they define these terms?

MR. ENRIGHT: Yes.

COMMISSIONER DAWSON: Okay, because they seem, it doesn't seem clear to me what the difference is between these three things. I get it when you say it but, you know, a brew pub is a restaurant that includes a brewery as an accessory, I understand that.

But then we're in the definition of microbrewery and we don't say that a microbrewery is a brewery that has as its primary function brewing beer and may have food as an accessory use, right? So, I'm just, and I'm looking at this definition and it's saying generally characterized by an emphasis of quality, flavor and brewing technique. Well, I think that like the Miller Company would probably say they do that, too. I would disagree with them, but they would say that. So, I don't feel that the definition of microbrewery to me really clarifies, and if I were coming in trying to figure out what I am, I might not, it might not be as clear as it could be.

I think, I'm glad we're putting this in the code. This is a very new trend that's going on. Arlington Heights doesn't currently have anything that fits this, is that correct?

MR. ENRIGHT: Yes, we don't.

COMMISSIONER DAWSON: Right, and they're popping up and they're very popular, and I'm glad that we're having the foresight to put it in. I'm very supportive of the way that you divided it out and who gets special use and who doesn't. I just think the definitions, we might need to clarify them a bit.

CHAIRMAN ENNES: Okay, any other questions?

COMMISSIONER LORENZINI: Yes. Bill, so brew pubs, that's new, too, to the code?

MR. ENRIGHT: Yes, we want to clarify that, that we would allow it. Yes, it would be new.

COMMISSIONER LORENZINI: So, we don't have any brew pubs now in town?

MR. ENRIGHT: We do not.

COMMISSIONER LORENZINI: Okay, and then the difference between the permitted use and special use, a special use would have to go through a public hearing.

MR. ENRIGHT: That's correct.

COMMISSIONER LORENZINI: Now, the brewery, is there going to be any, you mentioned about maybe chips or something for microbreweries, what about breweries? Is there going to be any tie to --

MR. ENRIGHT: That remains to be seen, but that's not a zoning matter. It's up to the Village Board to decide if any food items will be required for either of those.

COMMISSIONER LORENZINI: Okay, are we, in any way, are we covering like a tasting room, you know, where they give out free samples?

MR. ENRIGHT: Yes, those would be allowed in breweries where they have tastings. I mean microbreweries are kind of that, too, but they're more bars where you sit down and try out the different beers. But you do that at a brewery, too.

COMMISSIONER LORENZINI: But would we regulate whether or not they charge? You know, because obviously some of the big companies give the stuff for free. You know, would we limit --

MR. ENRIGHT: That will be handled through the liquor license, that's not a zoning issue.

COMMISSIONER LORENZINI: Okay, all right. The maximum area allowed for the retail portion of the space, 35 percent, I guess we want to make sure it doesn't turn into a large bar, correct?

MR. ENRIGHT: That's correct.

COMMISSIONER LORENZINI: Okay, all right. That's all I have.

CHAIRMAN ENNES: Anyone else? No? Bill, a couple of questions. I know I should know this, but we have the brew pubs can be in B-1, what's the difference between a B-1 and a B-2?

MR. ENRIGHT: B-1 is more restrictive in terms of the types of uses that are allowed. It does allow restaurants though. They're typically smaller shopping centers. Personally, I don't think we even need the B-1 district, we should probably get rid of it. We only have one or two small shopping centers that are B-1. But the theory, historically, has been that it's less intense because it's adjacent to residential; but quite frankly, all our B districts are adjacent to residential.

CHAIRMAN ENNES: It's more of a little neighborhood shopping center.

MR. ENRIGHT: In theory, yes. But practically, it's a little different.

CHAIRMAN ENNES: Okay, and the difference between the S's and the P's on your chart for the proposed, is the S the special use?

MR. ENRIGHT: Yes.

CHAIRMAN ENNES: And the P is?

MR. ENRIGHT: Permitted use.

CHAIRMAN ENNES: Permitted, okay. Do we have to be concerned about any parking issues with some of these?

MR. ENRIGHT: No different than, you know, looking at it from a, you know, restaurant --

CHAIRMAN ENNES: Restaurant standpoint?

MR. ENRIGHT: Type of use in that, which they're already, you know, we do have concerns about that with any use like that.

CHAIRMAN ENNES: Okay, that's all I have. I notice we have a number of people in the --

COMMISSIONER LORENZINI: Chairman, can I ask one more question?

CHAIRMAN ENNES: Yes, please.

COMMISSIONER LORENZINI: I thought of one other thing. The area where the Knights of Columbus and Heller Lumber is at, what type of zoning is over there?

MR. ENRIGHT: That's zoned multi-family residential.

COMMISSIONER LORENZINI: The whole street?

MR. ENRIGHT: Yes.

COMMISSIONER LORENZINI: Okay.

CHAIRMAN ENNES: Didn't that used to be manufacturing?

MR. ENRIGHT: Used to be, it's not anymore.

CHAIRMAN ENNES: Okay, anybody else? I notice we have a number of people here to hear this. Do any of you want to make comments or have any questions? I invite you up, feel free.

What I'd like you to do is to give us your name, and I would like you to spell it for our court reporter just so we get it right. That would be good.

QUESTIONS FROM THE AUDIENCE

MS. EGAN: I'm Kathleen Egan, K-a-t-h-l-e-e-n E-g-a-n.

MR. VALENTE: Mike Valente, V like in Victor, a-l-e-n-t-e.

CHAIRMAN ENNES: Okay.

MS. EGAN: So, we actually have been involved as the potential brewery, microbrewery, I'm not really sure. The definitions are a little confusing for us as well. We're a microbrewery by definition by the TTB because of the size and the amount of beer that we would be producing, and that we are looking to put a tap room in as well. So, a tap room would be where we would sell our product by the glass in accordance with our liquor license, whether it's, we're kept to a certain amount of ounces or whatever the case may be. Each village has a different ordinance or requirement with their village license.

So, I guess we came in to that area on Hickory, the area that you were just referencing by the Knights of Columbus, five years, six years.

CHAIRMAN ENNES: You submitted a proposal, right?

MS. EGAN: Right.

CHAIRMAN ENNES: Correct, sure.

MS. EGAN: So, we own a property there and we rented, we went to the Village prior to renting there, told them that we're planning on doing manufacturing beer but that was it at that point. Then we were given permission, well, we were given a letter that stated that use was permitted, and then when we went to pull our permit we found out that the use was not permitted for alcohol. So, we're allowed to manufacture non-alcoholic beverages, but at the time we had told what we were doing down the Village and there was miscommunication or misunderstanding.

So, I think, and I guess can I just ask this, Bill, are we grandfathered in M-2, because we were there prior to the overlay?

MR. ENRIGHT: Not for these uses, no, because these are new.

MS. EGAN: Okay, so, but we're still, if we weren't doing that use, we would still be considered M-2?

MR. ENRIGHT: No, but whatever uses are allowed in the M-2 district at the time we changed the zoning to residential, those uses would be permitted.

MS. EGAN: So, the manufacturing of non-alcoholic beverages at that point would be. So, we would need a land use variation if we, because it's not zoned in that area for these businesses to be permitted?

MR. ENRIGHT: That's right.

MS. EGAN: Okay. So, we bought, we rented first and we bought with this letter and thinking that we were able to do this there and found out we couldn't. In the meantime, like you're saying, the industry has evolved and the tap room because part of the whole concept, so we wanted to go for the entire thing. We were still, you know, not getting the feeling and they didn't have a liquor license created here in Arlington Heights, we went out to Itasca, opened the tap room there in the country club. So, in the Itasca Country Club, when you walk in, they have a public restaurant called the Fox & Turtle, so I mean anyone is welcome to come, I think you'll see that it's not an issue, we're in a country club and we're in a restaurant actually. Well, adjacent to the restaurant.

So, we're just, you know, hoping that we can carry through with our plans. We, you know, have it all in there waiting. The equipment has been there untouched, un-running, hoping that we can get the zone for that area. Now, we have a liquor license, or would have a potential liquor license based on, we went up in front of the Board, the Board created it,

so that's where we stand. If you have questions for us?

CHAIRMAN ENNES: I don't. Does anybody else have a question?

COMMISSIONER DAWSON: Well, I just want to clarify because you said that you agree that the definitions are a bit confusing. So, could you just elaborate on what is confusing to you?

MS. EGAN: Yes. I only caught part of it, but even at the Board meeting I was a little confused. So, it's based on volume that you produce, how you're defined.

COMMISSIONER DAWSON: Right.

MS. EGAN: You know --

MR. VALENTE: May I for a second? So, you guys actually have this outlined pretty accurately on your proposed amendments to the zoning code on your website. So, like Kathleen was mentioning, it's really based on volume. But it's up to each individual village to kind of allow how far you guys want to take that as far as retail component, serving component. Yes, we are governed by the state but also by you guys. It seems like you've already addressed that at the last meeting in front of the Board, you guys made amendments.

CHAIRMAN ENNES: When you say the last meeting, what are you talking about?

MS. EGAN: We're talking about the Board, the Board meeting.

COMMISSIONER DAWSON: The Village Board.

MR. VALENTE: The Village Board.

MS. EGAN: When they created the liquor license.

CHAIRMAN ENNES: When?

MR. ENRIGHT: It hasn't been created. Let me go on the record that it hasn't been adopted yet.

CHAIRMAN ENNES: This is a proposal we're considering.

MS. EGAN: But you are, it's just the intention, didn't they vote that night?

MR. VALENTE: I thought they did vote that night.

MR. ENRIGHT: They did not, no. But they want --

MS. EGAN: But the intention is to possibly vote on it?

MR. ENRIGHT: In June, yes.

MS. EGAN: In June, okay.

MR. ENRIGHT: When this has gone through.

COMMISSIONER DAWSON: But I guess what I was saying, just because a lot of the stuff that you're mentioning I think relates to liquor license which has nothing to do with us, so what I'm trying to talk about is when I look at the definition, I think that are we trying to say that a brewery would be something larger than a microbrewery?

MR. ENRIGHT: Yes.

COMMISSIONER DAWSON: So, then I think that definition should say that it produces more than 930,000 gallons, right, to make clear because the definition of brewery just is a place that manufactures beer.

CHAIRMAN ENNES: We're not talking about production, we're talking about the size of building.

COMMISSIONER DAWSON: No, not at all, look at the definition.

CHAIRMAN ENNES: I've got it, 2,500 square feet.

COMMISSIONER DAWSON: No, no, no. You're talking about whether or

not they have to come in, you're talking about the use and whether or not they have to get a waiver. Look up top at the definitions.

MR. ENRIGHT: How about adding to the brewery a place that manufactures beer and is licensed by the state of Illinois that produces more than a microbrewery would?

COMMISSIONER DAWSON: Fine, yes. That's kind of what I'm looking for. It seems to me that the definition of brew pub means restaurant first, brewery second; whereas brewery and microbrewery are production of beer first, potentially there might be food there, that's a liquor license issue, but really the focus is on the brewery. Is that correct?

MR. ENRIGHT: That's correct.

MS. EGAN: We're licensed as a brew pub though by the Federal Government. I mean everything is semantics, but I have a brew pub license in Itasca and I don't sell food is the other thing.

COMMISSIONER DAWSON: Okay. Well, that's going to be the liquor license differentiating.

MS. EGAN: Right.

COMMISSIONER DAWSON: Unfortunately, all villages are going to have different definitions.

MS. EGAN: Well, that was in the state.

COMMISSIONER DAWSON: No, no, I know, but our zoning codes are all going to be different.

MS. EGAN: Sure.

COMMISSIONER DAWSON: I can understand the frustration, but really if we made it align by the state, next door wouldn't and we just didn't make it work for us, right?

MS. EGAN: Right, right.

COMMISSIONER DAWSON: So, this is just a matter of zoning. But that was really I think where I was getting hung up on. I don't know if I would include this generally characterized by an emphasis on quality. I mean it just seems like we're making an opinion that microbreweries are better than breweries. I don't think it's necessary. I think microbrewery means smaller, brewery means bigger, both mean brewed on site. Correct?

MR. ENRIGHT: Right.

COMMISSIONER DAWSON: So, I think the quality of it is irrelevant or what their emphasis is. So, I think we can simplify it that way. I don't know that we need to go so far as to say that the brewery is the, I think it's clear then, I think we know that brew pub is a restaurant first. So, if you don't have a, if you're not a restaurant first, then you'd have to fall under brewery, and then it comes down to how much do you produce on site on whether or not you're a brewery or a microbrewery. That seems to me very simple. Okay? Does anyone else have any comments or questions?

CHAIRMAN ENNES: No, I think that you make a good point.

COMMISSIONER GREEN: It seems to make sense, yes.

COMMISSIONER DAWSON: Okay.

MS. EGAN: I think, so there's tasting or a tap room, so large breweries sometimes when you go on a tour will give you a taste, and that's regulated by the state and the Federal Government as well. You can have a little bit, like a three-ounce tasting or whatever the case may be and you don't charge for it, it's part of a tour maybe, where a tap room would be an

actual bar area attached to a brewery where you would serve beer or alcohol and charge for it. Then like I said, you know, in Itasca or Mount Prospect, there is no limit, but in other towns there's like a 48-ounce, like Naperville has 48-ounces for sample as example. So, in 24 hours, you're allowed to serve so much alcohol and then you're kept at that amount per person for a 24-hour period.

