



Agenda
Village of Arlington Heights
Plat and Subdivision Committee
Community Room

Arlington Heights, IL 60005
May 14, 2014
6:45 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Parkview Apartments - 212 N. Dunton - T1454
- B. The Orchard Evangelical Free Church - 1330 N. Douglas - T1456

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Parkview Apartments - 212 N. Dunton - T1454

Department: Planning & Community Development

Information:

BACKGROUND

A Preliminary Planned Unit Development to allow the construction of a 7 story mixed use building that has a total of 45 residential rental apartment units, 1,254 square feet of commercial/retail space on the first floor, and a total of 54 interior parking spaces.

A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3".

A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor.

A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.

A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22' 6".

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and is generally supportive of the project subject to resolution of the following:

1. Design Commission review is required. Staff would advise that a Preliminary meeting be held with the Design Commission as well.
2. A market study shall be required to demonstrate that the additional rental units can be supported by the market in the Downtown area. This study should also include a detailed response to the Village's Affordable Housing Policy.
3. Explore options to increase the commercial space as the proposed 1,254 sf is limited.
4. Provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.
5. The Petitioner shall pay a fee in lieu of on-site detention pursuant to the standards established by the Village of Arlington Heights.
6. Provide a confirmation letter from Commonwealth Edison that the overhead utilities can be

engineered underground and are feasible to bury. If feasible, the petitioner shall coordinate the burying of all overhead utilities with Commonwealth Edison. In addition all generators, transformers, switch gears, gas and electric meters, etc shall be fully screened.

7. Provide a construction schedule including a development-phasing plan to include the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations to be determined by the Village.

8. Warning lights shall be provided on the building to alert pedestrians when the garage doors open.

9. Pursuant to Section 29-401, the developer shall make cash contribution in lieu of land for school, park, and library districts.

10. Future merchants/tenants commercial/retail tenant spaces shall procure permits from the Village for employee parking in the public parking garage.

11. These are preliminary comments. Additional comments will be provided once a formal Plan Commission application has been submitted.

ATTACHMENTS:

Description	Type
Staff Development Report	Report
Drawings	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: May 14, 2014
Date Prepared: May 8, 2014
Project Title: Parkview
Address: 212 N. Dunton Avenue

BACKGROUND INFORMATION

Petitioner: Parkview Dunton LLC
Address: 900 W. Jackson, 2W
Chicago, IL 60607

Existing Zoning: B-5 Downtown

Requested Action:

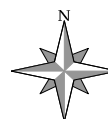
- A Preliminary Planned Unit Development to allow the construction of a 7 story mixed use building that has a total of 45 residential rental apartment units, 1,254 square feet of commercial/retail space on the first floor, and a total of 54 interior parking spaces.

Variations Required:

- A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3".
- A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor.
- A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.
- A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22' 6".



SUBJECT
PROPERTY



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Religious Institution	Government
South	B-5, Central Business District	Commercial	Mixed Use
East	B-5, Central Business District	Multi-Family Residential	Mixed Use
West	B-5, Central Business District	Multi-Family Residential	Mixed Use

Background

The subject site, which is current zoned B-5, Central Business District, consists of three land parcels that have a combined area of approximately 0.4 acres (17,424 square feet). The proposed action, if approved, would allow the petitioner, Parkview Dunton LLC, to redevelop the site with a mixed-use residential/commercial development. The plan as proposed would include a total of 45 dwelling units (16 one bedroom, 24 two bedroom, 5 three bedroom) that would be located on floors three through seven as well as approximately 1,254 square feet of leasable commercial space on the first floor. Parking is located on the first and second floors. The proposed commercial space would encompass the northeast corner of the building with frontage along Dunton Avenue and Eastman Street. Access to the garage would be provided in two locations, one each on Dunton and Eastman.

The following chart provides a breakdown of the proposed development versus the previous development that received Preliminary PUD approval in 2007:

Development Characteristics		
	CURRENT PROPOSAL	PREVIOUS PLAN
Floors	7	8
Dwelling Units	45 rental	49 condo
Parking	54	75
Commercial Space	1,254 sf	3,778 sf
Variations Chapter 28	South Setback; West Setback; Drive Aisle Width	South Setback; West Setback; Density.

Zoning & Comprehensive Plan

Previously the Board approved a Preliminary Planned Unit Development in 2007, however that PUD expired. This plan has many similarities in terms of mass and architecture, and density, but it does vary from the previous plan in that this is a rental apartment building with less parking and less commercial square footage. The petitioner has indicated that some units will be at affordable rates consistent with Village Policy.

There are two variations sought which are substantially the same as the previous approval for the south and west setbacks, and a third variation sought is for drive aisle width. The petitioner must provide written justification for each variation based on the hardship criteria that is outlined in the Village's Zoning Ordinance, more specifically:

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

The proposed action is consistent with the goals and objectives of the Village's Comprehensive Plan, which designates the subject site as Mixed Use, as well as the new Downtown Master Plan, which was approved by the Village Board in January 2007.

Neighborhood Input

The Staff Development Committee requests that the developer hold a neighborhood meeting prior to the scheduling of a public hearing before the Plan Commission. The petitioner has indicated that they plan to hold the meeting May 13th.

Building Design

Design Commission review is required, and a Preliminary meeting with the Design Commission is encouraged. Overall the design is in keeping with the Design Guidelines. The petitioner has incorporated architectural details which fit in nicely with the Downtown environment. Massing has been addressed by providing context appropriate setbacks along the south and west property lines. More detailed analysis of the design will be provided as part of the Design Commission review process.

Building Height

Code allows 90 feet height. The proposed height of this project is 88' 8". In addition to meeting code for height, the upper levels 3 to 7 are setback some 25 feet from the west and from the south lot lines, thus providing open space between the proposed building and 201 N. Vail to the west.

Building Setbacks

With respect to the yards, there is no required setback from the front (north and east) property lines. However, the Petitioner is seeking the following variation from the required side yard (south) setback:

- **A Variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required side yard (south) setback from 39.6 feet to 1'3".**

Downtown developments need to provide a combined side yard setback that is not less than 30 feet or less than 30% of the average width of the lot, whichever is greater. The linear frontage for the entire site is 132 feet along Eastman Street and 132 feet along Dunton Avenue. Therefore, the side yard setback requirement is 39.6 feet from the south property line. Staff does not object to this variation as the upper levels 3 to 7 are setback 24' 9". However the petitioner shall respond to the variation criteria to justify said variation.

The proposed upper level residential (as measured at the southwest corner of the building) will be approximately 40 feet from the nearest corner of the 201 N. Vail Building. When compared to other developments in the Downtown, the Village Green on Vail Avenue building is approximately 39 feet at its closest point from the adjacent Village Green-Campbell Courte Building.

