



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 27, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1614 W. Central Rd. - T1551
Land Use Variation for Pharmacy
- B. Swaminarayan Gurukul Church Office - 402 S. Arlington Heights
Rd. - T1549
Land Use Variation for Offices
- C. Old Arlington Heights Rowhomes - SW Corner of Country Ln. &
Old Arlington Heights Rd. - T1018

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: 1614 W. Central Rd. - Land Use Variation for Pharmacy

Department: Planning & Community Development

Requested Action:

Land Use Variation to allow a "Drug Store and Pharmacy" use within the O-T, Office Transitional District.

Variations Identified:

None have been identified at this time.

RECOMMENDATION

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

1. The Petitioner shall provide a parking inventory/survey over a three day period (including one Saturday) of the available parking spaces on the subject property, and information on the floor sizes and users within the existing building on the subject property.
2. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Narrative

Type

Report

Exhibits

Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 27, 2016
Date Prepared: April 22, 2016
Project Title: 1614 W Central Rd Pharmacy LUV
Address: 1614 W. Central Rd

BACKGROUND INFORMATION

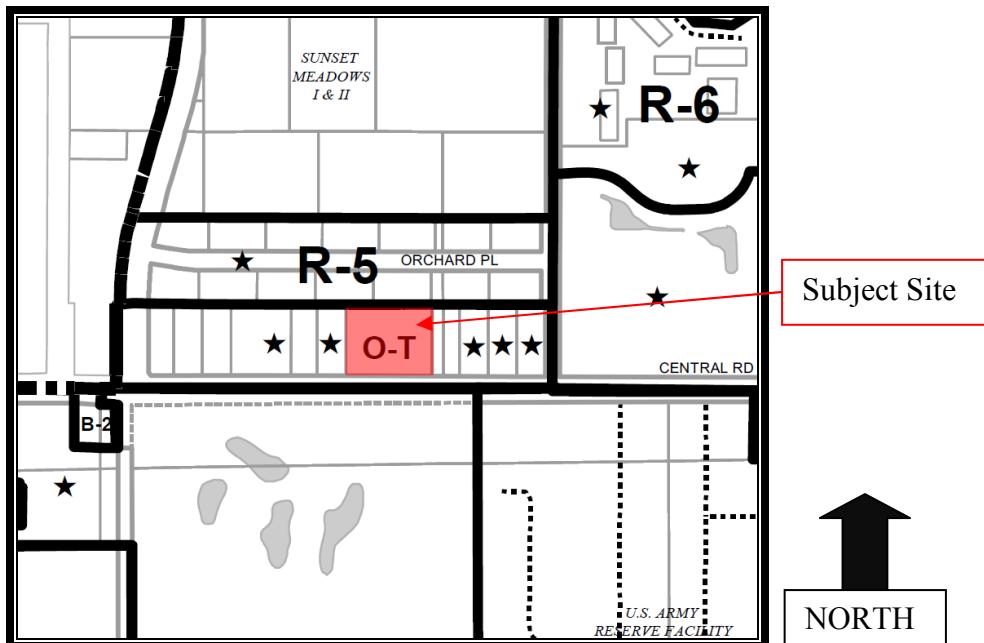
Petitioner: Jisit Zaveri
Address: 95 W. Thacker St.
 Schaumburg, IL 60194

Existing Zoning: O-T, Office Transitional District

Requested Action:

- Land Use Variation to allow a “Drug Store and Pharmacy” use within the O-T, Office Transitional District.

Variations Identified: None have been identified at this time.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-5, Multi-Family Dwelling District	Multiple Family Residential (Townhomes)	Commercial
South	PL, Public Land District	Government (US Army Reserves Facility) and Recreational (Arlington Lakes Golf Course)	Single-Family Detached
East	O-T, Office Transitional District	Cell Tower	Commercial
West	O-T, Office Transitional District	Medical Office Building (Body Werks Physical Therapy)	Institutional

Background:

The subject property is approx. 1.72 acres in size and contains a 32 year old office building composed of primarily medical office tenants. The Petitioner is proposing to establish a small medical pharmacy within the office building, intended for the clients of the doctors within the building. He is primarily interested in subleasing space within an existing doctor's office, but will also consider leasing his own space within the building. He is anticipating the need for only two employees at this location, and he estimates that he would need only around 800 – 1,000 sq. ft. of space for the pharmacy. Although patients of doctors outside of the medical building could still call in their prescription to the proposed pharmacy, the Petitioner believes that the vast majority of his clients would come from patients of doctors within the building. There would be no retail sales of other goods besides pharmaceuticals and medical office supplies.

Parking is provided within an approx. 154 space parking lot that surrounds the building. There are two full access drives onto Central Rd, allowing vehicles to enter and leave both eastbound and westbound on Central Rd.

Zoning and Comprehensive Plan

The current use of the property, as an office building composed of mostly medical office tenants, conforms with the use allowances within the O-T, Office Transitional District. However, the storage of "goods, wares, or merchandise for sale or delivery from or on the premises is prohibited" within the O-T District. Furthermore, "Drug Stores and Pharmacies" are not listed as a permitted or special use within the O-T District, and therefore a Land Use Variation is required for the proposed pharmacy.

The Village's Comprehensive Plan designates the future use of the subject property as "Offices Only". Although the proposed Land Use Variation does not conform to this designation, the subject property will remain primarily as medical offices. The pharmacy use, which would occupy only around 3% of the building, will not interfere with the continuing use of the building as offices, which conforms to the Comprehensive Plan.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of building or parking lot are proposed.

Traffic & Parking

A detailed traffic study is not required due to the amount of floor area for the proposed use (under 5,000 square feet). Staff will need to evaluate the parking on the subject property to make sure that the existing site does not have any parking issues. In order to do this, the Applicant will have to work with staff and the landlord to provide a floor plan for the office building showing the area and size of existing tenants and the area and size of the proposed pharmacy use. Additionally, a parking survey should be conducted over a 3 day period, including one Saturday, that documents usage of the existing parking lot. It should be noted that the parking requirements for a retail store (one space per 300 sq. ft.) are actually less than those for a medical office (one space per 200 sq. ft.), and so staff does not believe that that proposed pharmacy would have a significant impact on the existing parking.

RECOMMENDATION

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

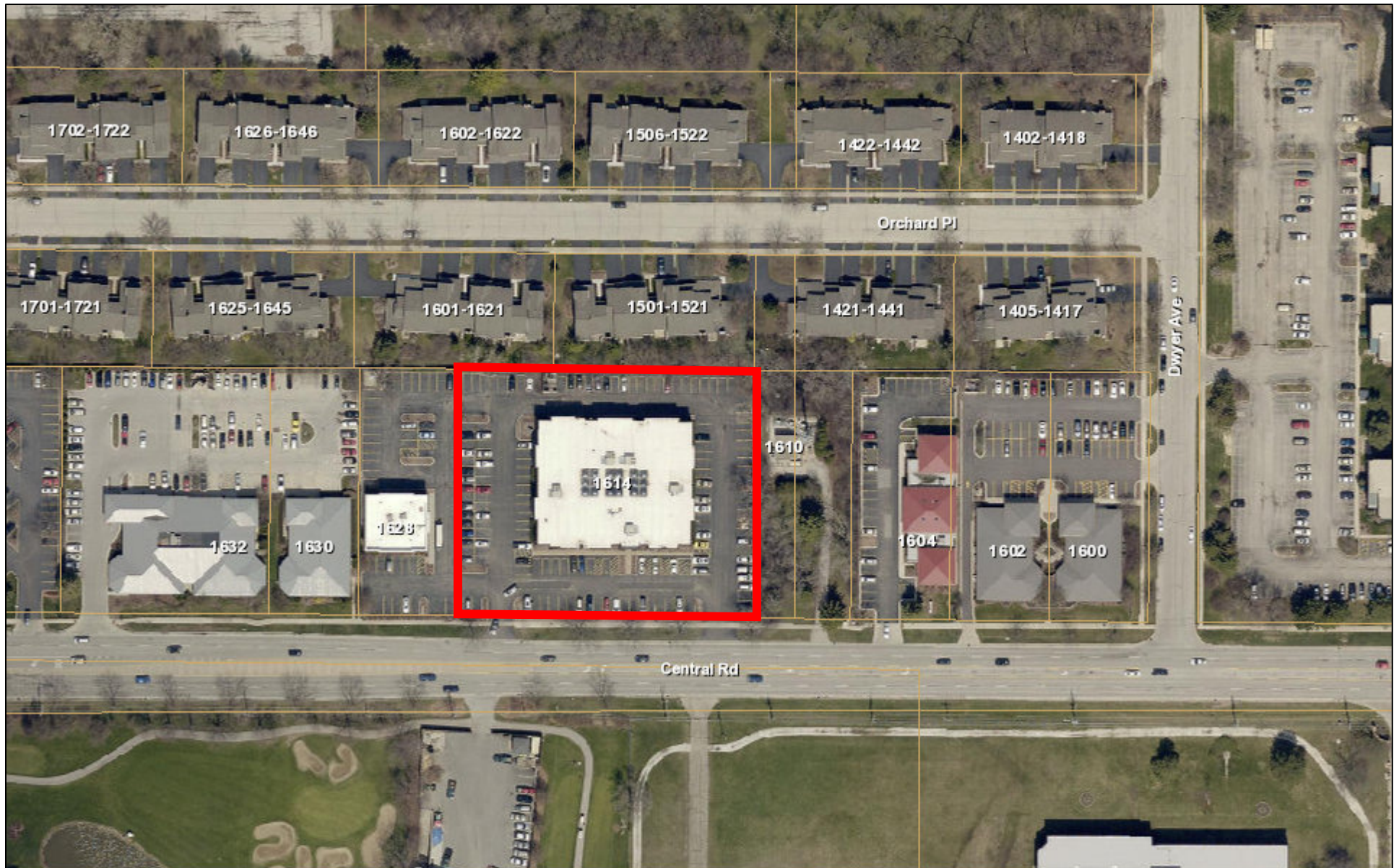
1. The Petitioner shall provide a parking inventory/survey over a three day period (including one Saturday) of the available parking spaces on the subject property, and information on the floor sizes and users within the existing building on the subject property.
2. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