MR. ENRIGHT: These are all things that are part of the liquor license.

CHAIRMAN ENNES: Right.

MS. EGAN: Right.

CHAIRMAN ENNES: Okay, these are not issues for us.

COMMISSIONER DAWSON: Right. So, tap room, so explain for me, I get that it's not an issue for us, I just want to understand. So, would you have a microbrewery without a tap room? So, that would just be one that only sells beer on the premises but doesn't do tastings?

MR. ENRIGHT: It depends on the liquor license, and each individual business is different.

COMMISSIONER DAWSON: No, I'm just trying to understand. So, that's where it would fall under, a tap room would be a liquor license level for a microbrewery, but a microbrewery that didn't have a tap room liquor license couldn't serve anything on site? Is that --

MR. ENRIGHT: No, all these can serve on site.

COMMISSIONER DAWSON: So, why would you need a tap room license?

MR. ENRIGHT: I am not aware of a tap room license, I don't know if there's any difference.

COMMISSIONER DAWSON: Okay, all right. I get it, I get what you're saying, okay. So, there is this tap room license concept out there but it may or may not apply to Arlington Heights because we feel that we've got it covered in our definitions. Agree, no, I agree, that clarifies it for me. Thanks.

MR. ENRIGHT: We don't need to address that in the zoning.

COMMISSIONER DAWSON: No, I understand.

CHAIRMAN ENNES: Right.

COMMISSIONER GREEN: Right.

MR. ENRIGHT: Just to make it clear.

COMMISSIONER DAWSON: I understand. I was just trying to figure out where it fell, that's all.

CHAIRMAN ENNES: Okay. Did you have any other comments?

MS. EGAN: I don't think so. Do you have any other questions?

COMMISSIONER DAWSON: No, other than I live in that area, so yay.

MR. VALENTE: Me, too, I'm a resident there, too.

MS. EGAN: We're hoping for that, right.

COMMISSIONER LORENZINI: Kathleen, I do have a question for you. So, you own property?

MS. EGAN: And rent, we have a ten-year lease and we own a property on that same street. So, we own at 19 North and 3 North, we rent at 3 North, we own at 19 North.

COMMISSIONER LORENZINI: In one of your properties, you have equipment in there ready to start brewing?

MS. EGAN: 3 North, yes.

CHAIRMAN ENNES: Are these both commercial properties?

MS. EGAN: Yes. Yes, right? I believe so.

MR. ENRIGHT: I just want to caution the Plan Commission that they will have to be moving forward with a petition regarding zoning.

COMMISSIONER DAWSON: Sure.

MR. ENRIGHT: And if we talk about their specific project, it has to be part of the public hearing, so I'd just caution.

COMMISSIONER DAWSON: Got it. Got it.

CHAIRMAN ENNES: Right. We're not in a position to do that.

COMMISSIONER DAWSON: I understand. We're just clarifying. It's interesting to get a perspective from somebody who's going through the process.

CHAIRMAN ENNES: So, thank you.

MS. EGAN: Thank you.

CHAIRMAN ENNES: Is there anyone else in the audience that would like to --

COMMISSIONER GREEN: Add to the confusion.

CHAIRMAN ENNES: Add to the confusion.

COMMISSIONER DAWSON: Any more breweries you guys want to open up? No?

CHAIRMAN ENNES: So, we're going to close the public portion of the hearing, and I would open deliberation of the Commissioners for any other comments or a motion.

COMMISSIONER LORENZINI: We've got one, Terry. Terry?

COMMISSIONER DAWSON: Oh, we've got someone here.

MR. GALLANT: Sorry.

CHAIRMAN ENNES: You waited until I closed the public portion, but that's okay.

MR. GALLANT: Oh, sorry about that.

CHAIRMAN ENNES: Come and join us.

MR. GALLANT: It will be quick question. Marc Gallant, M-a-r-c G-a-l-l-a-n-t. So, the Zoning Commission, I guess I'd like to understand, it was a Manufacturing zone before and now it's not, that was changed, is that what --

CHAIRMAN ENNES: I'm not sure, what are you talking about?

MR. GALLANT: The zoning of the Hickory area.

MR. ENRIGHT: That's correct.

MR. GALLANT: Okay, and now it's not. Is that in anticipation of plans they have for that area because of all the construction that's going on there and it's going to be turned over? Because you have Hines there now of course and then you have the auto body shop. So, I'm just curious.

MR. ENRIGHT: Yes, the idea is to transition that whole area to mixed use residentials and commercial over time.

MR. GALLANT: That was just my question.

MR. ENRIGHT: The Board rezoned those properties when it adopted the redevelopment plan four years ago for that area. So, we're in the process of implementing it with different developers right now.

MR. GALLANT: You're educating me so I appreciate this. So, if there was a process to try to allow these types of businesses in that area, because it's going to be maybe mixed use, that would have to be something we bring back here?

MR. ENRIGHT: That's correct.

MR. GALLANT: And ask for it to be rezoned again, is that how it works?

MR. ENRIGHT: A land use variation to allow a use that's not permitted.

MR. GALLANT: Or a variation.

MR. ENRIGHT: Yes, a variation.

MR. GALLANT: Right. Thanks.

CHAIRMAN ENNES: Thank you. Anyone else? Okay, we're going to close the public portion of the hearing, and I'm going to ask the Commissioners for their deliberation or for a motion.

COMMISSIONER DAWSON: I'm sorry, I was going to ask, I'm happy to move forward with a motion, but do you feel that we need to revise any language at all or do you have that written down? How would the motion be worded?

MR. ENRIGHT: I don't think you need to do anything in my opinion. This is based on size. A brewery is a brewery, bigger; a micro is a micro.

COMMISSIONER GREEN: Up to this size, and then it's bigger.

MR. ENRIGHT: So, we're the ones who have to, you know, enforce it and we're trying to match this up with the language in the liquor licenses, too. So, we start tweaking this too much, then we'd have to tweak some language in there, too, which is fine, but it's really up to you if you want to make a motion.

COMMISSIONER DAWSON: So, if I wanted to make a motion with the revision still in the language, I would need to restate it?

MR. ENRIGHT: Well, I would need to know what you really wanted to say.

COMMISSIONER DAWSON: Okay, that was my clarifying question, but I do disagree. I think the language as written is very unclear. As a lawyer who has to read our code and other towns' codes on behalf of my clients, I'd like to make it clear so people understand it.

MR. ENRIGHT: All right. Do you have anything to state it?

COMMISSIONER DAWSON: You were going to make a motion?

COMMISSIONER SIGALOS: I was going to make the motion, but if you want to make some revision for this motion --

COMMISSIONER DAWSON: Well, I'll make a motion with the language how I would like it to read.

A motion to recommend to the Village Board of Trustees approval of PC#18-012, Amendments to Chapter 28, Section 28-3 and Section 28-5.5-1, Regarding Brew Pubs, Microbreweries, and Breweries, with the proposed language, however, with the change that the definition of brewery be changed to include that it brews more than 930,000 gallons of beer per year, and the definition of microbrewery to eliminate the language from generally characterized by an emphasis on quality, flavor, and such down to the comma there so it would read an independently-owned brewery that produces no more than 930,000 gallons of beer per year and which is licensed as a Class I brewer by the state of Illinois.

CHAIRMAN ENNES: So, are you --

MR. ENRIGHT: That's a motion, so you need to have a second.

CHAIRMAN ENNES: Right, we have a motion. Is there a second?

COMMISSIONER SIGALOS: I'll second that.

CHAIRMAN ENNES: Any questions?

COMMISSIONER GREEN: Yes, I just have a comment. To me, by taking that out, you're, at least I erased what I was thinking a microbrewery would be. If you leave out that emphasis on technique and the display of the equipment and everything which I think is part of the experience of going to a microbrewery, you just changed, in my mind it's a little more confusing. I had it the other way, the way it was worded here. So, that's just my comment.

CHAIRMAN ENNES: Okay, any other questions or comments on the motion? Okay, could you take a roll call vote?

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: No.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: And Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. ENRIGHT: Four to one.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: So, that will go to the Village Board probably June 4th.

CHAIRMAN ENNES: Okay, thank you.

MR. ENRIGHT: That's all we have. No other business.

COMMISSIONER DAWSON: I just have a quick question, you can probably close it before I ask it. But I had a resident ask me about the status of the Sigwalt Apartments saying that they had been told both that it's dead and that it's on hold?

MR. ENRIGHT: The Village Board denied it. They voted four to four, so they didn't have the total for approval. So, we have not had any other conversations with that.

COMMISSIONER DAWSON: All right. So, it's not technically considered on hold? I don't even know what that would mean.

MR. ENRIGHT: The petition failed, so any developer that wanted to build there would have to start from the beginning.

COMMISSIONER DAWSON: Okay.

MR. ENRIGHT: And we have not had any conversations with any developers since that vote was taken.

COMMISSIONER DAWSON: Sure, that helps me clarify it. Thank you.

CHAIRMAN ENNES: Okay. I see no other business on our agenda, could I have a motion to adjourn?

COMMISSIONER GREEN: So moved.

COMMISSIONER SIGALOS: I'd like to make a motion to adjourn.

CHAIRMAN ENNES: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: We're adjourned. Thank you.

(Whereupon, the above-mentioned petition was
adjourned at 8:01 p.m.)

DRAFT



Item: 1540 N. Arlington Heights Rd. - PC#18-007

Department: Planning & Community Development

Requested Action

1. Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Requested

1. Variation from Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 99 spaces to 77 spaces.
2. Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts, where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

Recommendation

The Staff Development Committee has reviewed the petitioner's request and data provided, and cannot recommend approval of the requested on-site parking variation, as parking demand exceeds the parking provided on site.

However, the Staff Development Committee does recommend approval of the following variation:

- Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts (The 12 spaces at Glueckert Funeral Home and 20 spaces at Our Saviour's Lutheran Church), where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

This recommendation shall be subject to the following conditions:

1. Shade trees shall be provided in all parking lot landscaped islands, except for the northwestern island adjacent to Maude Avenue where utility boxes are

located. Additionally, the required 3 foot tall landscape screen along Arlington Heights Road and Maude Avenue shall be provided.

2. Existing non-compliant signage on site shall be removed, or the petitioner shall apply for a sign variation via the Design Commission and Village Board process.
3. Additional loft space, as shown on the Floor Plan approved via Ordinance 89-100, shall not be built out.
4. If the existing parking agreements with the Glueckert Funeral Home or Our Saviour's Lutheran Church are discontinued, and the petitioner does not secure new code-compliant parking agreements, the petitioner shall not renew leases for medical tenants, and shall only re-tenant spaces with general office.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Public Notice	Exhibits
PC Minutes 5-9-18	Minutes
Conceptual Plan Review Minutes 3-28-18	Minutes
Plat of Survey	Exhibits
1989 Floor Plan - Potential Loft Space	Exhibits
Additional Landscaping	Exhibits
Existing Floor Plans	Exhibits
Parking Survey	Exhibits
Glueckert Parking Agreement	Exhibits
Our Saviour's Church Parking Agreement	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Resident Feedback	Correspondence



VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC #18-007

Project Title: 1540 N. Arlington Heights Rd.
PUD Amendment

Address: 1538-1590 N. Arlington Heights Rd.

PINs: 03-20-108-010, 03-20-108-011,
03-20-108-012

To: Plan Commission

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: June 13, 2018

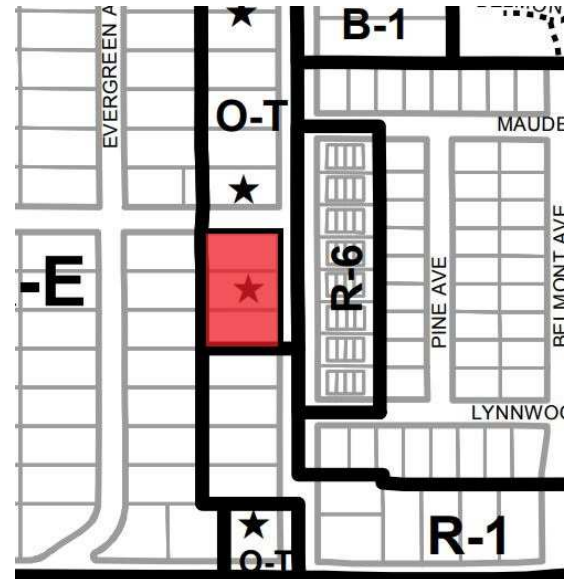
Date Prepared: June 6, 2018

Petitioner: Carlos S. Arevalo

Address: 2460 Lake Shore Drive
Woodstock, IL 60098

Existing Zoning: O-T, Office-Transitional District

Existing Comp. Plan Designation: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	O-T, Office-Transitional District	Office Building	Offices Only
South	R-1, One-Family Dwelling District	Funeral Home	Offices Only
East	R-6, Multiple-Family Dwelling District	Townhomes	Single-Family Attached
West	R-E, One-Family Dwelling District	Single Family Homes	Single-Family Detached Estate

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Requested:

1. Variation from Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 99 spaces to 77 spaces.
2. Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts, where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

Project Background:

The subject property is located on the southwest corner of Arlington Heights Road and Maude Avenue. A multi-tenant office building currently occupies the site, housing medical suites leased by Northwest Community Medical Group and Northwest Eye Physicians. The development was approved as a PUD in 1989 by Ordinance 89-100, allowing a 17,745 square-foot general office building with the potential to build out an additional 4,750 square feet of loft space. The PUD approval from 1989 allowed the site to develop with a total of 77 parking spaces, which conformed to the parking requirements for general office uses within the building, and included a minor surplus for the additional parking that would be required if the loft spaces were built out as supplemental office space. Alternatively, this parking surplus could have been used to allow a small amount of medical office uses within the building, since medical offices have a higher parking requirement than general offices.

