



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 8, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Waverly Inn Memory Care - 5/25/16
- B. Kensington School - 5/25/16
- C. Westgate Dental - 5/25/16

IV. PUBLIC HEARINGS

- A. Swaminarayan Gurukul-USA - 402 S. Arlington Heights Rd.-
PC#16-009
Land Use Variation
- B. Arlington Heights Park District - Sunset Meadows Safety Netting -
700 S. Dwyer Ave. - PC#16-010
PUD Amendment

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: Waverly Inn Memory Care - 5/25/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 5/25/16 - DRAFT

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: WAVERLY INN MEMORY CARE; PC# 15-023

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
25th day of May, 2016, at the hour of 8:24 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRMAN LORENZINI: Next item on the agenda is Waverly Inn Memory Care, PC# 15-023. Do we have a presentation on this? No?

MR. HUBBARD: No presentation.

CHAIRMAN LORENZINI: So, just need approval?

MR. HUBBARD: Yes, not too much to summarize. They made the changes that were recommended as conditions of approval of the preliminary plat which I think related mostly to the ingress/egress on Rand Road. I think they made the accompanying changes to the traffic report and estimated only a moderate increase in trips on Techny. But other than that, yes, it conforms to the original approval.

CHAIRMAN LORENZINI: Any questions or comments from the Commissioners or a motion?

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-023, a Final Planned Unit Development for 511 W. Rand Road, subject to the plans submitted.

COMMISSIONER SIGALOS: I'll second that motion.

CHAIRMAN LORENZINI: Roll call.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Does this need to go to the Board of Trustees?

MR. HUBBARD: Yes, I believe it does. I believe we're looking at the first meeting in July, I'm sorry, first meeting in June, so June 6th.

CHAIRMAN LORENZINI: Very good. Congratulations, you received a unanimous approval. Any other business at this point from anybody? Motion to adjourn?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

DRAFT

(No response.)

CHAIRMAN LORENZINI: We're done, thank you. Good job.

(Whereupon, at 8:27 p.m., the above-mentioned petition was concluded.)



Item: Kensington School - 5/25/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 5/25/16 - DRAFT

Type

Minutes

PLAN

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

COMMISSION

RE: KENSINGTON SCHOOL - 840 EAST KENSINGTON ROAD; PC# 16-007

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
25th day of May, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay, roll call please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, next item on the agenda is approval of meeting minutes from the Lexington Homes Subdivision of May 11th, 2016. Any comments or approval?

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Next item on the agenda, we have two public hearings tonight. The first one is Kensington School, PC# 16-007. Is the Petitioner here? If the Petitioner is here, would you please come forward and we'll swear you in and anybody who also may be testifying? Okay, I'm sorry.

COMMISSIONER GREEN: I understand they're looking for a continuance on this. I'd like to make a motion to continue this until the July 13th Plan Commission meeting.

COMMISSIONER ENNES: I'll second that.

CHAIRMAN LORENZINI: If you'll roll call on this?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

(Whereupon, at 7:33 p.m., the above-mentioned petition was concluded.)



Item: Westgate Dental - 5/25/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 5/25/16 - DRAFT

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PLAN

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

COMMISSION

RE: WESTGATE DENTAL - 2900-2990 WEST EUCLID AVENUE; PC# 16-008

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
25th day of May, 2016, at the hour of 7:33 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRMAN LORENZINI: Next item on the agenda, let it be shown that Commissioner Dawson is here. Next item on the agenda is Public Hearing Westgate Dental, PC# 16-008. Now, is this Petitioner here?

MR. CAVENAUGH: Yes.

CHAIRMAN LORENZINI: Would you please come forward? We'll swear you in and whosoever is going to testify and anybody else who may be answering questions. Please come forward and we'll swear you all in at once. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. You may have a seat. Whosoever is going to make the presentation, please stay and state your name, spell it for the court reporter, and your address.

MR. CAVENAUGH: Thank you. My name is Rick Cavanaugh, C-a-v-e-n-a-u-g-h. I'm the president of the Stoneleigh Companies. Stoneleigh Companies is an affiliate of the entity Stonestreet Esplanade that is the owner of the shopping center at the corner of Salt Creek and Euclid. We are also the owners of One Arlington Building over in the Arlington Downs PUD.

We are here tonight, we are --

CHAIRMAN LORENZINI: Just one question.

MR. CAVENAUGH: Sure.

CHAIRMAN LORENZINI: Have you read all the issues that the Planning Department has put on?

MR. CAVENAUGH: Yes, I've read the Staff reports and the replies and the resulting, I think it's five items that are in there.

CHAIRMAN LORENZINI: Do you agree to them?

MR. CAVENAUGH: Yes.

CHAIRMAN LORENZINI: Okay, thank you.

MR. HUBBARD: There's one additional item but I'll highlight that one.

CHAIRMAN LORENZINI: Okay. Please proceed with your presentation.

MR. CAVENAUGH: So, we are the owner of Stonestreet Esplanade which is the Esplanade Shopping Center. We are under contract to sell a portion of the land to Dr. Kics to build the Westgate Dental Center as an addition to the, not an addition to but next to the shopping center which requires a little bit of reworking with our site plan and our traffic flows. We have been under contract for eight or nine months I think and have gone through a lot of different levels of review. We are in support as the seller of the property and support Dr. Kics' proposed use of the property, and the amendments and the changes that are suggested for parking and traffic flow as it relates to the rest of the shopping center.

So, to that end, I'd like to turn that over to Dr. Kics and his team to make their presentation. If there's any question that we as the owner of the property and the Applicant have, I'd be happy to answer them.

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

DR. KICS: Peter Kics, K-i-c-s. I'm a dentist here in Arlington Heights. I've been practicing in Arlington Heights for about 14 years, and I am looking to build a new facility on the Euclid Avenue site. I'm here to answer any questions and give our presentation.

CHAIRMAN LORENZINI: State your name and spell it please.

DRAFT

MR. TOBERMAN: My name is Cliff Toberman. I am the civil engineer for the project.

CHAIRMAN LORENZINI: Spell your last name please.

MR. TOBERMAN: I'm sorry. T-o-b-e-r-m-a-n.

CHAIRMAN LORENZINI: Thank you.

MR. TOBERMAN: So, briefly, we'll do a quick project overview and we'll introduce the design team here as well as we'll review the site plan and briefly go through the quick elevations if you're interested. We can talk a little bit about some of the traffic flow as well, and briefly a little bit about the site design related to stormwater.

CHAIRMAN LORENZINI: A brief overview is fine because we'll ask more detailed questions after you're done.

MR. TOBERMAN: Sure, okay. You're well aware here of the vacant piece of property, a parcel that's on the eastern side of the existing Esplanade. Esplanade to the west, to the east is the existing stormwater detention basin that the Esplanade drains into. We are, we'll be doing the same.

Parking configuration, you could sort of get a view from this. I'm going to keep going through the plan here, sort of from the Village aerial here that was provided. The intent of the design was basically as best as possible do an extension of the parking and circulation and ensure there is a complementary aspect to the Westgate Dental proposed facility to the existing site.

Here is a picture looking north at the Esplanade today. From left is west, to the right is east, and our facility is going to the right there. Here is the vacant parcel that the design has been extensively worked on over the last several months. So, it's slightly over an acre in area.

So, here is an existing survey, ALTA survey for the property detailing out the exact dimensions and so forth. The existing topography today, we do have that, and the existing parking is called out and so forth on the existing plan. Right now, there is a surplus of existing parking at the Esplanade. Briefly, parking studies that were completed show that approximately a maximum of half the parking was used during the study. So, it's actually less than half for the most part being used for right now in that parking lot.

So, actually, and the reason being, real quick, is the complementary businesses that are there right now. The Starbucks is in the morning obviously, and sure enough you have some of the, you have your Subway, you have your Aurelio's a little bit at lunch, I know there's a Wine & Spirits store, I can't recall the name of that, but nicely balanced. I guess one observation from our traffic study and parking study was the balance of the site throughout the day with a little heavy load as you would expect from the Starbucks in the morning. But again this shows, this plan right here you're looking at shows everything on the site today including utilities and so forth.

The design team is Norman J. Toberman & Associates in which I'm a principal. We have the architect based out of Rhode Island, Design Ergonomics. They are not here today. We have Latoria Bros., Mike Latoria sitting in the audience there, as the general contractor. We have the landscaping plan having been developed by Rough Landscaping, and Stoneleigh Companies obviously as the site owner today.

So, the site plan here quickly shows the aisles as best as we could maintained with the existing facility. We're using, again entrances remain the same, the right-in/right-out off of Euclid, the intersection, the full intersection off of Salt Creek Lane. One big change here that's very noteworthy that I think will be a very nice help to the development is to add a second inbound lane to handle the Starbucks push in the morning.

DRAFT

So, at the, let me see if I can get this pointer, oh, you probably can't see the pointer anyway. Actually, 90 percent of the time of our study, there was no problem whatsoever coming in and out through that drive. However, right during the peak, the 7:30 to 8:00, occasionally we'd have a little bit of a queue building up actually in the entrance area, just very sporadically. It would not last long. But in the analysis, by just widening that driveway to accommodate vehicles proceeding for the Starbucks queue versus those going into the shopping center. Why it's important is, you know, half head for the drive-through, about half take a right turn and head to park in front of the Starbucks. Some of their decisions is based on how big that queue is in the back in the morning.

So, ultimately, where the shopping center is being pushed a little bit in the entrance is purely in the morning from 7:30 to 8:30. By having that, we'll eliminate and lessen confusion at that point. It's just wide enough now where it's very tight to try to creep a couple of small cars, but by widening that to two lanes will make a big difference. So, that's probably one of the largest changes to that existing Esplanade Center.

The other observation at the Starbucks, with people coming in the entrances, they're in a rush, et cetera, et cetera, the signage, just making it very clear that they understand the signage. So, I think we've added signage. We've tried to put some yield signs in our site plan to slow traffic down at the major, I'll call it the major cross aisles located right off the Starbucks immediately west. We've added some lane striping. We've added some arrows. So, that's trying to address and minimize any, you know, any new, I'll call them new Westgate Dental patients coming into the development from off of the Salt Creek Lane intersection.

The rear of the aisle, the rear aisle of the existing development is actually free and clear with the exception of a little bit in the morning from 7:30 to 8:30 where that queue is building up a little bit outside the actual queue lane for the Starbucks. So, it actually builds in the rear aisle for probably about an hour. But Westgate Dental, the hours of Westgate Dental are 7:00 a.m. to 7:00 p.m., Monday through Friday, and then 9:00 to 5:00 p.m. on Saturday. It's closed Sunday. Dr. Kics could attest that in his practice, probably mid morning to even, you know, even mid afternoon, I would call it at times variable, but the early morning for Dr. Kics at 7:00 a.m. when the Starbucks crowds arrive is not their peak time. So, I guess the nice thing about that is the Starbucks, you know, sort of rules the roost I'll call it a little bit in the morning there at that intersection. But with the two lanes, that will help, we're going to provide for a second lane for any Westgate employees coming through the rear to have that second lane.

Again, Dr. Kics is expecting new patients to be 50 percent from the east, 50 percent from the west. So, that's equal split of traffic coming in on his generation based on his facility. It's, you know, nicely distributed.

CHAIRMAN LORENZINI: Can I just, the new lane you're talking about? Where is it again?

MR. CAVENAUGH: Yes, at the Salt Creek Lane full entrance. You'll see there's two inbound lanes now versus one inbound lane.

CHAIRMAN LORENZINI: Got you, okay.

MR. CAVENAUGH: Okay, I'm sorry. You could see a right turn and a straight through arrow there. I do have pdf drawings. I could open up a site plan and sort of blow it up if you'd care to.

CHAIRMAN LORENZINI: That won't be necessary.

MR. CAVENAUGH: Okay, all right. But again, big improvement there.

Other site plan changes or integration, to help integrate the Westgate facility into the Esplanade, careful attention was paid to the right-in/right-out at Euclid

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for inbound traffic. Today, in the morning, approximately one-third of, so to give you an idea, 80 percent of the traffic comes in actually from Salt Creek Lane. It's the main driver for the Esplanade. About 20 percent I want to say, I'd have to go back to my numbers exactly, but about 20 percent for the right-in/right-out. So, the load of the right-in/right-out intersection is not very much in fact, and about a third of the inbound today is sort of sneaked back to the Starbucks, okay. That ends up being about one car every few minutes, something like that, in the morning peak. But after that, it's virtually, you know, hand counts for across an hour. It's just that morning rush.

So, the design for that coming off of, being a patient coming right in is immediately to allow the customer parking right as you get into the Westgate Dental parking lot. So, there's a sign saying take a right as soon as you come in through the entrance, and immediately you're parking, for all customer parking is actually provided right in that lot. If as they cycle through it, for some reason if there isn't parking, you could park across from the building as well against the side of Esplanade. So, the whole goal of this as Dr. Kics has designed his building and likewise is for convenience and comfort to get in and get out of his facility.

So, having the south parking lot available completely for customer parking makes for a very easy experience in and out of this new development. They actually have, employees could actually go out through the rear aisle as well, and the rear aisle is clear in the back for the entire day. So, there is easy outbound through the rear of the Esplanade out to Salt Creek Lane.

The handicap or ADA spaces are located immediately across from the entrance on the west side of the building, and grade is very easy there. We have developed a finished floor elevation virtually identical to the Esplanade. So, there's virtually no grade difference between the two. It makes for a very easy access.

There is also an ADA space provided at the northeast corner of the customer parking lot or the patron parking lot. That is for if there's patients that are maybe more in need of emergency and immediate bypassing the waiting room and everything, as a sort of an emergency area to get into the building at the far east front door. That's only for that reason. That's not a main entrance, it's simply an entrance for that use as well as for emergency for the building.

CHAIRMAN LORENZINI: Mr. Toberman, I'm sure it's a great design but you don't have to explain everything.

MR. TOBERMAN: Okay. Just a couple of highlights here. Just another, in the site plan, another consideration, there are refuse areas in the rear that's shielded, et cetera. Also, one noteworthy point with regard to the design is in these islands, we're doing some infiltration per Metropolitan Water Reclamation District requirements to do stormwater infiltration. Then that I would say highlights the site plan.

