



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 26, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Greenbrier School Addition - 2330 N. Verde Dr. - 4/12/23
- B. Windsor School - 1315 E. Miner St. - 4/12/23

IV. PUBLIC HEARINGS

- A. Metropolis PUD Amendment #2 - 11 S. Highland Ave / PC#23-003
Amendment to PUD to Amend Ord. 98-061, Variation

V. OTHER BUSINESS

- A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Plan Commission
4/26/2023**

Item: Greenbrier School Addition - 2330 N. Verde Dr. - 4/12/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Greenbrier School - 4/12/23	Minutes

PLAN

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

RE: GREENBRIER SCHOOL ADDITION - 2330 NORTH VERDE DRIVE - PC #22-020
AMENDMENT TO SUP ORDINANCE #17-035 FOR BUILDING ADDITION,
VARIATIONS

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 12th day of April, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRPERSON GREEN: I'd like to call the Plan Commission of April 12th, 2023 to order. Our first order of business is to say the Pledge.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Thank you.

Sam, would you take the roll call please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Vice-Chair Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: All right, since we don't have a Chair or a Vice-Chair this evening, I've asked Bruce if he would be Acting Chair for the evening.

So, if we could do a quick motion and voice vote on that?

COMMISSIONER CHERWIN: I will move.

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER JENSEN: I'll second.

MR. HUBBARD: All right, all in favor?

(Chorus of ayes.)

MR. HUBBARD: All opposed?

(No response.)

MR. HUBBARD: Seeing none, congratulations, Acting Chair Green.

ACTING CHAIRPERSON GREEN: We did it again, okay.

Approval of minutes as we move along here, the Betty Haag Academy.

COMMISSIONER JENSEN: So moved.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor, say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed or abstaining?

COMMISSIONER LORENZINI: I abstain, I wasn't here.

ACTING CHAIRPERSON GREEN: All right, the ayes have it.

Now, we're moving into the public hearings, Greenbrier School

Addition and, I suppose we have to start with just one at a time. So, whoever is going to speak on behalf, we'll swear you in.

If you would give us your name, Ryan, and then spell your last name for the court reporter?

MR. SCHULZ: Ryan Schulz, S-c-h-u-l-z, Director of Facilities for Arlington Heights School District 25.

(Witness sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in.

MR. HUBBARD: All right, so we're having to go through this hearing again because the first time when I published the notification in the Daily Herald, which is a requirement prior to all public hearings, I mistakenly had the wrong date for the meeting. So, that was an error. The previous meeting on this which occurred on February 22nd occurred without proper notification, so the public hearing was not properly notified and potentially could have been invalidated.

So, the reason we're before the Plan Commission again this evening is to re-hold this hearing under proper notification. The School District has erected the required signs and sent notices to neighboring property owners. We have put the correct publication notification within the Daily Herald for this meeting. So, all public notices have been given, but I wanted to give a brief overview of why we're here again to discuss this project.

Nothing has changed since the February 22nd meeting, and the minutes from that previous meeting are posted online and are there to become part of the public record for this application. So, the entire discussion that took place at that February 22nd meeting is now a part of this application as well, under proper notice this time.

Again, the project remains the same at Greenbrier. It's a two-classroom addition on the south side of the school to accommodate for the full-day Kindergarten program. There's no change to the parking lots, although the east side parking lot will be reconstructed. There's about a 20-student expected increase, expected increase of two teachers. Overall, it needs an amendment to the previously granted special use permit, a variation for eaves encroaching three feet into a setback where a maximum 2.5-foot encroachment is required, and an adjustment to the previously granted parking variation.

So, at this time, I would like to open up to the audience. Is there anyone in the audience that is in attendance specifically for the Greenbrier School? If you could please raise your hand?

(No response.)

MR. HUBBARD: Okay, seeing no hands raised, I would conclude the Staff and Petitioner's presentations for this project.

ACTING CHAIRPERSON GREEN: Okay, so any further discussion here from the Commission?

(No response.)

ACTING CHAIRPERSON GREEN: Is there a motion? Do we --

COMMISSIONER JENSEN: Bruce, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-020, an Amendment to SUP Ordinance #17-035 to allow a building addition, and the following Variations:

1. An amendment to the variation granted in Ordinance #17-035 that allowed 75 parking spaces where 84 spaces are required by code, to now allow 75 spaces where 86 spaces are required by code.
2. A variation from Chapter 28, Section 6.6-5.1, to allow eaves projecting three feet into a front yard setback where code restricts this distance to 2.5 feet.

This recommendation is subject to the following conditions:

1. If enrollment at Greenbrier Elementary School exceeds or is projected to exceed 406 students within the proposed building, the School District shall demonstrate to the satisfaction of Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations and will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.
2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.
3. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.
4. Compliance with the 2/28/23 Design Commission motion shall be required.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER LORENZINI: I'll second it.

COMMISSIONER CHERWIN: Second.

ACTING CHAIRPERSON GREEN: And then we'll take a roll call vote on that, Sam?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

So, we have a unanimous vote once again, and it will move forward to the Trustees. Is there a date certain on that yet?

MR. HUBBARD: No, not yet. I believe it would be the first meeting in May, the first.

ACTING CHAIRPERSON GREEN: Just notify Sam and he'll give you the exact date when he has it.

(Whereupon, at 7:36 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT



**Plan Commission
4/26/2023**

Item: Windsor School - 1315 E. Miner St. - 4/12/23

Department: Planning & Community Development

ATTACHMENTS:

Description

Windsor School - 4/12/23

Type

Minutes

PLAN

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

RE: WINDSOR SCHOOL ADDITION - 1315 EAST MINER STREET - PC #22-021
AMENDMENT TO SUP ORDINANCE #90-082 AND #17-035 FOR BUILDING
ADDITION

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 12th day of April, 2023 at the hour of 7:36 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRPERSON GREEN: All right, moving on to item number two, the Windsor School Addition. I would assume that the same presentation applies to that as well.