Discussion of the PUD approval in 1989 contemplated the potential for some medical office to be included in the building, however from the minutes it is clear that tenancy by medical uses alone was not anticipated. In the years since construction, the building has been 100% leased by medical tenants. Additionally, 1,734 square feet of the potential loft space has been built out, and is currently used as storage and active meeting room space. This has resulted in a code-required parking deficit of 22 spaces. This deficit was likely not discovered earlier due to the fact that medical uses are exempt, by the State of Illinois, from Village Business License requirements, and as such were not subject to a parking review at time of occupation.

In order to address this code-required parking deficit, the petitioner is seeking a parking variation in order to bring the property into compliance. As the parking deficit is relatively substantial, with a 22.2% reduction in required parking, an amendment to the PUD is required. The petitioner is not proposing any modifications to the site or building at this time.

Zoning and Comprehensive Plan

The subject property is within the O-T Office-Transitional zoning district, which is the appropriate district for general and medical office uses.

The Comprehensive Plan designates this property as “Offices Only” and the existing use as a medical office building is compatible with this classification.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of the 1989 PUD approval, the property was granted an allowance for two ground signs in the required front yard, as well as variations related to parking lot landscaping, landscaping between districts, and a release from the requirement for a loading zone

As part of this review process, Staff has reviewed the existing landscaping for compliance with these variations as well as the approved landscape plan. The site was found to be missing required shade trees in parking lot islands, as well as the required 3-foot landscape screening along Arlington Heights Road and Maude Avenue. As part of this review, the petitioner shall replace the shade trees in all landscaped islands, except for the northwestern island adjacent to Maude Avenue where utility boxes are located, and provide the required landscape screen.

Staff has also reviewed existing on-site signage, and found that all signs do not meet the signage allowances for the O-T district. The petitioner shall address this non-conformity through removal and replacement of non-compliant signage, or through seeking a sign variation via the Design Commission and Village Board process.

Parking

The Zoning Code requires the provision of 1 parking space per every 300 square feet for general office uses, and 1 parking space per every 200 square feet for medical uses. Based on Zoning Code requirements for medical uses, a total of 99 parking spaces are required on the subject property. **Table I** below illustrates this requirement.

Table I: Parking Summary

Parking Analysis				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required:
Suite 1588 - Northwest Eye Physicians	Office, Medical	5,533	1 space per 200 sq. ft.	28
Suite 1540 - Northwest Community Healthcare	Office, Medical	3,108	1 space per 200 sq. ft.	16
Suite 1538 - Northwest Community Healthcare	Office, Medical	10,938	1 space per 200 sq. ft.	55
Total Parking Required				99
Total Parking Provided				77
Surplus/(deficit)				-22

Therefore, the following variation is requested:

- **Variation to Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 99 spaces to 77 spaces**

The petitioner has submitted a parking study prepared by HR Green, Inc., which surveyed usage of the existing parking lot during four weekdays in January 2018, conducted between 8:00 AM and 4:00 PM at 30-minute intervals. This study was supplemented by additional counts conducted on three days in April 2018, during the same span of hours at 30-minute intervals. The seven days on which the lot was surveyed were Tuesday January 9th, Wednesday January 10th, Tuesday January 16th, Wednesday January 17th, Saturday April 14th, Tuesday April 17th, and Wednesday April 18th. Peak parking demand occurred at 1:30pm on Tuesday, January 9th, where 71 vehicles were observed accessing the site (the parking lot has a total of 77 spaces). However, most employees park off-site, which will be discussed further on page 4.

The petitioner has also provided a survey of on-street parking, conducted on April 14th, 17th, and 18th. The scope of this survey included the segment of Maude Avenue between Arlington Heights Road and Evergreen Avenue, as well as parking on Evergreen Avenue fronting the five properties north and south of Maude Avenue. Peak demand on Maude Avenue was 9 vehicles, observed between 10:30 AM and 3:00 PM on Tuesday the 17th, and between the hours of 9:00 AM and 3:00 PM on Wednesday the 18th. It should be noted that it is unknown whether these 9 vehicles were generated by the subject site, or by the office building to the north. Assuming the most intense scenario (that all 9 vehicles parked on Maude Avenue were accessing the subject site), total parking demand would have reached a maximum of 77 vehicles at 2:30 PM on Tuesday, April 17th. The study showed no vehicles parked on Evergreen Avenue during these days. **Table II** on the following page illustrates the combined total of occupied spaces in the parking lot as well as on Maude Avenue.

Table II: Combined Occupied Parking Spaces

<i>Combined Occupied Spaces</i>			
<i>Date</i>	<i>4/14/2018</i>	<i>4/17/2018</i>	<i>4/18/2018</i>
<i>Time</i>			
<i>8:00</i>	39	33	25
<i>8:30</i>	38	43	41
<i>9:00</i>	42	50	58
<i>9:30</i>	44	56	54
<i>10:00</i>	50	65	73
<i>10:30</i>	45	68	71
<i>11:00</i>	44	63	68
<i>11:30</i>	38	60	68
<i>12:00</i>	31	55	52
<i>12:30</i>	9	53	43
<i>1:00</i>	7	64	59
<i>1:30</i>	9	65	65
<i>2:00</i>	9	75	67
<i>2:30</i>	4	77	70
<i>3:00</i>	3	71	72
<i>3:30</i>	4	62	67
<i>4:00</i>	3	66	65

On April 25th and June 6th, 2018, Staff conducted a site visit of the surveyed areas, and found the number of parked vehicles in each area to be similar to the numbers provided by HR Green, Inc.

Presently, parking is allowed without restrictions on the north side of Maude Avenue, from Arlington Heights Road to the eastern border of the adjacent R-1 District. Parking is prohibited outright on the south side of Maude Avenue in this area. From Evergreen Avenue to the western border of the O-T District, parking is prohibited on both sides of the street between the hours of 8:00 AM and 4:00 PM.

Employee parking is currently accommodated through both informal and formal parking agreements. A formal parking agreement has been arranged, by the Northwest Community Medical Group tenants, with Glueckert Funeral Home, located immediately south of the subject site. The agreement provides 12 parking spaces, and is renewable on an annual basis. The agreement can be cancelled at any time by either the lessor or lessee, with 30 days notice. Glueckert Funeral Home is permitted to operate a funeral home in a Residential District via a Land Use Variation, granted in 1984 and amended in 2000. According to the Land Use Variation Amendment granted in 2000, Glueckert Funeral Home currently provides 114 parking spaces on their site. With four parlors, the parking requirement for Glueckert Funeral Home is 100 spaces, leaving a surplus of 14 parking spaces per code. For 1540 N. Arlington Heights Road, the inclusion of the 12 leased parking spaces provides a grand total of 89 parking stalls for employee and customer parking. This leaves a code-required parking deficit of 10 spaces for the site. Per Section 10.3-3 of Chapter 28, Parking for Business and Manufacturing Districts, code does not allow off-site parking in Residential Districts and requires that off-site parking be located within 1,000 feet of the use served. While the parking lot of Glueckert Funeral Home is located within 1,000 feet of the subject property, the underlying zoning is R-1, One-Family Dwelling District. Therefore, a variation from Chapter 28, Section 10.3-3 is required to permit the use of the 12 off-site parking spaces located at Glueckert Funeral Home.

Parking is further supplemented through an informal agreement between Northwest Community Healthcare and Our Saviour’s Lutheran Church. Under this agreement, employees are allowed to park up to 20 vehicles in the church’s parking lot, and are then shuttled to the subject site in an 8-passenger van. A letter provided by the Congregational Operations Officer of the church stated that parking by tenants of the subject site is not allowed during church services, and that daily parking has only been prohibited on two occasions (once for a large funeral, and once for a week due to lot resurfacing). There are no specifications on the duration of the agreement, though the aforementioned letter provided by the church stated that the agreement is open-ended, and that there is no specific circumstance that would cause the church to withdraw from this informal agreement. The Church is also located in a Residential District that is approximately 1,900 feet from the subject site. Therefore, a variation from Chapter 28, Section 10.3-3 is required to allow continued use of the church parking lot.

Factoring in the spaces provided on-site, through the formal agreement with Glueckert Funeral Home, and through the informal agreement with Our Saviour’s Lutheran Church, a total of 109 parking spaces are provided for patient and employee parking, which exceeds the code-required 99 spaces. It should be noted that neither of these parking agreements are long term, and can be cancelled at any time.

As part of this review, the petitioner was asked to provide parking surveys of the Glueckert Funeral Home and Our Saviour’s Lutheran Church parking lots for 3 days, taken at times they were utilized by tenants of the subject site. These surveys were requested in order to demonstrate that use of these lots by tenants of the subject site did not adversely affect available parking at these off-site facilities. While those surveys were not provided at the time this report was written, Staff does not anticipate that there is a parking issue created through the two shared parking agreements. Staff observation of these lots conducted at 11am on June 6th, found 36 cars utilizing the Our Saviour’s Lutheran Church lot, and 18 cars utilizing the Glueckert Funeral Home lot, significantly below the capacity of each lot. The petitioner anticipates that the parking surveys will be completed by June 15th, with surveys of these lots to be conducted on Friday June 8th, Saturday June 9th, Monday, June 11th, and Tuesday June 12th.

Considering that a formal parking agreement is currently in place with the neighboring property, and an informal one has been initiated with a nearby church, it is likely that parking demand on the subject property would greatly exceed provided parking if either agreement was not renewed in the future. Peak shift counts provided by the petitioner show a maximum of 65 employees, with an average count of 60 employees. Taking this into account, a summary of maximum potential parking demand generated by the site is shown in **Table III** below:

Table III: Parking Demand Summary

<i>Parking Demand Summary</i>	
On-Site Peak Occupancy	71 Vehicles
On-Street Peak Occupancy	9 Vehicles
Off-Site Employees	65 Vehicles
Total Vehicles	145 Vehicles

Therefore, Staff recommends denial of the PUD Amendment and on-site parking variation, due to the nature of the two off-site parking agreements. As neither agreement is long-term, and as the both could be cancelled at any time, granting a variation which reduces required on-site parking could result in a situation where employees would have no designated area to park in the future following discontinuation of either parking agreement. This would negatively affect the surrounding neighborhoods, as employees and patients accessing the subject site would likely utilize on-street parking in the surrounding neighborhoods.

However, Staff recommends approval of the variation to allow off-site parking in Residential Districts, in order to continue the use of the 12 parking spaces at Glueckert Funeral Home and the 20 spaces provided at Our Saviour's Lutheran Church. This variation shall include the condition that if these parking arrangements are discontinued, the petitioner shall not renew or re-lease tenant spaces to medical uses, unless they are able to secure code-compliant parking accommodations to meet their demand.

It should be noted that by granting a variation for use of these aforementioned off-site parking facilities, in no way is a variation granted that reduces the parking requirements for Glueckert Funeral Home or Our Saviour's Lutheran Church, waiving the requirement for these two properties to provide sufficient parking for their uses per Village code. While the Plan Commission cannot grant a parking variation for Glueckert or Our Saviour's Lutheran Church, Staff is comfortable with tenants of the subject property utilizing these off-site parking facilities; from a practical view tenants of the subject property are utilizing these off-site lots when they are not being used by their primary tenants.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request and data provided, and cannot recommend approval of the requested on-site parking variation, as parking demand exceeds the parking provided on site.

However, the Staff Development Committee does recommend approval of the following variation:

- Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts (The 12 spaces at Glueckert Funeral Home and 20 spaces at Our Saviour's Lutheran Church), where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

This recommendation shall be subject to the following conditions:

1. Shade trees shall be provided in all parking lot landscaped islands, except for the northwestern island adjacent to Maude Avenue where utility boxes are located. Additionally, the required 3 foot tall landscape screen along Arlington Heights Road and Maude Avenue shall be provided.
2. Existing non-compliant signage on site shall be removed, or the petitioner shall apply for a sign variation via the Design Commission and Village Board process.
3. Additional loft space, as shown on the Floor Plan approved via Ordinance 89-100, shall not be built out.
4. If the existing parking agreements with the Glueckert Funeral Home or Our Saviour's Lutheran Church are discontinued, and the petitioner does not secure new code-compliant parking agreements, the petitioner shall not renew leases for medical tenants, and shall only re-tenant spaces with general office.