In addition to the side yard setback, the Petitioner is also seeking the following variation to the rear yard setback:

- **A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard (west) setback from 30 feet to 25'4".**

Downtown developments are required to provide a rear yard setback for residential uses located above the first floor that is no less than 30 feet in depth, which would be the required setback from the west property line. Pursuant to the site development plans, the proposed setback for floors 3 – 7 is 25' 4". Staff does not object to this variation as the proposed upper level residential setback along the west property line would provide a building separation of approximately 65 feet from the adjacent 201 N. Vail Avenue Building. As previously mentioned, other high quality developments in the Downtown, such as the Village Green Development, have less separation than what is currently being provided by the Parkview development. The petitioner must provide a response to the variation criteria in order to justify the variation.

Drive Aisles

The interior drive aisles are less than the required 24 feet, thus the following variation is required:

- **A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24 feet to 22' 6".**

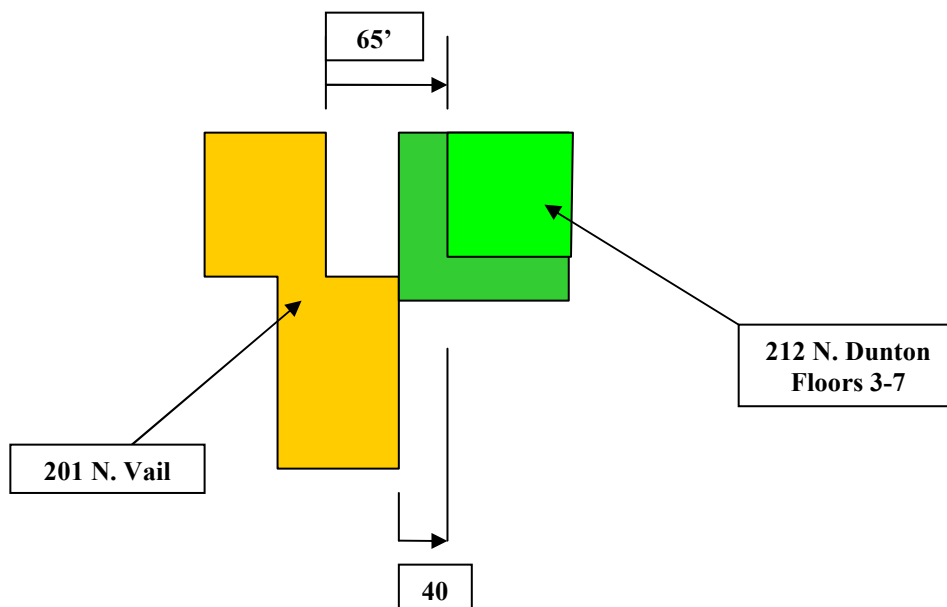
The petitioner shall respond to the variation criteria to justify said variation.

Commercial Tenant Space

The petitioner has provided 1,254 sf commercial space at the corner of Dunton and Eastman, which is significantly less than the previous development plan, which was 3,778 sf. The petitioner should continue to evaluate expanding this space by reconfiguring the first floor parking adjacent to the west. Since the parking provided is exactly at code, either additional parking shall be provided by moving some of the mechanical space to a basement level (which would require a deeper excavation just for mechanical rooms). The south end of the building could be a location for a basement level given environmental constraints.

In addition the petitioner has indicated that there will be offices for on site management and an indoor fitness facility, however the floor plans do not indicate either. The petitioner should clarify where on site management will be located and if a fitness facility is being considered.

Setback Diagram: Relationship of Proposed Building to 201 N. Vail



Site Related Issues

The key site related issues identified include; storm water detention, the burying of overhead utilities, loading requirements, and construction staging and phasing.

Storm Water Detention

The Petitioner shall pay a fee in lieu of on-site detention pursuant to the standards established by the Village of Arlington Heights. Paying a fee in lieu of on-site detention is typical of Downtown developments.

Utilities

There are seven overhead utility poles in the rear (west) yard that are located on and off site between the subject site and adjacent property (201 N. Vail Avenue) to the west. The Petitioner shall bury the overhead utilities, however this may require obtaining approval from the ownership of the 201 N. Vail Avenue Building before any of the off-site utilities can be buried. This must also be coordinated with Com Ed. In addition, all generators, transformers, switch gears, gas and electric meters, etc be fully screened.

Loading Requirements

The proposed development is required to provide one, 10 foot by 35 foot loading berth. Since a dedicated loading berth is not proposed, the following variation is required:

- **A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.**

The Staff Development Committee supports the aforementioned variation for the following reasons: 1) delivery vehicles and residential move-in's can use Eastman Street; and 2) given the size of the commercial space the number of deliveries will be minimal. However, as has been done with other developments in the Downtown, the Staff Development Committee would recommend that delivery/loading operations shall be restricted as follows: *Retail stores*, 7:00 AM to 3:00 PM, Monday through Saturday with no deliveries on Sunday; and the residential, 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 2:00 PM on Saturday with no deliveries on Sunday.

Construction Staging and Phasing

The Petitioner will need to provide a construction staging and phasing plan that addresses all aspects of the construction process, including but not limited to contractor parking and construction vehicle staging. Moreover, the Staff Development Committee would recommend that any work within the right of way be scheduled to minimize disruption to other businesses and patrons of the downtown and that all construction traffic be limited to pre-approved lanes and locations as determined by the Village.

Environmental Remediation

The Village assisted the property owner with certain costs associated with the remediation which took place in 2009/10. A focused 'No Further Remediation' letter was issued by the IEPA, however any future development of the site will require compliance with the terms of the NFR letter. The petitioner shall provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.

Traffic and Parking

A traffic and parking analysis is required by code and shall be provided as part of the formal review process. An updated study can be provided based on the previous plan.

Parking

The proposed development requires a total of 54 spaces. The plan as proposed has a total of 54 parking spaces, thereby meeting code.

Table II: Parking Summary

Parkview Condominiums			
	Square Area / # of Dwelling Units	Parking Required	Parking Proposed
Retail space	1,254 SF	0 Spaces	0 Spaces
1 Bedroom Units	16 units	16 Spaces (1.00/unit)	54 Spaces (1.2 /unit)
2 Bedroom Units	24 units	30 Spaces (1.25/unit)	
3 Bedroom Units	5 units	8 Spaces (1.5/unit)	
TOTAL	45 units	54 Spaces	54 Spaces
Surplus (Deficit)		0 spaces	

Parking for the retail customers is available on street or within the Village garage, which is located at the northwest corner of Arlington Heights Road and Miner Street. Future merchants/tenants will need to procure permits from the Village for employee parking in the public parking garage. The proposal does not include guest parking, therefore the developer shall provide a response to where guests will park, in particular overnight, as the North Garage is at capacity for overnight residential parking. To that end, additional parking on site shall be explored.