Any further discussion here at the Commission level?

(No response.)

ACTING CHAIRPERSON GREEN: Okay, is there a motion for this?

MR. HUBBARD: Let's poll the audience. Is there anyone from the audience here for this particular agenda item?

(No response.)

MR. HUBBARD: Seeing none, we can open and close public comment.

ACTING CHAIRPERSON GREEN: Seeing none, we'll close that and go into our recommendation. If somebody would like to --

COMMISSIONER SIGALOS: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-021, an Amendment to SUP Ordinance #90-082 and #17-013 to allow a building addition.

This recommendation is subject to the following conditions:

- 1. If enrollment at Windsor Elementary School exceeds or is projected to exceed 466 students within the proposed building, the School District shall demonstrate to the satisfaction of Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations and will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.**
- 2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.**
- 3. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.**
- 4. Compliance with the 2/28/23 Design Commission motion shall be required.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER CHERWIN: I second.

ACTING CHAIRPERSON GREEN: Roll call vote, Sam, please.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

Another unanimous vote in favor of, which will move forward whenever the date is known. So, I think we have it.

I just have one question for you, Ryan, if you would be so kind. I was driving by Olive School and I noticed these giant trees that were cut down. Was that necessary?

MR. SCHULZ: Yes. So, we reviewed it with our construction manager and determined for site logistics and future building safety that those trees need to be removed. We've had conversations with the neighbor to the south in prior years for some of the larger cottonwoods along that property line as well. We both agreed at this time it was the opportune time to remove those trees that then declined for a number of years. He would like to keep, he kept them for a while so we pruned them back, but we did show him and he was in agreement after a while that those trees need to go for future as well just for removal where it was in the building. They were 75-foot tall trees.

ACTING CHAIRPERSON GREEN: Oh, yes.

MR. SCHULZ: And they were in very poor condition.

ACTING CHAIRPERSON GREEN: Were they cottonwood?

MR. SCHULZ: There's cottonwoods on the south end, and then there were some locusts right along Arlington Heights Road as well that were in --

ACTING CHAIRPERSON GREEN: Okay, knowing that, I take my comment back.

MR. SCHULZ: No more cotton blowing over there.

ACTING CHAIRPERSON GREEN: No more cotton, okay. Thank you, Ryan.

Any other discussion?

(No response.)

ACTING CHAIRPERSON GREEN: Okay, we're going to open it up -- I think we're done then, right?

MR. HUBBARD: For public comments.

ACTING CHAIRPERSON GREEN: Okay, public comment. Would anybody from the public like to make a comment?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing none, we'll close the public portion.

Is there anything else, Sam?

MR. HUBBARD: That's it for this evening.

ACTING CHAIRPERSON GREEN: Is there a motion to adjourn?

COMMISSIONER CHERWIN: I'll move to adjourn.

COMMISSIONER SIGALOS: And I'll second.

ACTING CHAIRPERSON GREEN: All those in favor, say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: The ayes have it. We're adjourned, and this is a new record.

COMMISSIONER SIGALOS: This is a new record, eight minutes.

ACTING CHAIRPERSON GREEN: Eight minutes.

COMMISSIONER JENSEN: Eight minutes, that's impressive, Bruce.

ACTING CHAIRPERSON GREEN: Thanks, guys.

(Whereupon, at 7:39 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT



Plan Commission 4/26/2023

Item: Metropolis PUD Amendment #2 - 11 S. Highland Ave / PC#23-003

Department: Planning & Community Development

Requested Action

Amendment to Planned Unit Development to Amended Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses in the subject unit.

Variations Required

Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Amendment to PUD Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses within the subject unit, along with the following variation:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

The SDC recommends approval of the petition, subject to the following:

1. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for all employees working within the subject unit.

2. Medical uses in the Metropolis PUD are limited to the subject unit only, 11 S. Highland Avenue. Medical uses are prohibited in the remainder of the PUD.

3. All other conditions of Ordinance 98-061 shall remain in full effect.

4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Notice
Aerial
CPRC Minutes - 3/28/23
Project Description
Plat of Survey
Written Response to Variation
Justification Criteria
Floor Plan
Department Comments - Round 1
Department Comments - Round 1 -
Petitioner Response

Type

Board or Commission Report
Exhibits
Exhibits
Minutes
Correspondence
Exhibits
Correspondence
Exhibits
Correspondence
Correspondence



VILLAGE OF ARLINGTON HEIGHTS
STAFF
DEVELOPMENT
COMMITTEE

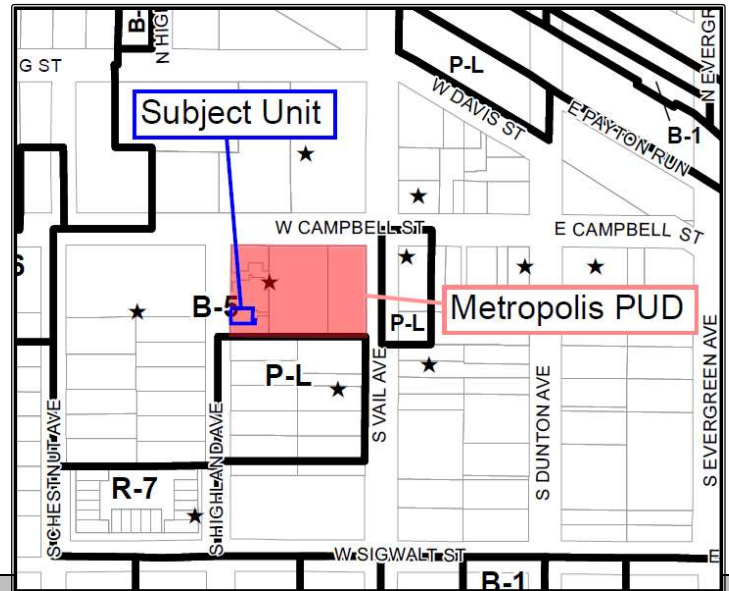
PC File Number: 23-003
Project Title: Metropolis PUD Amendment #2
Address: 11 S. Highland Ave.
PIN: 03-29-346-030, 03-29-346-032 thru -037