April 22, 2016

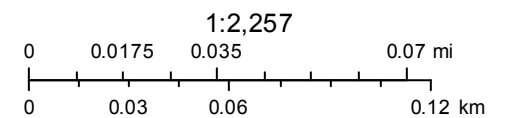
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Subject Property - 1614 W. Central Rd.



April 21, 2016



Jisit Zaveri and Prashant Patel
95 West Thacker St
Schaumburg, IL 60194
4/10/2016

Dear President and Board of Trustees of Village of Arlington Heights,

We are writing to ask you to support proposed community pharmacy at the 1614 west central road, Arlington Heights, IL 60005. We will not have a retail over the counter section due to space limitations and we will only have behind the counter prescription drugs, not the front end products such as Walgreens or CVS. Therefore, proposed pharmacy would be considered identical to medical office.

We both have a Doctor of Pharmacy (Pharm.D) degree and we are currently licensed registered pharmacist in the state of Illinois. Having this education background helps tremendously to pursue pharmacy ownership with confidence. Currently, Prashant and I have multiple pharmacy locations in the state of Illinois.

Further, this pharmacy would require approximately 800-1000 square feet of space within physician's existing practice. We would have a pharmacist and a pharmacy technician to operate daily activities. The hours of operation would be Monday to Friday from 9:30 am to 5pm and Saturdays 9:30am to 1pm. Our primarily clients would include patients from the clinics at the 1614 west central road. Having a community pharmacy at this location would make "one stop medical building" for clients of the doctors within this location. For example, after seeing a physician a client would stop by at pharmacy to pick up their prescription medication within a few minutes. Therefore, it would be convenient, efficient, personalized quality service and time efficient for patients.

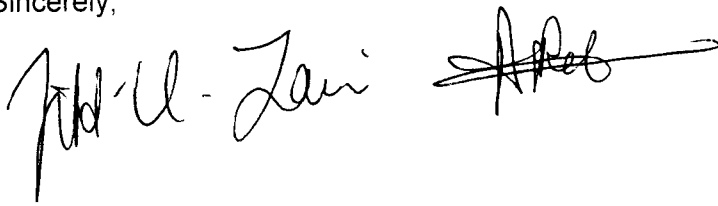
Our pharmacy is designed to serve the needs of our customer. The dedicated staff would be performing following daily operations:

- Greeting customers and receiving written prescriptions
- Answering the telephone and referring call-in prescriptions to the pharmacist
- Initiating refills requested by patients in person or by telephone
- Resolving questions about the prescription (name, directions, and so on) with the physician's office
- Updating the patient's profile, including patient demographics, allergies, and health conditions
- Entering or updating billing information for third-party reimbursement
- Entering new prescriptions (or refill requests) into the patient profile
- Submitting prescription claims online to insurance providers
- Contacting insurance companies to resolve eligibility or prescription processing issues
- Retrieving drug products from storage in the restricted prescription area
- Counting, reconstituting, packaging, and repackaging products

- Returning stock bottles to the proper storage location
- Distributing labeled medications to the patient after final verification by the pharmacist
- Offering a medication counseling opportunity for the patient
- Accepting payments, including copayment
- Storing completed prescriptions for patient pickup
- Retrieving medications for patient pickup once patient verification is completed

In conclusion, an addition of a retail pharmacy to this location would make a great improvement of healthcare to Village of Arlington Heights. Please support proposed pharmacy at the 1614 west central road.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature, on the left, is 'Jisit Zaveri' written in a cursive style. The second signature, on the right, is 'Prashant Patel' also in a cursive style, with a long horizontal flourish extending to the right.

Jisit Zaveri and Prashant Patel



Item: Swaminarayan Gurukul Church Office - 402 S. Arlington Heights Rd. - T1549

Department: Planning & Community Development

Requested Action:

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

Variations Identified:

None have been identified at this time.

RECOMMENDATION

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

1. The Petitioner shall provide a parking inventory/survey over a two day period (including Sunday) for a period of two weeks, showing usage of all available church parking area surrounding the subject property. Additionally the Petitioner should provide staff with information on the size and capacity of the existing church so staff can analyze the current parking compliance of the church relative to the existing parking areas proposed for shared parking.
2. The use of the Subject Property as an office is only allowed while Swamairayana Gurukul, USA, is the owner of the adjacent church building to the west of the Subject Property and is the owner of the adjacent parking lot property to the south of the Subject Property.
3. The Petitioner shall provide staff with details on the existing church building to allow staff to perform a parking analysis.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
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Staff Report
Aerial
Narrative
Site Plan

Report
Exhibits
Correspondence
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
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

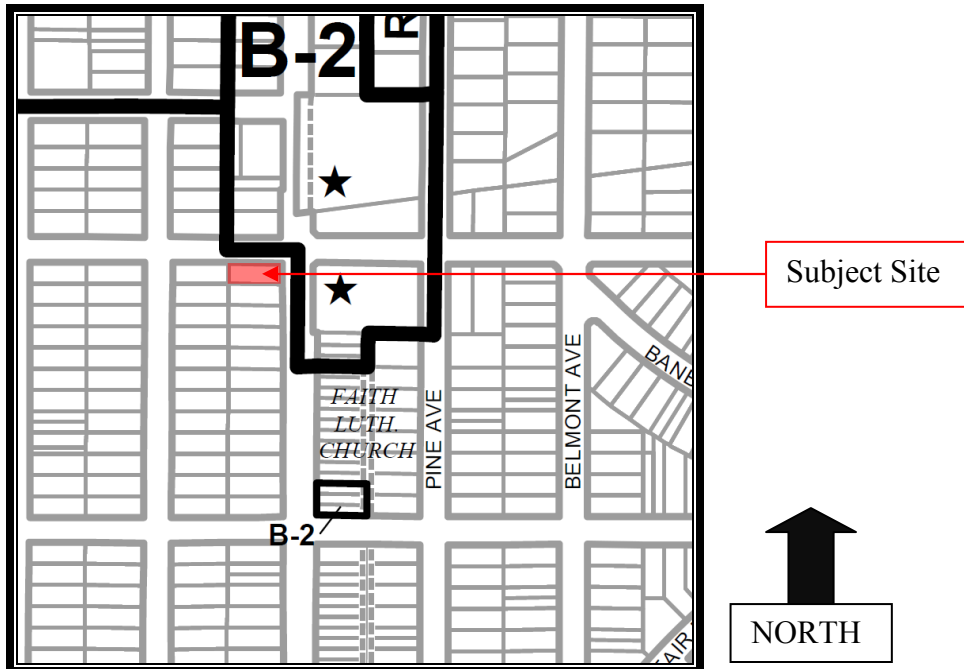
Petitioner: Popat Radadia
Address: 810 Windfal Dr.
 Schaumburg, IL 60173

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: None have been identified at this time.