Let me just move quickly if there's any -- oh, going the wrong way. Again, you could see in front of you right now, there is a color red version in front of me of the site plan that maybe a little more clearly just shows the site itself. Then, you know, we have our plan elevations. Renderings have been part of the submittal package. Materials, so forth, sort of trying to complement as best as possible with the Esplanade yet be unique in its own rights.

Again, we've talked about the traffic study quite a bit. Most importantly, in terms of traffic, the generation of traffic is about at most eight percent of the morning traffic seen today at the Esplanade, which is, in other words, it's actually not the driver in the morning of the traffic and it lessens to a large degree. You could see really quickly on this chart how the traffic subsides for the development during the day. Those are the traffic statistics,

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those are the traffic counts. Again, one less driver was ensuring that the fire trucks, semi trucks can negotiate coming in and out of the facility.

Real quick, stormwater detention, about 20 percent credit today is available at the Esplanade for stormwater detention. The rest is being provided on site with a large part of it in the vault, with a little bit of filtration occurring per MWRD requirements in gravel and so forth.

Easy service connects for water and sanitary, they're right there for connection and so forth. That is it. We'll be open for questions.

CHAIRMAN LORENZINI: Thank you for grabbing presentation. Staff report, Sam?

MR. HUBBARD: So, as you've heard, the Petitioner would like to construct a 9,817 square-foot dental office building adjacent to the Esplanade Shopping Center at the northwest corner of Euclid and Salt Creek. It's in the B-3 Zoning District.

The Applicant seeks to establish a PUD for the development. This is because they are not subdividing the property. It's just going to be one singular property with two buildings on it. Two principal buildings on one property is required to seek PUD approval. So, that's the reason the Applicant is before you today.

Staff has evaluated the application on a number of fronts and we did not identify any items of significant concern. We would like to note that no variations are being requested with this development, so it does conform to all bulk standards, setbacks and parking requirements. The Applicant has provided a declaration of easements, covenants and restrictions which does provide for cross access and shared parking throughout the entire development. So, you know, the dental office can utilize the Esplanade shopping spaces and vice versa. It also spells out certain requirements for shared maintenance responsibility of utilities and the detention basin. Staff is comfortable with that.

We also request that the Applicant to extend the sidewalk on the western portion of the site to connect from the existing terminus down to the corner of Salt Creek and Euclid. The theory there is that will work with Rolling Meadows to establish a bike path that eventually will be adjacent to the site and connect it to the north, so they will provide that sidewalk connection to the bike path.

With regards to landscaping, it's code compliant. They are not seeking any variances regarding landscape and they've added foundation plantings and parking lot screening at the request of Staff. They're not removing any mature trees of significant importance to accommodate this development.

We did analyze closely the parking and found that they are providing a surplus of 27 spaces relative to code requirements. So, we don't believe there will be a parking issue on the site. As you heard from Mr. Toberman, about roughly 50 percent of the parking spaces are used today, so there is capacity not only for the dental office but for the future users within the shopping center as it begins to lease up to a hundred percent capacity.

They are proposing significant changes to the circulation of the site as you heard as well. Staff believes that the traffic circulation will be adequate in the site through a combination of some of the measures they're proposing, like the additional lane, the entrance to Salt Creek, some stop signs and directional signage, some additional striping on the pavement to slow down vehicles and minimize the potential for pedestrian conflicts.

The project did go before the Design Commission last evening and moved forward with a recommendation of approval. There were some minor conditions of approval added to that such as more of a mix of plantings including evergreens to provide for year-round screening, some larger plantings to provide a better, higher screen of the building,

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and then some minor architectural changes. So, Staff has added an additional condition that wasn't highlighted in the Staff report but is on the motion sheet today just to ensure that the landscape plan be consistent with the recommendations of the Design Commission.

So, that pretty summed things up. We're in support of this project and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to include the Staff report into the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, we'll go to the questions from the Commissioners now. Lynn, would you like to start?

COMMISSIONER JENSEN: Sure. I'd like to ask Dr. Kics a few questions.

CHAIRMAN LORENZINI: Please come back to the podium so we can hear your answer.

COMMISSIONER JENSEN: I was having a little trouble getting the scale and nature of your operations, and I had to pull things from the traffic report and from your floor plan. It looks like you have 19 treatment offices, one client treatment office, and in the traffic report, they said they that 17 of those operatories would be used at one time. It indicated you had six employees. I'm having trouble making sense out of it. How many dentists are we talking about at one time?

DR. KICS: Six dentists, not six employees. It's going to vary on the time and, you know, the availability of our scheduling. One of my goals that we're trying to be able to do is convenience and comfort. So, what we're trying to do is set up an operation that people could come in, you would call up that day, have availability immediately. So, if you wanted to come in for any sort of service, we'll have it for you almost as an on-call type of a situation. So, we're going to be staffing accordingly as we develop, as the business grows.

So, it's not just for coming in that day. If you actually come in for, say cleaning and you need to have something done, we're going to have the availability for that. Again, it's more of the comfort and convenience to make sure that you could have whatever you need.

COMMISSIONER JENSEN: Let's suppose you're operating in an optimal way. How many dentists would you have at any one time using those 19, or the 17 that you indicate would probably be used?

DR. KICS: Well, a fair amount of those are going to be hygienists as well doing cleanings. So, at this point, I'd imagine there would be four at the maximum. But the other option we're going to be doing as well is also staggering because our hours are going to be, again for convenience, from 7:00 to 7:00.

COMMISSIONER JENSEN: So, the four dentists would probably, each of the dentist would use either two or three operatories which you envision?

DR. KICS: Correct.

COMMISSIONER JENSEN: Okay, and then are these dentists that are local already in Arlington Heights? Or are they coming or joining --

DR. KICS: They're going to be coming on, or if there's somebody in

DRAFT

Arlington Heights that wants to come join my group, I'd more than welcome them.

COMMISSIONER JENSEN: But you're anticipating four or five new dentists probably will be added to the mix?

DR. KICS: Correct, yes.

COMMISSIONER JENSEN: So, the total with the dentists and the assistants and the hygienists, how many employees would you imagine would be at any given peak level, what would that come to?

DR. KICS: Each peak time, we are anticipating about 20. So, there's a total amount of probably, if my calculations go on, it's about 45 total employees but only 20 at a certain time. That may be more of shift changes during the different times of the day.

COMMISSIONER JENSEN: Okay, then it seems to me that that section of the traffic report needs to be redone because it indicates there are six employees which would suggest those are dentists, hygienists and everybody. They add the six employees to the 17 in and out, or 34 in and out of the patients and say there are going to be 40 trips at the peak hour. So, it looks like that's wrong because you're going to have 20 people probably at any peak hour, maybe more. So, that would need to be redone. I don't know whether it will actually cut into the parking you have to provide. It sounds like you've got enough adequate parking. But I think that needs to be cleaned up in the report at a minimum.

Do you have any idea how many dentists there are in Arlington Heights with a population of 75,000?

DR. KICS: I believe there's 65 is the last I, I mean I don't have the exact number but --

COMMISSIONER JENSEN: Sure, no, that's fine.

DR. KICS: 65.

COMMISSIONER JENSEN: Okay, so this is really adding another four or five wouldn't be a problem in terms of the market saturation or anything.

DR. KICS: Correct. Well, the other aspect of things is that the American Dental Association, approximately 50 percent of Americans do not see a dentist regularly, okay. So, the reality is that there's many, many people who don't come in. So, from a population of 70,000, 35,000 regularly go, quite a few more of that 35,000 doesn't.

The other aspect of it, too, is that I plan to be drawing from not just the Arlington Heights area. That's one of the reasons we picked the location. It's from Rolling Meadows, from Palatine, from Barrington, from all the way around. So, not only, Mount Prospect, from everything, so we plan to be drawing more and more of these people. Again, I'm going to be trying to accommodate many of the people who don't want to come in, give them a reason to come in. People who do have problems, some people want to come in for one time, we take care of their problem, they might not come back again for two years. But the fact is we want them to know we're there. So, we plan to be drawing in from quite a few of the area, so not just in Arlington Heights, and that's one of the reasons we picked our location by 53 and Euclid.

COMMISSIONER JENSEN: Sure. Very good, thank you. Now, a couple of questions or comments for Staff. Sam, it seems to me we probably need something in the report that actually describes, you know, the operation and the number of employees. We typically have that so that you can then have a context for this. I think the Board would find it useful because I had to go to the traffic report to find out that they were going to use six employees which clearly is wrong. They're going to have at least 20 people, dentists, hygienists and others there all at one time. That would change some of the analysis, probably won't materially affect the outcome but will change the analysis in the traffic report.

The other thing is we typically require some kind of a small scale

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market study. I think Dr. Kics did a wonderful job of laying out how he envisions his facility will meet the needs of not only the Arlington Heights residents but others around the area. So, it seems to me we need a small section in there that basically says, hey, we've done at least a little back-of-the-envelope calculation, we're going to have four to five dentists and it should actually be beneficial, you know, for the supply of dentists in the entire region. That would be helpful. I don't know if you amend this before you go to the Board but I think they might need that context because I had a little trouble as I was going through this trying to piece it all together. That's all I have.

CHAIRMAN LORENZINI: Mary Jo, any questions?

COMMISSIONER WARSKOW: No questions.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I do have a couple of questions. Sam, I'm not really familiar with the term zoning lot. Is that a tax parcel?

MR. HUBBARD: Yes, tax parcel, yes.

COMMISSIONER ENNES: Okay, then I have a question for Mr. Cavanaugh, if you would come up?

MR. CAVENAUGH: Sure.

COMMISSIONER ENNES: So, if I understand this transaction, you own the shopping center, you have an expansion pack which you have now sold to --

MR. CAVENAUGH: Not yet. We're under contract to sell, we have not sold yet, yes.

COMMISSIONER ENNES: Okay. So, if you get everything approved, then hopefully that will all go through?

MR. CAVENAUGH: Yes.

COMMISSIONER ENNES: So, you're selling them this parcel. They're going to use your ingress and egress as that's not actually on their parcel, is that correct?

MR. CAVENAUGH: It's right at the edge of what would be the property line between their parcel and our parcel.

COMMISSIONER ENNES: If you're selling it, why are you not subdividing this parcel off?

MR. CAVENAUGH: Well, that's a good question. The parcel right now, we bought it originally in 2012, included not only the building but the outparcel and the detention easement to the east which is controlled by MWRD. Last year, we did a tax parcelization to break it into three parcels because our assessor is aggressive and likes to tax the detention areas if it was a fully leased retail. So, we are at that point that we had to break that up.

Now, if we went and subdivided this lot, each lot would have to provide its own egress and access, would have to have setbacks, would have side yard setbacks, would have utility easement requirements. The way this center was built, all the utilities come across the front and the back of the building from Salt Creek Lane. So, to get to those, you have to provide the access through our parcel for the utilities for this. In fact, the building was originally designed so that there would be an addition to the center, you know, just basically tacked on to the wall. But the difficulty becomes if anyone drives to the Starbucks there, as you turn in, you make kind of a roundabout way to get to the back of that, and you have semis that come in for deliveries at different times of the day, and with the fire truck access, it's four-way turns to get around the corner.

With this plan, that is becoming much more gradual and has a better access without having to go around the dental center. We wouldn't have, Dr. Kics wouldn't have been able to have the size of the parcel, the size of the building that he has, if he had been

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adjacent to or if we had come in and tried to attach the buildings or set them apart within separate parcels.

COMMISSIONER ENNES: And still get there, okay.

MR. CAVENAUGH: So, separate owners but same plat, zoning lot.

COMMISSIONER ENNES: Right.

MR. CAVENAUGH: To do that, you have to have a PUD by the Village requirements.

COMMISSIONER ENNES: But it's very unusual to have two owners on the same tax parcel.

MR. CAVENAUGH: Well, it's not the same tax parcel. It will be, Dr. Kics will have his own tax parcel, and we will own the center and the detention easement, or Stonestreet Esplanade. We have a cross easement agreement that shares access, signage, maintenance, lighting costs, all the snowplowing and things like that, which we will manage. Then we will work out together how to best, you know, control and manage the flow with trash and timing.

COMMISSIONER ENNES: So, you said you had it subdivided into three tax parcels, one for the detention, one for --

MR. CAVENAUGH: We did a tax subdivision, a tax parcel subdivision, we didn't do anything official with the Village. It was filing it with the county to create some of these separate tax parcels.

COMMISSIONER ENNES: Okay, which leads me back to Sam. It isn't the same tax parcel, so why does it have to be a PUD?

MR. HUBBARD: It's PUD because it's the same lot of record, so it's all one lot as a platted lot. So, the property lines are all one lot but they are, you know, you can have one platted lot and have different tax parcels on the lot.

COMMISSIONER ENNES: Okay, well, then that's different from a zoning lot in the tax parcel because you now have three tax parcels.

MR. HUBBARD: So, it will be three zoning lots in a sense, one lot of record.

COMMISSIONER ENNES: So, the two principal buildings don't occupy a single zoning lot, they occupy two.

MR. CAVENAUGH: It's my belief that there is one zoning lot because the zoning covers the entire parcel. We have three separate tax parcels, and in order to share access, utilities, parking, and maintenance of the facility, in order to do that we have to do a PUD on the development.

COMMISSIONER ENNES: I'm definitely not an expert on the PUDs but the PUDs that we have done and reviewed typically have one owner, common use, and multiple buildings.

MR. HUBBARD: You're right. Instead of single zoning lot, it should be lot of record.

COMMISSIONER ENNES: Okay. I'm just trying to save you some trouble, guys.

MR. CAVENAUGH: Lack of legal expertise.

COMMISSIONER ENNES: No, that's okay. That makes a lot more sense to me.

One other question, so on the detention pond, is that being expanded?

MR. CAVENAUGH: No. The detention pond is maintained as is. Dr. Kics

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is building an underground vault to store and hold stormwater that will then be released into the detention.

COMMISSIONER ENNES: On his parcel?

MR. CAVENAUGH: On his parcel underneath the parking lot.

COMMISSIONER ENNES: Parking lot, okay.

MR. CAVENAUGH: Right. So, right now all that flows through the stormwater to that detention, and he's picking up, we have excess stormwater for what we need. But with his building and surface area, it creates additional stormwater demand, and the standards are different today than they were when this was built in 2009.

COMMISSIONER ENNES: It's a major topic in town.

MR. CAVENAUGH: Yes, it is.

COMMISSIONER ENNES: That's all I have, thank you.

CHAIRMAN LORENZINI: If you haven't figured it out, Commissioner Ennes is our assessment expert. Bruce?