Market Study

In conjunction with a formal Plan Commission submittal, the Petitioner shall provide a market study that demonstrates that the proposed development will not over saturate the housing market in the Downtown. This study shall also include a response to the Village's Affordable Multi-Family Housing Policy, including the number of units that shall be affordable and at what income levels. The petitioner has indicated that they will provide affordable housing at a level consistent with Village Policy. The details will need to be provided as part of the formal application and project review.

RECOMMENDATION

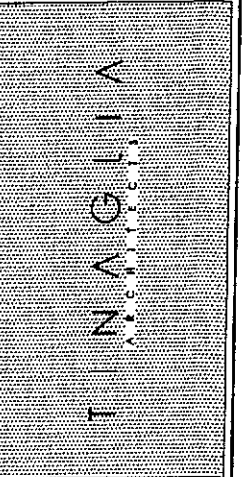
The Staff Development Committee has reviewed the Petitioner's request and is generally supportive of the project subject to resolution of the following:

1. Design Commission review is required. Staff would advise that a Preliminary meeting be held with the Design Commission as well.
2. A market study shall be required to demonstrate that the additional rental units can be supported by the market in the Downtown area. This study should also include a detailed response to the Village's Affordable Housing Policy.
3. Explore options to increase the commercial space as the proposed 1,254 sf is limited.
4. Provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.
5. The Petitioner shall pay a fee in lieu of on-site detention pursuant to the standards established by the Village of Arlington Heights.
6. Provide a confirmation letter from Commonwealth Edison that the overhead utilities can be engineered underground and are feasible to bury. If feasible, the petitioner shall coordinate the burying of all overhead utilities with Commonwealth Edison. In addition all generators, transformers, switch gears, gas and electric meters, etc shall be fully screened.
7. Provide a construction schedule including a development-phasing plan to include the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations to be determined by the Village.
8. Warning lights shall be provided on the building to alert pedestrians when the garage doors open.
9. Pursuant to Section 29-401, the developer shall make cash contribution in lieu of land for school, park, and library districts.
10. Future merchants/tenants commercial/retail tenant spaces shall procure permits from the Village for employee parking in the public parking garage.
11. These are preliminary comments. Additional comments will be provided once a formal Plan Commission application has been submitted.

_____, May 8, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: *William C. Dixon, Village Manager*
All Department Heads



CLIENT
PARKVIEW DUNTON, LLC
900 W. JACKSON, 2ND
CHICAGO, IL 60607

PROJECT
PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE
ARCH. SITE PLAN & DATA

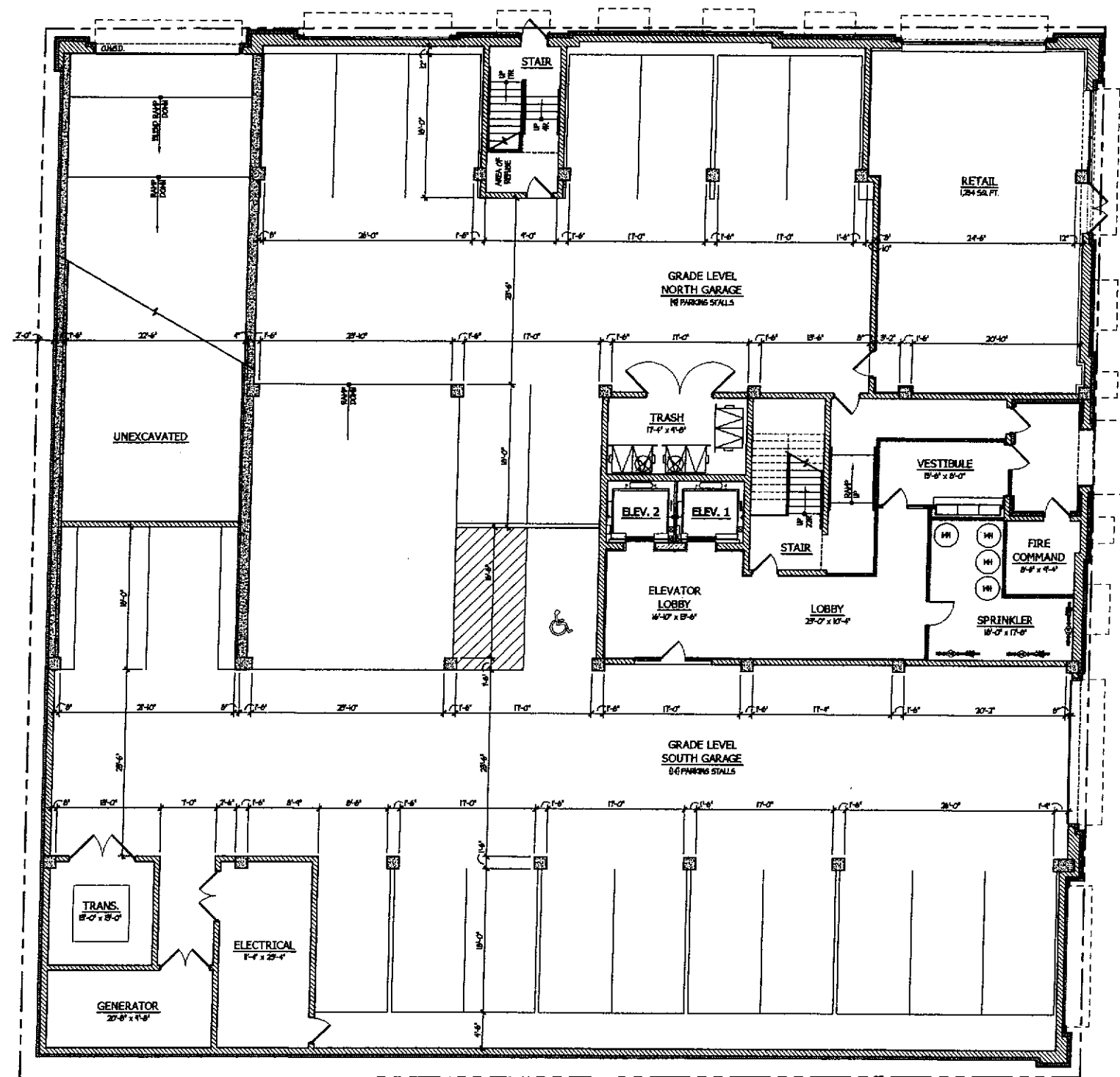
FILE NAME: 378614 SITE			
DRAWN BY: RDL		DATE: 3.26.14	
NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