**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 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.

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. 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.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of building or parking lot are proposed.

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). Staff believes that parking will likely be a non-issue as peak times for office uses fall outside of peak times for church uses. However, the Applicant must clarify how shared parking will work, and either a Reciprocal Easement Agreement to allow cross parking will be required or the Land Use Variation will have to link the usage of the office with the ownership and provision of the adjacent parking area by the church. A condition of approval requiring that any tenant within the office building be closed on Sunday may also help to avoid any parking conflicts, however, staff will analyze if this condition is necessary once the parking survey showing usage of the parking lot on Sunday's is received.

An analysis of the existing parking for the church will be needed to determine their compliance with parking requirements and the availability of surplus capacity in their parking lot. In order to perform this analysis, the Petitioner must provide staff with information on the church building to allow staff to calculate the required parking for the entire site.

Additionally, in order for staff to determine if parking issues can be avoided, the Petitioner must provide a parking inventory/survey for two days per week, including Sunday, over a two week period that documents the current usage of the parking lots for the church.

Finally, since the Petitioner has stated that their desired office tenant will be in either the real estate industry, legal industry, or financial industry, the Plan Commission may be interested in adding a condition of approval that limits the office user to one classified within the “Offices – Business, Professional & Government” use category, as opposed to a “Office – Medical or Dental” use which has a greater parking requirement than a standard office user.

RECOMMENDATION

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

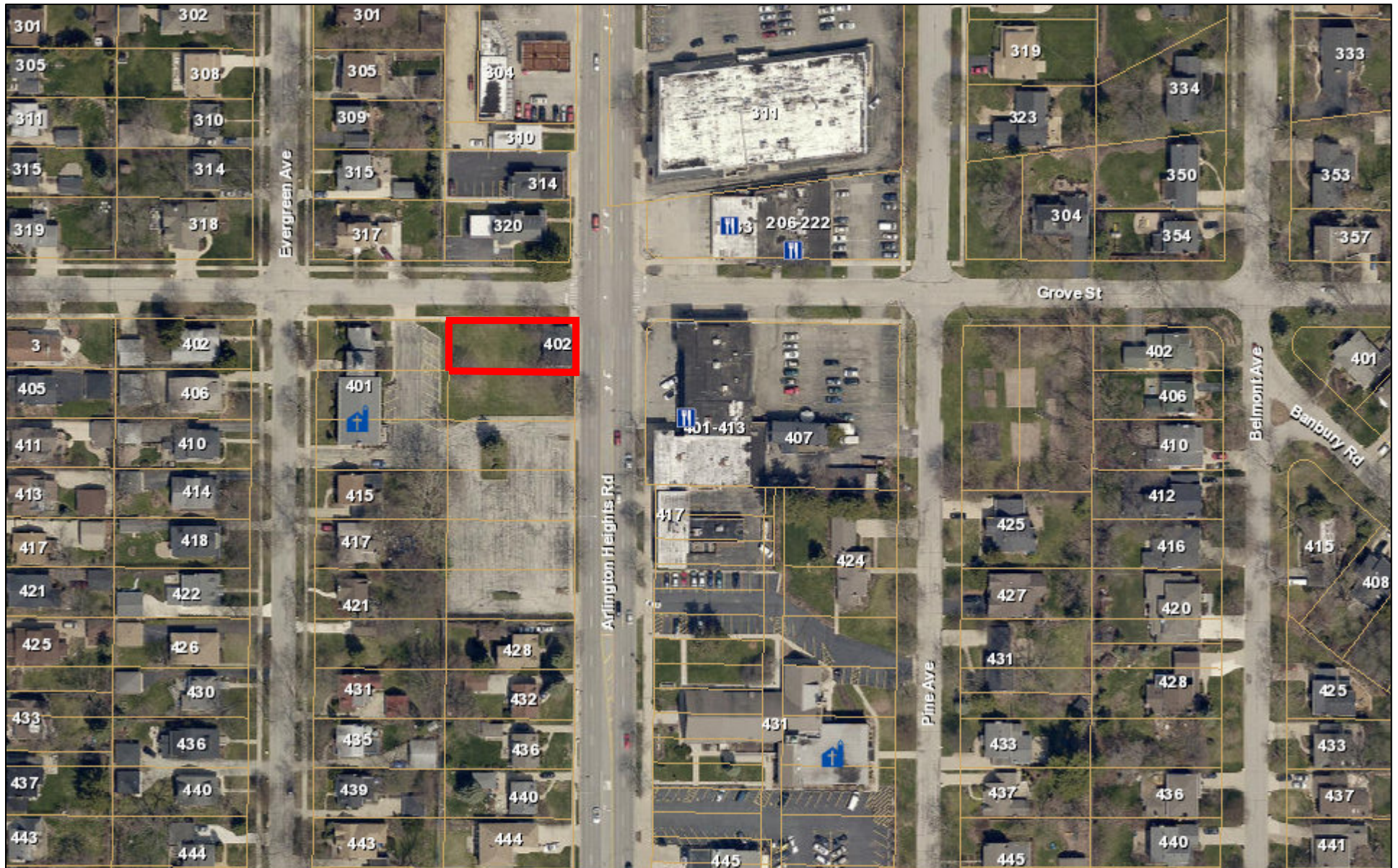
1. The Petitioner shall provide a parking inventory/survey over a two day period (including Sunday) for a period of two weeks, showing usage of all available church parking area surrounding the subject property. Additionally the Petitioner should provide staff with information on the size and capacity of the existing church so staff can analyze the current parking compliance of the church relative to the existing parking areas proposed for shared parking.
2. The use of the Subject Property as an office is only allowed while Swamairayana Gurukul, USA, is the owner of the adjacent church building to the west of the Subject Property and is the owner of the adjacent parking lot property to the south of the Subject Property.
3. The Petitioner shall provide staff with details on the existing church building to allow staff to perform a parking analysis.
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____ April 22, 2016

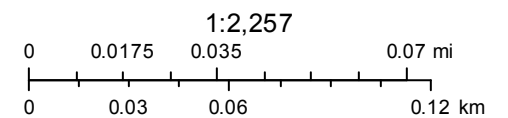
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Subject Property - 402 S. Arlington Heights Rd



April 21, 2016



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

Current Zoning: R3

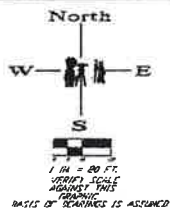
Requested Zoning Variance Equivalent to B2

Need:

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.