COMMISSIONER GREEN: Thank God, Commissioner Jensen answered all my questions because I was concerned about the numbering of operating rooms here and the number of employees. So, I got that cleared up. Thank you.

CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: I guess a question I had, I had seen this in Plat & Sub so I agree, you know, most of my questions were answered. But one thing we talked a little bit about were traffic controls and the parking lot, we looked at the traffic surveys in terms of the numbers. But the only area I had a concern with was like between the buildings, the easternmost side of the Esplanade building, and so you have a dozen or so parking spaces with people walking then across the street, across the drive, I'm sorry, into the dental office. Mr. Cavanaugh, I think you explained that, and correct me if I'm wrong, but I believe the trucks for deliveries would be coming in off the right-in/right-out and sort of through that between the buildings around, is that correct?

MR. CAVENAUGH: Generally, their delivery trucks, and it's primarily Starbucks and Subway that have the larger amount really which we also, as one of the owners, we have some delivery trucks, one or two per day. Starbucks has the largest delivery truck, they used to park out in front of the building, and so we provided a sidewalk in back to get better access to the backdoor. Now, we force them to go around the back and we have scheduled them so that they get in non-peak hours for those deliveries which is usually between 10:00 and 11:00 o'clock in the morning and around 2:30 to 4:00 in the afternoon.

COMMISSIONER CHERWIN: But that would be, but you do anticipate those coming in to the right-in, correct?

MR. CAVENAUGH: Yes, and they will follow that path in front of the dental building and come around to the back.

COMMISSIONER CHERWIN: So, my only concern would be that those would still be, I would think for a dental practice, you know, if we're going to have customers there and they're going to be using those convenient parking spots, so I guess my only question would be are we comfortable with the speed controls and traffic controls through that little corner over there, whether it's a speed bump or, you know, I'm sure signage or whatever. But that's my concern, when you go to the dentist, you probably have a lot of children and stuff sometimes that you have in the car, you know, regular traffic going through of course, but then you add to that potentially some truck traffic which isn't a huge volume but, you know, maybe a little bit more intense, just to make sure that we have, that we're comfortable with the protections that we have there.

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MR. CAVENAUGH: The bulk of the parking in the dental center is actually in front over that area, I mean I'm not sure of the exact numbers but a large part of it. All the employees will be in the back, where all the employees for the shopping center are now parked where built those additional, I think it's 35 or 36 spaces last year before we got the Aurelio's approval.

COMMISSIONER CHERWIN: Yes.

MR. CAVENAUGH: So, you know, those parking spots across certainly are convenience spots and we are, you know, observant to try to make sure that traffic flows smoothly as well as we don't have any conflicts. Like kind of across the whole center now, because there is not as many parking spots right in front of all the businesses, a lot of the people park in that middle section and they are walking across and sometimes, you know, that gets to be a little bit conflicting. We haven't had, you know, we haven't had in the four-and-a-half years or three-and-a-half years we've owned this, we haven't had any incidents or accidents or people getting hit or, you know, traffic with people bombing through the site really quick.

So, I think the signage that has been asked for and the pavement markings and the way that it slows down and the islands that have been put in are going to naturally slow down that kind of Indianapolis 500 that comes around the corner or so right now.

COMMISSIONER CHERWIN: Good, that's my question. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Just to follow with what Jay was saying as far as this drive along the east side of the existing Esplanade shopping mall and the west of the new building, I know we brought it up in Plat & Sub, I mean wouldn't it make sense to flip-flop the parking spaces and put those adjacent to Dr. Kics' building and have the drive go straight through on the east of the Esplanade parking?

MR. CAVENAUGH: I'm going to let Mr. Toberman answer that because as the engineer he dealt with that and dealt with all the grades and changes.

MR. TOBERMAN: Good question. The truck turning and fire truck turning templates necessitate with the geometrics, the site geometrics, necessitate to keep the aisle closer to the building for those. If you go to the truck turning exhibits which I can turn to if I have to here to demonstrate why that's, and there's a second reason. Let me go back here.

COMMISSIONER SIGALOS: No, I saw the truck turning diagrams.

MR. TOBERMAN: Yes, there we go.

COMMISSIONER SIGALOS: I guess I didn't quite understand why they wouldn't work if the --

MR. TOBERMAN: It's that large grade. So, if you look at the northwest corner of this facility, you could see as it tries to make the truck turn to the left or west behind the Esplanade, you could see how we need that wide. As a trailer will be turning, it's dragging its rear behind, and you could see it just barely getting by the island as it is. Again, that's with the aisle or that drive pushed as far east as we can, it can't go any farther to the west. In other words, you would never be able to make that turn for a fire truck or semi.

COMMISSIONER SIGALOS: I understand. I was really thinking of, I could envision people coming westbound on Euclid to go into the Starbucks coming through that, drive through that side of the building and then to Starbucks drive-through. I'm just trying to eliminate the crossing of people coming out of their cars in those parking spaces and crossing that. But it sounds like that traffic is lighter at this time when the dental office is open at 9:00 o'clock and most of the Starbucks traffic is earlier in the morning at 7:30 to 8:00 o'clock.

MR. TOBERMAN: That's a really important point to be made because it is, it's just during that peak, morning peak where about every three minutes, four minutes there is a

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car that's taking the split. Again, we have signage directing, and we'll see if they change behavior, so that's another story. But we have signage directing the Starbucks traffic west preferably.

Another important point is with that parking on the west side across the entrance. That could be employee/dentist/professionals, meaning they're there for several hours. So, they're not, but the ADA will be crossing that spot, period, across from that entrance per ADA accessibility requirements, close to that entrance. So, I think we can mitigate it a little bit by maybe having the dental professionals even, and again customers can fill up the south lot. The employees, if it really gets, you know, that rear lot is probably the last spot for the employees actually because they're going to want to be convenient, too, although there is the backdoor in the back for the employees.

But I suspect, you know, we are over-parked. At the end of the day, we're over-parked for this facility. Therefore, the preference will be those customers in front, ADA. If the dentist or hygienist take up those spots, then you don't have to worry about the cross traffic.

COMMISSIONER SIGALOS: Well, with your entrance on the west side of the building, I see many of the patients wanting to use those west parking stalls.

MR. TOBERMAN: Well, if there's professionals already parked there, there's no space. So, again the whole idea is to get right immediately as you come in off of Euclid, a right turn right there. Or if they're cycling in from Salt Creek Lane, they'll come right through the aisle. Everybody will probably come through and say, well, I want to get as close as I can, right, at the end of the day, but there's sufficient parking in that south lot. They could easily, there's good visibility as they pull in and there will be signs, customer parking.

COMMISSIONER SIGALOS: Thank you, Mr. Toberman, that answered my question. Thank you.

MR. TOBERMAN: Sure.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I have no questions.

CHAIRMAN LORENZINI: Dr. Kics, a couple of questions. So, you're going to have up to six dentists. How many are you going to start with?

DR. KICS: I'm sorry, say that again?

CHAIRMAN LORENZINI: You're going to have up to six dentists someday or at some day?

DR. KICS: No, not at the same time.

CHAIRMAN LORENZINI: Okay, but you --

DR. KICS: Total employed dentists, yes, that's the plan.

CHAIRMAN LORENZINI: Six, and how many are you going to start with?

DR. KICS: There's just going to be three of us to begin with.

CHAIRMAN LORENZINI: How many hygienists to start with and how many total eventually?

DR. KICS: We're going to start with three, and eventually potentially six. Again, that's going to be spread out throughout the day.

CHAIRMAN LORENZINI: Okay, that's all I have. Is there any questions from anybody in the public? Any questions anybody has?

Questions from Audience

MR. TOBERMAN: I wanted to address the traffic study with your concern

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about the six in place. The base assumption is that when you have 20 or so patients coming and going in the hour, or even less than that, actually six less than that, the employees are there, in other words the employees are arriving early preparing those operatories. So, you have an employee arrival and then a larger push during the peak hour. That's the critical thing. Our study looks at peak hours in the morning certainly being the most major use of that Esplanade facility. Not necessarily Westgate Dental at that time with the peak, their peak will be a little bit later.

So, I think that's why when you look at the traffic reports, it's not as if the employees are coming at the same time and the same rush. They're there being made ready for their scheduling of patients. So, the arrivals are a little bit different.

I've been conservative in assuming the worst case that all those, the most customers arrive right during the peak rush of the Starbucks, so I've been extra conservative actually. That's really, I would say to be fair to Dr. Kics, they're arriving later after that Starbucks when that peak occurs in the morning at 9:00 o'clock range, so as that's subsiding. The Starbucks does a quick subside, too, surprisingly, it really tails off. So, I'll just leave it at that.

COMMISSIONER JENSEN: Well, since you did, I think then probably for clarity, you might want to take a look at that paragraph because the paragraph suggests that there are 17 patients coming in and in the same time frame of these six employees.

MR. TOBERMAN: I've got a late arrival of employees, so it's sort of a late, but it's not clear, I agree.

COMMISSIONER JENSEN: The way it's written, it suggests there are only six employees and that's why you get the 40 visits. So, I think this needs to be reworked, and I'll make some more comments after we take our vote and, you know, just for Sam's consideration. So, I think you have addressed it but I just think you need to clarify your writing.

MR. TOBERMAN: Sure, understood. One last comment, I just remembered, you know, when you back-check all these numbers with the traffic institute, they have plenty of studies of medical and dental, sure enough, sure enough, you know, I did it independently looking at his operator rooms and then I said, well, let's go back-check it with what the traffic institute has in their numbers, and sure enough we were right on the head for a medical facility, for arrivals and departures called trips combined for a peak hour. So, I thought, you know, and they examined some very large facilities, too. We're probably at the lower end of their studies and you look at their graphs, and it's based on square foot. The traffic will look at square foot of a medical facility and take it from there, so we're at the low end of their studies. But the nonetheless, it hit the numbers pretty close.

CHAIRMAN LORENZINI: Thank you. Any question from the public? Comments? Okay, if none, we'll close the public comment portion and go back to the final questions or deliberations from the Commissioners. Susan, do you have anything?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: Nothing?

COMMISSIONER DAWSON: Let's just say no.

CHAIRMAN LORENZINI: Jay? No more comments? We'll take a motion.

COMMISSIONER DAWSON: Sure, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-008, a Preliminary and Final PUD to allow a new 9,817 square-foot dental office building on the east side of the Esplanade Shopping Center.

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This approval is subject to the following conditions:

- 1. Approval of an MWRD permit for stormwater.**
- 2. Recording of the declaration of easements, covenants, and restrictions prior to the building permit issuance.**
- 3. Payment of all engineering fees and deposits prior to appearance before the Village Board for final PUD approval.**
- 4. All trees shown as "dead" on Sheet T-1 (Tree Preservation Plan) shall be removed.**
- 5. All plans are subject to Design Commission approval and any conditions of approval as recommended by the Design Commission.**
- 6. The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRMAN LORENZINI: Can we have roll call vote please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Lynn?

COMMISSIONER JENSEN: Yes, I just wanted to actually recap the things that I said in questioning. I think that it would be very helpful for there to be a section or two written down somewhere by Dr. Kics or whoever is putting the proposal together that explains the scale and nature of the operation and the number of dentists and so forth. Then that should probably be summarized in some fashion in the report that goes forward to the Board by Staff. I think we also, you did a nice job of explaining how you looked at the market, I think there needs to be something in there that gives the Board some context of how you look at the market, in bringing four to five new dentists in the market, and how it serves the larger group. So, I think those would be good things to provide context to the Board.

I think this is a very good project. I'm very supportive of it. Once you clarify a few of the technical issues, you know, I certainly have no problems with it. I think it's a good project.

CHAIRMAN LORENZINI: Thank you, Lynn. Congratulations, you received a unanimous approval. This is just advisory to the Board of Trustees. They have the final say-so. Is there a date scheduled yet, Sam?

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MR. HUBBARD: We're looking tentatively at June 20th.

CHAIRMAN LORENZINI: Thank you and good luck.

(Whereupon, at 8:24 p.m., the above-mentioned petition was concluded.)



Item: Swaminarayan Gurukul-USA - 402 S. Arlington Heights Rd. - PC#16-009

Department: Planning & Community Development

Requested Action

Land Use Variation to allow an unspecified "office" use within the R-3, One Family Dwelling Residential District.

Variations Identified

Variation from Section 11.4-2 to reduce the number of required off-street parking spaces from three spaces to zero.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Land Use Variation to allow "Offices: Business and Professional" on the subject property and a Variation to reduce the off street parking requirements of Section 11.4-2 from three parking space to zero parking spaces. This approval shall be subject to the following conditions:

1. The Petitioner shall provide the required parking for the subject property within their south and west parking lots.
2. The Land Use Variation is only valid while the subject property and abutting parking areas to the west and south (as shown on Exhibit I) are under common ownership. Should the subject property and abutting parking areas come under separate ownership, the Land Use Variation is no longer valid.
3. All employees of any office tenant on the subject property must park in the parking lot owned by the Swaminarayan Gurukul Church located to the south and west of the subject property.
4. "Offices: Medical & Dental Clinics" shall not be allowed on the subject property.
5. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Notification
Aerial
Plat & Sub Minutes
Justification
Floor Plan
Department Comments
Petitioner Response to Department
Comments

Type

Board or Commission Report
Correspondence
Exhibits
Minutes
Correspondence
Exhibits
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 27, 2016
Date Prepared: April 22, 2016
Project Title: Swaminarayan Gurukul – USA, Office Building
Address: 402 S. Arlington Heights Rd

BACKGROUND INFORMATION

Petitioner: Popat Radadia
Address: 810 Windfal Dr.
 Schaumburg, IL 60173

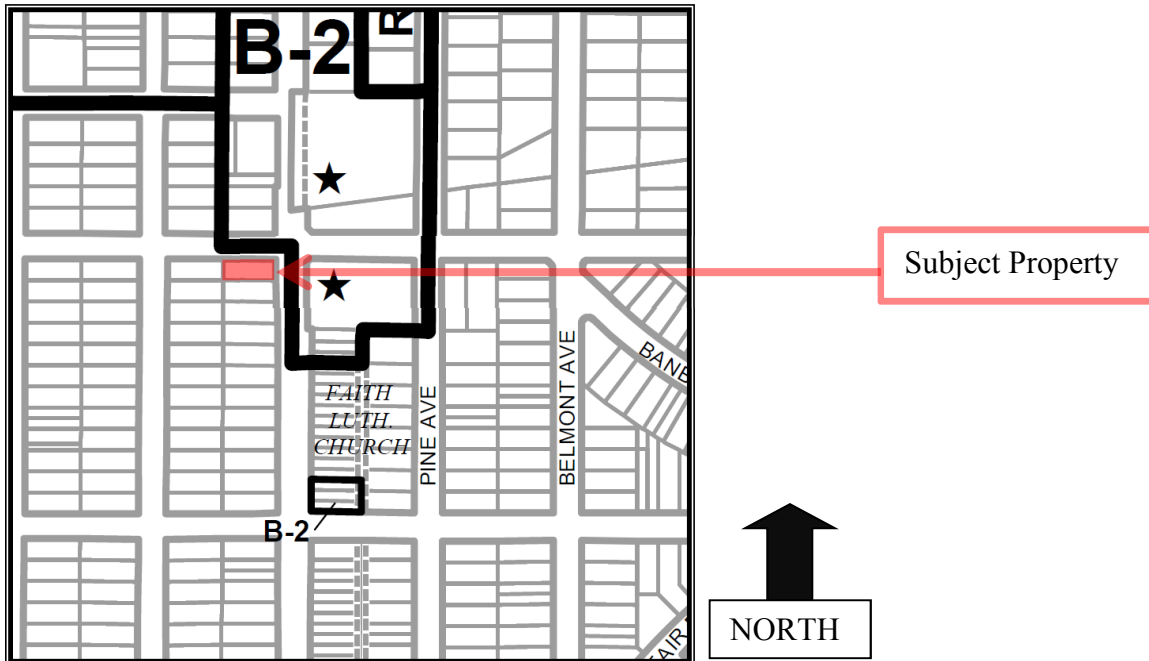
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Land Use Variation to allow an unspecified “office” use within the R-3, One Family Dwelling Residential District.