JOB NO. 378614

SHEET NO. 1.P
OF 9

PROJECT		
PARKVIEW 212 N. DUNTON AVENUE ARLINGTON HEIGHTS, ILLINOIS		
LOT / ZONING DATA		
LOT AREA:	0.40 ACRES	11,424 SQ. FT.
EXISTING ZONING DISTRICT:	13-5' CENTRAL BUSINESS DISTRICT / P.U.D.	
PROPOSED ZONING DISTRICT:	13-5' CENTRAL BUSINESS DISTRICT / P.U.D.	
BUILDING DATA		
- DATA PER FLOOR / LEVEL:		
- GRADE LEVEL / FIRST FLOOR		16,871 SQ. FT.
- LEASEABLE RETAIL SPACE		1,254 SQ. FT.
- ASSIGNED RESIDENT PARKING		22 STALLS
- SECOND FLOOR		14,984 SQ. FT.
- ASSIGNED RESIDENT PARKING		32 STALLS
- THIRD FLOOR		11,125 SQ. FT.
- RENTABLE AREA		4,351 SQ. FT.
- # OF RESIDENCES		4 UNITS
- FOURTH FLOOR		11,125 SQ. FT.
- RENTABLE AREA		4,352 SQ. FT.
- # OF RESIDENCES		4 UNITS
- FIFTH FLOOR		11,125 SQ. FT.
- RENTABLE AREA		4,352 SQ. FT.
- # OF RESIDENCES		4 UNITS
- SIXTH FLOOR		11,125 SQ. FT.
- RENTABLE AREA		4,352 SQ. FT.
- # OF RESIDENCES		4 UNITS
- SEVENTH FLOOR		11,125 SQ. FT.
- RENTABLE AREA		4,352 SQ. FT.
- # OF RESIDENCES		4 UNITS
- TOTAL ABOVE GROUND AREA		41,525 SQ. FT.
- RENTABLE RESIDENTIAL AREA		54 STALLS
- ASSIGNED PARKING		45 UNITS
- RESIDENTIAL UNITS		
BULK DATA		
	PER ORDINANCE	AS PROPOSED
- LOT COVERAGE	N/A	45.4% = 16,871 SQ. FT.
- FLOOR AREA RATIO	N/A	300.3% = 87,116 SQ. FT.
- BUILDING HEIGHT	30'-0" ROOF HEIGHT	(7) STORIES / 46'-8"
YARD SETBACKS		
	PER ORDINANCE	AS PROPOSED
- FRONT YARD / EAST	0'-0"	0'-2"
- EXTERIOR SIDE YARD / NORTH	0'-0"	0'-2"
- SIDE YARD / SOUTH	0'-0" AT FIRST	1'-5" AT FIRST/SECOND
	30'-0" ABOVE FIRST	24'-4" ABOVE SECOND
- REAR YARD / WEST	0'-0" AT FIRST	1'-2" AT FIRST/SECOND
	30'-0" ABOVE FIRST	25'-4" ABOVE SECOND
DENSITY		
- DENSITY ALLOWED		
- ONE BEDROOM	11,424 SQ. FT. LOT / 300 SQ. FT. = (50) UNITS	(45) UNITS / ACRE MAX.
- TWO BEDROOM	11,424 SQ. FT. LOT / 400 SQ. FT. = (44) UNITS	(110) UNITS / ACRE MAX.
- THREE BEDROOM	11,424 SQ. FT. LOT / 500 SQ. FT. = (34) UNITS	(87) UNITS / ACRE MAX.
- DENSITY PROPOSED		
- ONE BEDROOM	(16) UNITS x 300 SQ. FT. = 4,800 SQ. FT. LOT	
- TWO BEDROOM	(24) UNITS x 400 SQ. FT. = 9,600 SQ. FT. LOT	
- THREE BEDROOM	(8) UNITS x 500 SQ. FT. = 2,500 SQ. FT. LOT	
	(45) UNITS = 16,900 SQ. FT. LOT REQUIRED	
	(166) UNITS / ACRE PROPOSED	
PARKING		
- PARKING REQUIRED		
- ONE BEDROOM	(16) UNITS x 1.0 STALLS PER UNIT = (16) STALLS	
- TWO BEDROOM	(24) UNITS x 1.25 STALLS PER UNIT = (30) STALLS	
- THREE BEDROOM	(8) UNITS x 1.5 STALLS PER UNIT = (12) STALLS	
- PARKING PROVIDED	(54) STALLS REQUIRED = 1.2 RATIO	
- GRADE LEVEL GARAGE PARKING	(2) STALLS PROVIDED	
- 2ND LEVEL GARAGE PARKING	(52) STALLS PROVIDED	
	(54) STALLS PROVIDED = 1.2 RATIO	
	- INCLUDES (3) HANDICAPPED STALLS	

RECEIVED
MAY - 2 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



FIRST/GROUND PLAN
SCALE 1/8" = 1'-0"



TINAGLIA ARCHITECTS - INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 253 0002
DATA - 847 253 9063
www.tinaglia.com

TINAGLIA

CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON, 2ND
CHICAGO, IL 60607

PROJECT

PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

FIRST / GROUND
FLOOR PLAN

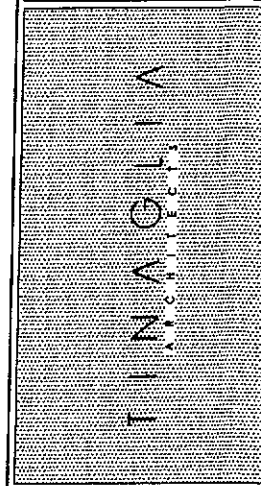
FILENAME 3784-4-PLANS
DRAWN BY RDL DATE 3.26.14

NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

JOB NO. 368614

SHEET NO.
OF 9 2.P

TRAGLIA ARCHITECTS-INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE - 847 253 0002
DATA - 847 253 9063
www.traglia.com