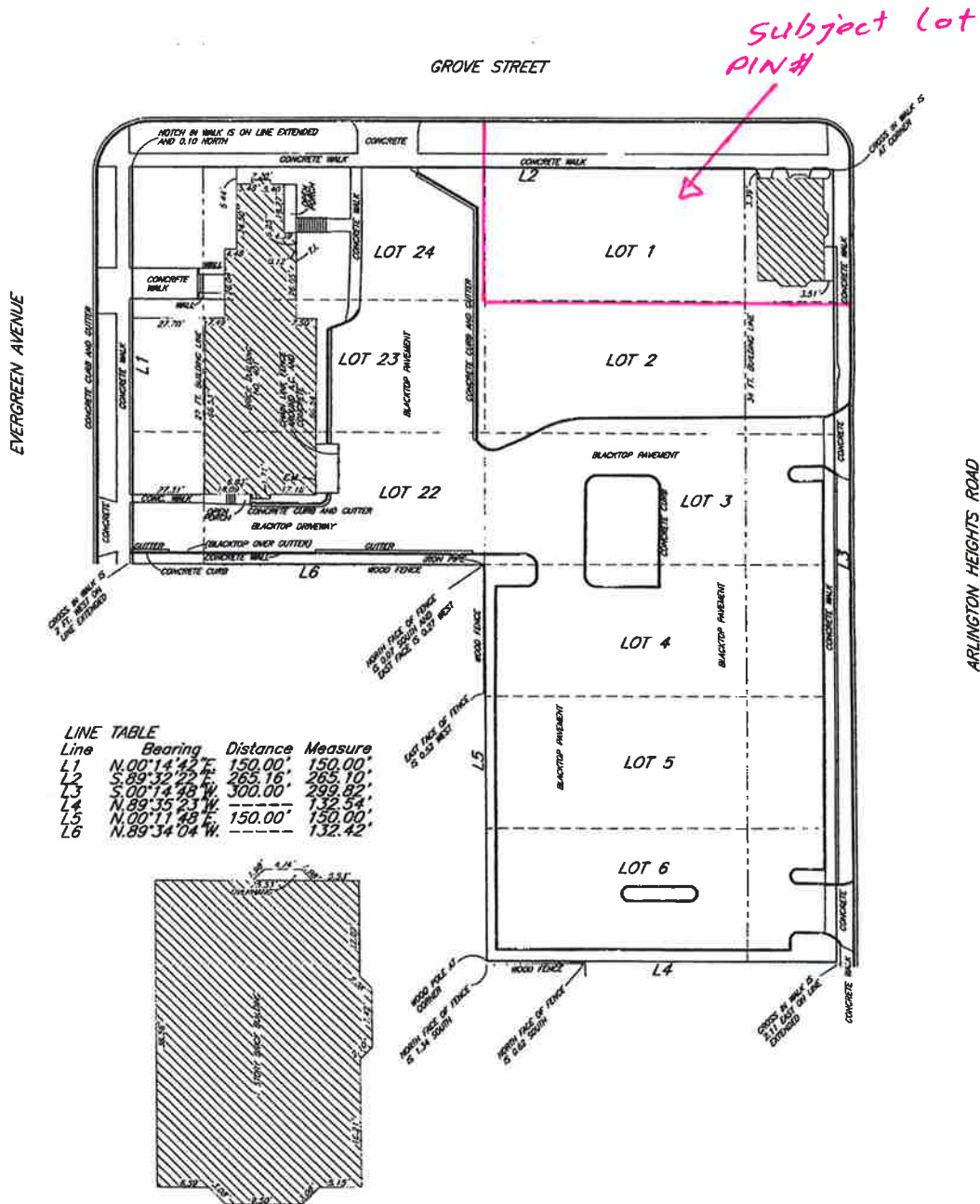
---Respectfully from Gurukul and its board.



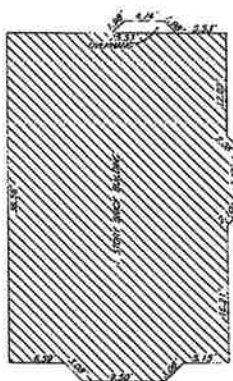
PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 401 S. EVERGREEN AVENUE
Legally described as:
LOTS 1, 2, 3, 4, 5, 6, 22, 23, 24 AND 24 IN BLOCK 8 OF ARLINGTON HEIGHTS TO ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 1/2 CHAINS OF THE EAST 1/2 CHAINS THEREOF) IN SECTION 32, IN THE ASSessor'S DRAINAGE OF SECTIONS 28, 30, 31 AND 32 IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Line	Bearing	Distance	Measure
L1	N.00°14'42"E	150.00'	150.00'
L2	S.89°32'25"W	265.16'	265.16'
L3	S.00°14'48"W	300.00'	299.82'
L4	N.89°35'23"W	132.54'	132.54'
L5	N.00°11'48"E	150.00'	150.00'
L6	N.89°34'04"W	132.42'	132.42'



A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.E. - TELEPHONE INTERFERENCE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: Doree Kivlahan McMahon & O'Connor

State of Illinois
County of Du Page

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by ending or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: November 22, 2012

Dated this 12th day of November, 2012

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2014
Professional Design Firm Land Surveyor Corporation No. 134.09481



original plat is in color
Michael J. Emmert Surveys, Inc.
185 West Valley Street
Hoffman, Illinois 60136
Office 630-516-5123
Fax 630-516-0387

North

W ——— E

S

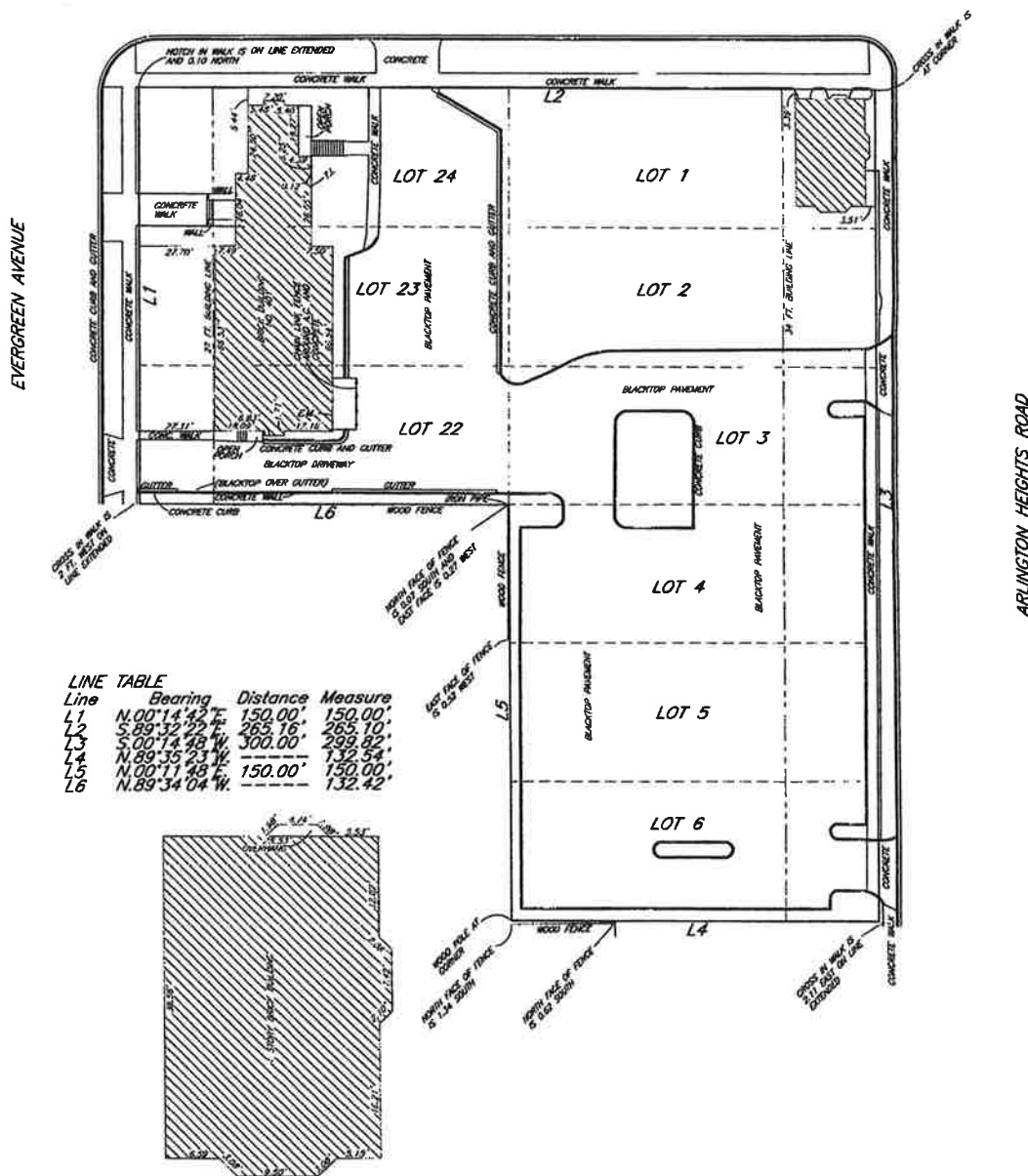
1 IN. = 20 FT.