REPORT

To: Plan Commission
Prepared By: Jake Schmidt, Development Planner
Meeting Date: April 26, 2023
Date Prepared: April 21, 2023

Petitioner: Lauren Mika Zattera
Address: 1110 Heritage Drive
 Mount Prospect, IL 60056

Existing Zoning: B-5: Downtown District
Comprehensive Plan: Mixed-Use



Direction	Existing Zoning	Existing Use	Comprehensive Plan
<u>SURROUNDING LAND USES</u>			
North	B-5, Downtown District	Metropolis Place Condominiums; Forbici Salon	Mixed-Use
South	P-L, Public Land District	Vail Avenue Garage; Dunton Tower Apartments	Government
East	B-5, Downtown District	Mago Grill and Cantina; Performing Arts Center	Mixed-Use
West	B-5, Downtown District	Vacant Lot	Mixed-Use

Requested Action:

1. Amendment to Planned Unit Development to Amended Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses in the subject unit.

Variations Required:

2. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The Metropolis PUD is a mixed-use development located in downtown Arlington Heights that was approved in 1998. The PUD is comprised of the Metropolis Theater building located along Campbell Street, the Hagenbring multi-tenant commercial building located along Vail Avenue, and the Metropolis Condominium building located along Highland Avenue. The Metropolis condominium building includes ground floor commercial condominium units. Walter G. Zattera, a local dentist practicing in Arlington Heights, has a 1,200 square foot ground floor commercial unit under contract within the Metropolis Condominiums, and is proposing relocation of his dental practice to this location.

The dental practice has four employees (including the dentist) and 1,029 active patients. Hours of operation would be 9:00 am to 6:00 pm Mondays, 8:00 am to 5:00 pm Tuesday and Wednesday, and 8:00 am to 1:00 pm every other Friday and Saturday. The office is closed on Thursdays and Sundays. A part-time hygienist works every Monday, and every other Wednesday, Friday and Saturday. The practice usually sees one patient per hour, which translates to about sixteen (16) patients on Mondays, about (8) patients on Tuesdays, and on Wednesdays approximately 8-16 patients. Every other Friday and Saturday, the dentist treats 8 patients a day. At peak business hours there are 4 staff members and two patients present. Consultations are by appointment only, and no walk-ins are allowed.

Zoning and Comprehensive Plan

The subject property is located within the B-5 Downtown zoning district and medical and dental offices are classified as permitted uses within the B-5 District. However, PUD Ordinance 98-061, which approved the Metropolis PUD, stipulates that no medical office uses are allowed within the development. Therefore, an amendment to the PUD is required to permit a dental office.

This condition of approval was established due to the higher parking demand associated with medical and dental offices, the amount of floor area on the third and fourth floors of the Metropolis Theater building that could have been leased as medical office space, and the lack of onsite parking areas provided within the planned unit development.

The original Metropolis PUD received a parking variation to allow no onsite parking spaces and parking for the development is provided by the Village within the Vail Avenue garage. However, since the original PUD approval and restriction on medical and dental uses was established, the Vail Avenue garage has been expanded to increase the parking supply. The subject property was previously occupied by a physical therapy use / podiatrist, which is considered a medical office. That business has since vacated the site and according to Village records, it appears to have been allowed to occupy the space in error.

The Comprehensive Plan classifies this site as a suitable for mixed-use developments and the existing and proposed uses on the site comply with this designation.

Building and Site

No site changes or exterior changes to the building (other than signage) are proposed as part of the future occupancy of the space by Dr. Zattera. The subject unit will undergo certain modifications to prepare it for use as a dentist office, including reconfigured walls, new plumbing, a new washroom, laboratory, and sterilization area. All improvements are limited to the interior of the site; the exterior will remain the same and signage will utilize the existing awning and color scheme of the building. The petitioner has indicated there is existing soundproofing within the unit to limit any noise generated by the practice, and has agreed to comply with development restrictions on loading and unloading, which restrict these operations to the designated loading area between the hours of 7:00 am and 3:00 pm, Monday through Saturday. No Sunday deliveries are allowed, and on-street deliveries are prohibited.

Traffic and Parking

Per code, the requested amendment to the PUD to eliminate the prohibition on medical and dental uses requires submission of a traffic and parking study by a certified traffic engineer. The petitioner has requested a waiver from this requirement, and the following variation is therefore required:

- ***Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.***

With regards to the requested variation, the petitioner has prepared a written response addressing the standards for variation approval, which are detailed below:

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

- The petitioner has stated that *“the former businesses occupying the property were long standing medical uses. There is no issue relative to parking for the dental office as it has been shown there is ample parking in the area. The proposed use as a dental office and the necessary parking will not alter the essential character of the locality as it is a medical use similar to the previous long standing occupants.”* Staff concurs with this statement. Usage data from the Vail Garage was examined from the 2022 peak season (May through September). During the days and hours the proposed business operates, there is an average parking availability of 319 spaces on publicly accessible levels 1, 4, and 5. The minimum number of available spaces was 31 spaces, which can easily accommodate the practice’s staff and patients present at any one time. In addition to customer parking availability within the Vail Garage, on-street parking options exist on Highland Avenue, Campbell Street, and Vail Avenue in close proximity to the subject unit.