CLIENT
PARKVIEW DUNTON, LLC
900 W. JACKSON, 2W
CHICAGO, IL 60607

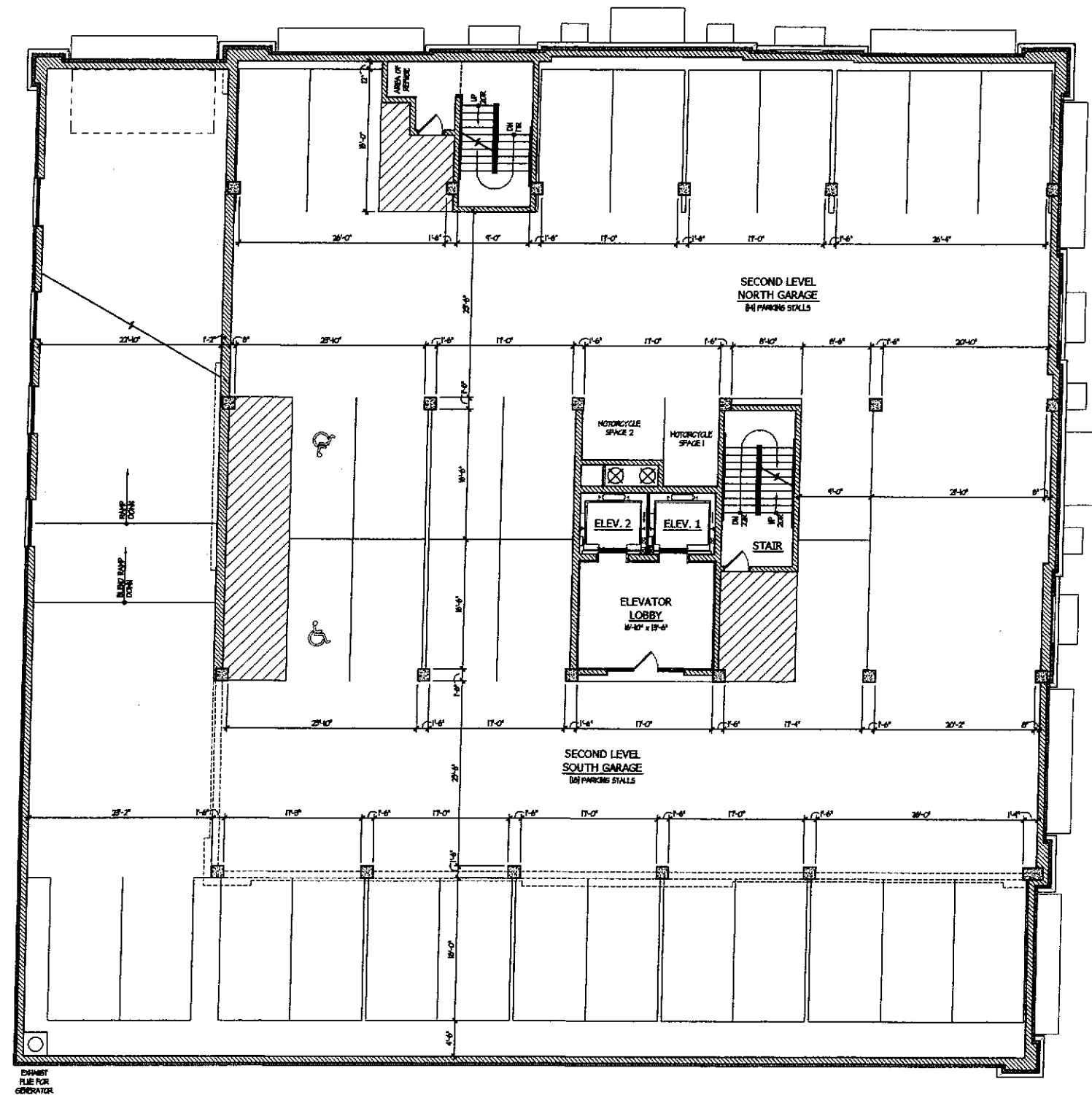
PROJECT
PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE
SECOND FLOOR PLAN

FILE NAME: 3784-P-PLANS			
DRAWN BY: RDL		DATE: 3.26.14	
NO.	REVISED FOR	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