VERTICAL SCALE AGAINST THIS

BASIS OF BEARINGS IS ASSUMED

Property located at: 401 S. GREENE AVENUE
 Legally described as:
 LOTS 1, 2, 3, 4, 5, 6, 22, 23 and 24 IN BLOCK 8 OF ARLINGTON ADDITION TO
 ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 1/2 CHAINS
 OF THE EAST 20 CHAINS THEREOF) IN SECTION 33, IN THE ASSessor's DIVISION OF
 SECTIONS 29, 30, 31, 32 AND 33, IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GROVE STREET



LINE	TABLE	Bearing	Distance	Measure
L1		N.00°14'42"E	150.00'	150.00'
L2		S.89°32'22"W	265.16'	265.10'
L3		S.00°14'42"E	300.00'	299.82'
L4		N.89°35'23"W	-----	132.54'
L5		N.00°11'48"E	150.00'	150.00'
L6		N.89°34'04"W	-----	132.42'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: **Doug Kivlahan McMahon & O'Connor**

(State of Illinois)
County of Du Page

County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat herein drawn. The legal description shows hereon is verified by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by selling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: November 22, 2013

Dated this 22nd day of November 2010

By: [Signature] President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2014
Professional Design Firm Land Surveyor Corporation No. 134-004911



	14	20	23	24	24	
0 APR						0 APR 1984
1 APR	20	24	25	25	25	25 0 1984
2 APR	20	24	25	25	25	25 0 1984
3 APR	20	24	25	25	25	25 0 1984
4 APR	20	24	25	25	25	25 0 1984
5 APR	20	24	25	25	25	25 0 1984
6 APR	20	24	25	25	25	25 0 1984
7 APR	20	24	25	25	25	25 0 1984
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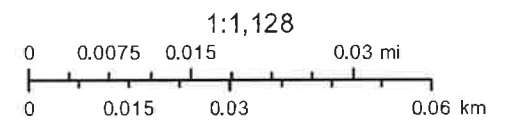
original print is in color

Michael J. Sweeney Surveys, Inc.
 185 East Valiente Street
 Elmhurst, Illinois 60126
 Office 630-516-0133
 Fax 630-516-0187

My Map



April 6, 2016



Properties within 250 ft radius.

Occupant
315 S Evergreen Ave
Arlington Heights IL 60005

Occupant
405 S Arlington Heights Rd
Arlington Heights IL 60005

Occupant
415 S Evergreen Ave
Arlington Heights IL 60005

Occupant
413 S Arlington Heights Rd
Arlington Heights IL 60005

Occupant
314 S Arlington Heights Rd
Arlington Heights IL 60005

Occupant
320 S Arlington Heights Rd
Arlington Heights IL 60005

Occupant
401 S Evergreen Ave
Arlington Heights IL 60005

Properties within 250 ft radius.

Occupant
317 S Evergreen Ave
Arlington Heights IL 60005

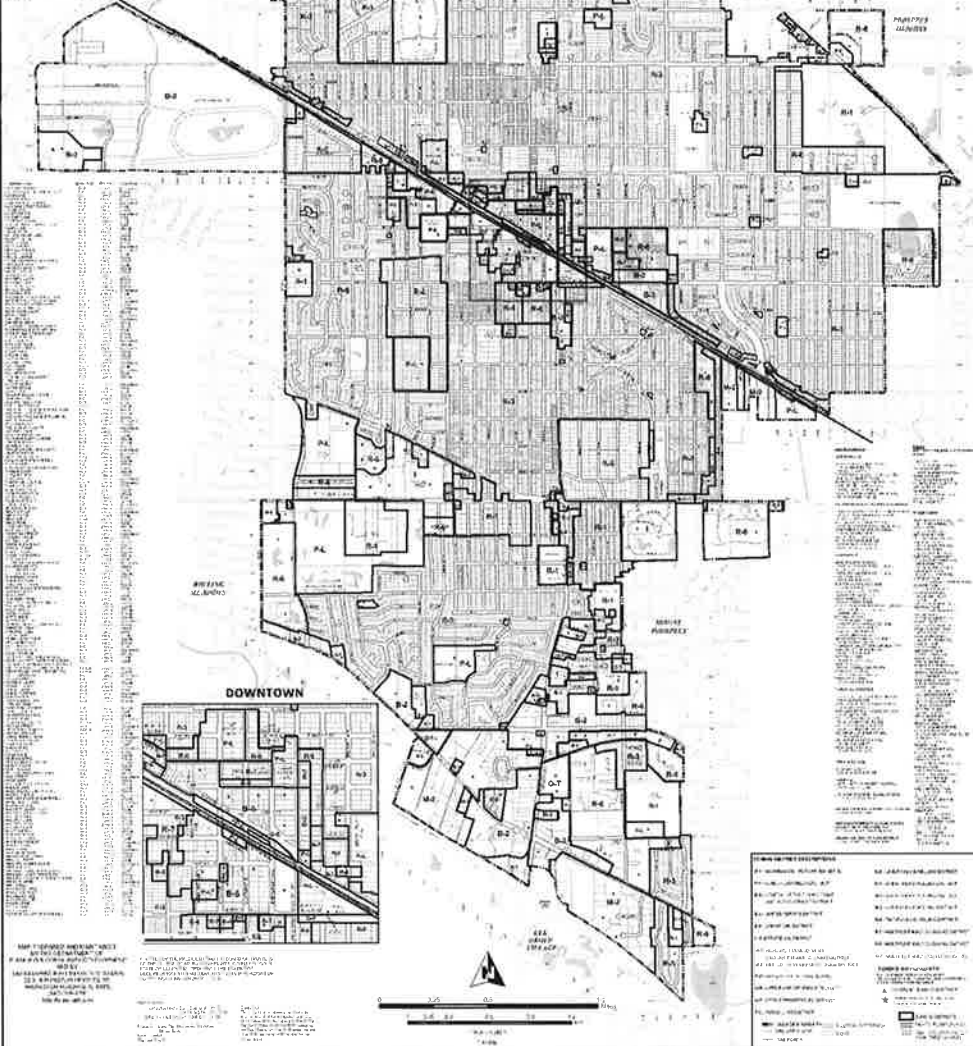
Occupant
402 S Arlington Heights Rd
Arlington Heights IL 60005

Occupant
333 S Arlington Heights Rd
Arlington Heights IL 60005

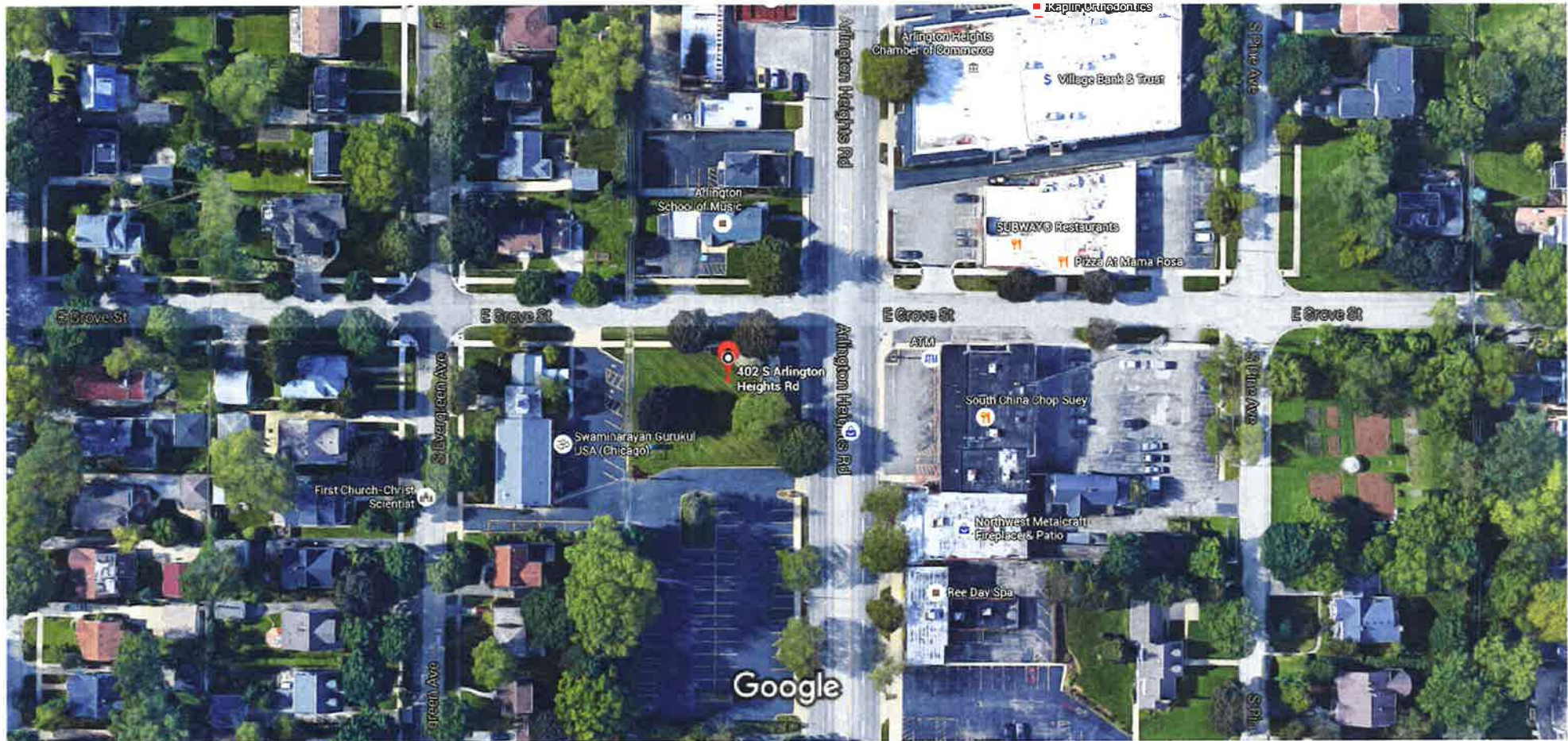
Occupant
403 S Arlington Heights Rd
Arlington Heights IL 60005