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- The petitioner states that *“the Plight of the owner is due to unique circumstances. Petitioner’s current dental office, a longtime business located in Arlington Heights, must immediately relocate due to redevelopment of its current building. As the previous occupants of this property were a long-standing medical use, the subject property is an excellent replacement.”* Staff concurs that a hardship is faced by the petitioner, and that given the previous use of the space was medical in nature, the cost and time required for a full traffic and parking study would add to their hardship.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

- The petitioner states that *“the proposed variation is in harmony with the spirit and intent of this Chapter”*, noting that *“the dental office will have less traffic and parking needs than the previously approved medical offices that the Village permitted to operate. The office operates 3-5 days per week. They generally do not operate in the evenings or on Sunday. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.”* As one of the intents of the Village Zoning Code is “to prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts”, Staff believes that, given the intensity of the operation described, waiving the requirement for a full traffic and parking study will not result in a use conflicting with this intent of code, and the request is therefore in harmony with the spirit and intent of code.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

- The petitioner states that *“the variance to waive the Traffic and Parking Study is the minimum variance necessary to allow reasonable use of the property.”* Staff notes that this is the only variation requested as part of this petition, and that the use proposed is otherwise permitted in the underlying B-5 Zoning District. As such, Staff concurs with the petitioner’s statement.

Therefore the Staff Development Committee is supportive of this variation.

PUD Amendment Request

With respect to the PUD Amendment request, Staff notes that the Vail Avenue garage has been expanded since the original prohibition on medical/dental uses was established, providing additional parking capacity. The subject space had previously been occupied by a medical office use, and the Village public parking system was able to adequately accommodate for the parking demand from that business. As mentioned previously, data from the parking guidance system in the Vail Avenue Garage demonstrates that capacity is available to meet the peak demand of the practice.

The subject unit is small in size at only 1,200 square feet, and the limited number of employees and the low volume of daily clients is not expected to create a substantial parking demand.

The petitioner shall be required to purchase parking passes for all employees to allow them to park within the Vail Avenue garage, and the petitioner has agreed to this requirement.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Amendment to PUD Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses within the subject unit, along with the following variation:

- 1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.***

The SDC recommends **approval** of the petition, subject to the following:

1. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for all employees working within the subject unit.
2. Medical uses in the Metropolis PUD are limited to the subject unit only, 11 S. Highland Avenue. Medical uses are prohibited in the remainder of the PUD.
3. All other conditions of Ordinance 98-061 shall remain in full effect.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

_____, April 21, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 23-003

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON APRIL 26, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-003, a request for an Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, 99-064, and 05-040 to allow a Dental Practice, and a variation from Chapter 28, Section 6.12-1 of the Village of Arlington Heights Municipal Code, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer. The subject property is located at 11 S. Highland Ave. in Arlington Heights, Illinois. The subject property is bounded by West Campbell Street to the north, South Highland Avenue to the west and South Vail Avenue to the east.

The legal description for the subject property is as follows: LOTS 1, 2, 3, 4 & 17 IN SIEBURG'S SUBDIVISION OF BLOCK 25 (EXCEPT THE EAST ½ LOTS 1 AND 2) ALSO OF THE NORTH ½ OF BLOCK 32 AND SO MUCH OF ROBINSON STREET AS LIES BETWEEN SAID BLOCKS 25 AND 32 IN THE TOWN OF DUNTON, AND THE VACATED 16' PUBLIC ALLEY LYING WEST OF SAID LOTS 1 & 17 AND EAST OF SAID LOTS 2 & 4 IN SIEBURG'S SUBDIVISION AS VACATED PER DOCUMENT NO. 08156416 AND RECORDED DECEMBER 21, 1998 AND THE EAST HALF OF LOTS 1 AND 2 IN BLOCK 25 IN THE TOWN OF DUNTON, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

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. Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald April 11, 2023 (4598258)

RECEIVED
APR 17 2023
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/11/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