June 8, 2018

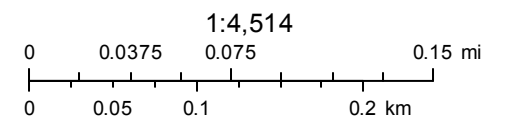
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File Number 18-007

1540 N. Arlington Heights Rd.



March 23, 2018



NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON MAY 9, 2018 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 18-007, an amendment to a Planned Unit Development, for said property located at 1538-1590 North Arlington Heights Road in Arlington Heights, IL, and legally described as:

LOTS 1, 2, AND 3 IN BLOCK 8 IN ARLINGTON KNOLLS, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 19 AND PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

As part of said petition, the petitioner is requesting the following variations from Chapter 28 of the Municipal Code:

- Chapter 28, Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 98 spaces to 77 spaces.

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 alternate formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5794.

Terrance Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
April 24, 2018 (4498690)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs 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 Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove,
Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview,
Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove,
Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine,
Park Ridge, Prospect Heights, River Grove, Rolling Meadows,
Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood,
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County(ies) of Cook

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 Northwest Suburbs 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 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 24, 2018 in said Northwest Suburbs 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 Baltz
Designee of the Publisher and Officer of the Daily Herald

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APR 30 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

APPROVED

PLAN

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

COMMISSION

RE: 1540 NORTH ARLINGTON HEIGHTS ROAD - PC#18-007
PLANNED UNIT DEVELOPMENT AMENDMENT FOR PARKING 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 9th day of May, 2018 at the hour of 8:01 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: So, we have another petition tonight, but there is a

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recommendation that we continue that?

MR. HUBBARD: Correct.

CHAIRMAN ENNES: So, that is 1540 North Arlington Heights Road for a PUD amendment, PC#18-007. If there is nobody that doesn't want this continued and we're all in favor, can we have a motion to approve it?

MR. HUBBARD: Motion to continue until the June 13th Plan Commission.

CHAIRMAN ENNES: 13th Plan Commission.

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Would you take the roll call vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, we'll be hearing that on the 13th. I hope you all can make it.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:02 p.m.)

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

March 28, 2018

Project Title: 1540 N. Arlington Heights Rd. PUD Amendment

Address: 1540 N. Arlington Heights Rd.

Petitioner: Carlos S. Arevalo
22460 Lake Shore Drive
Woodstock, IL 60098

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Required:

1. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.

Attendees:

Carlos S. Arevalo, Petitioner and Atty.
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the southwest corner of Arlington Heights Road and Maude Avenue. A multi-tenant office building currently occupies the site, housing medical suites leased by Northwest Community Medical Group and Northwest Eye Physicians. The development was approved as a PUD in 1989 by Ordinance 89-100, allowing a 17,745 square-foot general office building with the potential to build out an additional 4,750 square feet of loft space. The PUD approval from 1989 allowed the site to develop with a total of 77 parking spaces, which conformed to the parking requirements for general office uses within the building, and included a minor surplus for the additional parking that would be required if the loft spaces were built out as supplemental office space. Alternatively, this parking surplus could have been used to allow a small amount of medical office uses within the building, since medical offices have a higher parking requirement than general offices.

Discussion of the PUD approval in 1989 contemplated the potential for some medical office to be included in the building, however from the minutes it is clear that tenancy by medical uses alone was not anticipated. In the years since construction, the building has been 100% leased by medical tenants, which results in a code-required parking deficit of 12 spaces. This deficit was likely not discovered earlier due to the fact that medical uses are exempt from Village Business License requirements, and as such were not subject to a parking review at time of occupation.

In order to address this code-required parking deficit, the petitioner is seeking a parking variation in order to bring the property into compliance. As the parking deficit is relatively substantial, with a 13.5% reduction in required parking, an amendment to the PUD is required. The petitioner is not proposing any modifications to the site or building at this time.

Meeting Discussion:

Mr. Arevalo began by introducing himself as an attorney representing the property owner. He stated that this project was a “clean up” situation addressing a parking issue running years back. At the time of approval, the PUD governing the development had contemplated office use for the building, and approved a number of spaces based on that use. Over time, market conditions led to the building shifting to a medical office use, which has a different code-required parking ratio than general office. As a result, the property is now deficient in parking. The petitioner is now coming to the Village requesting a PUD Amendment in order to bring the property into compliance with code. The original Ordinance governing the property was passed in 1989, and Staff has explained the root of the issue to the petitioner, and he is in agreement with the findings. He is looking to work with the Village to have this parking issue addressed, and has provided a parking count for the lot. He understands that one of the conditions enumerated in the Staff Report requires an additional count, of which he has already requested of his engineer, and an additional survey of Maude Avenue. He stated he will address these conditions. He stated he will also work with Staff to address landscaping issues. Mr. Arevalo stated that the one remaining issue is the loft space. A condition identified by Staff is that the loft space should not be built out; unfortunately he believes that some of the loft space has been built out. He will confirm the extent of loft space that has been built out, and understands that the additional square footage will impact the variation requested. He added that he does not believe that all potential loft space was built out. He reiterated that he hopes to work with the Village to present a project the Village is satisfied with, taking into account the market conditions that led to this building becoming fully tenanted by medical uses. He is happy to address any questions.

Commissioner Green asked for the Staff presentation on the project

Mr. Schmidt began by explaining the features of the property. The subject site is located on the southwest corner of Maude and Arlington Heights Road. It is developed as a multi-tenant office building currently leased to Northwest Community Medical group and Northwest Eye Physicians as medical office space. The development was approved as a PUD in 1989, which allowed for a 17,745 square foot general office building with the potential to build out an additional 4,750 square feet of loft space. The PUD allowed the site to develop with a total of 77 parking spaces, which met the code requirements for general office with a minor surplus, which could be used to meet the additional parking requirement for any loft space built out as supplemental office space. At the time, it was also discussed that this surplus could be used to allow some medical space within the building, however in the years since approval the building has been 100% leased to medical tenants. This has resulted in a code-required parking deficit of 12 spaces. The petitioner has come before the Committee to seek a parking variation to address this deficit. As the variation is relatively substantial, at a 13.5% reduction in the required parking, a PUD Amendment is required. At this time the petitioner is not proposing any changes to the site or the building. The property is zoned O-T, the appropriate zoning district for a medical office building, and the building also complies with the Comprehensive Plan, which designates the site as “Offices Only”. The petitioner provided a parking study which was conducted on four days in January, on two Tuesdays and two Wednesdays. Peak demand was shown on Tuesday, January 9th, with 71 of 77 spaces utilized. Staff believes that an additional survey of the parking lot is needed, on at least 3 more days, to provide sufficient evidence that adequate parking is provided on the site. Staff is also asking the petitioner to provide information on the tenant’s hours of operation, as well as total employee and peak shift counts. If any tenants operate on a Saturday, then one of those additional counts must take place on a Saturday to survey weekend usage. Staff is also requesting that the petitioner provide a parking survey on Maude Avenue to determine if there is any parking spillover from the site onto the street. Staff is generally supportive of the parking variation and proposed PUD Amendment, subject to the provision of the additional parking surveys and tenant information. As part of this review, site landscaping and signage is also being reviewed by Staff to verify compliance with previous variations, the original PUD, and code relevant to the site. Moving forward, when this project comes before the Plan Commission, Staff is recommending as a condition of approval that no further loft space be built out, in order to not exacerbate the current parking deficit.

Mr. Arevalo added that it his understanding that some tenants operate on Saturday morning, so his intent is to have one of the additional parking counts conducted on a Saturday in order to comply with the request by Staff.

Commissioner Jensen asked if the aforementioned built-out loft space is occupied by a tenant.

Mr. Arevalo stated that the loft space is used in conjunction with the first floor Northwest Community Healthcare space. His understanding is that the loft space has been partially built out in this area and is being used for storage. He clarified that the

1540 N. ARLINGTON HEIGHTS ROAD PUD AMENDMENT – TEMP FILE 1623

loft space is not being utilized by a separate tenant.

Commissioner Sigalos asked for clarification on the change in code-required parking in relation to the change in use.

Mr. Hubbard explained that code-required parking for general office is 1 space per every 300 square feet, and is 1 space per every 200 square feet for medical office space. Applying the more stringent parking requirement for medical office to the building, the site is under-parked. If filled with general office, the building would meet code requirement relevant to parking.

Commissioner Sigalos asked for confirmation that, since the building is all medical office, that is the genesis of this issue.

Mr. Arevalo confirmed this point.

Commissioner Sigalos asked to confirm that they had conducted parking counts on four days over two weeks, and that they will be conducting additional parking counts on a Saturday and another week.

Mr. Arevalo confirmed this is the case.

Commissioner Cherwin asked for clarification regarding the Staff report comment regarding parking on Maude Avenue.

Mr. Schmidt stated that historically there have been resident complaints regarding parking on Maude Avenue. Parking is relatively restricted on the street. In the residential areas, he believed the parking was restricted between the hours of 8am and 5pm, with no parking allowed on the south side of Maude Avenue adjacent to the O-T District, and parking allowed without restriction on the north side of Maude Avenue adjacent to the O-T District. The reasoning being requesting a survey of street parking is to determine if any of that parking is being generated by the 1540 Building.

Commissioner Cherwin asked about the type of property located immediately south of the subject property.

Mr. Schmidt answered that a funeral home is located immediately south.

Commissioner Cherwin was curious about the possibility of the subject property being able to utilize parking at the funeral home during the hours the funeral home was not operating at capacity, though he feels that might be unlikely.

Commissioner Green stated that a lot of the time funeral homes tend to be parked at capacity.

Commissioner Cherwin agreed with Commissioner Green's statement. He said he will see what the studies show, and that he has no further questions.

Commissioner Green stated that, regarding the parking on Maude, that the residents do not like the parking situation, and he agrees with the need for a study.

Commissioner Jensen asked if the northern portion of the block could be used as overflow parking by individuals visiting the 1540 Building, and if the problem began when continuing into the neighborhood.

Mr. Schmidt stated that parking on the northern portion of the half block is permitted, but parking is restricted in the residential areas.

Mr. Arevalo stated that, his belief was, that there are only 6 or 7 street parking spaces available for parking.

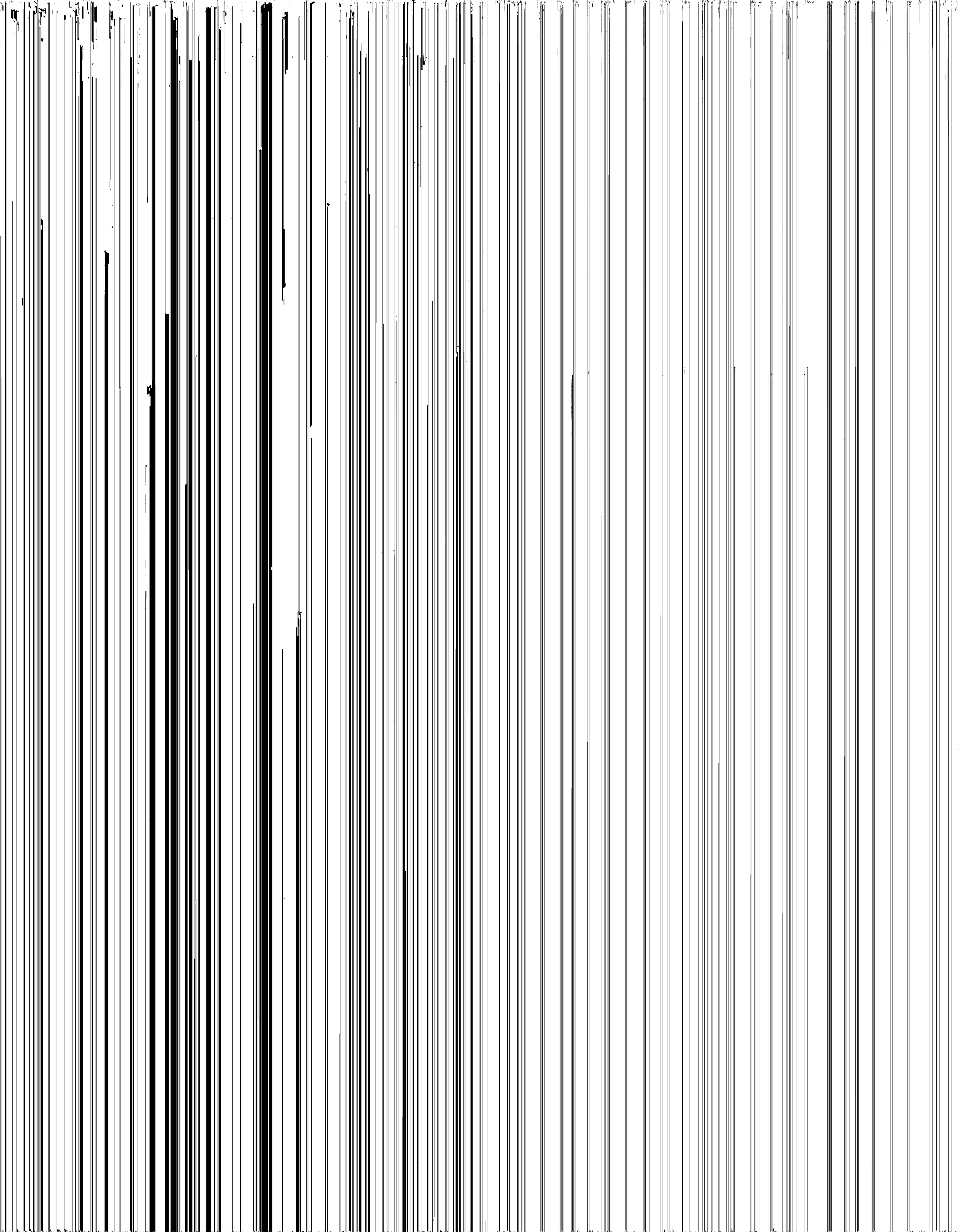
Commissioner Green urged the petitioner to conduct their parking survey.