Variations Identified:

- Variation from Section 11.4-2 to reduce the number of required off-street parking spaces from three spaces to zero.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial (Arlington School of Music)	Commercial
South	R-3, One Family Dwelling District	Institutional (Swaminarayan Gurukul Church Parking Lot)	Single-Family Detached
East	B-2, General Business District	Commercial Strip Building	Commercial
West	R-3, One Family Dwelling District	Institutional (Swaminarayan Gurukul Church Building)	Institutional

Background:

The subject property, along with the neighboring church building and church parking lot, was purchased by the Swaminarayan Gurukul church in 2014. The single story building on the subject property has sat mostly vacant since being purchased by the aforementioned church. Previously, the subject property was owned by the Church of Christ Scientist, which also owned the neighboring church building and adjacent parking lot until they sold it to the Swaminarayan Gurukul church in 2014. While owned by the Church of Christ Scientist, the subject property was operated as a “reading room” (all Christ Scientist religious institutions are required by the church to provide a reading room). Since the subject property served as an auxiliary use to the Church of Christ Scientist, no special use or land use variation was required. However, the current owner would like to rent the building out as an office building to a third party, which requires a land use variation for an office use within a residential zoning district.

The subject property is 6,625 sq. ft. in size, and contains an approximately 1,000 sq. ft. single story building. There is no parking on the subject property, but the church parking lot abuts the property to the south, and there is a smaller church parking area located to the west as well (see Exhibit I). The surrounding neighborhood is a mix of institutional uses, commercial uses, and single-family residential uses. The subject property is located along S. Arlington Heights Rd, which is considered a “Major Arterial”. In 1981, the reading room was granted a variation to allow a ground sign, which ground sign is still present on the site today.

Zoning and Comprehensive Plan

The structure on the subject property is currently vacant. The Petitioner is proposing an open ended “office” use within the building with no specific tenant identified, however, they have stated that their desired office tenant will be in either the real estate industry, legal industry, or financial industry. The Petitioner has explained that they would like to have the zoning entitlements in place to make it easier to find an office tenant for the space. Due to the location of the subject property within the R-3, One Family Dwelling Residential District, a land use variation is required to allow an office user to occupy the building.

The Village's Comprehensive Plan designates the future use of the subject property as “Institutional”. As office uses are allowed within the I Institutional zoning district, the proposed use is consistent with the Comprehensive Plan.

The Petitioner has submitted responses to the criteria for land use variation approval (see attached) as required by Section 13.1-3 of the Chapter 28 of the Municipal Code. Staff has reviewed the Petitioners responses and concurs that the necessary criteria have been met. The approval criteria are included below:

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

Plat and Subdivision Committee

On April 27, 2016, the Plat and Subdivision Committee met to discuss the project. The subcommittee did not take issue with the concept of a professional office on the subject property, but wanted to make sure that the neighboring church parking lot had the capacity to provide parking for an office tenant within the stand alone auxiliary building. The minutes from that meeting are attached.

Site Plan, Landscaping and Tree Preservation

There are no changes proposed for the site. Any improvements to the building will occur on the inside of the structure and will not alter the exterior appearance. Staff has not identified any recommended landscape improvements given the scope of the proposal. No trees will be removed as a result of the proposed land use variation.

Traffic & Parking

A detailed traffic study is not required due to the amount of floor area on the subject property (under 5,000 square feet). However, since the subject property does not contain any off street parking, a variation to reduce the parking requirement for

an office user, from three spaces to zero spaces, is required. The Petitioner has stated that the required parking can be provided by the landlord (the Swaminarayan Gurukul church) within the neighboring church parking lot. Because hours of operation for the church, which has peak parking demand during services that are held on Saturday evenings, do not coincide with the traditional hours of operation for an office user, staff believes that this shared parking arrangement can provide adequate parking to justify the proposed variation.

The Petitioner has surveyed the existing parking lot to determine if sufficient capacity exists to provide for the additional demand created by an office user within the vacant auxiliary building. The neighboring church property contains a total of 72 parking spaces, and parking was surveyed during the peak service times for the church over two Saturday evenings, as well as during traditional working hours over two weekdays. During the 8:00am to 6:00pm times during the week, a maximum of two cars were parked on the site, which translates to a 3% utilization of the 72 space parking lot. During religious services on Saturday evenings (4:00pm to 9:00pm), the maximum amount of cars parked onsite at any time was 35, which translates to a 49% utilization of the parking lot. Given the low rates of peak usage for the parking lot, staff believes that sufficient capacity exists to accommodate an office user on the subject property.

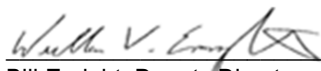
In order to ensure that the church will provide this shared parking in perpetuity, staff recommends a condition of approval that links the land use variation to allow office uses on the subject property to common ownership both of the subject property and neighboring parking lot by one entity. This will ensure that, should the church property be sold in the future to an owner who does not want to honor the shared parking arrangement, that the land use variation will no longer be valid.

Staff has received concern from a neighboring resident that when automobiles are parked along Grove Street near the intersection of Arlington Heights Road, if a car is trying to make a turn from Grove Street to Arlington Heights Road at the same time that a car is turning into Grove Street from Arlington Heights Road, the combination of parked cars and exiting and entering cars can create a constricted intersection. If additional parked cars are the result of the occupancy of the subject property by office uses, it is likely that this situation will occur more frequently. Therefore, staff recommends a condition of approval that requires all employees of the subject property to park within the church parking lot. Furthermore, staff recommends that medical and dental offices be prohibited on the subject property as these uses traditionally generate higher traffic volumes and would increase the likelihood of customers parking along Grove Street and not within the church parking lot.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Land Use Variation to allow "Offices: Business and Professional" on the subject property and a Variation to reduce the off street parking requirements of Section 11.4-2 from three parking space to zero parking spaces. This approval shall be subject to the following conditions:

1. The Petitioner shall provide the required parking for the subject property within their south and west parking lots.
2. The Land Use Variation is only valid while the subject property and abutting parking areas to the west and south (as shown on Exhibit I) are under common ownership. Should the subject property and abutting parking areas come under separate ownership, the Land Use Variation is no longer valid.
3. All employees of any office tenant on the subject property must park in the parking lot owned by the Swaminarayan Gurukul Church located to the south and west of the subject property.
4. "Offices: Medical & Dental Clinics" shall not be allowed on the subject property.
5. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

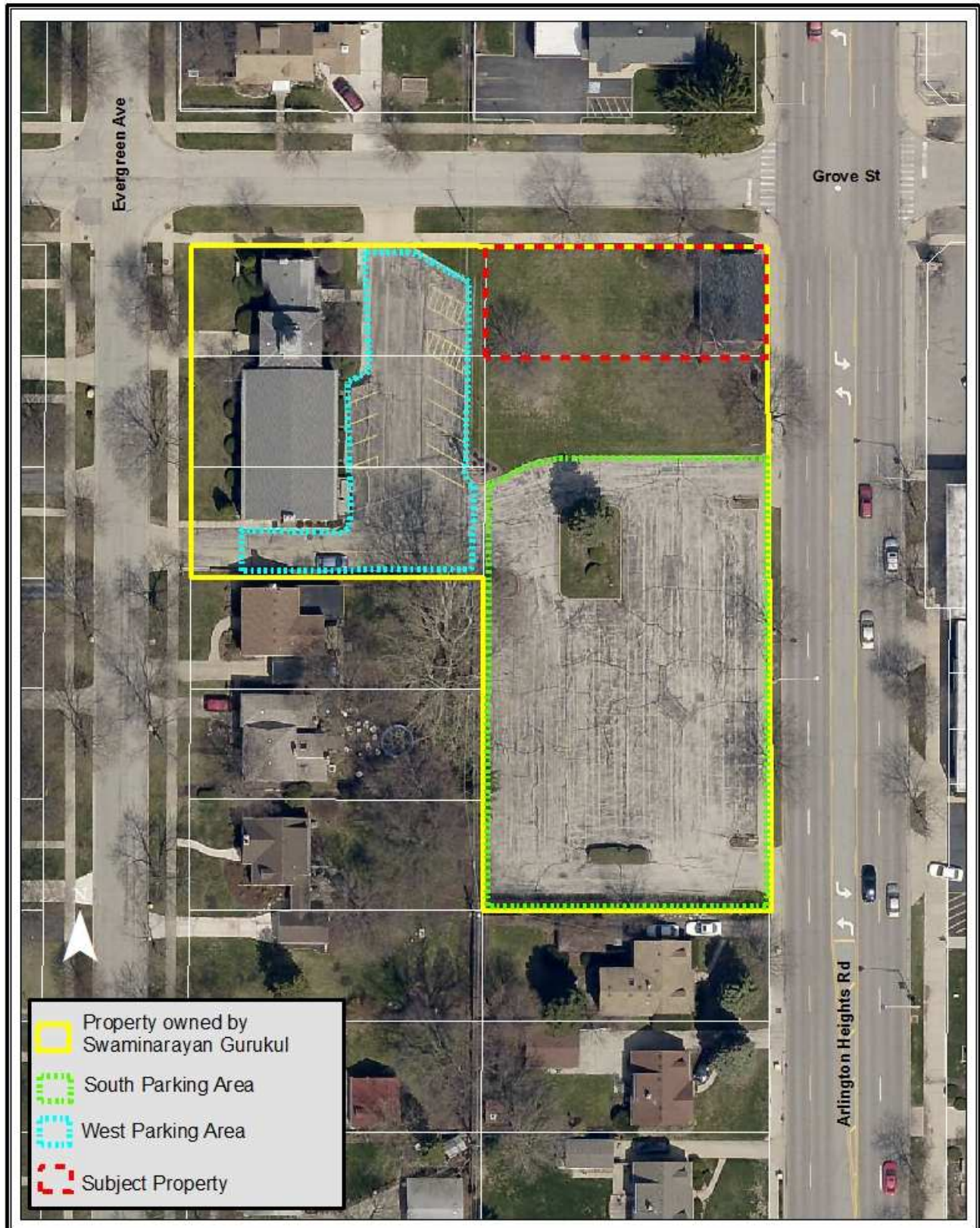


June 3, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I



NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 8, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 16-009, a Land Use Variation to allow office uses in the R-3 zoning district and any other variations as determined necessary by the Plan Commission, said property located at 402 S. Arlington Heights Road, Arlington Heights, IL, legally described as:
LOT 1 IN BLOCK 8 OF ARLINGTON ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 1/2 CHAINS OF THE EAST 2.0 CHAINS THEREOF) IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
May 24, 2016 (4441714)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 24, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

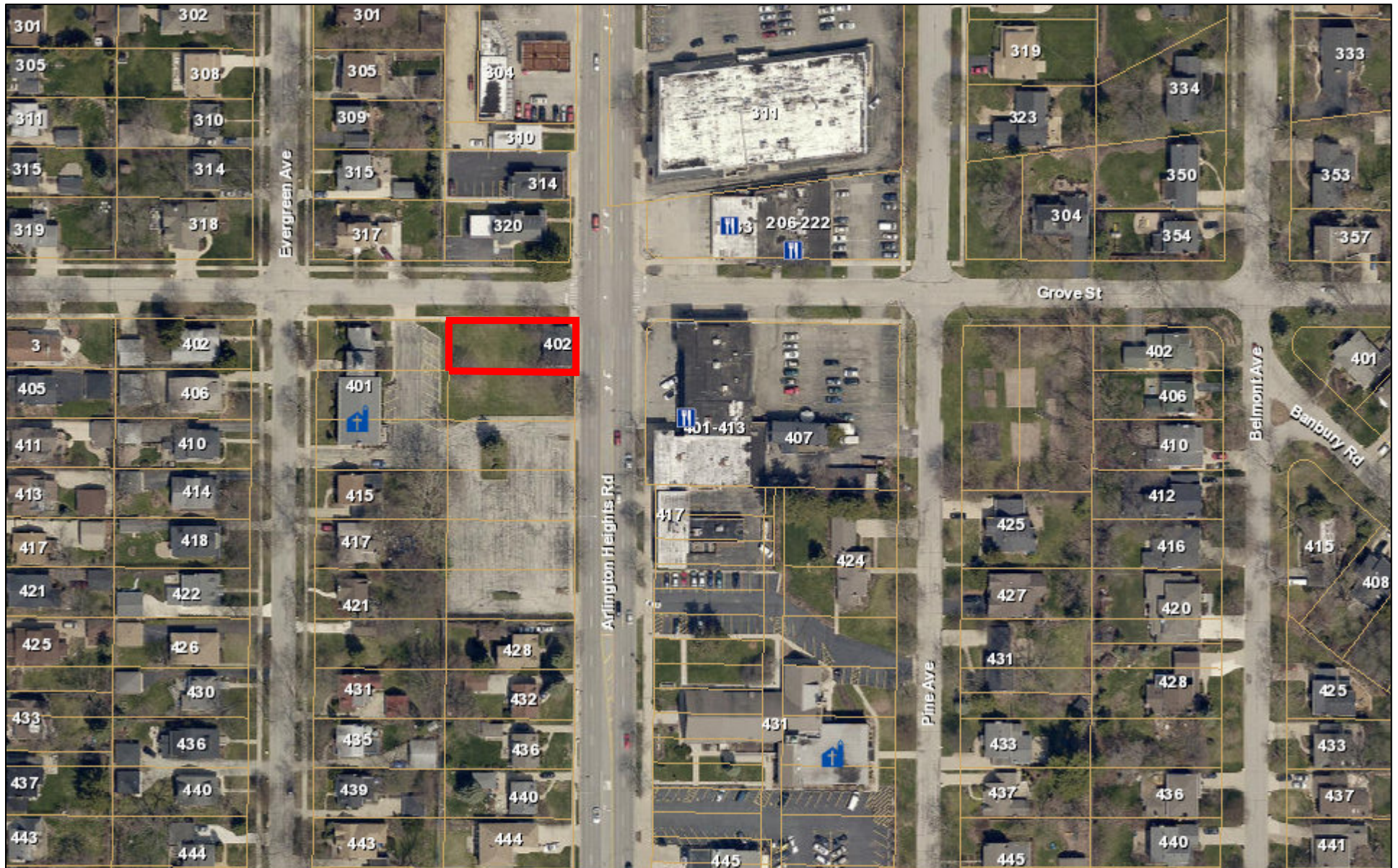
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