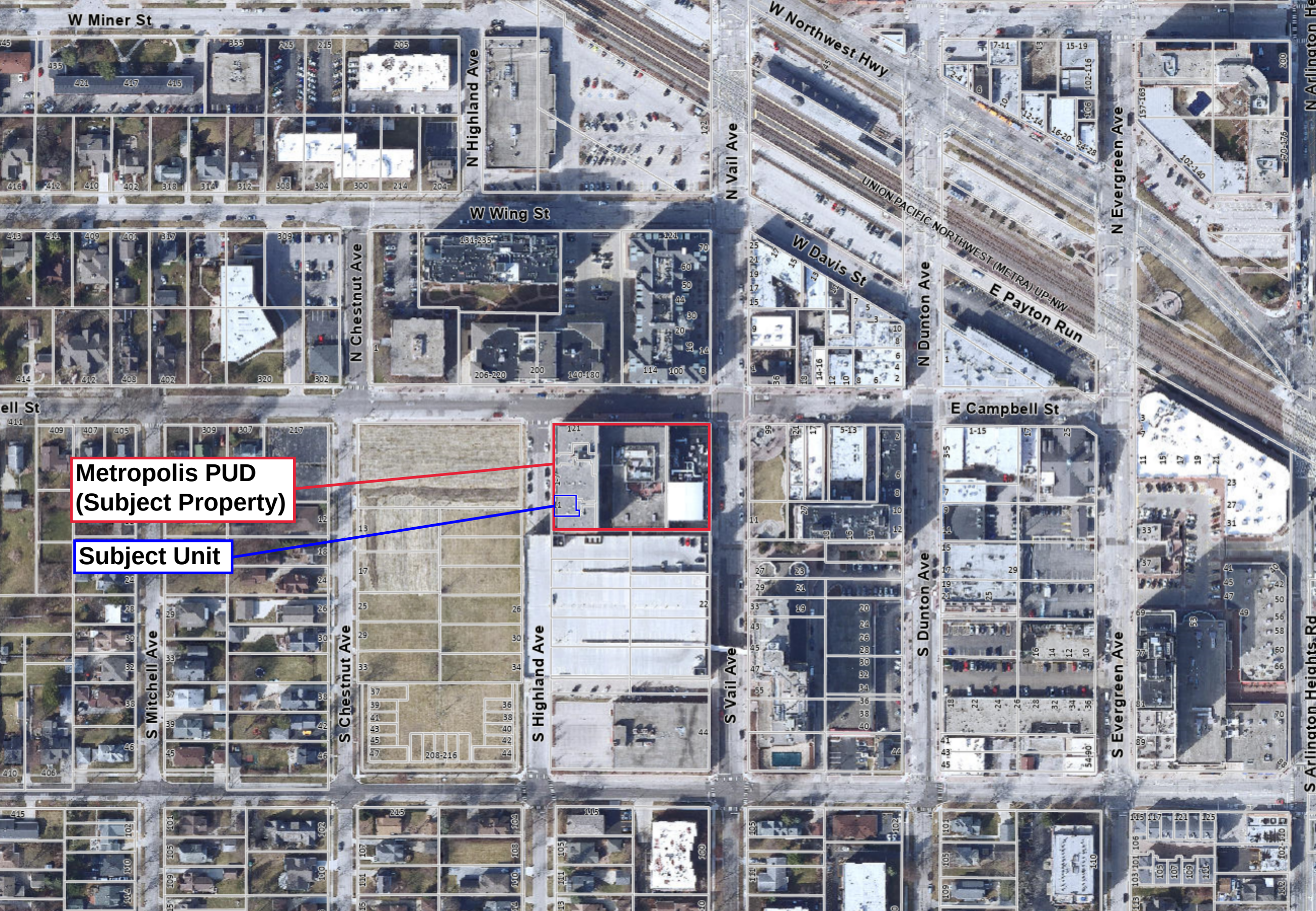
BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4598258





**Metropolis PUD
(Subject Property)**

Subject Unit

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

March 8, 2023

Project Title: Lauren Mika Zattera
Address: 1110 Heritage Drive
Mount Prospect, IL 60056

Requested Action:

1. Amendment to Planned Unit Development to Amended Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses in the subject unit

Variations Required:

- Vari Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.
- Additional Variations may be identified upon submittal of detailed plans.

Attendees: Jeff Evens, Attorney representing the Petitioner
Walter Zattera, Dentist/Petitioner
Paul Sieben, Architect of Record
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The Metropolis PUD is a mixed-use development located in downtown Arlington Heights that was approved in 1998. The PUD is comprised of the Metropolis Theater / commercial building located along Campbell Street, the Hagenbring multi-tenant commercial building located along Vail Avenue, and the Metropolis Condominium building located along Highland Avenue, which condominium building includes ground floor commercial condominium units. Walter G. Zattera, a local dentist practicing in Arlington Heights, has under contract a 1,261 square foot ground floor commercial unit (the “subject unit”) within the Metropolis Condominiums and is proposing relocation of his dental practice to this location.

The dental practice has four employees (including the dentist) and 1,029 active patients. Hours of operation are Monday 9 a.m. to 6 p.m.; Tuesday and Wednesday 8 a.m. to 5 p.m., closed on Thursday, and every other Friday and Saturday they are open from 8 a.m. to 1 p.m. A part-time hygienist works every Monday and every other Wednesday, Friday and Saturday. The practice usually sees one patient per hour, which translates to about sixteen (16) patients on Mondays, about (8) patients on Tuesdays, and on Wednesdays approximately 8-16 patients. Every other Friday and Saturday, the dentist treats 8 patients a day. Consultations are by appointment only and no walk-ins are allowed.

Meeting Discussion:

Mr. Evens stated that he is an attorney and is representing the petitioner, who is the buyer of the property. The request was for an amendment to the PUD to allow medical office uses. The property is located in the B-5 District, which allows medical office uses but the PUD approval specifies that medical offices are not allowed within this building. Dr. Zattera has been practicing in Arlington Heights for the last 16 years and needs to relocate since his current location, where he was renting, was sold to a new owner. The former owner of the subject unit was a podiatrist/physical therapist, so the site had previously been used as a medical office. The petitioner believes that the requested approvals meet the necessary standards for approval.

Dr. Zattera said that he very much liked the subject unit and it was ideal for his practice. At his previous location it was communicated that he would have to vacate sometime in April. Then in January he was given a one-months' notice to vacate. He has been working out of two temporary locations and it has been a challenge but he is getting used to it. They have a

total of four employees and he would purchase parking permits for them. For his clients there is four-hour parking in the Vail Avenue garage. He was hoping to obtain the necessary zoning approvals as soon as possible so he could begin minor interior remodeling to prepare the space for his practice.