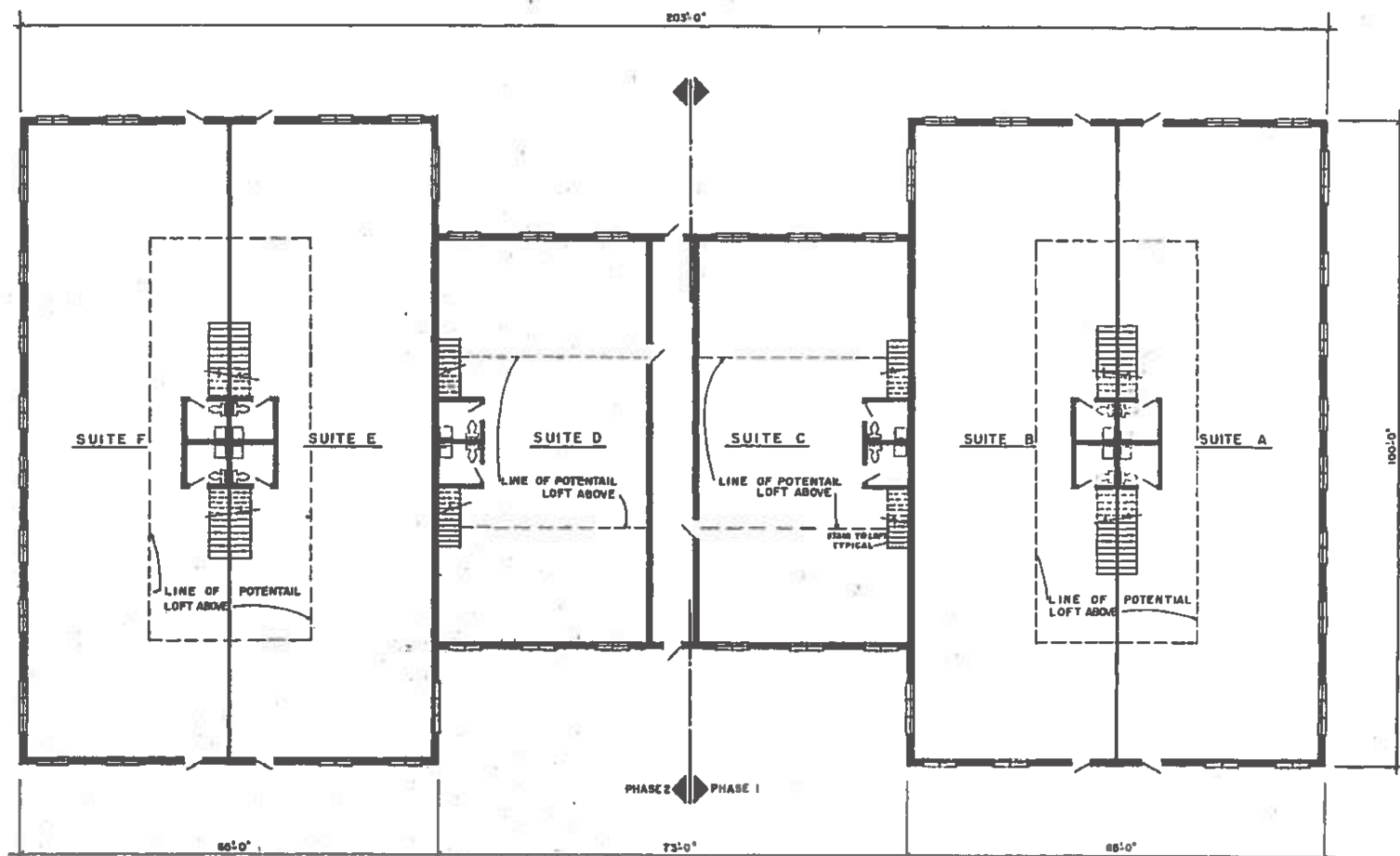
Mr. Arevalo stated that he would, and thanked the Committee.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner should conduct their parking study and move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder





FLOOR PLAN

SUITE 100'-0"

NORTH



SHEET NO.	JOB NUMBER	MODEL NO.	DATE	1590 BUILDING, ARLINGTON HEIGHTS	NEW HORIZONS INC. NEW CONSTRUCTION, RENOVATION, REPAIRS, ETC. Architects REGISTERED ARCHITECTS, A. J. JONES, JR. & ASSOCIATES, P.C.
6377					



M & B LANDSCAPING
186 S. GREELEY
PALATINE, IL 60067
(847) 358-1382
Fax (847) 359-5769
mandblandscaping@sbcglobal.net

PROPOSAL

PROPOSAL #: 18291
DATE: 4/16/2018

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
NAME: ROBBINS PEMBROKE, L.L.C. ATTN: c/o Ryan Companies US, Inc. STREET: [REDACTED] City State: [REDACTED] PHONE: [REDACTED]	NAME: ATTN: STREET: 1540 N. Arlington Heights Rd City State: Arlington Heights, IL PHONE:

Per Village of Arlington Heights: At exit out of parking lot, onto Arlington Heights Road (on both sides), remove spoil, incorporate compost, create bed and install 18, 5 gallon Grow Low Sumac. Note that soaker hose can only be installed on north side of drive due to location. = **\$1,850.00**

Per Village of Arlington Heights: At north entrance/exit onto Maude, in east island, incorporate compost and install the following: 1, 3 inch Armstrong Maple, 5, 5 gallon Grow Low Sumac, and 3, 5 gallon Blue Muffin Viburnum. Install 1 gator back on Armstrong Maple. Note - can not install soaker hose at this location either - as it crosses sidewalk. = **\$1,650.00**

Per Village of Arlington Heights: In west island, incorporate compost and install 3, 5 ft. Arborvitae (can not put tree here - due to utilities and over head wires) and 5, 5 gallon Blue Muffin Viburnum and 5, 5 gallon Grow Low Sumac. Note - soaker hoses can not be installed at this location either due parking lot. = **\$1,950.00**

The above issues were discussed with Derek Mach, Village of Arlington Heights. 4/16/2018.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ **see above.**

PLANT MATERIAL GUARANTEED FOR ONE YEAR WHEN PROPERLY MAINTAINED.

All Payments to be made as follows: Upon completion of finished job.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted By: M & B Landscaping

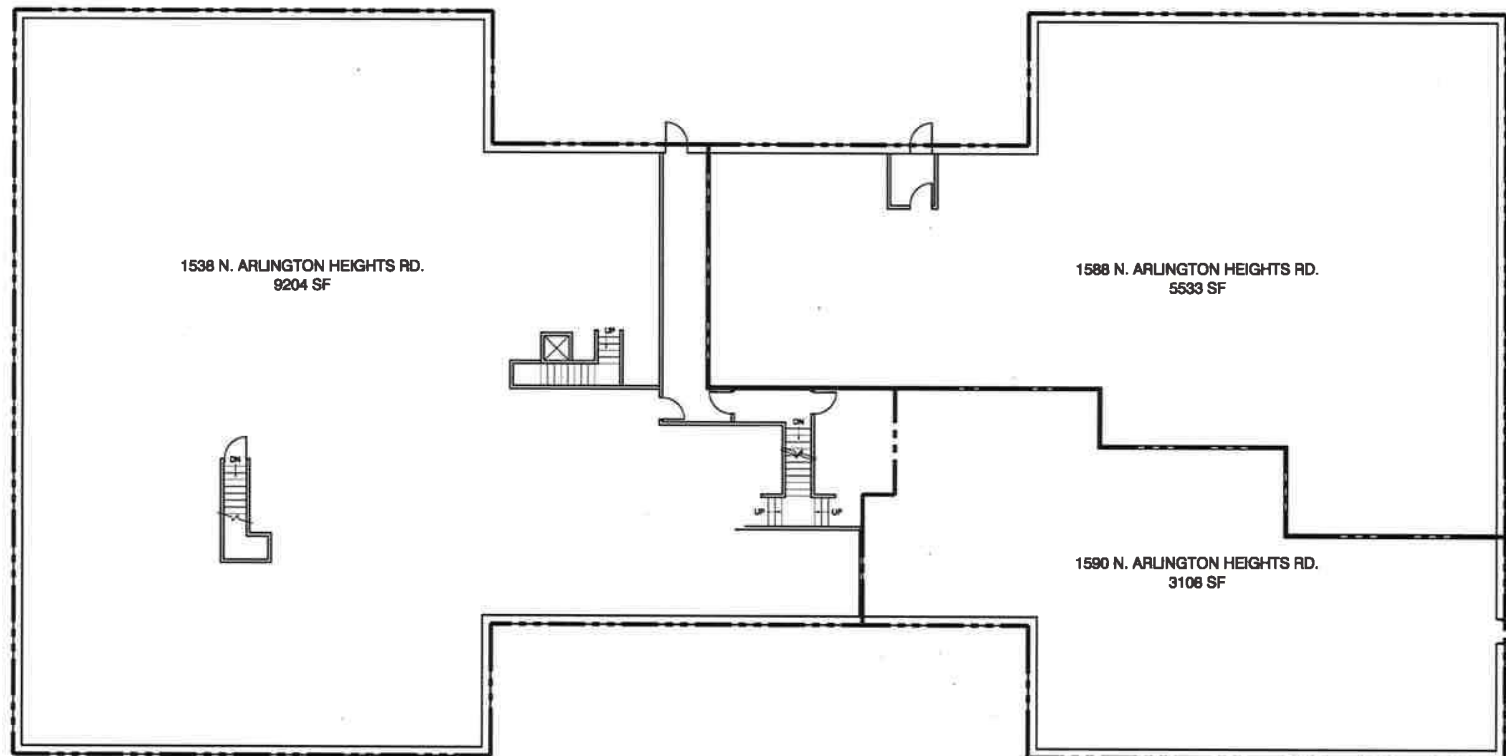
Per: Mike Zyer, Owner & Operator
Mike Zyer, Owner & Operator

ACCEPTANCE OF PROPOSAL

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Signature: _____



Northwest Community Healthcare
Arlington Heights, IL

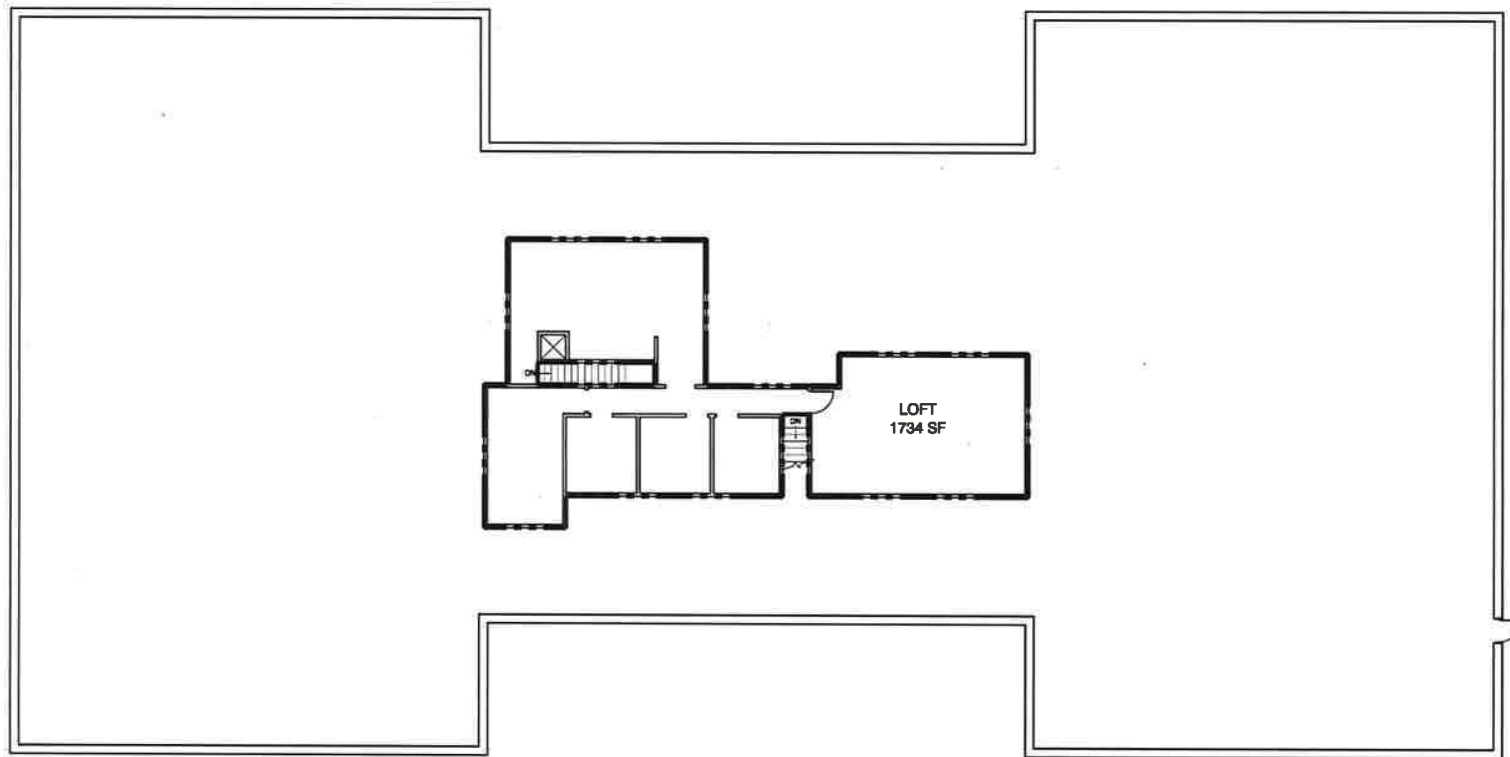
First Floor Plan



43 South Vall Avenue
Arlington Heights, Illinois 60005
Job No. 17018 © 2018



January 3, 2018 ARCHITECTS + PLANNERS, INC.