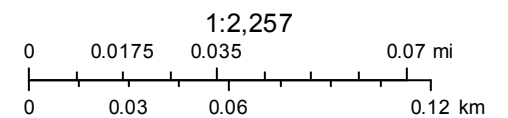
Control # 4441714

RECEIVED
MAY 31 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Subject Property - 402 S. Arlington Heights Rd



April 21, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

April 27, 2016

Project Title: Swaminarayan Gurukul Church – Office LUV
Address: 402 S. Arlington Heights Rd.
Petitioner: Popat Radadia
Address: 810 Winfal Dr.
95 W. Thacker St.
Schaumburg, IL 60173

Requested Action:

- A Land Use Variation to allow a unspecified “office uses” within the R-3, One Family Dwelling Residential District

Variations Identified:

- None yet identified.

Attendees:

Popat Radadia, Petitioner
Madan Khatri, Petitioner
Mia Radadia, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property, along with the neighboring church building and church parking lot, was purchased by the Swaminarayan Gurukul church in 2014. The single story building on the subject property has sat mostly vacant since being purchased by the aforementioned church. Previously, the subject property was owned by the Church of Christ Scientist, which also owned the neighboring church building and adjacent parking lot until they sold it to the Swaminarayan Gurukul church in 2014. While owned by the Church of Christ Scientist, the subject property was operated as a “reading room” (all Christ Scientist religious institutions are required by the Church to provide a reading room). Since the subject property served as an auxiliary use to the Church of Christ Scientist, no special use or land use variation was required. However, the current owner would like to rent the building out as an office building to a third party, which will require a land use variation for an office within a residential zoning district.

The subject property is 6,625 sq. ft. in size, and contains an approx. 1,000 sq. ft. single story building. There is no parking on the subject property, but the church parking lot abuts the property to the south, and there is a smaller church parking area located to the west as well. The surrounding neighborhood is a mix of institutional uses, commercial uses, and single-family residential uses. The subject property is located along S. Arlington Heights Rd, which is considered a “Major Arterial”. In 1981, the reading room was granted a variation to allow a ground sign, which ground sign is still present on the site today.

Meeting Discussion:

The Petitioners and Plat and Subdivision Committee members introduced themselves.

Ms. Radadia provided background on the Swaminarayan Gurukul Church and explained that they had purchased the church property in 2014, which included the former “reading room” on the subject property. She explained that the congregation had not grown as quickly as expected, and that monthly “revenue” did not cover the mortgage payment on the church. She said that therefore, the church was looking to supplement their mortgage payments via rental income

generated from a tenant on the subject property. She commented that since the property was zoned residential, the Gurukul was seeking a Land Use Variation to allow an office tenant, likely in the real estate, financial, or legal profession. She stated that the Gurukul is also the owner of the adjacent parking lot and would allow the office tenant to park in the parking lot since the church was mostly empty during the work week.

Commissioner Green asked Mr. Hubbard to outline the Village evaluation of the petition.

Mr. Hubbard began with an explanation of the subject property as being approx. 6,600 sq. ft. and containing a single story, approx. 1,000 sq. ft. building where the proposed office use would be located. He mentioned that the subject property does not contain any off street parking spaces, and so parking would need to be provided by the church on their adjacent parking lot in order to satisfy the parking requirements of the Village. He stated that some type of connection within the Land Use Variation, as in linking it to the ability of the church to provide parking spaces for the office user, would be necessary to ensure the continuance of this cross parking agreement. Alternatively, he said that a Reciprocal Easement Agreement for shared parking could also work. He said that each use had different peak demand times for parking, so a shared parking arrangement would likely be viable, but that the petitioner needed to provide staff with a parking survey, including counts on a Saturday when the church is in session, to ensure that adequate parking exists. Furthermore, he stated that the Plan Commission may consider additional restrictions, such as prohibiting the office from being open on Saturdays when the church has its highest parking demand, or by limiting the types of office uses to prohibit medical offices as they typically have a higher parking demand than a professional office. Finally, he said that staff would need to have more information on the church relative to its parking calculation/requirement to ensure that the existing parking conforms and that by allowing a new use on the subject property, the Village isn't exacerbating an already non-compliant situation.

Commissioner Green clarified that the parking lot to the south of the subject property was owned by the church.

Mr. Hubbard confirmed that the parking lot to the south was owned by the church.

Commissioner Cherwin said he was not opposed to the proposed use. He said that they may want to consider their tax exception status if they turn the property into one which receives rental income, that it may no longer qualify as tax exempt.

Commissioner Sigalos inquired as to why there was a concern that the Church be linked to the office user via the Land Use Variation.

Mr. Hubbard explained that the property is all one PIN number for taxing purposes, but the property is composed of multiple subdivided lots that could be sold off individually, including the subject property. Therefore, if the Church sold the subject property at some point in the future, then eventually sold their property, the Village would need some mechanism to ensure that the new owner of the church property would continue to provide parking for the office user.

Discussion ensued relating to which properties the church owned in the immediate vicinity.

Commissioner Jensen asked what the expected rent would be from the subject property.

Mr. Kharit stated that he expected it to generate anywhere from \$1,200 to \$1,500 per month.

Commissioner Jensen stated that this would not fully fill the gap between monthly "revenue" and monthly mortgage obligations.

Mr. Kharit stated that this was true, but that it would help make the payments easier.

Mr. Radadia gave some history of the religion and church. He stated that they would not be interested in selling the office property off.

Commissioner Green stated that he just wanted to make sure that enough parking was provided for office use in

perpetuity, no matter if it was sold off or not.

Ms. Radadia said that the Gurukul was prepared to provide an easement or work out some clause in their lease that they would provide parking to the office user.

Commissioner Jensen asked if they had any plans to sell the property.

Mr. Radadia confirmed that they were not interested in selling the property at this time and that he received calls every day about people wanting to rent the space. He said that if the church really needed money, that people would come to help them.

Commissioner Sigalos inquired as to why they weren't interested in selling the property.

Mr. Kharit responded that the church property would be much less valuable with the corner piece missing. He said that there is no need to sell as long as they can rent it.

Commissioner Jensen asked if it would make a difference to the Village if an ice cream shop wanted to move in there.

Mr. Hubbard responded that the specific request was for a Land Use Variation to allow an office use, so that retail sales would not be allowed. He stated that staff believes office users are appropriate in this location, and it is unknown what the parking implications of a retail sales use could be.

Commissioner Green reiterated that the petitioner would have to provide staff with the necessary documents to ensure that all parking requirements have been met, but he was supportive of this use.

RECOMMENDATION

Plat & Sub Committee agreed that the feedback was positive and encouraged the petitioner to move forward with the project.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

Need for Zoning Variance for 402 S Arlington Heights Road
Arlington Heights, IL 60005

Current Zoning: R3

Requested Zoning Variance Equivalent to B2

Need:

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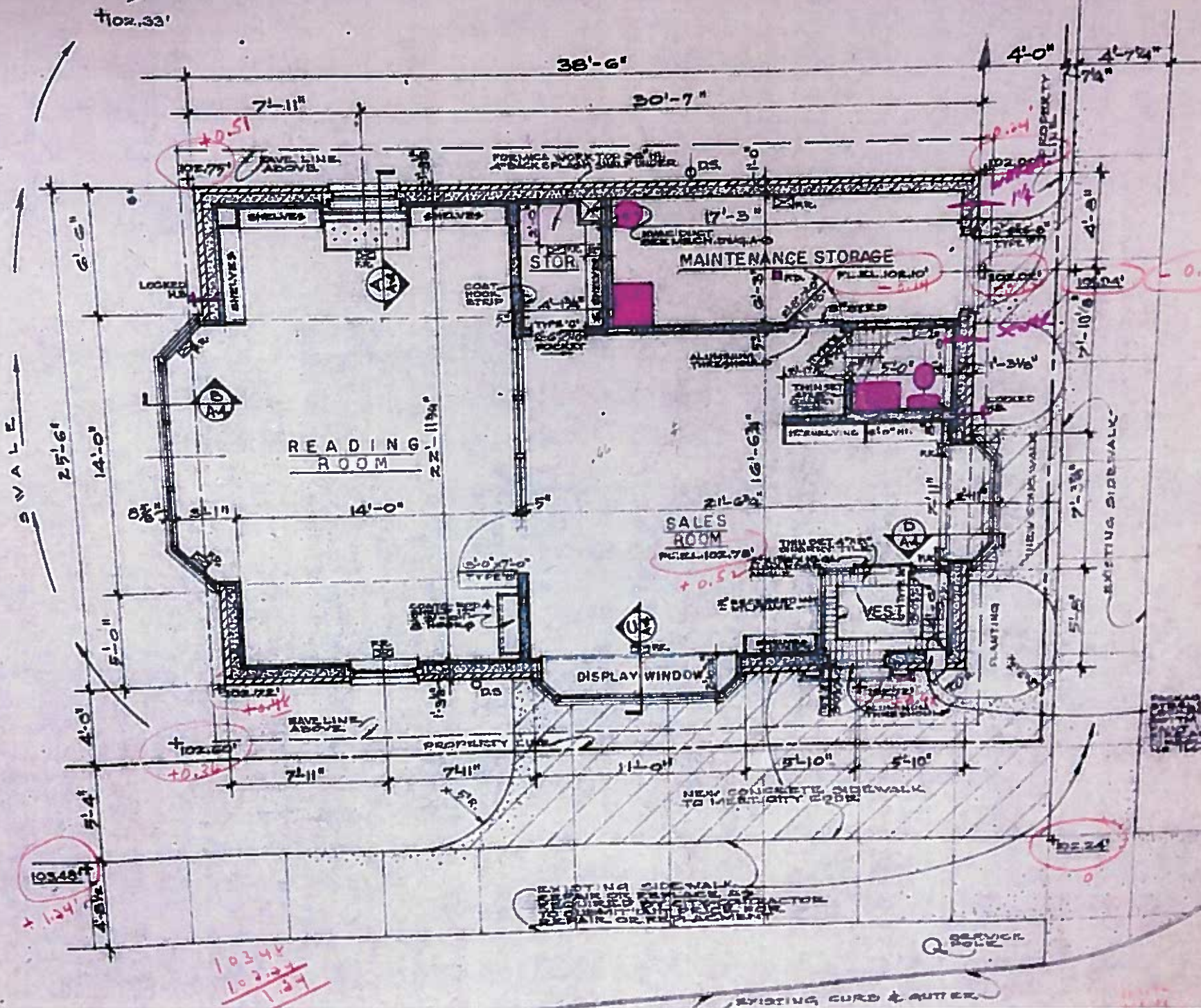
APR 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1. It has been two years since Swaminarayan Gurukul (Gurukul) bought the property located at 401 South Evergreen Avenue (Church building) and the property located at 402 South Evergreen Avenue (Reading Room building). In those two years, Gurukul's congregation has not grown as expected. In addition, donations from the congregation are not enough to meet the mortgage payments and operating expenses.
2. The properties share a parking lot with 88 spaces (lots 2,3, 4, 5, 6, 22, and 23) Gurukul's congregation occupies a handful of parking spaces Monday through Friday and Sunday. The congregation occupies roughly 20-30 spaces on Saturday evenings. During normal business hours (Monday through Friday from 9am to 5pm) the overwhelming majority of the parking spaces are vacant. Please see the attached plat drawing.
3. The Reading Room building is currently vacant, and Gurukul is not utilizing the space. The building size is 38.5'x25.5' (approx. 900 SF) and already has one bathroom for an office. The building is ideal as a rental property for Gurukul because it can use the rental income toward mortgage payments and operating expenses.
4. The area north of the Reading Room and east (east of Arlington Heights Road) of the building are zoned B2.
5. Gurukul is seeking a zoning variance to equivalent of B2 for the Reading Room to rent the space for commercial use limited to businesses that handle paperwork, such as real estate agents, attorneys, or financial agents. The zoning variance of the Reading Room will allow Gurukul to rent the space to potential tenants. Without the zoning variance, Gurukul will not be able to rent the building for commercial use, and will therefore continue to lose potential income. Currently, potential tenants will not proceed with a rental lease until the zoning variance is approved.
6. After the zoning variance is approved by the village, the village will continue to retain control over whether it will issue a permit for a potential commercial tenant.
7. Gurukul is not seeking any building changes at this time or requesting a new construction permit. Gurukul does not wish to alter the structure of the building in any way.
8. It will be better for Gurukul and the village if that the small building is occupied on the main road of our village, rather having the vacant building with no people in and out.

With the above reasoning, we request the board to approve the zoning variance.

---Respectfully from Gurukul and its board.



BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-009
 Petitioner: Popat B. Radadia
 Owner: Swminarayan Gurukul-USA
 Contact Person: Popat B. Radadia
 Address: 810 Winfal drive
Schaumburg, IL 60173
 Phone #: 847-800-7800
 Fax #: _____
 E-Mail: popatradadia@yahoo.com

P.I.N.# 03-32-121-013-0000
 Location: 402 South Arlington Heights Road
 Rezoning: ☒ Current: R3 Proposed: B2
 Subdivision: _____
 # of Lots: 1 Current: 1 Proposed: 1
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
 Land Use: _____ Current: Office
 Proposed: Office
 Site Gross Area: 6350 SF
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

	<u>YES</u>	<u>NO</u>		
1.	☒	_____	VILLAGE	BUILDING CODE
2.	_____	_____	PRESENT	ZONING USE
3.	_____	_____	REQUESTED	ZONING USE
4.	_____	_____	SUBDIVISION	REQUIRED
5.	_____	_____	SIGN	CODE

6. GENERAL COMMENTS:

- NO OBJECTION TO THE VARIANCE
 - THE BUILDING SHALL PASS A FIRE INSPECTION PRIOR
 TO OCCUPANCY

RECEIVED
 MAY 04 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

DEB PIERCE 5-3-16
~~Director~~ PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-009</u>	P.I.N.# <u>03-32-121-013-0000</u>
Petitioner: <u>Popat B. Radadia</u>	Location: <u>402 South Arlington Heights Road</u>
	Rezoning: ☒ Current: <u>R3</u> Proposed: <u>B2</u>
	Subdivision: _____
	# of Lots: <u>1</u> Current: <u>1</u> Proposed: <u>1</u>
Owner: <u>Swminarayan Gurukul-USA</u>	PUD: _____ For: _____
	Special Use: _____ For: _____
	Land Use Variation: ☒ For: _____
Contact Person: <u>Popat B. Radadia</u>	
Address: <u>810 Winfal drive</u>	Land Use: _____ Current: <u>Office</u>
<u>Schaumburg, IL 60173</u>	Proposed: <u>Office</u>
Phone #: <u>847-800-7800</u>	Site Gross Area: <u>6350 SF</u>
Fax #: _____	# of Units Total: <u>1</u>
E-Mail: <u>popatradadia@yahoo.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

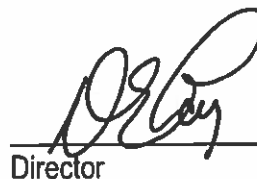
(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

*NO COMMENTS - NO PER TO F.D. FOR
ADDITIONAL INFO.*

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APR 26 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Director4/26/16
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-009</u>	P.I.N.# <u>03-32-121-013-0000</u>
Petitioner: <u>Popat B. Radadia</u>	Location: <u>402 South Arlington Heights Road</u>
	Rezoning: ☒ Current: <u>R3</u> Proposed: <u>B2</u>
	Subdivision: _____
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Phone #: <u>847-800-7800</u>	Site Gross Area: <u>6350 SF</u>
Fax #: _____	# of Units Total: <u>1</u>
E-Mail: <u>popatradadia@yahoo.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

Asst

Director

4-26-16

Date

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 26, 2016

Subject: 402 S Arlington Heights Road, PC #16-009

With regard to the proposed land use variation, I have the following comment:

- 1) At this time, no public utilities are required as condition of this variation..

If you have any questions, please feel free to contact me.

C. file

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APR 29 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-009
 Petitioner: Popat B. Radadia
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 Land Use: _____ Current: Office
 Proposed: Office
 Site Gross Area: 6350 SF
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ ☒ _____

Sanitary Sewer _____ ☒ _____

Storm Sewer _____ ☒ _____

b. Surface Improvement

Pavement _____ ☒ _____

Curb & Gutter _____ ☒ _____

Sidewalks _____ ☒ _____

Street Lighting _____ ☒ _____

c. Easements

Utility & Drainage _____ ☒ _____

Access _____ ☒ _____

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

_____ ☒ _____

_____ ☒ N/A

_____ ☒ N/A

_____ ☒ N/A

_____ ☒ N/A

_____ ☒ _____

_____ ☒ _____

_____ ☒ _____

~~GENERAL COMMENTS ATTACHED~~

NO FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

John J. Gull 4/25/16
 Director Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Swaminarayan Gurukul USA Church
402 S. Arlington Heights Road
Land Use Variation

RECEIVED
MAY 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

05/06/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting on the exterior of the building. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

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 may create traffic problems due to increased use of on street parking on Grove. It is recommended to utilize the church parking lot, especially for office staff.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-009
Petitioner: Popat B. Radadia

Owner: Swminarayan Gurukul-USA

Contact Person: Popat B. Radadia
Address: 810 Winfal drive
Schaumburg, IL 60173
Phone #: 847-800-7800
Fax #: _____
E-Mail: popatradadia@yahoo.com

P.I.N.# 03-32-121-013-0000
Location: 402 South Arlington Heights Road
Rezoning: ☒ Current: R3 Proposed: B2
Subdivision: _____
of Lots: 1 Current: 1 Proposed: 1
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ☒ For: _____

Land Use: _____ Current: Office
Proposed: Office
Site Gross Area: 6350 SF
of Units Total: 1
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments.

[Signature] 4-29-16
Environmental Health Officer Date

RECEIVED

MAY 03 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

[Signature] 5/6/16 Direc
for Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-009</u>	P.I.N.# <u>03-32-121-013-0000</u>
Petitioner: <u>Popat B. Radadia</u>	Location: <u>402 South Arlington Heights Road</u>
	Rezoning: ☒ Current: <u>R3</u> Proposed: <u>B2</u>
	Subdivision: _____
	# of Lots: <u>1</u> Current: <u>1</u> Proposed: <u>1</u>
Owner: <u>Swminarayan Gurukul-USA</u>	PUD: _____ For: _____
	Special Use: _____ For: _____
	Land Use Variation: ☒ For: _____
Contact Person: <u>Popat B. Radadia</u>	Land Use: _____ Current: <u>Office</u>
Address: <u>810 Winfal drive</u>	Proposed: <u>Office</u>
<u>Schaumburg, IL 60173</u>	
Phone #: <u>847-800-7800</u>	Site Gross Area: <u>6350 SF</u>
Fax #: _____	# of Units Total: <u>1</u>
E-Mail: <u>popatradadia@yahoo.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

Comments:

Please see the attached comments...

Date

Planning & Community Development Dept. Review

May 5, 2016



REVIEW ROUND 1

Project: Swaminarayan Gurukul USA – Popat Radadia
402 S. Arlington Heights Road

Case Number: PC 16-009

General Notes:

7. Please provide a floor plan for the church, where uses and sizes of spaces are clearly defined so that staff can determine what the parking requirements for the church are. Once this has been determined, staff will analyze the estimated additional parking demand generated by the office use to determine if the site provides sufficient parking for the sum of the two uses.
8. Please confirm the total number of parking spaces provided on the church property, including parking spaces in the small parking area adjacent to the existing church and the larger parking lot to the south of the Subject Property.
9. A parking survey must be provided, which inventories the parking on both the small church parking lot adjacent to the church and also in the larger parking lot south of the Subject Property. The parking survey must be conducted over a two week period, with counts provided for two weekdays and two Saturdays while the church is in session during. Please contact me should you have any questions about how to prepare this survey.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: Popat B. RadadiaOwner: Swminarayan Gurukul-USAContact Person: Popat B. RadadiaAddress: 810 Winfal driveSchaumburg, IL 60173Phone #: 847-800-7800

Fax #: _____

E-Mail: popatradadia@yahoo.comP.I.N.# 03-32-121-013-0000Location: 402 South Arlington Heights RoadRezoning: ☒ Current: R3 Proposed: B2

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 1

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____Land Use: _____ Current: OfficeProposed: OfficeSite Gross Area: 6350 SF# of Units Total: 1

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

*(Petitioner: Please do not write below this line.)*LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NON/A _____

_____ X

Comments:

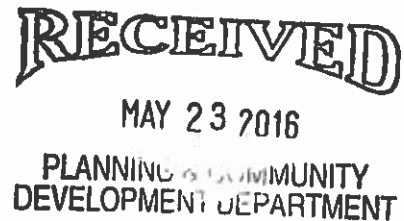
NO COMMENTS

Amal Lal 5/5/16
Coordinator Date

Responses to all the Comments tin Petitioner's Application

402 S Arlington Heights Road

23May2016



Building Department Form 1:

1. Agreed
2. Agreed

Building Department Form 1A:

1. Agreed

Public Works Department Form 2:

1. Agreed

Engincering Department Form 3:

No comments from the department at this time

Fire Department Form 4:

No comments from the department at this time

Police Department Form 5:

1. Character of Use: Agreed
2. Lighting Requirements: As per the Village of Arlington Heights Code
3. Traffic: Agreed
4. Traffic Accidents: Agreed
5. Traffic Problem: Agreed
6. Agreed

Health Services Department Form 6:

No comments from the department at this time

Planning and Community Development Department Form 7:

7. will provide the church floor plan soon
8. Total 72 parking spaces in the parking lot at this time
9. Parking survey is already provided

Planning and Community Development Department Form 7A:

No comments from the department at this time.

Parking Demand for Gurukul – 401 S Evergreen/4012 S Arlington Heights Rd				
	05/14/16	05/21/16	05/12/16	05/17/16
	Saturday	Saturday	Thursday	Tuesday
	Weekend	Weekend	Weekday	Weekday
	Parking Demand	Parking Demand	Parking Demand	Parking Demand
8:00 A.M.	2	3	1	2
8:30 A.M.	2	3	1	2
9:00 A.M.	3	5	0	0
9:30 A.M.	5	4	0	0
10:00 A.M.	2	3	0	0
10:30 A.M.	1	0	0	0
11:00 A.M.	2	1	0	0
11:30 A.M.	2	1	0	0
12:00 Noon	0	0	0	0
12:30 P.M.	0	0	0	0
1:00 P.M.	0	0	0	0
1:30 P.M.	0	0	0	0
2:00 P.M.	0	0	0	0
2:30 P.M.	0	0	0	0
3:00 P.M.	0	0	0	0
3:30 P.M.	0	0	0	0
4:00 P.M.	2	3	1	0
4:30 P.M.	4	5	0	0
5:00 P.M.	5	4	0	2
5:30 P.M.	6	7	0	0
6:00 P.M.	12	9	0	0
6:30 P.M.	16	14	0	0
7:00 P.M.	30	27	1	2
7:30 P.M.	33	31	2	3
8:00 P.M.	35	33	1	1
8:30 P.M.	12	14	0	0
9:00 P.M.	2	1	0	0

RECEIVED

MAY 23 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Item: Sunset Meadows Safety Netting - 700 S. Dwyer Ave. - PC#16-010

Department: Planning & Community Development

Requested Action

Amendment to PUD Ordinance 87-052 and Ordinance 05-088.

Variations Identified

Chapter 28, Section 6.13-3(a) to allow a 20' tall fence in the front yard where code limits the maximum height of a fence in the front yard to three feet.

Recommendation

The Staff Development Committee reviewed the proposed request and supports the proposed PUD amendment, subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notification	Correspondence
Aerial	Exhibits
Plat & Sub Minutes	Minutes
Site Plan	Exhibits
Justification	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 8, 2016
Date Prepared: June 3, 2016
Project Title: Arlington Heights Park District – Sunset Meadows Safety Netting
Address: 700 S. Dwyer Ave.

BACKGROUND INFORMATION

Petitioner: Arlington Heights Park District – Alann Petersen
Address: 410 N. Arlington Heights Rd.
 Arlington Heights, IL 60004

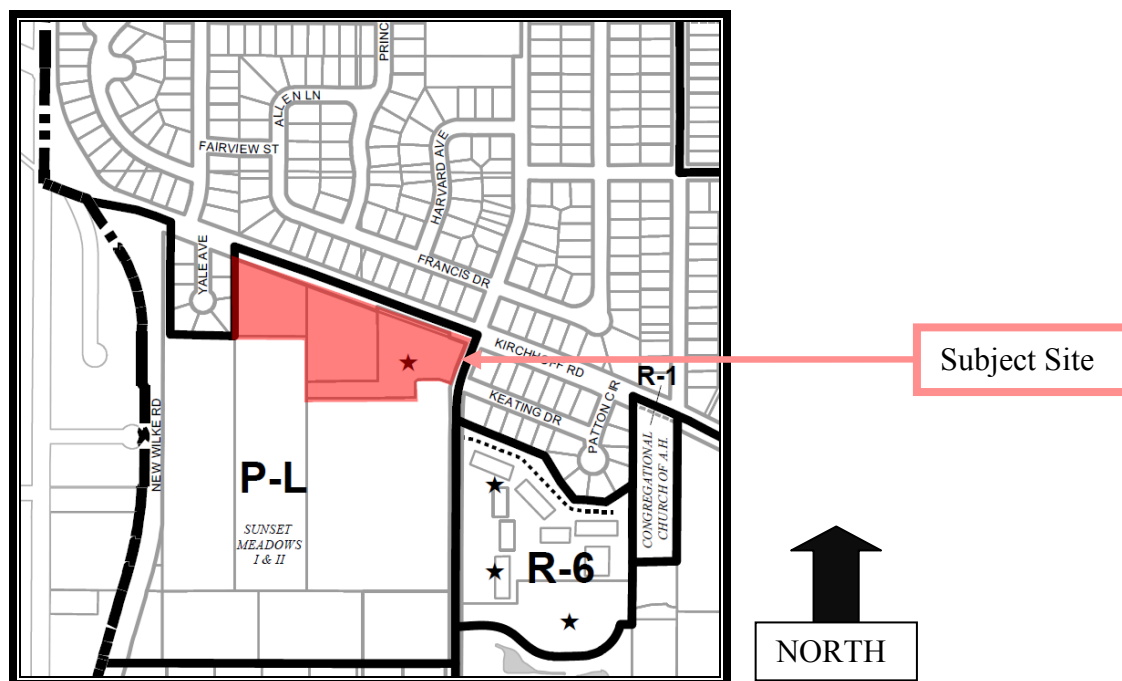
Existing Zoning: P-L, Public Land District

Requested Action:

- Amendment to PUD Ordinance 87-052 and Ordinance 05-088

Variations Identified:

- Chapter 28, Section 6.13-3(a) to allow a 20' tall fence in the front yard where code limits the maximum height of a fence in the front yard to three feet.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
South	P-L, Public Land District	Remainder of Sunset Meadows Park	Parks
East	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached

Background:

In 1987, portions of the subject property were rezoned into the P-L district and granted PUD approval to allow for the creation of what is known as Sunset Meadows Park. In 2005, the Arlington Heights Park District was approved for an amendment the original PUD to allow the expansion of Sunset Meadows Park and to allow various improvements to the park facilities and parking lot. The current proposal seeks to amend the PUD a second time to allow for the addition of 20' tall safety netting along the northern edge of the park (Kirchoff Rd.) to prevent balls from accidentally leaving the park and landing on Kirchoff Rd.