Occupant
401 S Arlington Heights Rd
Arlington Heights IL 60005

Case No.	Age	Sex	Occupation	Onset	Course	Outcome	Remarks
1	25	M	Student	1958.10.10	Acute	Recovery	First case in the series.
2	28	F	Housewife	1958.10.15	Acute	Recovery	Second case in the series.
3	32	M	Teacher	1958.10.20	Acute	Recovery	Third case in the series.
4	35	F	Teacher	1958.10.25	Acute	Recovery	Fourth case in the series.
5	38	M	Teacher	1958.10.30	Acute	Recovery	Fifth case in the series.
6	40	F	Teacher	1958.11.5	Acute	Recovery	Sixth case in the series.
7	42	M	Teacher	1958.11.10	Acute	Recovery	Seventh case in the series.
8	45	F	Teacher	1958.11.15	Acute	Recovery	Eighth case in the series.
9	48	M	Teacher	1958.11.20	Acute	Recovery	Ninth case in the series.
10	50	F	Teacher	1958.11.25	Acute	Recovery	Tenth case in the series.
11	52	M	Teacher	1958.12.1	Acute	Recovery	Eleventh case in the series.
12	55	F	Teacher	1958.12.5	Acute	Recovery	Twelfth case in the series.
13	58	M	Teacher	1958.12.10	Acute	Recovery	Thirteenth case in the series.
14	60	F	Teacher	1958.12.15	Acute	Recovery	Fourteenth case in the series.
15	62	M	Teacher	1958.12.20	Acute	Recovery	Fifteenth case in the series.
16	65	F	Teacher	1958.12.25	Acute	Recovery	Sixteenth case in the series.
17	68	M	Teacher	1959.1.1	Acute	Recovery	Seventeenth case in the series.
18	70	F	Teacher	1959.1.5	Acute	Recovery	Eighteenth case in the series.
19	72	M	Teacher	1959.1.10	Acute	Recovery	Nineteenth case in the series.
20	75	F	Teacher	1959.1.15	Acute	Recovery	Twentieth case in the series.
21	78	M	Teacher	1959.1.20	Acute	Recovery	Twenty-first case in the series.
22	80	F	Teacher	1959.1.25	Acute	Recovery	Twenty-second case in the series.
23	82	M	Teacher	1959.2.1	Acute	Recovery	Twenty-third case in the series.
24	85	F	Teacher	1959.2.5	Acute	Recovery	Twenty-fourth case in the series.
25	88	M	Teacher	1959.2.10	Acute	Recovery	Twenty-fifth case in the series.
26	90	F	Teacher	1959.2.15	Acute	Recovery	Twenty-sixth case in the series.
27	92	M	Teacher	1959.2.20	Acute	Recovery	Twenty-seventh case in the series.
28	95	F	Teacher	1959.2.25	Acute	Recovery	Twenty-eighth case in the series.
29	98	M	Teacher	1959.3.1	Acute	Recovery	Twenty-ninth case in the series.
30	100	F	Teacher	1959.3.5	Acute	Recovery	Thirtieth case in the series.



Google Maps 402 S Arlington Heights Rd

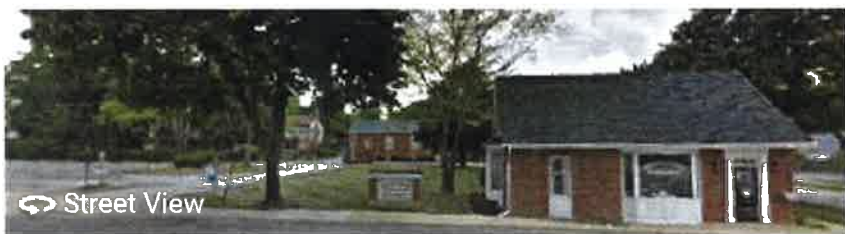


Imagery ©2016 Google, Map data ©2016 Google 50 ft

Google Maps 402 S Arlington Heights Rd



402 S Arlington Heights Rd
Arlington Heights, IL 60005





Item: Old Arlington Heights Rd. Rowhomes - SW Corner of Country Ln. & Old Arlington Heights Rd. - T1018

Department: Planning & Community Development

Requested Action:

1. A rezoning from M-1, Research Development and Light Manufacturing to R-6, Multi-Family Dwelling District.
2. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Research & Development, Manufacturing and Warehouse to Moderate Density Multi-Family.
3. A Preliminary Plat of Resubdivision to consolidate the five existing parcels into one lot.
4. A Preliminary PUD to allow ten row home buildings with 52 dwelling units on a single lot.
5. Repeal Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone.

Variations Identified:

1. A variation from Chapter 28, Section 5.1-5.5, Required Minimum Yards, to allow a reduction to the minimum side yard (west) setback from 40' to 22' and 25' for buildings along the western property line.

RECOMMENDATION

The Staff Development Committee is generally supportive of the land use subject to the following conditions:

1. The development shall adhere to the R-6, Multiple-family Dwelling District standards.
2. Eight affordable dwelling units shall be provided, or payment in lieu of shall be provided.
3. A market study shall be provided that demonstrates that the market is strong

enough to sustain the additional residential dwelling units.

4. The development shall comply with all applicable building setbacks and zoning code standards.

5. If the Petitioner elects to proceed forward with a variation request, a written justification based on the hardship criteria shall be required, 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

6. Public roadway improvements along Country Lane and Old Arlington Heights Road may be required and may include sidewalks, parkway trees, street lighting, roadway widening, curb and gutter and other miscellaneous roadway improvements. All improvements along Old Arlington Heights Road shall be subject to IDOT (Illinois Department of Transportation) approval.

7. The Petitioner shall provide engineering plans, details and storm water detention calculations.

8. A traffic and parking study from a certified Traffic Engineer shall be required and needs to assess access, on-site circulation, parking, trip generation, and impacts to adjacent roadways.

9. A code compliant tree preservation and landscape plan shall be required.

10. The Petitioner shall provide an exhibit that shows how large vehicles such as a Fire engine and refuse collection vehicle can maneuver around the site.

11. Design Commission review shall be required prior to a formal hearing before the Plan Commission.

12. These are just preliminary comments. Additional comments may result as part of the formal review process. Also, staff has identified one condition that will need to be incorporated into the final approval.

ATTACHMENTS:

Description	Type
Staff Report	Report
Aerial	Exhibits
Concept Site Plan	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 27, 2016
Date Prepared: April 22, 2016
Project Title: Old Arlington Heights Road Rowhomes
Address: SWC of Country Lane and Old Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Bill Rotolo
Lexington Homes
Address: 1731 North Marcey Street, Suite 200
Chicago, IL 60614