Loft Plan



Northwest Community Healthcare
Arlington Heights, IL



43 South Val Avenue
Arlington Heights, Illinois 60005
Job No. 17018 © 2018



January 3, 2018 ARCHITECTS + PLANNERS, INC.



HRGREEN.COM

Technical Memorandum

Northwest Community Services Parking Study

March 1, 2018

Revised April 19, 2018

HR Green Project No: 171860

Prepared For:
Fidelity National Title Group



Michelle Zuzzio
Exp 11/30/19

A parking analysis was completed for the medical building located at the southwest corner of Arlington Heights Road and Maude Avenue; refer to Location Map, Exhibit 1. The medical building is separated into suites with services provided by the Northwest Community Healthcare Medical Group and the Northwest Eye Physicians. Currently, there are 77 parking stalls available, four of which are accessible stalls.

A field observation was done for seven days, including a Saturday, counting the existing parking supply. Counts were performed from 8:00 am to 4:00 pm, every 30 minutes. Table 1 lists the occupancy throughout the study period. Since the offices have varying hours of operation, the peak hours varied from day to day. As shown from the table below, there is no time where the parking lot is at 100% occupancy. The average occupancy rate throughout the weekday was typically within 64% to 79% occupied.

Table 1 – Occupied Parking Stalls within Parking Lot

	Date	Vehicle Parked in Spot							Highest % Occupancy
		1/9/2018	1/10/2018	1/16/2018	1/17/2018	4/14/2018	4/17/2018	4/18/2018	
Time	8:00	36	27	28	24	36	29	24	47%
	8:30	43	40	33	31	34	36	34	56%
	9:00	56	51	39	57	38	43	49	74%
	9:30	59	60	40	57	40	48	45	78%
	10:00	59	55	38	53	45	57	64	77%
	10:30	53	65	46	56	41	59	62	77%
	11:00	60	68	47	59	40	54	59	88%
	11:30	57	61	45	52	34	51	59	79%
	12:00	50	51	31	39	27	46	43	65%
	12:30	46	39	37	29	6	44	34	60%
	1:00	64	51	48	44	4	56	50	83%
	1:30	71	54	50	46	6	56	56	92%
	2:00	67	59	58	47	6	66	58	87%
	2:30	68	64	52	53	2	68	61	88%
	3:00	70	60	57	53	2	62	63	91%
	3:30	64	53	53	43	2	56	59	83%
	4:00	55	55	59	43	2	59	57	77%

Parking along Maude Avenue and Evergreen Avenue was observed on two weekdays and a Saturday. Table 2 lists the number of spots occupied. There were no vehicles parked along Evergreen Avenue during the study period. There are nine on-street parking spots available along the north side of Maude Avenue. No matter the occupancy rate of the parking lot throughout the day, the on-street parking was utilized. The on-street parking appears to be used more out of convenience than lack of spots provided in the parking lots. A medical building is located at the northwest intersection of Maude Avenue at Arlington Heights Road with sidewalks and office access adjacent to the roadway.

Table 2 – Maude Avenue On-Street Parking

	Date	Vehicles Park on Maude Ave		
		4/14/2018	4/17/2018	4/18/2018
Time	8:00	3	4	1
	8:30	4	7	7
	9:00	4	7	9
	9:30	4	8	9
	10:00	5	8	9
	10:30	4	9	9
	11:00	4	9	9
	11:30	4	9	9
	12:00	4	9	9
	12:30	3	9	9
	1:00	3	8	9
	1:30	3	9	9
	2:00	3	9	9
	2:30	2	9	9
	3:00	1	9	9
	3:30	2	6	8
	4:00	1	7	8

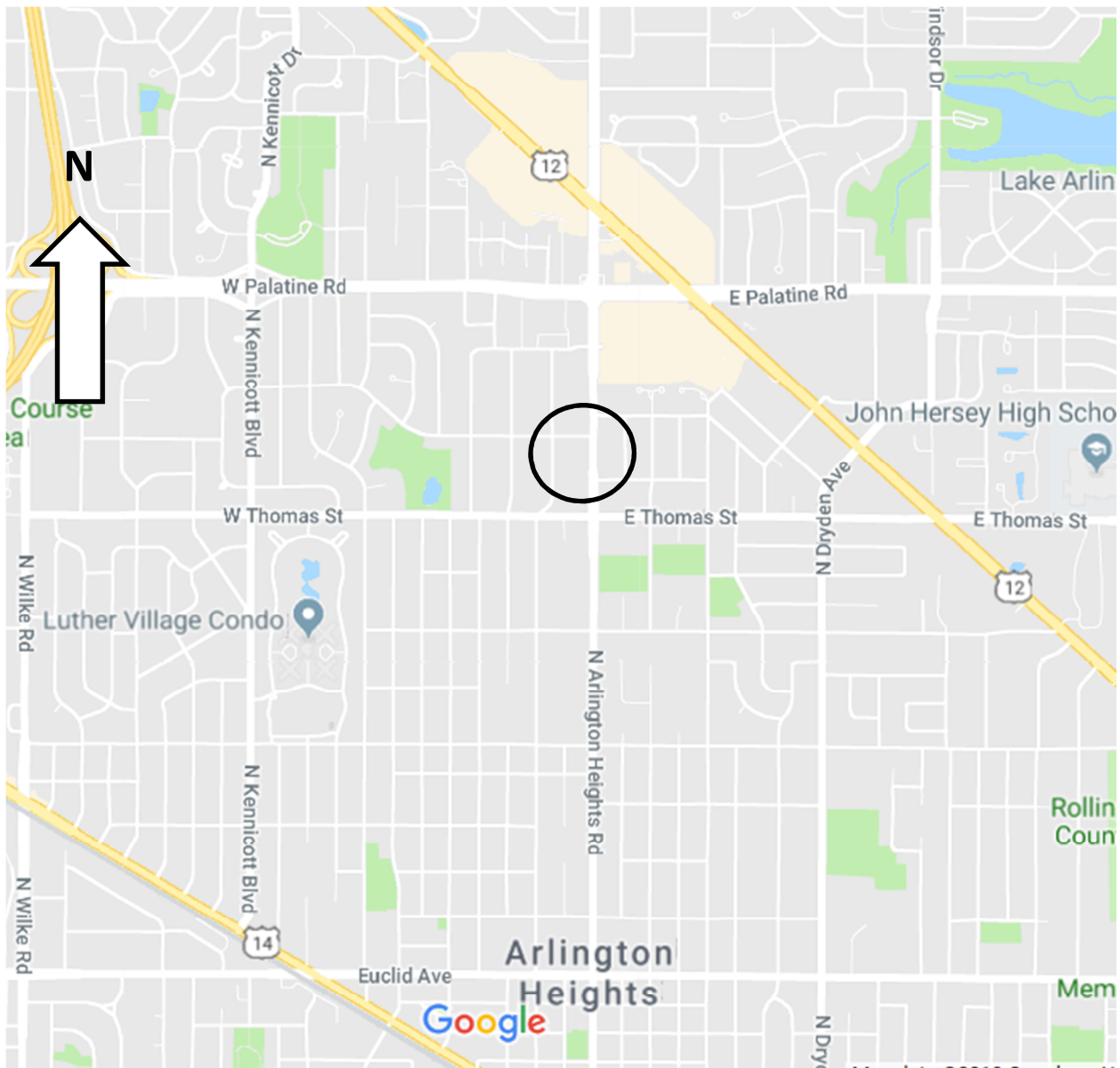
In 1989 an amendment was granted giving approval for the property to be rezoned to O-T Office Transitional District and designated as a Planned Unit Development (refer to Appendix). Numerous variances were approved which included a reduction in the number of parking spaces required. The amendment stated a reduction in the number of parking spaces required by Section 11.4. The current zoning regulation for offices requires one space per each 300 square feet which would result in 59 spaces. The existing building plan included within the amendment included 75 parking stalls. There may have been a separate Office Transitional zoning requirement at that time which provided a greater rate of stalls.

The currently zoning regulation for medical offices is one space for each 200 square feet of floor area which results in 98 parking stalls (*Village of Arlington Heights Municipal Code, Chapter 28-11.4*, included in Appendix). The existing parking of 77 stalls does not meet current municipal code; however the parking lot was never at capacity during the study period.

Medical Building

1590 Arlington Heights Road

LOCATION MAP



PARKING SPACE LEASE AGREEMENT

, as Lessor, does hereby agree to let to NCH Medical Group, 1538 N. Arlington Heights Road, Arlington Heights, Illinois, as Lessee, twelve parking spaces located at 1520 N. Arlington Heights Road, Arlington Heights, Illinois, such parking spaces being further described, North Lot, East Side at the aforementioned location. The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement"):

Terms and Conditions:

1. **Items Left in Vehicle.** Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle.
2. **Damage to Vehicle.** Lessor shall not be responsible for damage to Lessee's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. **Parking Lot Attendants.** Lessor shall not provide parking lot attendants.
4. **Payments by Lessee.** Lessee agrees to pay per month for the lease of the aforementioned parking spaces. Lessee is to make such leasehold payment to in person (or by mail) at 1222 N. Kennicott Blvd., Arlington Heights, IL 60004. Payments shall be made in advance by Lessee on the First day of each month.
5. **Term.** The term of this Lease (the "Term") shall commence on January 1, 2018, and run through December 31, 2018, unless terminated earlier in accordance with this Lease.

-Over-

6. Termination. Either party may terminate this Agreement by providing 30 days written notice to the other party. Any such notice shall be directed to a party at the party's address as listed below in this Agreement.

EXECUTED AND AGREED by the parties hereto, this the 15th day of December, 2017.



Lessor

Lessor's Address



Lessee

Lessee's Address



May 24, 2018

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Request for Information Regarding Parking Arrangement Between Northwest
Community Health and Our Saviour's Lutheran Church

Dear Mr. Schmidt:

It is my understanding that the property owner for 1540 North Arlington Road is seeking a variance to the Village's parking requirements. After learning that the Church accommodates overflow parking for the Northwest Community Health (NCH) at that address, the owner's representative reached out to me and asked a number of question that I understand were posed by the Village. Below are my responses to those questions:

1. There is no written agreement allowing NCH to use our parking lot for overflow parking.
2. NCH is allowed to use up to 20 parking spaces.
3. The parking arrangement is open-ended. Since we first entered into it, there have only been two instances when NCH was not allowed to use the lot. The first instance was for one day when we had a large funeral. The second time occurred last summer when the parking lot had to be resurfaced – the parking lot was not used for a week.
4. There is no specific circumstance that would cause the church to withdraw from the arrangement and no longer allow NCH overflow parking.
5. I do not believe NCH uses the lot at all on Saturdays and they are not allowed to use during church services. The arrangement is generally for use of the lot Monday through Friday.
6. NCH uses their own passenger van to shuttle parking lot users from the church to the medical facility.

Hopefully, this addresses the Village's request for information. Please let me know if you have any additional questions. Thank you.

Sincerely,

James E. Valentine
Congregational Operations Officer
Our Saviour's Lutheran Church

1234 N. Arlington Heights Road • Arlington Heights, Illinois 60004-4741 • 847-255-8700 (phone) • 847-255-8721 (fax)

Pete Warmanen – LEAD PASTOR • Gail Heidtke – ASSOCIATE PASTOR • Rhonda Pruitt – ASSOCIATE PASTOR

James Valentine – CONGREGATIONAL OPERATIONS OFFICER • Barbara Kudirka – DIRECTOR OF WORSHIP AND MUSIC



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1540 N Arlington Heights Rd., PUD Amendment for Parking Variation
PC#: 18-007 – Round 1
Date: March 27, 2018

Jake...

I have reviewed the documents for the PUD Amendment for Parking as requested by the petitioner and have no objects to the request.

RECEIVED
MAR 27 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division



Date: 3/19/2018

P.C. Number: 18-007

Project Name: PUD Amendment for Parking Variation

Project Location: 1540 N. Arlington Heights Rd.

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. No objections or comments regarding the parking variation.