Sunset Meadows Park is approximately 6.69 acres in size, however, the Park District also leases the Wilke-Kirchoff Detention Basin, which is located on the south side of the park and provides additional open space used as playing fields and parkland. While the PUD, as amended in 2005, includes both Sunset Meadows and the abutting Wilke-Kirchoff Detention Basin, the current proposal will only amend that portion of the PUD along Kirchoff Rd. where the proposed fence is to be located. The Park District has also proposed the removal of portions of the natural turf grass on some of the fields and its replacement with artificial field turf. The turf replacement is permitted and is not included in the scope of the proposed PUD amendment.

Zoning and Comprehensive Plan

As previously indicated, the subject property is within the P-L, Public Land district. There will be no change to the underlying use of the property as a park, and uses by the Arlington Heights Park District are allowed within the P-L district. The Village's Comprehensive Plan designates the future use of the subject property as "Parks" and the proposed PUD amendment is consistent with this designation.

Plat and Subdivision Committee

On May 25, 2016, the Plat and Sub Committee met to discuss the project. The subcommittee did not identify any major issues with the proposal and encouraged the petitioner to move forward. The minutes from that meeting are attached.

Site Plan, Building and Landscaping

There is an existing 6' tall decorative steel fence that currently runs along the northern frontage of the park abutting Kirchoff Road, with one lockable gate in the fence that allows access to the fields for maintenance vehicles only. Eighteen of the posts for the existing fence will be removed and replaced with the 20' tall steel posts to allow the installation of the safety netting on top of the existing fence. In the areas where the posts have been removed, the 6' tall fence will be reattached to the new 20' tall steel posts that support the netting. The protective netting would run along almost the entire stretch of the park fronting Kirchoff Road, which is approximately 816 feet in length. In order to improve pedestrian access, two new openings/entrances will be created in this fence.

The proposed improvements will not affect any landscaping and will increase the overall safety of the park. The new entrances along Kirchoff Road will have removable Velcro netting to prevent balls from escaping through the openings while still allowing access to the park. The netting material will be a black nylon to complement the existing 6' tall decorative steel fence and the 20' steel poles for the netting.

No trees will be removed in conjunction with this project and no landscaping is required as a result of the new fence.

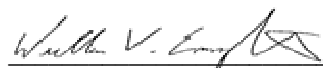
Traffic & Parking

The proposed fence will not alter any parking or traffic requirements.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed PUD amendment, subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.



June 3, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
JUNE 8, 2016, AT 7:30 P.M.
in the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 16-010, an amendment to
an existing Planned Unit
Development to allow con-
struction of a 20-foot tall
safety fence in the P.L. zon-
ing district, said property
located at 700 S. Dwyer Ave-
nue, Arlington Heights, IL,
legally described as:

PARCEL A: THAT POR-
TION OF LOT D (EXCEPT
THAT PART TAKEN FOR
HIGHWAY PURPOSES
AND EXCEPT THE
SOUTH 1060 FEET
THEREOF) IN ARTHUR T.
MC INTOSH AND COM-
PANY'S 1ST ADDITION TO
ARLINGTON HEIGHTS
FARMS, A SUBDIVISION
OF THAT PART OF THE
SOUTHWEST ¼ OF SEC-
TION 31, TOWNSHIP 42
NORTH, RANGE 11, EAST
OF THE 3RD PRINCIPAL
MERIDIAN, LYING
SOUTH OF THE PUBLIC
HIGHWAY AND WEST OF
THE EAST 944.93 FEET OF
SAID SOUTHWEST ¼, ALL
IN COOK COUNTY, ILLI-
NOIS.

PARCEL B: LOTS 1 AND 2
IN SUNSET MEADOW RE-
SUBDIVISION BEING A
RESUBDIVISION OF
PART OF THE SOUTH-
WEST ¼ OF SECTION 31,
TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE
3RD PRINCIPAL MERID-
IAN, ACCORDING TO THE
PLAT THEREOF RE-
CORDED DECEMBER 8,
2005, AS DOCUMENT NO.
0534219021, IN COOK
COUNTY, ILLINOIS.

As part of said request, the
Petitioner is requesting the
following variation from the
Arlington Heights Muni-
cipal Code:

* A variation from Chapter
28, Section 6.13-3a to allow a
20-foot tall fence within the
front yard.

And other variations as de-
termined necessary by the
Plan Commission.

All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
May 24, 2016 (4441715)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 24, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz
Authorized Agent

Control # 4441715

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MAY 31 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Aerial - 700 S. Dwyer Ave (Sunset Meadows Park)



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

May 25, 2016

Project Title: Arlington Heights Park District – Sunset Meadows Safety Netting
Address: 700 S. Dwyer Ave.
Petitioner: Arlington Heights Park District
Alann Petersen
410 N. Arlington Heights Rd.
Arlington Heights, IL 60004

Requested Action:

- Amendment to PUD Ordinance 87-052 and Ordinance 05-088

Variations Required:

- Chapter 28, Section 6.13-3(a) to allow a 20' tall fence in the front yard where code limits the maximum height of a fence in the front yard to three feet.

Attendees: Scott Elman Hiselman, Arlington Heights Park District
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

In 1987, portions of the subject property were rezoned into the P-L district and granted PUD approval to allow for the creation of what is known as Sunset Meadows Park. In 2005, the Arlington Heights Park District was approved for an amendment the original PUD to allow the expansion of Sunset Meadows Park and to allow various improvements to the park facilities and parking lot. The current proposal seeks to amend the PUD a second time to allow for the addition of 20' tall safety netting along the northern edge of the park (Kirchoff Rd.) to prevent balls from accidentally leaving the park and landing on Kirchoff Rd.

Sunset Meadows Park is approximately 6.69 acres in size, however, the Park District also leases the Wilke-Kirchoff Detention Basin, which is located on the south side of the park and provides additional open space used as playing fields and parkland. While the PUD, as amended in 2005, includes both Sunset Meadows and the abutting Wilke-Kirchoff Detention Basin, the current proposal will only amend that portion of the PUD along Kirchoff Rd. where the proposed fence is to be located. The Park District has also proposed the removal of portions of the natural turf grass on some of the fields and its replacement with artificial field turf. The turf replacement is permitted and is not included in the scope of the proposed PUD amendment.

Meeting Discussion:

Mr. Elman introduced the project and stated that the Arlington Heights Park District was going to be removing the natural turf within Sunset Meadows Park and replacing it with artificial turf. He said that the orientation of the new artificial field turf would put the some of the field's perpendicular to Kirchoff Road, as opposed to their current orientation which is parallel to Kirchoff Road. Due to this new orientation, he said that players would now be shooting at a goal that faced toward Kirchoff, which would increase the chance of balls flying over the existing six foot tall fence and landing on or across Kirchoff Road. He mentioned that the style of netting posts would match the existing decorative 6-foot tall fence and he discussed the process for how they would install this fencefence/netting. He stated

ARLINGTON HEIGHTS PARK DISTRICT – SUNSET MEADOWS SAFETY NETTING - TEMP FILE 1555

that the netting was intended to be permanent and would not be taken down at the end of the outdoor playing season, which would help eliminate wear and tear on the netting.

Mr. Hubbard outlined the specific approvals needed and the history of zoning entitlements for the Sunset Meadows Park. He mentioned that staff didn't have any major concerns with the proposal and that the netting would be mostly transparent and not overly visible. He said that the netting material would be black to complement the color of the existing decorative fence and new posts for the netting.

Mr. Elman mentioned that there will be two pedestrian openings in the added to the existing decorative fence. He said each opening would have removable Velcro netting to prevent balls from escaping through the openings, but in the rare instance that ball would go over the top of the netting, these openings would provide easy access to Kichoff instead of having to walk around the entire fence.

Mr. Hubbard explained that the proposed fence would be a benefit to public safety, and would not alter any of the parking requirements for the park.

Commissioner Jensen asked if the fence and netting would be black.

Mr. Elman responded that the fence and netting would be black.

Commissioner Jensen stated that he thought it would be mostly invisible.

Mr. Elman responded that the netting would have 1 and $\frac{3}{4}$ openings and will be double knotted.

Discussion ensued regarding the characteristics of artificial turf.

Commissioner Sigalos stated that he thought this would be a good safety improvement and inquired into the material of the netting.

Mr. Elman replied that the netting would be nylon.

Commissioner Cherwin said that he was glad that the AHPD was going to be installing artificial turf as it would help the athletes get used to playing on these types of fields and that he thought the safety netting would be crucial in the safety of playing on an artificial turf adjacent to a roadway. He asked if lacrosse would be played on these fields.

Mr. Elman replied that they were not planning on using these fields for lacrosse.

Commissioner Cherwin asked if padding would be put around the steel poles that would support the netting.

Mr. Elman responded that they were not planning on placing padding around the steel poles as the AHPD believed that they were far enough away from the field to not be an injury risk.

Commissioner Green stated that thought the fence was a great idea, but was worried that the neighbors across Kirchoff Road may not like the appearance. He suggested that the petitioner bring in a picture to show people at the Plan Commission hearing what the netting would look like. He reiterated that he thought that the netting was a good idea for safety purposes.

Discussion ensued regarding a previous light pole project in the park.

Mr. Elman stated that they would like to begin construction on the project in mid-June.

RECOMMENDATION

ARLINGTON HEIGHTS PARK DISTRICT – SUNSET MEADOWS SAFETY NETTING - TEMP FILE 1555

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

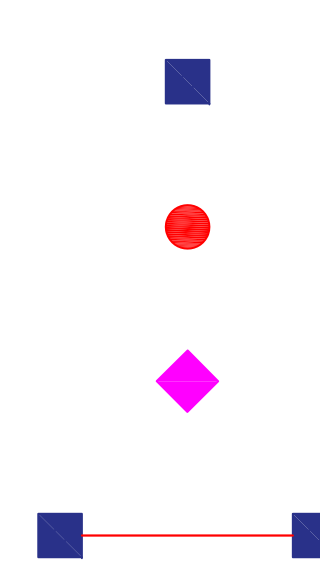
Sunset Meadows Park

700 S. Dwyer Avenue
Arlington Heights, IL

Notes

1. The Contractor will only have access to the work site from the north-side.
2. The Contractor will not access the work site from the south, over or in-between the new athletic fields.
3. The Contractor will not drive/store any machinery or store any materials on the new athletic fields.
4. The netting will be 20' high (top of post to ground level) and run along inside of the existing ornamental fence.

Legend

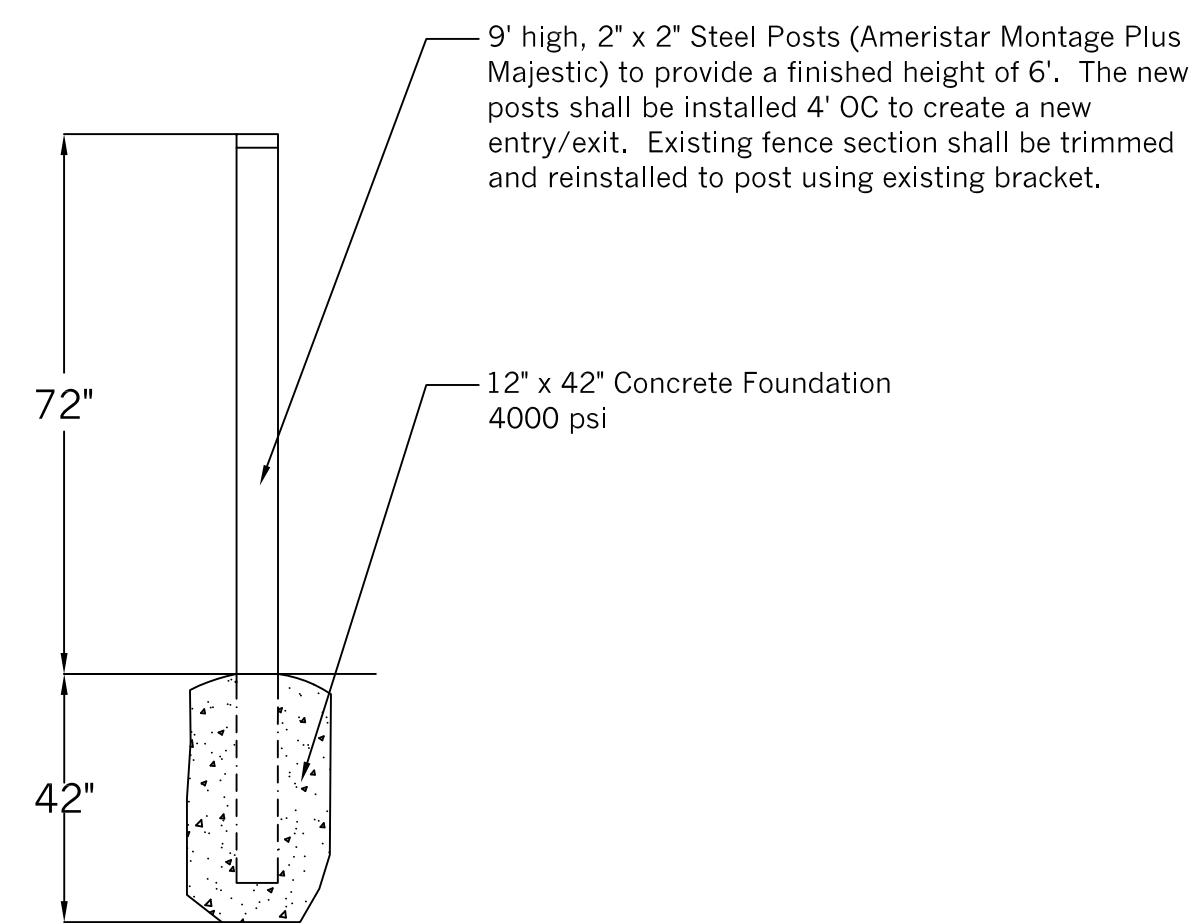
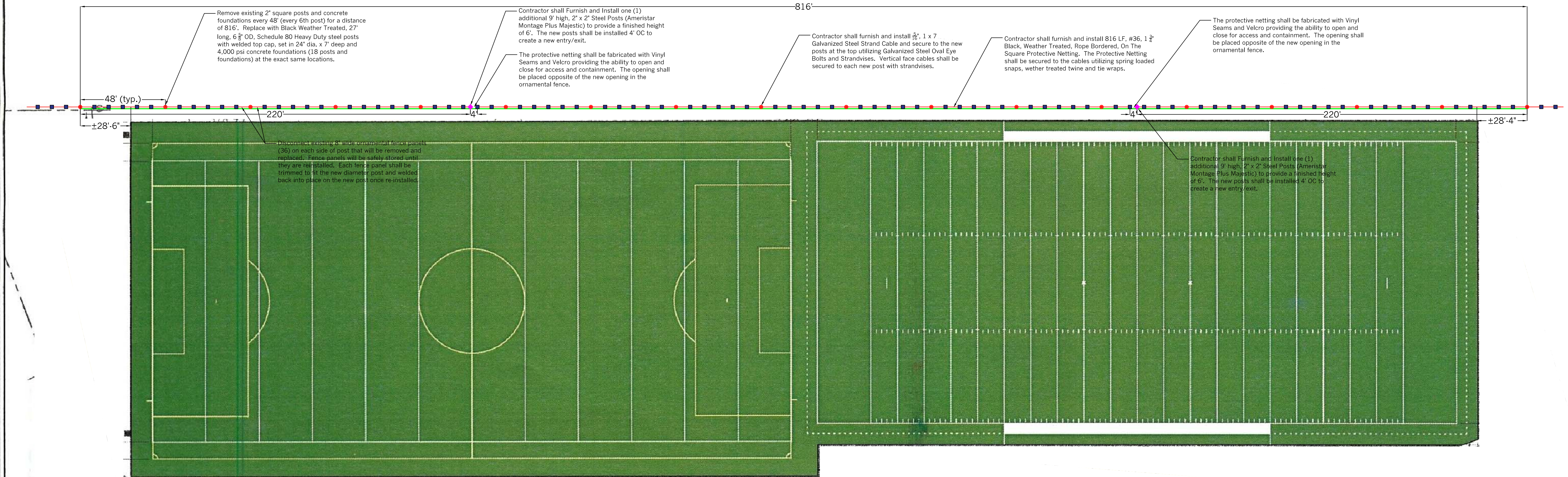
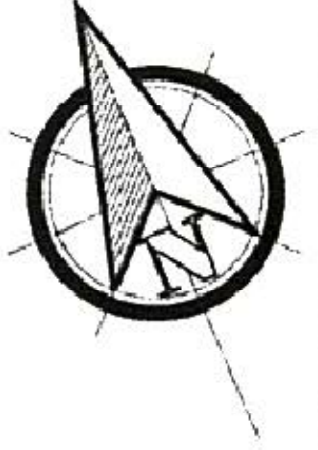