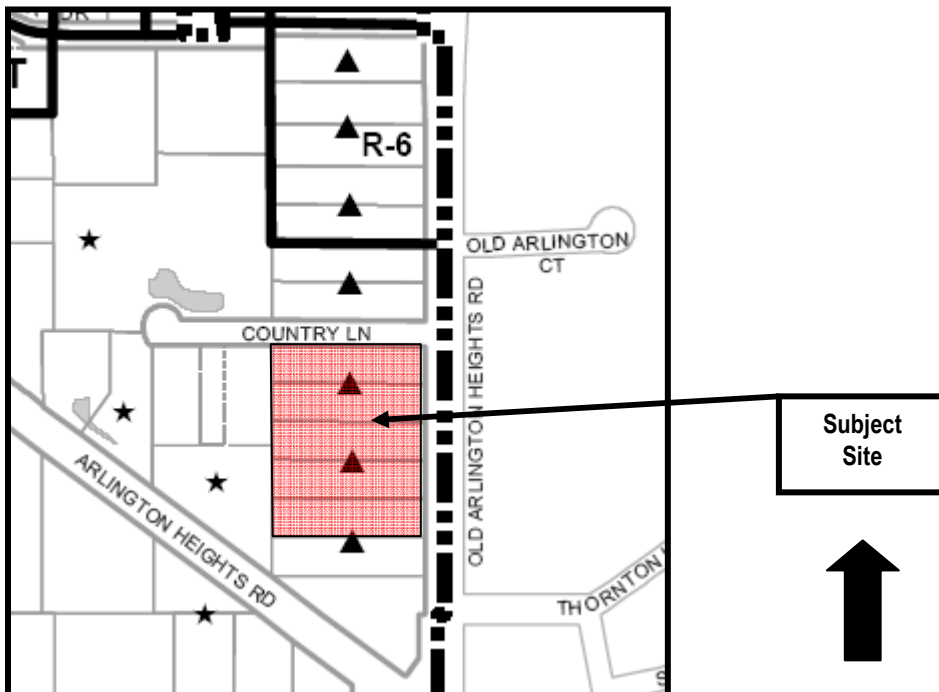
Existing Zoning: M-1, Research, Development, and Light Manufacturing District
Old Arlington Heights Road Overlay Zoning District

Requested Action:

- A rezoning from M-1, Research Development and Light Manufacturing to R-6, Multi-Family Dwelling District
- An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Research & Development, Manufacturing and Warehouse to Moderate Density Multi-Family.
- A Preliminary Plat of Resubdivision to consolidate the five existing parcels into one lot.
- A Preliminary PUD to allow ten row home buildings with 52 dwelling units on a single lot.
- Repeal Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone.

Variations Identified:

1. A variation from Chapter 28, Section 5.1-5.5, Required Minimum Yards, to allow a reduction to the minimum side yard (west) setback from 40' to 22' and 25' for buildings along the western property line.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mfg., Warehouse
South	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mfg., Warehouse
East	The Village of Buffalo Grove; Mill Creek Condominiums		
West	M-1, Research, Development and Manufacturing	Single-Story, Multi-Tenant Office Buildings	R&D, Mfg., Warehouse

Project Summary:

The subject site consists of five land parcels that have a combined area of approximately 4.59 acres (200,000 square feet). At this time, four of the five lots are developed with single family homes, while the fifth lot is vacant. The underlying zoning classification is M-1, Research, Development and Manufacturing and the property has direct frontage along Country Lane to the north and Old Arlington Heights Road to the east. The proposed action, if approved, would allow the Petitioner to demolish the existing structures and construct ten, two-story townhome buildings that have a total of 52 attached row home units (6 two-bedroom units + 46 three-bedroom units). Each unit would have its own rear loaded two-car garage and access onto the property would be via a single driveway along Country Lane and a single driveway along Old Arlington Heights Road.

Old Arlington Heights Road Overlay Zone

At this time, all five lots are part of the Old Arlington Heights Road Overlay Zone (Ordinance 92-059 and 92-060), which encompasses all of the properties between the office building to the south (northwest corner of Old Arlington Heights Road and University Drive) and Boeger Drive to the north. The purpose of the overlay zone is to assure that future redevelopment of the Old Arlington Heights Road corridor is properly developed in a unified and cohesive manner. To accomplish this objective, a number of design standards were established that supplement the underlying zoning regulations and pertain to building height, curb cut location, cross-access, detention, building setbacks, loading, and parking.

Recent development activity within the Old Arlington Heights Road Overlay Zone occurred in 2004 with the approval of the Timber Court condominium development. This development is located at the far north end of the corridor and includes five of the seven land parcels that are north of Country Lane. The Timber Court development consists of three, five story buildings that have a total of 108 dwelling units, 21 of which are designated as affordable. To accommodate this development, the Village rezoned the property from M-1, Research, Development and Manufacturing to R-6, Multiple-Family Dwelling District and amended the Village's Comprehensive Plan to change the underlying land use designation from Research, Development, Manufacturing and Warehouse to Moderate Density Multi-Family. The remaining two parcels that are located between the Timber Court Development to the north and Country Lane to the south were not included and currently zoned M-1, Research, Design, and Light Manufacturing. The Village may want to consider a Village initiated rezoning of the remaining property into the R-6 District.

Should the proposed development be approved, much of the Overlay Zone would end up developed, the Staff Development Committee would therefore recommend that the underlying overlay zone be repealed since it is no longer needed and was originally intended to promote commercial/office development.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve a number of zoning actions as itemized above.

A market analysis shall be required in order to ensure that the housing market can sustain the additional dwelling units.

Building Related Issues

Design Commission approval shall be required prior to a formal hearing before the Plan Commission. In addition, the proposed buildings must incorporate the principals outlined in the Village's Design Guidelines, which include: the use of durable quality materials such as face brick, the limited use of dryvit or light gauge materials, and the use of architectural details to provide a visual interest. As part of the formal review process, the Petitioner will need to provide fully dimensioned and to scale building elevations and floor plans. Once these plans have been provided, staff will be able to evaluate the overall building mass and scale

of said structures and there impacts to the surrounding properties. Furthermore, the Petitioner will need to address how trash will be collected.

It should be noted that there is only a 30' space between buildings 6 and 8, and a similar 30' space between buildings 7 and 9. If any of these buildings contain a living room on either of the elevations fronting the 30' space, then the separation between these buildings must be increased to 50', or a variation must be requested.

Site Related Issues

Based on a preliminary review, the following main key issues have been identified and need to be further evaluated and addressed as part of the formal review process. The first issue pertains to building setbacks. Pursuant to Table I the proposed development complies with all applicable R-6, zoning regulations with the exception of the required side yard setback.

Table I: Zoning Analysis

R-6, District Standards	Direction	Required	Proposed
Front Yard Setback	North	25*	25
Rear Yard Setback	South	30*	30
Side Yard Setback	West	40*	22
Exterior Side Yard Setback	East	20	25
Lot Coverage		35%	27.45%
Floor Area Ratio		150%	88%
Density		59	52
Building Height		40	Unknown

* Setback may increase if height of building is greater than 25'

As a result, the following variation has been identified:

- **A variation from Chapter 28, Section 5.1-5.5, Required Minimum Yards, to allow a reduction to the minimum side yard (west) setback from 40 to 22 feet for the southernmost townhome unit along the east property line.**

The Staff Development Committee has not yet evaluated the proposed variation. Should the Petitioner elects to proceed forward, a written justification based on the hardship criteria shall be required, 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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Based on justification when provided, staff will evaluate if this variation is appropriate.

At this time, the Petitioner is proposing an underground detention vault that would allow for the preservation of usable open space along Old Arlington Heights Road. The exact size and configuration of this vault is not yet known and will need to be further evaluated once detailed engineering plans and detention calculations are provided. Additionally, the Public Works Department will have to look into the size and condition of the existing water main that serves the subject property as upgrades may be needed to provide adequate fire protection. Finally, the Petitioner will have to evaluate the location and capacity of the existing sanitary sewer as an extension to serve the site may be needed.

With regards to public improvements, the Petitioner will be required to update the roadway system to current standards, which may include the construction of sidewalks, parkway trees, street lighting, roadway widening, curb and gutter and other miscellaneous roadway improvements. It is important to note that all improvements along Old Arlington Heights Road shall be subject to IDOT (Illinois Department of Transportation) approval.

Finally, staff requests the Petitioner to analyze the orientation and layout of the site. If the buildings fronting Arlington Heights Road were flipped so that they were oriented as parallel to Arlington Heights Road as opposed to perpendicular to it, the development

would interact better with the street and provide a stronger front-oriented layout. The Petitioner should explore this option and explain whether it is feasible.

Landscape & Tree Preservation Issues

A tree preservation plan that identifies all of the existing trees with trunk caliper size of three inches or greater must be provided. This plan must identify each tree by common and botanical name, size, condition (good, fair, poor), disposition (preserve, relocate, remove), and replacement value. In addition, the Petitioner will need to work with staff to try and preserve and/or relocate as many of the existing mature trees as possible. Furthermore, a code compliant landscape plan shall be required and needs to focus foundation plantings and transitional screening along the south and west property lines.