Date March 19, 2018

Reviewed By: 

Fire Safety Supervisor

RECEIVED

MAR 19 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Jake Schmidt, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 30, 2018
Subject: 1540 N Arlington Heights Road, P.C. #18-007 Round 1

Regarding the proposed PUD Amendment, PW has the following comments:

- a. VAHPW has no comments regarding this amendment at this time.

VAHPW has no further comments at this time.

C: File

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
 Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
a Delaware Limited Liability Company
 Owner: Robbins Pembroke, LLC
 Contact Person: Carlos S. Arévalo
 Address: 2460 Lake Shore Drive, Woodstock, IL 60096
 Phone #: 815-337-5012
 Fax #: 815-337-5013
 E-Mail: carevalo@salawus.com

P.I.N.# 03-20-108-010-0000, 03-20-108-011-0000, 03-20-108-012-0000
 Location: 1540 North Arlington Heights Rd., Arlington Heights, IL 60004
 Rezoning: Current: X Proposed:
 Subdivision: Arlington Knolls
 # of Lots: N/A Current: N/A Proposed: N/A
 PUD: Amendment For: Parking requirements
 Special Use: For: N/A
 Land Use Variation: For: N/A
 Land Use: Medical / Office Current: O-T Office
 Proposed: N/A
 Site Gross Area: 60,000 Sq. Ft.
 # of Units Total: 3 current, with flexibility to configure to 5
 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/A

 X

 X

X CO #61-013: PAID IN FULL

 X

 X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

Juan F. Whittle 3/27/18
 Director Date

PLAN COMMISSION PC #18-007
1540 N. Arlington Heights Road PUD Amnd.
1538-1590 N. Arlington Heights Road
PUD Amendment
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 a breakdown of the code required parking for the associated square footage of the building.
13. Spillover parking out onto Maude Avenue is a recurring issue along both sides of the street, and even spilling over onto Evergreen Avenue within the adjoining residential neighborhood. For this reason, Engineering is against approval of this amendment.


James J. Massarelli, P.E. Date 3/27/18
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-007

Project Name 1540 N. Arlington Heights Rd. PUD Amendment

Project Location 1538-1590 N. Arlington Heights Rd.

Planning Department Contact Jake Schmidt

General Comments

The Fire Department has no comments at this time. It appears that there no changes to the building or the parking lot.

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

Date March 21, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1540 N. Arlington Heights Road
PC #18-007

Round 1 Review Comments

03/30/2018

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.

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.

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. 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.

RECEIVED
APR - 2 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
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: policemail@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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
a Delaware Limited Liability Company
Owner: Robbins Pembroke, LLC

Contact Person: Carlos S. Arévalo
Address: 2460 Lake Shore Drive, Woodstock, IL 60098
Phone #: 815-337-5012
Fax #: 815-337-5013
E-Mail: carevalo@salawus.com

P.I.N.# 03-20-108-010-0000, 03-20-108-011-0000, 03-20-108-012-0000
Location: 1540 North Arlington Heights Rd., Arlington Heights, IL 60004
Rezoning: Current: X Proposed:
Subdivision: Arlington Knolls
of Lots: N/A Current: N/A Proposed: N/A
PUD: Amendment For: Parking requirements
Special Use: For: N/A
Land Use Variation: For: N/A

Land Use: Medical / Office Current: O-T Office
Proposed: N/A
Site Gross Area: 60,000 Sq. Ft.
of Units Total: 3 current with flexibility to configure to 5
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

RECEIVED
MAR 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 3/27/18
Environmental Health Officer Date

James McCalister 3/27/18
for Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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

- | | <u>YES</u> | <u>NO</u> | |
|----|---------------|---------------|---|
| 1. | <u>X</u> | <u> </u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>X</u> | <u> </u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u> </u> | <u>X</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u> </u> | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | <u> </u> | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

ATTACHED

[Signature]

3.16.18

Date

Planning & Community Development Dept. Review

March 20, 2018



REVIEW ROUND 1

Project: 1540 N. Arlington Heights Rd. PUD Amendment

Case Number: PC 18-007

General:

7. The following approval is needed:
 - Amendment to PUD Ordinance #89-100, to grant a variation for 77 on-site parking spaces where 89 are required.
8. The following variation has been identified:
 - Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.
9. Provide hours of operation for all tenants.
10. Provide total employee counts (as well as peak shift counts) for all tenants.

Site Plan:

11. Please clarify if the existing on-site non-compliant signage (the two ground signs on the east side of the property, the wall sign on the north façade, and the wall sign on the south façade) will be removed, replaced with code-compliant signage, or if a variation is requested. Please note that a separate application is required for a sign variation.
12. Please clarify if the on-site illegal signage (the ground sign on the north side of the property, and the Northwest Eye Physicians wall sign on the west façade) will be removed, or if a variation is requested. Please note that a separate application is required for a sign variation.

Building:

13. Please provide updated gross square footage calculations for the building, including any built-out loft space.

Traffic/Parking:

14. An additional survey of on-street parking usage on Maude Avenue and Evergreen Avenue is required to determine the amount of street parking utilized by employees and customers.
15. An additional survey of parking lot usage is required, with counts to be conducted on a minimum of three additional days. If any of the tenants operate on a Saturday, one of these additional counts must take place on Saturday.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
 Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
a Delaware Limited Liability Company
 Owner: Robbins Pembroke, LLC
 Contact Person: Carlos S. Arévalo
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 Special Use: For: N/A
 Land Use Variation: For: N/A
 Land Use: Medical / Office Current: O-T Office
 Proposed: N/A
 Site Gross Area: 60,000 Sq. Ft.
 # of Units Total: 3 current, with flexibility to configure to 5
 1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	<u> </u>
2. Complies with Landscape Plan Ordinance	<u> </u>	<u>X</u>
3. Parkway Tree Fee Required (See below.)	<u> </u>	<u>X</u>

Comments:

- 1) Per Chapter 28, Section 6.15, a three foot high screen must be provided along the right of way adjacent to a parking area. Provide landscaping along Arlington Heights Road and along Maude within the existing islands in order to buffer the parking area. Adjacent to the drive aisle near the walkway, the landscaping may be lowered to a minimum of 18 - inches.
- 2) Per Chapter 28, Section 6.15, four inch caliper shade trees are required at the ends of each parking row. Incorporate two 4" caliper shade tree in the two existing islands located at the north end of the parking area along Maude. The tree in the northwest corner must take into consideration the existing overhead power lines.

Coordinator

Date

3/30/18

April 9, 2018

VIA EMAIL AND REGULAR MAIL:
Village of Arlington Heights
Attn: Jake Schmidt, Assistant Planner
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: 1540 N. Arlington Heights Rd. PUD Amendment – 1540 N. Arlington Heights Rd., Arlington Heights, IL

Dear Jake:

Please accept the following as Petitioner's responses to Staffs' comments. For any Staff memoranda where there are no comments, I will simply note that this is the case. Otherwise, below are responses to specific comments as well as a couple of requests for clarification on the part of the Petitioner and Owner.

1. Building & Life Safety Department - General: There were no comments to address.
2. Building & Safety Department – Fire Safety Division: There were no comments to address.
3. Public Works Department: There were no comments to address at this time.
4. Engineering Department: Petitioner addresses the general comments submitted as follows:
 - a. On #1-10, there appears to be no need for specific responses.
 - b. On #11, the Petitioner will acknowledge the nature of the Engineering Department's comments.
 - c. On #12, and to supplement and revise Staff Development Committee Report Table 1 Parking Summary:

<u>Space</u>	<u>Sq. Ft.</u>	<u>Parking Required</u> 1 space per 200 sq. ft.
• Suite 1588 – Northwest Eye Physicians (NEW)	5,533	27.67
• Suite 1540 – Northwest Community Healthcare (NCH)	3,108	15.54

• Suite 1538 – Northwest Community Healthcare	9,204	46.02
• (Loft) – 1538 – Northwest Community Healthcare	1,734	8.67
	<u>Total: 19,579</u>	<u>Total: 97.90</u>

- d. On #13, it is noted that the Engineering Department objects to the PUD amendment because of the parking issues. The Petitioner will address these issues as part of the amendment process before the Plan Commission. The Petitioner believes the standards for an amendment here can be met.
5. Fire Department: There were no comments to address at this.
6. Police Department: The following general comments were submitted by the Police Department:
 - a. On #1, the character of use is consistent with the area and is not a concern.
 - b. On #2, lighting should be up to Village Code. To date, no notice has been provided of any issues with the lighting for the property.
 - c. On #3, it is noted that there are no traffic problems at this location, despite the parking issues.
 - d. On #4, it is noted that the area is not a problem in relation to traffic accidents. The Police Department makes no reference to parking issues
 - e. On #5, the Police Department indicates that the development “should not create any additional traffic problems.”
 - f. On #6, the Property Manager will request tenants of the property to submit updated Contact Cards.
7. Health Services Department: There were no comments to address.
8. Planning and Community Development Department (Page 7): Petitioners addresses the submitted comments as follows:
 - a. On #1-6, there appears to be no need for specific responses.



- b. On #7, as a result of the revised square footage, the amendment to the PUD Ordinance #89-100 would be to specifically grant a variation for 77 on-site parking spaces where 98 are required (pursuant to the square footage identified in Paragraph 4(c) above.
- c. On #8, the Petitioner is pursuing the following: Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from **98 spaces to 77 spaces**.
- d. On #9, following preliminary discussions with tenants, the hours of operations are as follows:
 - i. NWE, Suite 1588:
 - 1. M, W, and Th: 8:00 am to 5:00 pm;
 - 2. Tu: 8:00 am to 7:00 pm;
 - 3. F: 8:00 am to 3:00 pm;
 - 4. Saturday: 8:00 am to noon.
 - ii. NCH, Suite 1540:
 - 1. M through Th: 9:00 am to 7:30 pm;
 - 2. F: 10:00 am to 6:00 pm;
 - 3. Saturday: 8:00 am to 2:30 pm.
 - iii. NCH, Suite 1538:
 - 1. M through Th: 7:00 am to 7:00 pm;
 - 2. F: 7:00 am – 5:00 pm;
 - 3. Saturday: 8:00 am to noon.
- e. On #10, we are working on employee counts, including peak shift counts. We will supplement as these become available.
- f. On #11 and #12, relating to signage, the Owner is looking into the Department's concerns and will supplement. Petitioner will acknowledge that addressing signage may be placed as a condition of the PUD amendment. **However, Petitioner and Owner would request clarification as to whether these items must be addressed (via removal, replacement or variation request) prior to the Plan Commission public hearing or whether, as part of a separate application process, they can be addressed independently and subject to a different timeline.**

- g. On #13, please review the revised/updated square footage in Paragraph 4(c) above. This revised number includes the additional built-out loft square footage. I would note that the loft space is part of Suite 1538 and does not include any additional physician offices, but rather consists of storage and meeting room space. Moreover, it is not being leased to a separate tenant. I understand Staff's request for the **gross square footage** to mean the total area of office/medical use for the building or **19,579** square feet as revised and noted above. **If this understanding is incorrect, please clarify.**
 - h. On #14, the engineer will conduct a Maude Avenue parking survey as requested by Staff.
 - i. On #15, the engineer will conduct additional parking counts as requested by Staff, with one count taking place on a Saturday in light of tenants' hours of operation.
- 9. Planning and Community Development Department (Page 7A): Petitioner addresses the submitted comments as follows:
 - a. There is no need to respond to #1 as it is not applicable.
 - b. On #2, Owner acknowledges the Property is not compliant with the Landscape Plan Ordinance.
 - c. On #3, there are two specific comments provided by Staff with respect to Chapter 28, Section 6.15. The Owner will comply with Staff's requirements as noted in Staff's comments on Page 7A. I anticipate compliance will be part of the conditions imposed on the PUD amendment.

In addition to addressing staffs' comments above, I am enclosing the following documents and information you have requested:

- 1. List of PINs for the neighboring property owners as provided by Wheeling Township;
- 2. Draft Notification Letter;
- 3. Preliminary Proof of Public Notification;
- 4. First Floor and Loft Plan prepared by HKM Architects + Planners, Inc.



Jake Schmidt, Assistant Planner
April 9, 2018
Page 5

Upon review of the information herein, please advise if there is anything that has not been addressed to date, excepting those items that Petitioner has indicated will be supplemented going forward.

Thank you for your attention to this matter.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Carlo S. Arévalo'.

Carlo S. Arévalo

CSA:cj
Enclosures

1616 N. Arlington Heights Rd.
Arlington Heights, IL 60004



Telephone 847 259 7730
Fax 847 259 1570

Wheeling Township Assessor's Office

Phone 847-259-1515 Fax 847-259-3030

Instructions for Your Variance

We have listed the property index numbers (PINS) for the property within the required boundaries for your variance letters.*

To obtain names and addresses go to the following website:
www.cookcountypropertyinfo.com

- 1. Enter property index number in Property Search.**
- 2. Click Search**
- 3. Use Mailing Address, not Property Address**
- 4. Choose search again on top menu to continue to next PIN**

If you have any questions, please feel free to contact Wheeling Township Assessor's office at 847-259-1515.