Existing Black, 2 1/2" x 2 1/2" x 9'
Ameristar Montage Plus
Majestic Steel Posts

New Black, 6 $\frac{5}{8}$ " OD x 27',
Weather Treated, Schedule 80,
Heavy Duty Steel Posts

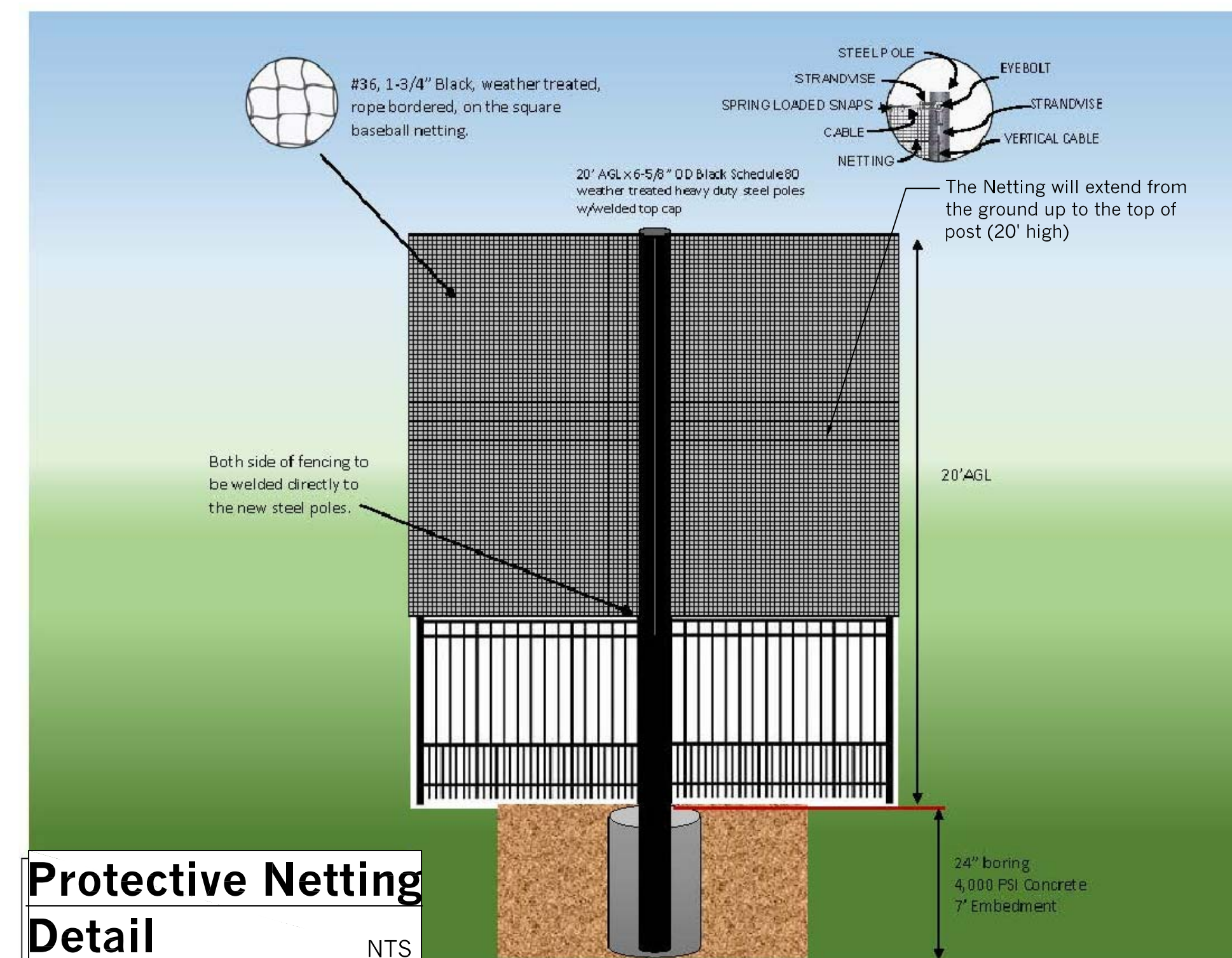
New Black, 2 1/2" x 2 1/2" x 9'
Ameristar Montage Plus
Majestic Steel Posts

Typical 8' Spacing between posts on
existing Ameristar Montage Plus
Majestic Ornamental Fence



Ornamental Fence Post Detail

NTS



Sunset Meadows Park Protective Netting Installation





May 17, 2016

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Written Justification for Special Use Variations – Sunset Meadows Park Protective Netting Project

The Arlington Heights Park District is currently under construction at Sunset Meadows Park, located at 700 S. Dwyer Avenue, converting the two natural turf athletic fields to artificial field turf. Along with these improvements, the Board of Commissioners has directed staff to pursue the installation of protective netting along the north side of the park, to catch errant balls that may mistakenly go over the existing six-foot high ornamental fence and disrupt vehicular traffic on Kirchoff Road. The protective netting system will be 816' in length and 20' in height with a permanent synthetic netting. The post spacing will be 48' and the system will be black in color.

The purpose of this netting system is to prevent errant balls from entering traffic onto Kirchoff Road. The safety for both the users of the athletic fields at the park and the drivers on Kirchoff Road are our main concern. The Park District is currently out to bid for this work. Bids will be opened on May 17, 2016.

If you need any additional information, please feel free to contact me at (847)506-7145.

Alann Petersen, CPRP
Director of Parks & Planning

RECEIVED
MAY 17 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Sam Hubbard, Development Planner, Planning & Community Development
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 6/1/2016
RE: 700 S Dwyer Ave – PUD Amendment to Allow 20' High Safety Net (Fence)
P.C. #: 16-010 – Round 1

I have reviewed the Round 1 submission 20' safety net (fence) and have no objections.

RECEIVED
JUN 01 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03313011220000

P.I.N.# 03313010330000, 03313011210000

Petition #: P.C.
Petitioner: Arlington Heights Park District
410 N. Arlington Hts. Rd.
847-577-3000
Owner: Arlington Heights Park District
410 N. Arlington Hts. Rd.
847-577-3000
Contact Person: Alann Petersen
Address: 410 N. Arlington Hts. Rd
Arlington Heights, IL 60004
Phone #: 847-506-7145
Fax #: 847-577-3050
E-Mail: apetersen@ahpd.org

Location: 700 S. Dwyer Ave.
Rezoning: _____ Current: P-L Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: X For: 20' High
Protective Netting System
Land Use: Park Current: Park
Proposed: _____
Site Gross Area: 816' x 2'
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

No comments.

RECEIVED

MAY 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

PUBLIC WORKS DEPARTMENT

2

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	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

Asst Director AS-NOTED 5-24-16 Date
 Per memo 5-24-16

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 24, 2016

Subject: 700 W. Dwyer Ave., P.C. #16-010

With regard to the proposed PUD Amendment, I have the following comments:

- 1) The proposed fence must be offset (at least 5') relational to existing public utilities. There may be a potential conflict with a 6" water line and Storm Water line on the east side of the proposed fence.

VAHPW has no further comments at this time

If you have any questions, please feel free to contact me.

C. file

RECEIVED
MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



60ft

42.07249 -87.99610 Degrees



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(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. MWRDC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. OCHD _____

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 X _____X __________ N/A __________ N/A __________ X __________ X __________ X __________ X _____~~GENERAL COMMENTS ATTACHED~~

No FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: _____

DATE OF PLANS: _____

Acting Director

Michael J. [Signature] 5/19/16
 Date

RECEIVED
 MAY 23 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Heights Park District- Sunset Meadows
700 S. Dwyer Ave.
PUD

Round 1 Review Comments

05/23/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The park grounds should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

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. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED

MAY 24 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

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<u>847-577-3000</u>	Rezoning: _____ Current: <u>P-L</u> Proposed: _____
Owner: <u>Arlington Heights Park District</u>	Subdivision: _____
<u>410 N. Arlington Hts. Rd.</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>847-577-3000</u>	PUD: _____ For: _____
Contact Person: <u>Alann Petersen</u>	Special Use: _____ For: _____
Address: <u>410 N. Arlington Hts. Rd</u>	Land Use Variation: <u>X</u> For: <u>20' High</u>
<u>Arlington Heights, IL 60004</u>	<u>Protective Netting System</u>
Phone#: <u>847-506-7145</u>	Land Use: <u>Park</u> Current: <u>Park</u>
Fax #: <u>847-577-3050</u>	Proposed: _____
E-Mail: <u>apetersen@ahpd.org</u>	Site Gross Area: <u>816' x 2'</u>
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

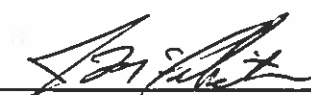
(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:*No comments.***RECEIVED**

MAY 26 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 5-25-16
Environmental Health Officer Date

 5/26/16 Direc
tor Date

Planning & Community Development Dept. Review

May 25, 2016



REVIEW ROUND 1

Project: Arlington Heights Park District, Sunset Meadows Park – Safety Fence
700 S. Dwyer Avenue

Case Number: PC 16-010

General Notes:

7. The existing Planned Unit Development (PUD) was approved via Ordinance #87-052, and subsequently amended in 2005 via Ordinance #05-088. The current project requires a second amendment to the existing PUD to allow the proposed safety fence/netting.
8. Section 6.13-3(a) requires that fences within a front yard “shall not exceed a height of 36-inches and shall not contain any sharp points and must be an open fence”. The proposed fence is located within the front yard (Kirchoff Rd.), with the property having two exterior side yards (Dwyer Ave. and Wilke Rd.), and the rear yard being the southern property line abutting the Orchard Place townhomes. As the fence/netting is proposed at 20’ in height, a variation is required. Staff supports the proposed variation.

Prepared by:

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Arlington Heights, IL 60004

Phone#: 847-506-7145

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NO

N/A _____

N/A _____

_____ X

Comments:

No COMMENTS

[Signature] 5/25/16
Coordinator Date



May 31, 2016

Sam Hubbard – Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Round 1 Village Department Review Comments – Park District Responses for
Sunset Meadows Park Protective Netting Project

Dear Sam,

Pursuant to the email transmittal, received on May 26, 2016, containing the Round 1
Departmental comments, this letter is provided for response.

Building Department 1A – There were no comments provided.

Public Works Department 2 (Comment #1) – The Park District, which will be
administering this project, will avoid the existing public utilities, which
are located on the east side of the site. If necessary, the Park District will
adjust the location of the protective netting system slightly to the west to
avoid these underground utilities.

Engineering Department 3 – There were no comments provided.

Fire Department Plan Review Sheet – There were no comments provided.

Police Department Plan Review Summary (Comment #2) – The Park District does have
security lighting on the site at various locations. Currently, there are three
security lights located on three of the south athletic field light poles on the
north part of the park. The parking lot lights are also on every night until
11 PM. The picnic shelter also has security lighting.

(Comment #6) – Park District staff will follow up to ensure that there is an
up to date Emergency/Contact card on file with the Police Department.

Health Services Department 6 – There were no comments provided.

Planning & Community Development Dept. Review 7A – There were no comments provided.

If you need any additional information or have any questions, please feel free to contact me at (847)506-7145 or apetersen@ahpd.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alann Petersen', with a stylized, flowing script.

Alann Petersen, CPRP
Director of Parks & Planning