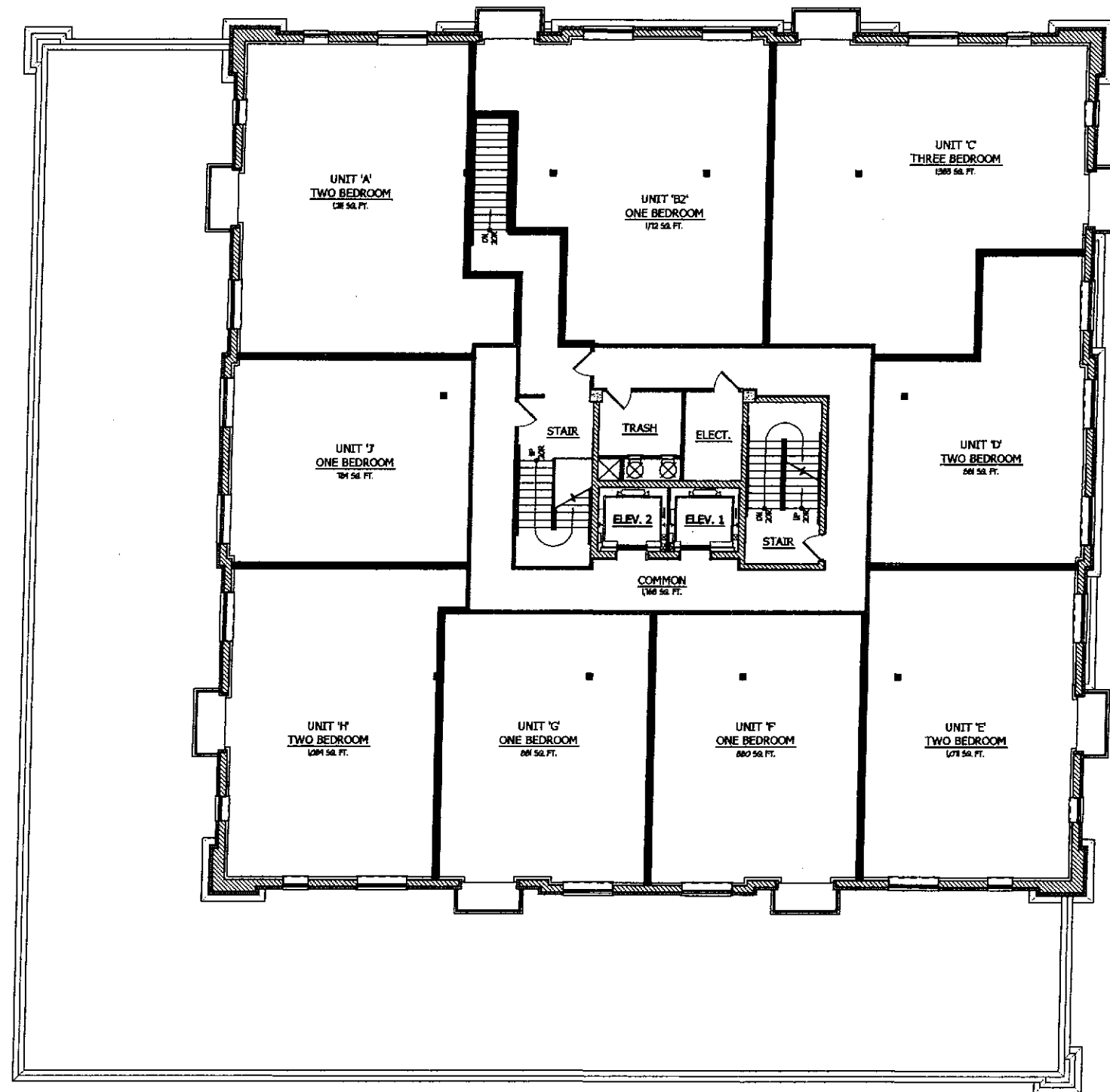
JOB NO. 378614

SHEET NO. **3.P**
OF 9



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com

CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON, 2W
CHICAGO, IL 60607

PROJECT

PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

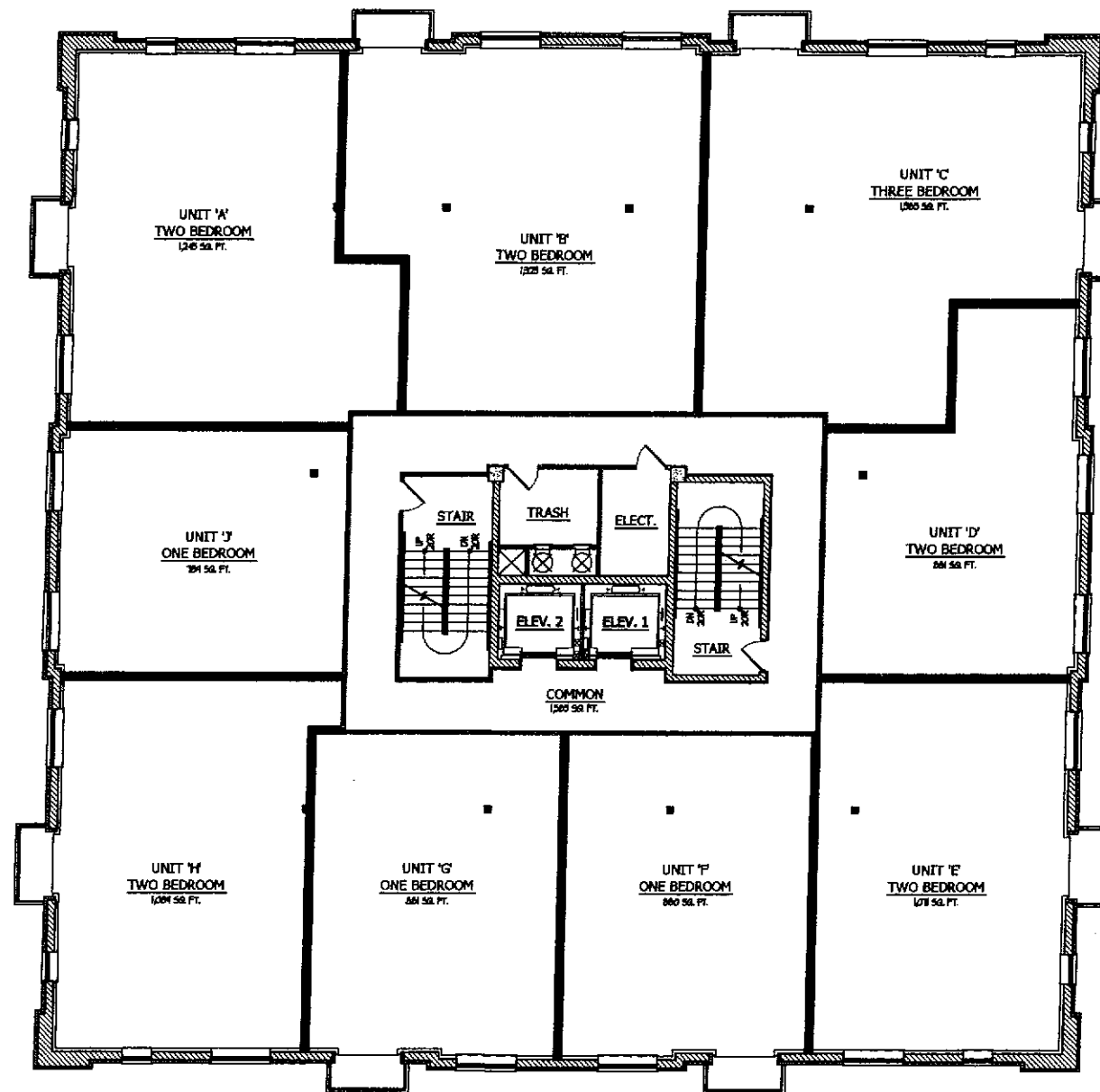
THIRD
FLOOR PLAN

FILENAME: 378614-PLANS
DRAWN BY: RDJ DATE: 3.26.14

NO.	REVISED FOR	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDJ
2	DESIGN DEVELOPMENT	5.1.14	RDJ

JOB NO. 378614

SHEET NO.
OF 9 4.P

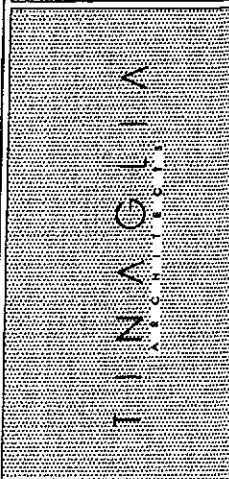


TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 4-7)

SCALE: 1/8" = 1'-0"



TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com



CLIENT
PARKVIEW DUNTON, LLC
900 W. JACKSON, 2W
CHICAGO, IL 60607

PROJECT
PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE
TYP. RESIDENTIAL FLOOR PLAN

FILENAME: 3786-R-PLANS
DRAWN BY: RDL DATE: 3.26.14

NO.	REVISION	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

JOB NO. 378614

SHEET NO. 5.P
OF 9

TINAGLIA ARCHITECTS - INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 283 0002
DATA - 847 283 3043
www.tinaglia.com

CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON, 2W
CHICAGO, IL 60607

PROJECT

PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

EAST
ELEVATION

FILENAME 3786-4-ELEV

DRAWN BY RDL DATE 4.10.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

JOB NO. 368614

SHEET NO.
OF 9 6.P



EAST ELEVATION
SCALE 1/8" = 1'-0"

TINAGLIA ARCHITECTS - INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS - IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com