Jerry Sadler
Wheeling Township Assessor

***These property index numbers are required by your village or city and are provided as a courtesy by the Wheeling Township Assessor's office. The Township assumes no responsibility for any additional requirements by the village or city.**

Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number Name Street City, State, Zip

03-20-108-010-0000

SUBJECT

-011-

1540 N. ARLINGTON HTS RD

-012-

ARLINGTON HTS., IL

-001-

-002-

-003-

-004-

-005-

-006-

-013-

-014-

-015-

03-20-106-014-

WHEELING TOWNSHIP

-015-

1616 N. ARLINGTON HTS. RD.

-018-

ARLINGTON HTS., IL 60004

-006-

-007-

-019-

03-20-105-015-

-016-

03-20-107-009-

-010-

-011-

-012-

013



Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number	Name	Street	City, State, Zip
03-20-103-004-0000			
-008-			
-031-			
-032-			
-033-			
0320-111-009-			
-010-			
-011-			
-012-			
-013-			
-014-			
-015-			
-016-			
-017-			
-018-			
-019-			
-020-			
-021-			
-022-			
-023-			
-024-			
-025-			
-026-			
-027- ✓			

Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number

Name

Street

City, State, Zip

03 20 111 028 0000

029

030

031

032

033

034

035

036

037

038

039

040

041

042

043

044

045

046

047

048

049

✓

Carlos S. Arévalo
Direct telephone line: 815-337-5012
Direct facsimile: 815-337-5013
E-mail: carevalo@salawus.com

April __, 2018

VIA MAIL ONLY:
NAME
STREET ADDRESS
CITY, STATE ZIP

RE: Notice of Public Hearing

To whom this may concern,

Please be advised that on May 9, 2018 at 7:30 p.m. a public hearing is scheduled to discuss a petition for an amendment of planned unit development ordinance 89-100 to grant a variation to section 11.4, schedule of parking requirements, to reduce the required amount of on-site parking from 98 spaced to 77 spaces in relation to 1540 N. Arlington Heights Road, Arlington Heights, IL 60004. Public attendance and comments are invited.

The hearing will take place at the Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

Should you have any questions or comments, please feel free to contact the following:

SmithAmundsen, LLC
1-815-337-4900

or Village of Arlington Heights
Department of Planning & Community
Development
1-847-368-5200

Sincerely,

Carlo S. Arévalo

NOTICE OF PUBLIC HEARING

HEARING FOR:

PETITION FOR AN AMENDMENT OF PLANNED UNIT DEVELOPMENT ORDINANCE 89-100
TO GRANT A VARIATION TO SECTION 11.4, SCHEDULE OF PARKING REQUIREMENTS, TO
REDUCE THE REQUIRED AMOUNT OF ON-SITE PARKING FROM 98 SPACES TO
77 SPACES

HEARING LOCATION:

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

DATE: **May 9, 2018**

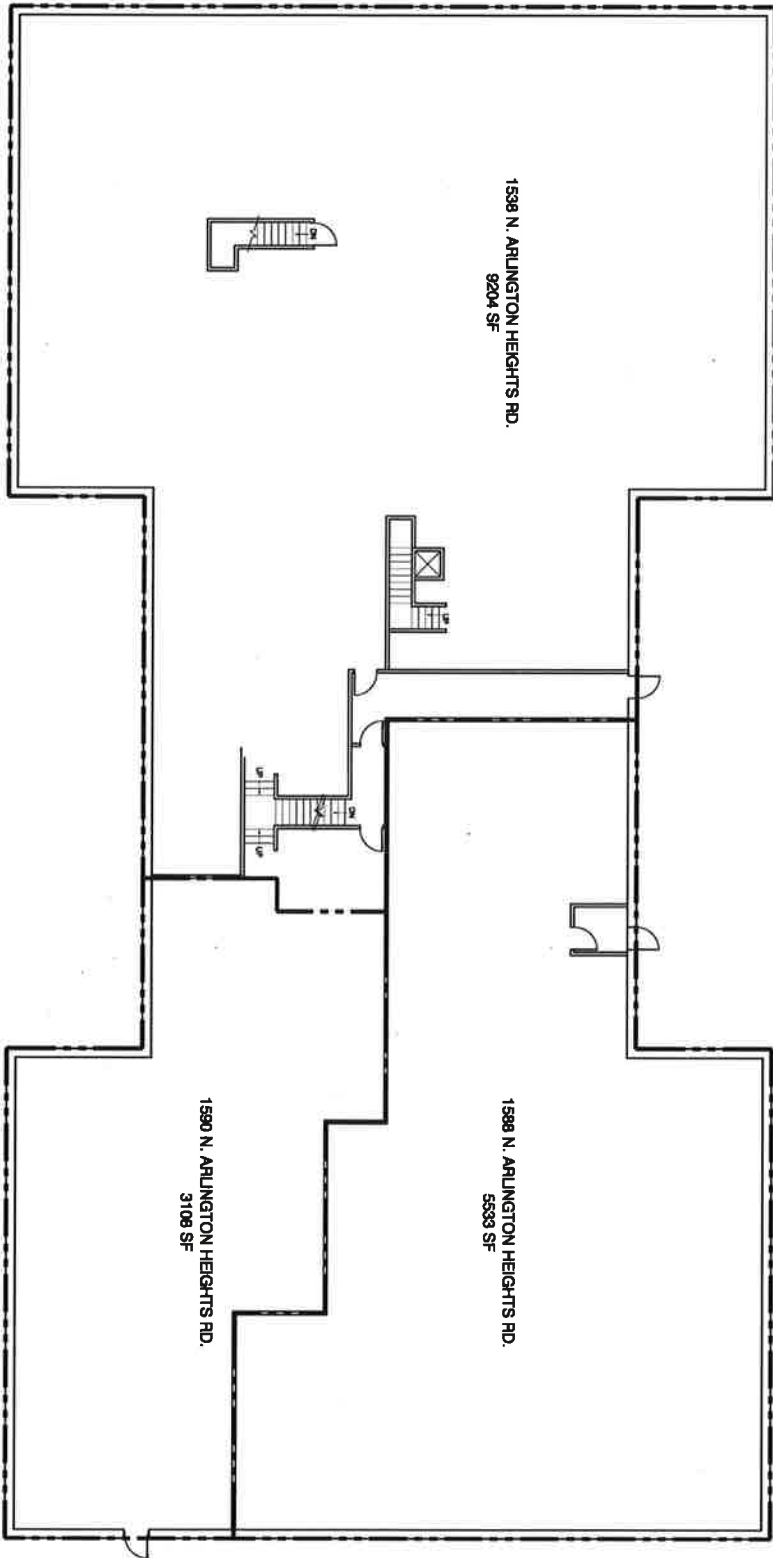
TIME: **7:30 p.m.**

PUBLIC ATTENDANCE AND COMMENTS INVITED

FOR DETAILS CALL:

SmithAmundsen, LL
815-337-4900

or Village of Arlington Heights
Department of Planning & Community Development
at 847-368-5200



First Floor Plan

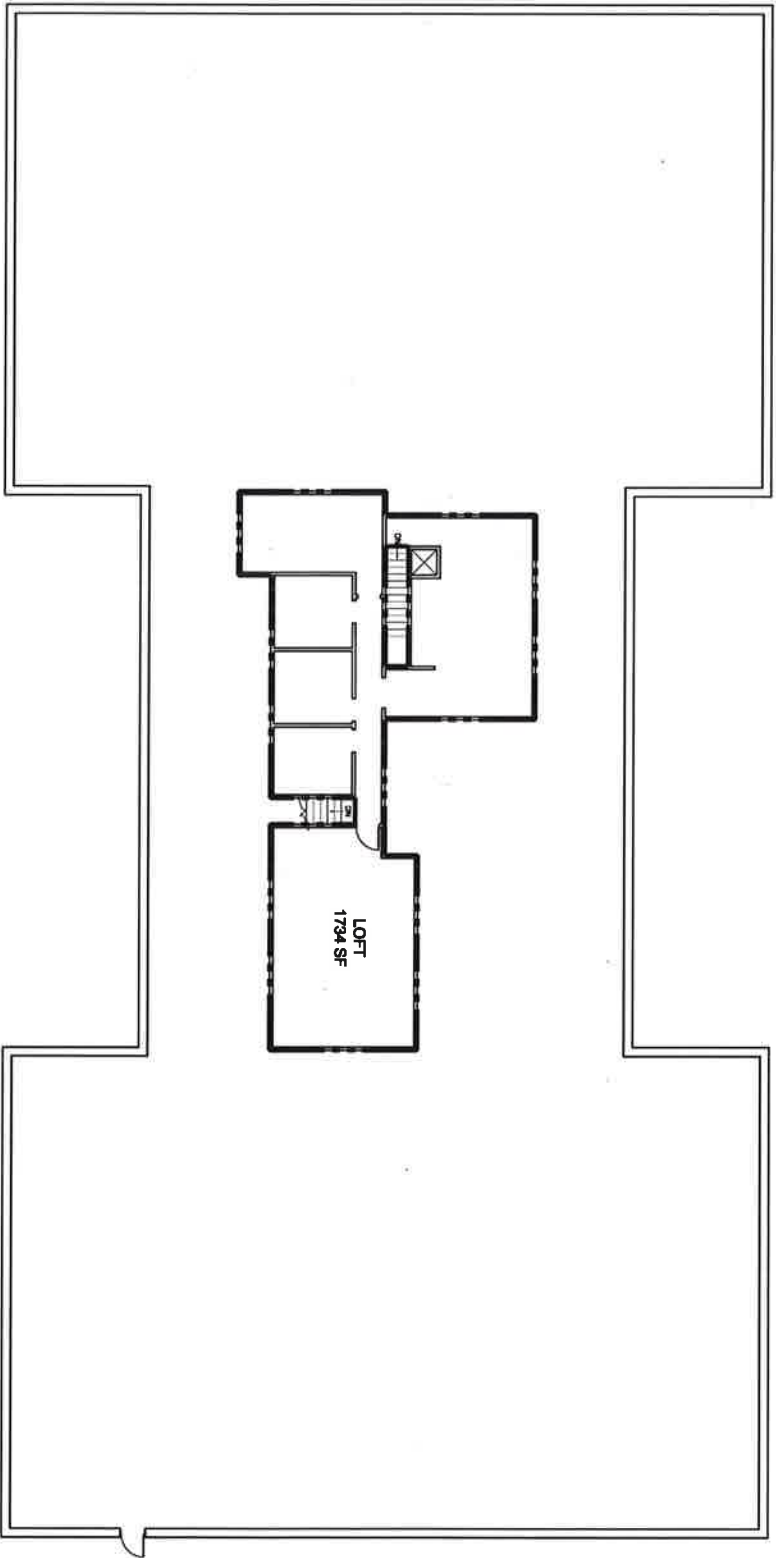


Northwest Community Healthcare
Arlington Heights, IL



43 South Vail Avenue
Arlington Heights, Illinois 60005
Add No. 0008 © 2008
January 3, 2008
ARCHITECTS • PLANNERS • ENGINEERS





Loft Plan



Northwest Community Healthcare
Arlington Heights, IL



43 South Van Avenue
Arlington Heights, Illinois 60005
480 N. Waukegan Blvd. # 200
January 3, 2018



Architecture + Planning, Inc.

Schmidt, Jacob M

From: Debbie Garrett [REDACTED]
Sent: Thursday, April 26, 2018 5:25 PM
To: Schmidt, Jacob M; Pat Garrett; [REDACTED]
Subject: NOTICE OF PUBLIC HEARING - 1540 N. Arlington Heights Rd., Arlington Heights 60004

On Wednesday, May 9, 2018, a public hearing is to be held for a variance on this property concerning the number of parking spaces. The purpose of this variance is for reduction of parking spaces for the anticipated sale of this medical building.

We have lived on the 1500 block of Evergreen for 23 years. Several years ago we had about 16 cars parking on the 1500 block of Evergreen and another 15 cars parked on the 1600 block of Evergreen during business hours. There were also numerous cars parked on Maude between Arlington Heights Rd. and Vail Ave. The residents on Maude and Evergreen complained. So the Village put up NO PARKING signs on Maude during business hours on Maude from Arlington Heights Rd. to Evergreen because it was extremely dangerous for 2 cars to get down the road at the same time. It was also very dangerous for cars turning onto Maude from Arlington Heights Rd. with several driveways feeding into Maude. Our homes are on half-acre lots without curbs. Those cars were parked bumper to bumper on our front yards, on both sides of the street, between 7:30 a.m. and 5:00 p.m. This was a traffic nightmare for 2 cars coming down the street at the same time. This also caused problems for landscaping trucks to park. It was a dangerous street due to the quantity of cars. It made our residential street a massive parking lot and increased the traffic even more.

Besides the NO PARKING signs on Maude, I am also aware that employees of these buildings are currently required to park off-site at a church and get shuttled over in a bus in order to alleviate the parking on Evergreen. They may also rent parking spaces from the Glueckert Funeral Home which is directly south of them. This would need to be confirmed.

Before any variance is granted that may increase our traffic, please take into consideration that we are a cut through street and deal with speeding cars already, as well as, cars who don't stop at the Evergreen/Maude stop sign and cause accidents. We certainly don't need any overflow from those medical parking lots on our street because we have already alleviated the problem with the current measures.

Sincerely,

Patrick & Debra Garrett