Traffic & Parking Issues

A formal traffic and parking study from a Certified Traffic Engineer shall be required and needs to assess access, on-site circulation, parking, trip generation, and impacts to adjacent public roadways. As part of the preliminary review process the Village conducted a parking analysis to see if the proposed development complied with the parking ratios outlined in the Zoning Ordinance. According to the zoning regulations, two parking spaces are required for each dwelling unit. As a result the 52-unit development requires 104 parking stalls. The proposed development has 118 parking spaces (104 interior garage spaces + 14 exterior "guest" spaces), which results in a surplus of 14 parking spaces.

With respect to access, the proposed development will have one driveway along Old Arlington Heights Road and one driveway along Country Lane. As part of the formal review process the Petitioner's traffic consultant will need to evaluate the operational performance in terms of Level of Service (LOS) for the proposed driveways as well as the location and its relationship to existing curb cuts along said roadways. Furthermore, the driveway along Old Arlington Heights Road shall be subject to IDOT approval. The Petitioner should be aware that IDOT may require a left turn lane into the driveway along Old Arlington Heights Rd.

Affordable Multi-Family Housing Policy

The Petitioner should be aware that a policy was approved by the Village Board in 1998 to promote adequate housing for all of the community's people; to create and/or maintain sound viable neighborhoods, to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals, and to expand housing opportunities for all members of the community. In response to this policy all applications for new multi-family residential Planned Unit Developments (PUDs) are to include assessments of the affordability of the proposed development, information concerning the inclusion of affordable units, or other information related to the development's responsiveness to the Village's Affordable Multi-Family Housing Policy. Furthermore, per the Affordable Housing Policy, the Staff Development Committee would recommend that eight affordable units be provided, or the developer shall offer a payment in lieu of compliance.

RECOMMENDATION

The Staff Development Committee is **generally supportive** of the land use subject to the following conditions:

1. The development shall adhere to the R-6, Multiple-family Dwelling District standards.
2. Eight affordable dwelling units shall be provided, or payment in lieu of shall be provided.
3. A market study shall be provided that demonstrates that the market is strong enough to sustain the additional residential dwelling units.
4. The development shall comply with all applicable building setbacks and zoning code standards.
5. If the Petitioner elects to proceed forward with a variation request, a written justification based on the hardship criteria shall be required, 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; and
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7. The Petitioner shall provide engineering plans, details and storm water detention calculations.
8. A traffic and parking study from a certified Traffic Engineer shall be required and needs to assess access, on-site circulation, parking, trip generation, and impacts to adjacent roadways.
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10. The Petitioner shall provide an exhibit that shows how large vehicles such as a Fire engine and refuse collection vehicle can maneuver around the site.
11. Design Commission review shall be required prior to a formal hearing before the Plan Commission.
12. These are just preliminary comments. Additional comments may result as part of the formal review process. Also, staff has identified one condition that will need to be incorporated into the final approval.

April 22, 2016

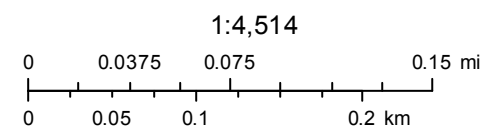
Bill Enright, Deputy Director of Planning and Community Development

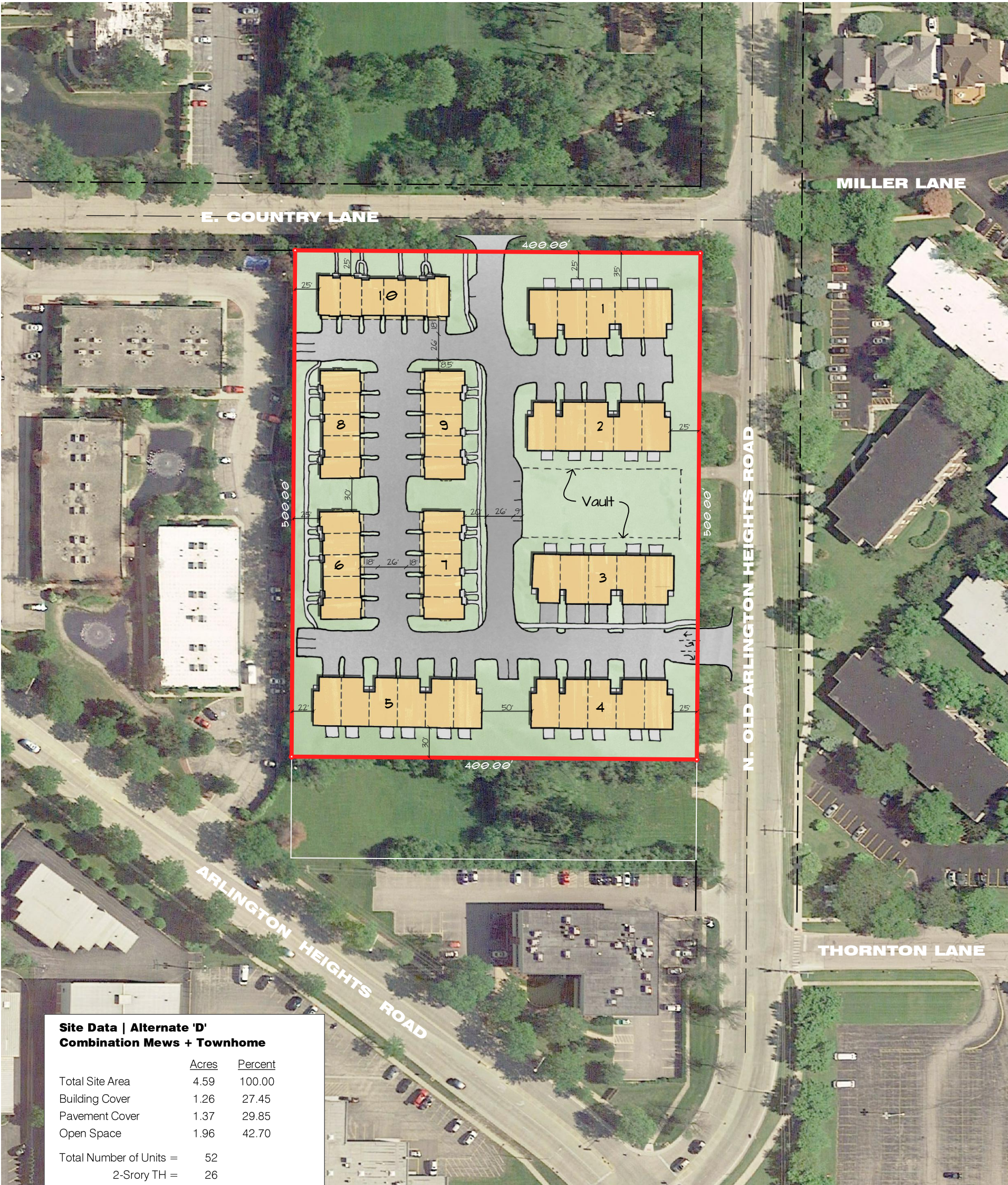
C: Randy Recklaus, Village Manager
Charles Witherington-Perkins, Director of Planning and Community Development
Temp File #-1018

Aerial - Lexington Homes Townhome Proposal

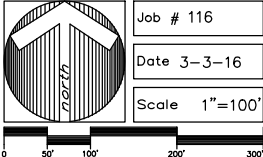


April 21, 2016





Site Data Alternate 'D'		
Combination Mews + Townhome		
	Acres	Percent
Total Site Area	4.59	100.00
Building Cover	1.26	27.45
Pavement Cover	1.37	29.85
Open Space	1.96	42.70
Total Number of Units = 52		
2-Story TH =	26	
Mews =	26	
Gross Site Density =	11.33 DU/Ac.	
Lot Area Required (per R-6 Zoning)		
2 BR = 6 x 2500 SF/DU =	15,000 SF	
3 BR = 46 x 3500 SF/DU =	161,000 SF	
Total Req'd =	176,000 SF	
Lot Area Provided	=	199,940 SF
Parking Spaces Provided:		
Garage	104 @ 2:1	
Driveway	104 @ 2:1	
Guest	14 @ 0.27:1	
Total	222 @ 4.27:1	



Job # 116
Date 3-3-16
Scale 1"=100'

Revisions
4-11-16 Misc. Revisions
Lexington Homes
1731 N. Marcey St., Suite 200
Chicago, IL 60614
(773) 360-0300

CONCEPT SITE PLAN – ALT D
ARLINGTON HEIGHTS ROAD PARCEL
Arlington Heights, Illinois

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