Mr. Hubbard stated that the subject property is the Metropolis PUD, which is located in the B-5 District. The subject unit is a commercial condominium within the Metropolis PUD. The B-5 District allows medical and dental offices, however, when the Metropolis PUD was originally approved in 1998, a condition of approval was included to prohibit medical and dental offices within the PUD. This was due to concerns over the high parking demand associated with those types of uses and the fact that the Village parking supply in the vicinity would need to accommodate for the parking demand from the Metropolis PUD since the PUD did not include any onsite parking. Additionally, the PUD was planned to include a large amount of unleased space on the third and fourth floors, which could have potentially accommodated a large medical or dental user.

The zoning request was to amend the PUD to eliminate the prohibition on medical/dental uses only for this particular commercial condominium unit. Since the original PUD approval in 1998, a fifth floor has been added to the Vail Avenue garage which has increased the Village parking supply. The Staff Development Committee is generally supportive of the requested amendment for several reasons: 1) the previous tenant was a medical related tenant, which was approved for occupancy in error, and the Village does not believe that the previous tenant/medical use created a strain on the public parking supply within the vicinity, 2) the aforementioned expansion to the Vail Avenue garage has increased the public parking supply, and 3) the subject unit is small at around 1,200 square feet in size and with only four employees. The Village does not anticipate that this business will have a significant impact on the public parking supply.

Per code, a traffic and parking study is required and the Staff Development Committee was generally supportive of a variation to waive this requirement. As part of the Plan Commission application, the petitioner will need to provide written justification addressing the variation approval criteria relative to the requested waiver of the traffic and parking study. The petitioner will be required to purchase parking passes for all employees to allow them to park within the Vail Avenue garage. The petitioner should be aware that a private RPZ will be required for this unit. A Plan Commission application has already been received for this project and staff is working to get this project before the Plan Commission as soon as possible.

Mr. Evens asked about the variation justification criteria.

Mr. Hubbard clarified that the response to the variation approval criteria had been drafted relative to the overall use of the space as a dentist office. However, the specific variation request was to waive the traffic and parking study requirement, so the response to the criteria should be revised to reflect the waiver request for the parking study, not the overall use of the property as a dentist office.

Commissioner Cherwin asked if there was a lot of capacity in the Vail Avenue garage during the day.

Mr. Hubbard replied that there was available parking capacity in the garage during the day.

Commissioner Cherwin stated that he imagined the justification to waive the traffic and parking study requirement was that there is a large public parking garage right next to the development. He is supportive of the proposed use and variation.

Commissioner Jensen asked about the previous tenant and whether they had come before the Plan Commission.

Mr. Hubbard responded that the previous tenant has not appeared before the Plan Commission and has only applied for a building permit. He suspected that the individual who approved the building permit was not aware of the restriction on medical/dental offices within the PUD.

Commissioner Jensen asked where the subject unit was located within the building.

Dr. Zattera replied that he would be on the first floor.

Commissioner Jensen stated that he did not take issue with the proposed use, especially because there had previously been a medical tenant within the subject unit which had not appeared to have caused any problems.

Commissioner Green said he thought that the proposed business was a good use for the subject unit and he encouraged the petitioner to proceed forward.

Commissioner Green opened up the floor for public comment. No one raised their hand for public comments.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

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

5. Project Description – 11 S. Highland Avenue

“My practice is a family-oriented practice, seeing patients as young as 3 years old to patients in their 90's. I have been in practice for 39 years and have no plans on retiring anytime soon. I am currently located at 120 W Eastman St, Arlington Heights, which is being torn down as of my current knowledge in April 2023. We have four employees, including me. My practice has 1029 active patients. My hours of operation are Monday, 9-6. Tuesday and Wednesday, 8-5. Closed on Thursday. Every other Friday and Saturday, 8-1. I have a part-time hygienist that works every Monday and every other Wednesday, Friday and Saturday. We usually see patients one every hour. So Mondays, we will see about 16 patients. Tuesday, we will see 8 patients. Wednesday, 8-16 patients. Every other Friday and Saturday, 8 patients a day. Appointments only, no walk-ins.

As far as the nature of the improvements is concerned, the only wall we are not changing is the waiting room. Plumbing is there for the 4 operatories but we will need to add plumbing for the additional employee washroom and lab and sterilizing area. All improvements are internal only.” – Dr. Walter Zattera

Dr. Walter Zattera's goal is to have his practice open and to be seeing patients by April 1, 2023 at his new location, 11 S. Highland Avenue.