212 N. DUNTON AVE

CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON, 2W
CHICAGO, IL 60607

PROJECT

PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

NORTH
ELEVATION

FILE NAME 3786-P-ELV5

DRAWN BY: RDL DATE: 4.10.14

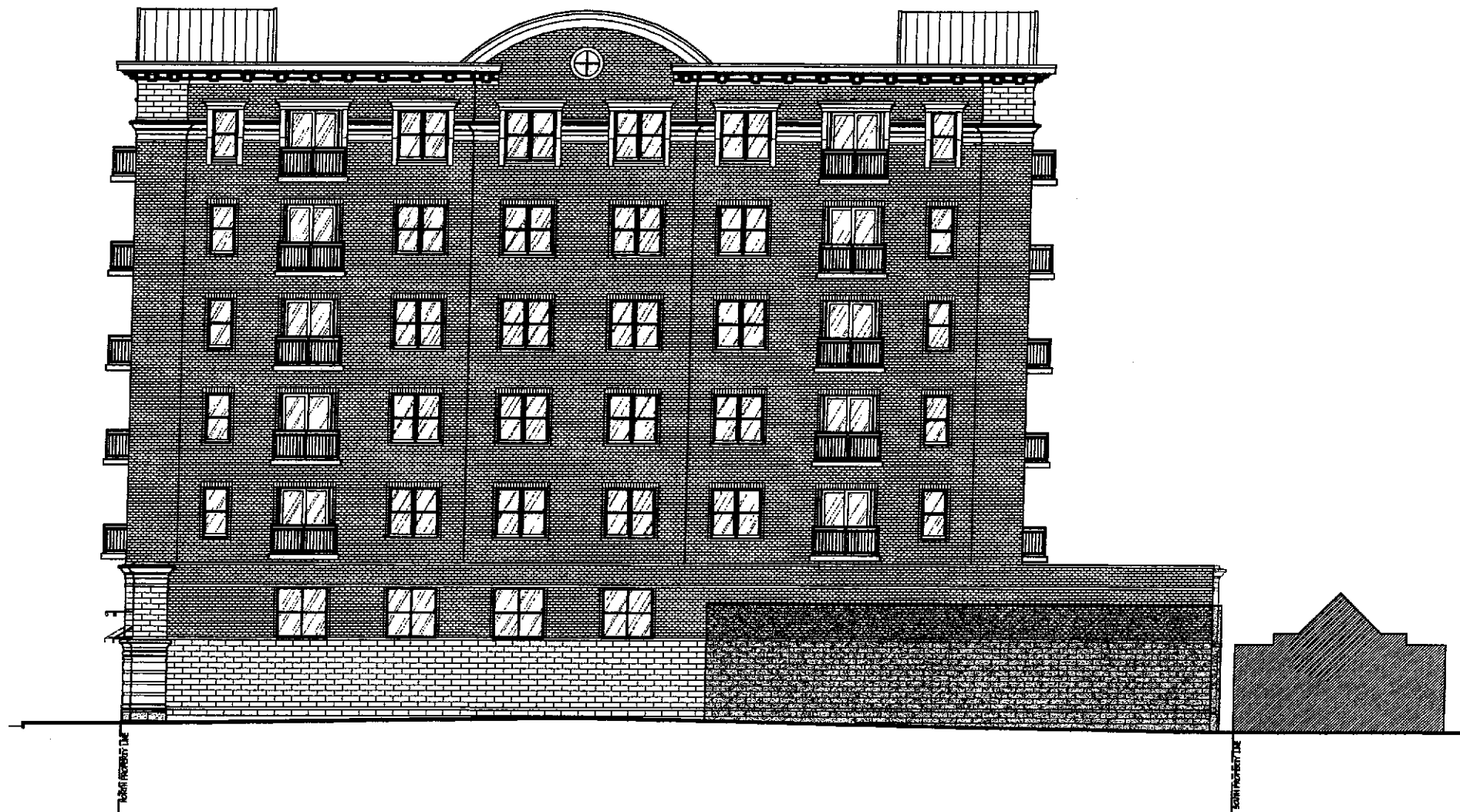
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

JOB NO. 378614

SHEET NO. 7.P
OF 9



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com

ARLINGTON HEIGHTS, IL

CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON, 2ND
CHICAGO, IL 60607

PROJECT

PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

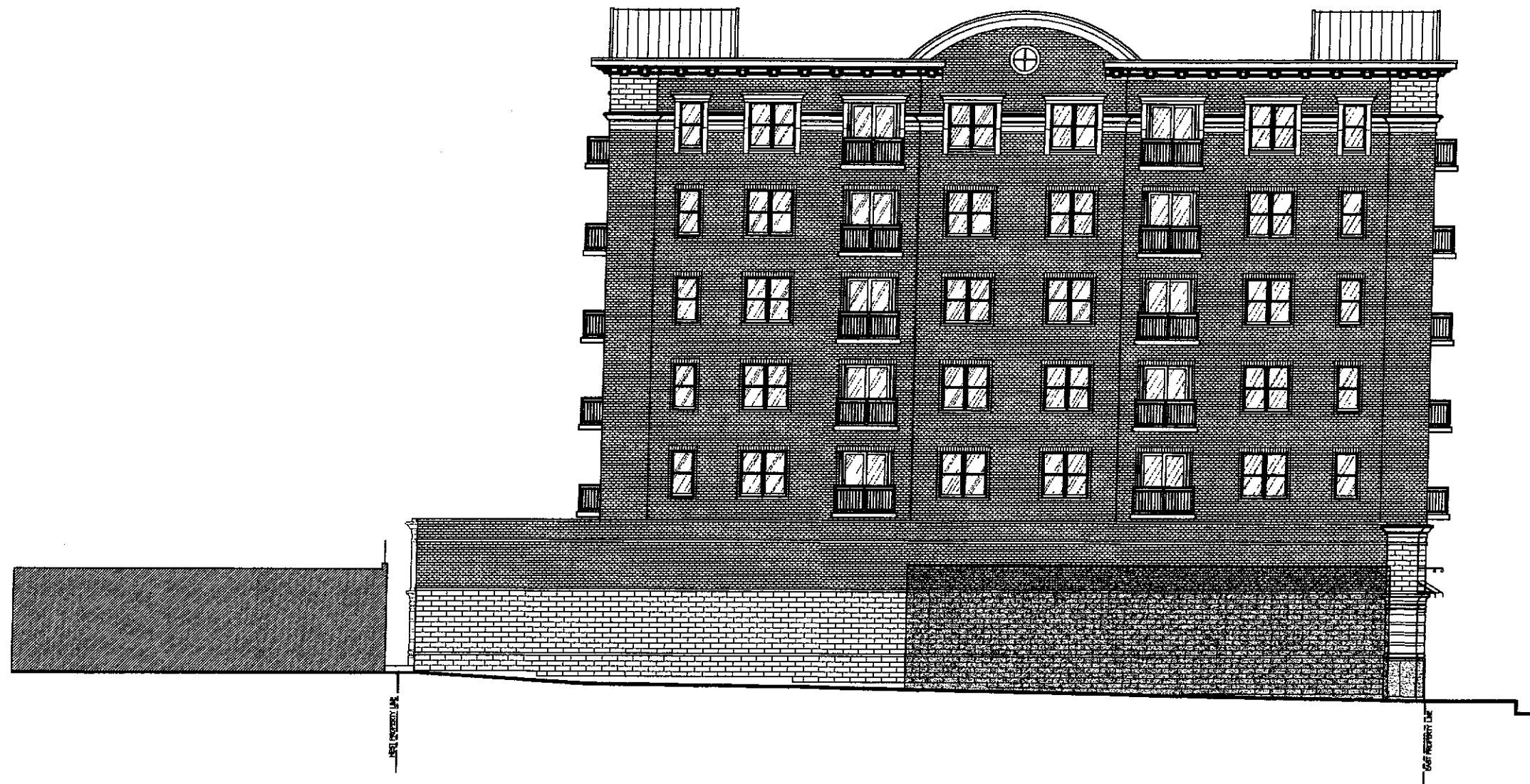
DRAWING TITLE

WEST
ELEVATION

FILE NAME	3786-01-01		
DRAWN BY	RDL	DATE	4.10.14
NO.	REVISED FOR	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL

JOB NO. 378614

SHEET NO.
OF 9 8.P



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TINAGLIA ARCHITECTS - INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE: 847 253 0002
DATA: 847 253 3063
www.tinaglia.com

ARLINGTON HEIGHTS, IL

CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON, 2H
CHICAGO, IL 60607

PROJECT

PARKVIEW
212 N. DUNTON AVE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

SOUTH
ELEVATION

FILENAME: 378614-BEVS
DRAWN BY: ROL DATE: 4.10.14

NO.	REVISION PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	ROL
2	DESIGN DEVELOPMENT	5.1.14	ROL

JOB NO. 378614

SHEET NO.
OF 9

9.P



Item: The Orchard Evangelical Free Church - 1330 N. Douglas - T1456

Department: Planning & Community Development

Information:

BACKGROUND

1. Plat of Resubdivision / Consolidation
2. Vacation of a small portion of Haddow Avenue

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and concurs with the proposal to consolidate Lot 7 with the Church property subject to: Submittal of a Plan Commission Application including a Plat of Resubdivision.

Staff does not concur with the Haddow Avenue right-of-way vacation and recommends that the Petitioner design the two-way drive within their current site.

Landscaping of the east parking area is required.

Staff would support a three year time frame for those improvements, otherwise a variation must be requested.

These are preliminary comments. Additional comments may be made as part of the formal Plan Commission review.

ATTACHMENTS:

Description

Staff Development Report

Site Plan

Type

[Report](#)

[Exhibits](#)

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: May 14, 2014
Date Prepared: May 9, 2014
Project Title: The Orchard Evangelical Free Church: Plat of Resubdivision/Consolidation
Address: 1330 N. Douglas Ave.

BACKGROUND INFORMATION

Petitioner: Tim Beechick
Address: Hamilton Partners, Inc.
1130 Lake Cook Road
Buffalo Grove, IL 60089-1974

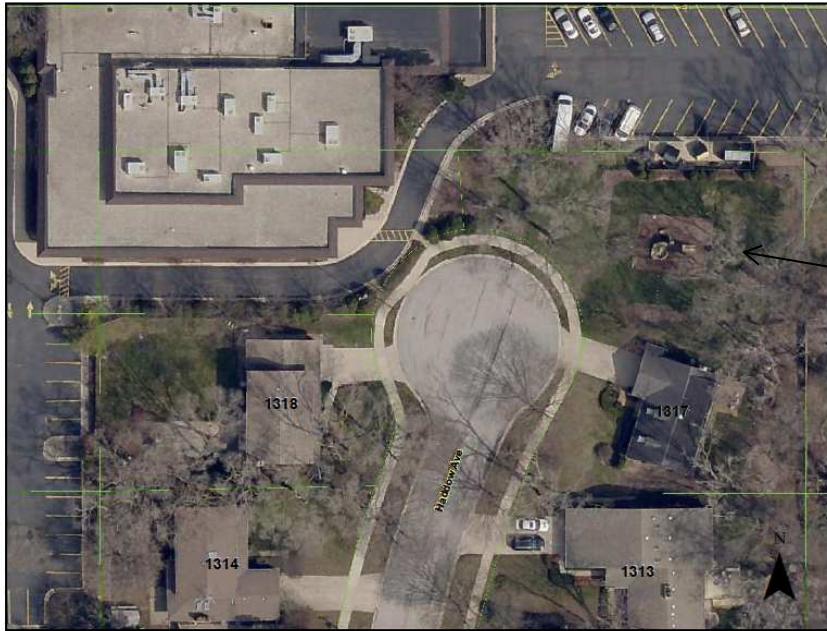
Existing Zoning: R-3, One Family Dwelling

Requested Action:

1. Plat of Resubdivision / Consolidation
2. Vacation of a small portion of Haddow Avenue

Variations Identified:

- None.



Lot 7 to Consolidate

Surrounding Land Uses:

	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family Dwelling	Green Slopes Park	Single Family Detached
South	R-3 One Family Dwelling	Single Family Homes	Single Family Detached
East	R-3 One Family Dwelling	Single Family Homes	Single Family Detached
West	R-3 One Family Dwelling	Single Family Homes	Single Family Detached

Background / Request

The Church is located at 1330 N. Douglas Avenue and the lot proposed to be consolidated with the Church lot is located at 1321 N. Haddow Ave., which is Lot 7 in Gia's Subdivision. This lot is owned by the Church and currently used as a play area. The Church proposes to relocate their storm water detention to this lot from the rear of Lot 5 (at 1318 N. Haddow). This action requires a Plat of Resubdivision to consolidate Lot 7 with the Church parcels. The Church also is seeking an easement along the south side of Lot 10 at 1320 N. Douglas in order to run the storm sewer pipe from the new detention area to Douglas Ave. If this easement cannot be obtained, the sewer pipe will be designed to run along the south side of the Church parking lot.

The Church is also proposing modifications to the parking lot, to allow for two way drive aisles for the parking area along Douglas Ave. The modifications will maintain the current parking at 299 on site, so no additional parking is proposed. The north driveway on Douglas will remain as one way exiting, however the south driveway on Douglas will change from one way into the site to two way, which will allow exiting as well. The parking layout reconfiguration does not include the required landscaped islands at the end of each row of parking. Staff recommends installing the required islands either with this plan or within three years as has been done with other sites. The petitioner can also seek a variation.

The plans also indicate some modifications to the drive aisle which connects the east and west parking areas. The petitioner is requesting that a small portion of Haddow Ave right of way (98 square feet) is vacated by the Village in order to allow for enough room for the 24 foot two way drive aisle. Minor modifications are also proposed to the drive aisle in front of the entrance off Belmont Ave. The vacation of right of way is under the purview of the Village Board. The Staff Development Committee does not support this vacation and the petitioner should evaluate redesign of this drive aisle to fit on the property as it currently does fit within the Church property, although it is narrow at some points.

Also proposed is a lot line adjustment for Lot 5 at 1318 N. Haddow Ave. The north lot line would be shifted approximately 4.5 feet south to provide more land area on the Church property for the drive aisle. This lot line adjustment should be included in the Plat of Resubdivision. The remaining residential lot needs to maintain the minimum zoning standards for lot width and area and setbacks, which it does based on the plans submitted.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and concurs with the proposal to consolidate Lot 7 with the Church property subject to:

1. Submittal of a Plan Commission Application including a Plat of Resubdivision.
2. Staff does not concur with the Haddow Avenue right-of-way vacation and recommends that the petitioner design the two way drive within their current site.
3. Landscaping of the east parking area is required. Staff would support a three year time frame for those improvements, otherwise a variation must be requested.
4. These are preliminary comments. Additional comments may be made as part of the formal Plan Commission review.

_____, May 9, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads