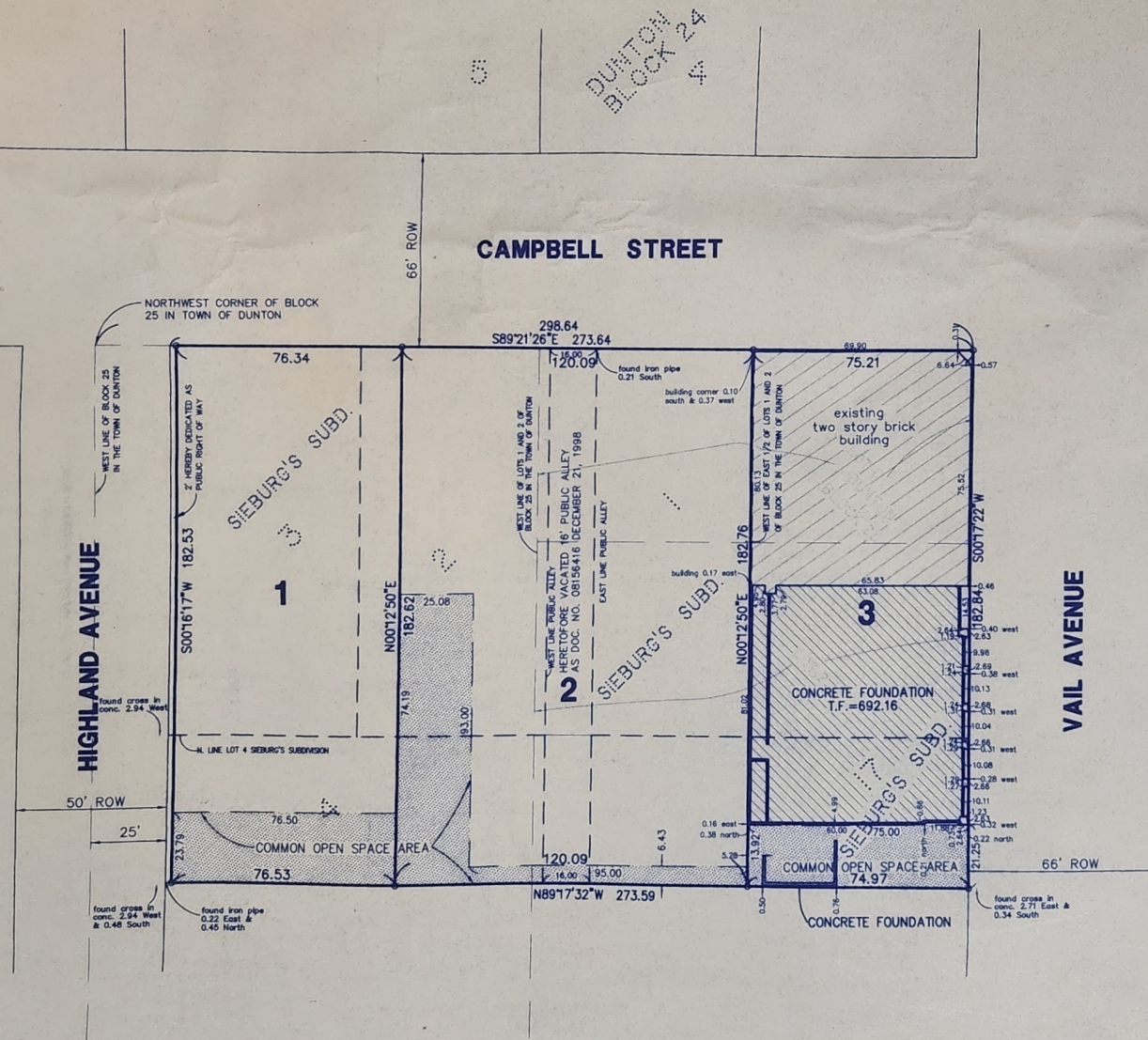
GEOCON, LTD.

PLAT OF SURVEY (SPOT, 2 COPIES)

OF

495 CENTRAL AVENUE
NORTHFIELD, IL 60093

LOTS 1, 2, 3, 4 & 17 IN SIEBURG'S SUBDIVISION OF BLOCK 25 (EXCEPT THE EAST 1/2 LOTS 1 AND 2) ALSO OF THE NORTH 1/2 OF BLOCK 32 AND SO MUCH OF ROBINSON STREET AS LIES BETWEEN SAID BLOCKS 25 AND 32 IN THE TOWN OF DUNTON, AND THE VACATED 16' PUBLIC ALLEY LYING WEST OF SAID LOTS 1 & 17 AND EAST OF SAID LOTS 2 & 4 IN SIEBURG'S SUBDIVISION AS VACATED PER DOCUMENT NO. 08156416 AND RECORDED DECEMBER 21, 1998 AND THE EAST HALF OF LOTS 1 AND 2 IN BLOCK 25 IN THE TOWN OF DUNTON, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.

SCALE: ONE INCH = 30 FEET

FILE NO. 97-304-102

ORDERED BY: RON HINKS

TRAPANI CONSTRUCTION CO. INC.

PROPERTY ADDRESS: CAMPBELL STREET
ARLINGTON HEIGHTS, ILLINOIS

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and alle markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS
COUNTY OF COOK S.S.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES ABOVE DESCRIBED AND THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE SAID SURVEY.

NORTHFIELD, IL. 3/24 A.D. 1999
GEOCON, LTD.

BY *Edward Peklay*
ILLINOIS PROFESSIONAL LAND SURVEYOR



Zoning Review Response

Project: 11 S. Highland Ave., Arlington Heights, IL. / Metropolis PUD Amendment

Case Number: PC 23-003

In response to the Planning & Community Development Department Review questions dated March 10, 2023, the Petitioner states as follows:

General:

7. The Petitioner requests approval of the following:

a) Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, 99-066, and 05-040 to allow a dental office use at 11 S. Highland Ave.

b) A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

8. The Petitioner hereby requests a Variation to waive the Traffic and Parking Study. The Petitioner hereby confirms that it meets the standards for variation of the Traffic and Parking Study and provides details in response to those standards below:

a. The former businesses occupying the property were long standing medical uses. There is no issue relative to parking for the dental office as it has been shown there is ample parking in the area. The proposed use as a dental office and the necessary parking will not alter the essential character of the locality as it is a medical use similar to the previous long standing occupants.

b. The use will also be compatible with existing uses and zoning of nearby property. In fact, the dental office will likely have less traffic and parking needs than the previously approved medical offices that the Village permitted to operate.

c. The Plight of the owner is due to unique circumstances. Petitioner's current dental office, a longtime business located in Arlington Heights, must immediately relocate due to redevelopment of its current building. As the previous occupants of this property were a long standing medical use, the subject property is an excellent replacement.

d. The proposed variation is in harmony with the spirit and intent of this Chapter. The dental office will have less traffic and parking needs than the previously approved medical offices that the Village permitted to operate. The office operates 3-5 days per week. They generally do not operate in the evenings or on Sunday. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.

As a condition of approval and per our correspondence with the planning department, the Petitioner will provide parking permits for his staff. Additionally, Patients will be able to benefit from the free parking for up to four (4) hours, Monday through Saturday, Between 5:00 a.m. and 6:00 p.m. at the Vail garage during normal business hours.

e. The variance to waive the Traffic and Parking Study is the minimum variance necessary to allow reasonable use of the property.

9. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.

As a condition of approval and per our correspondence with the planning department, the Petitioner will provide parking permits for his staff. Additionally, Patients will be able to benefit from the free parking for up to four (4) hours, Monday through Saturday, Between 5:00 a.m. and 6:00 p.m. at the Vail garage during normal business hours.

Use/Noise:

10. To the best of our knowledge the building contains soundproofing between floors and/or residential units above. There were previous medical offices in the space before and this use should have limited noise and operate in a similar fashion. Sound and Vibration from the operatories will not overflow into the other units or common areas of the building.

Parking:

11. At the previous Planning and Community Development meeting on March 8, 2023, the board and staff seemed to verify that the Vail Avenue garage has sufficient capacity to accommodate the additional spaces required for employees and patients. The office operates 3-5 days per week. They generally do not operate in the evenings or on Sunday. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.

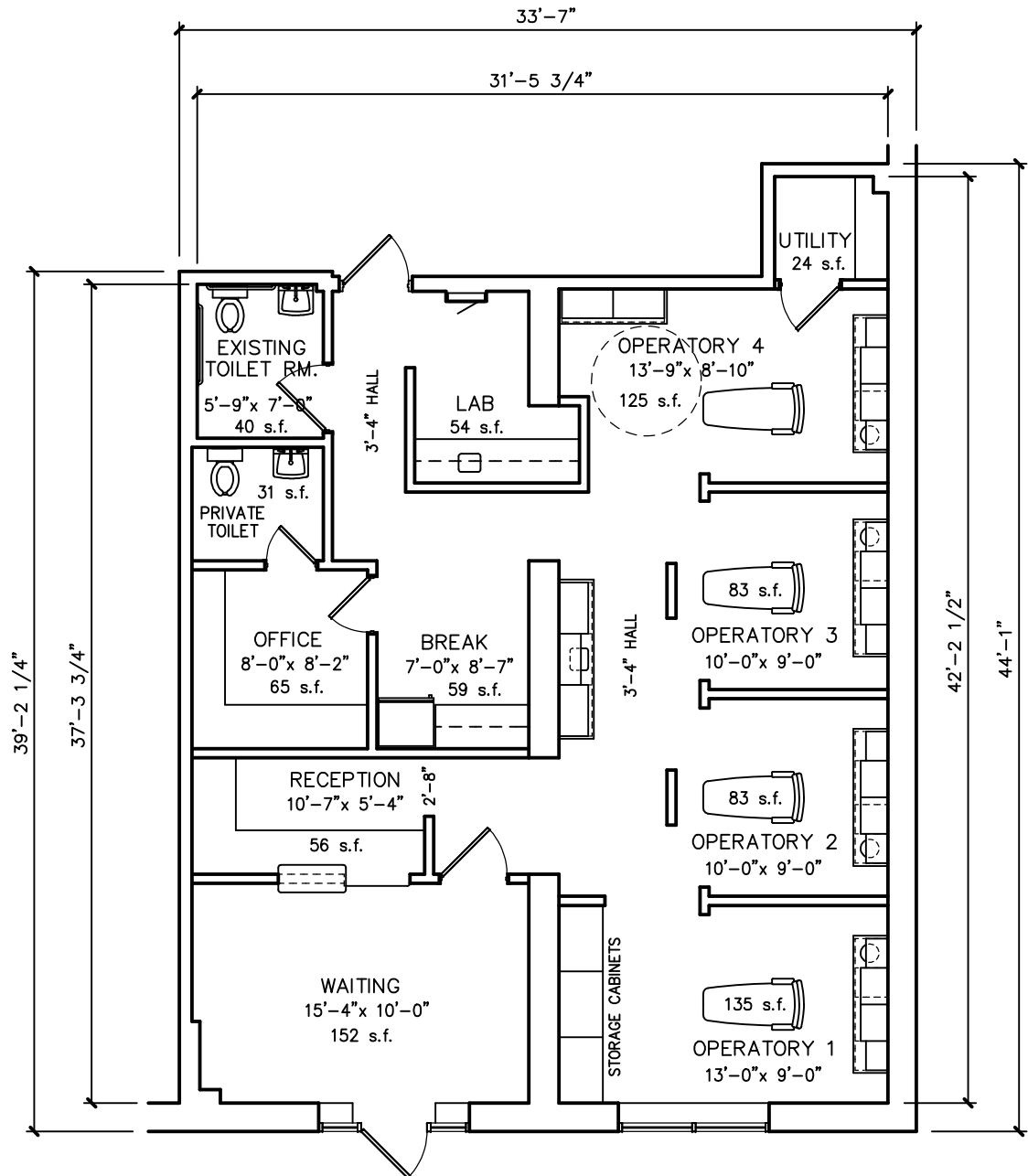
12. Supplies and deliveries will generally be delivered to the space a couple of times a week as a letter or small boxes and usually by UPS or Federal Express. The only larger deliveries will be for equipment during the buildout of the unit. The staff, patients and deliveries to the space will not alter the essential character of the locality and is compatible with previous uses. The Petitioner acknowledges that the Metropoulos PUD only allows usage of the loading areas for deliveries between the hours of 7:00 a.m. -3:00 p.m. Monday through Saturday with No Sunday deliveries. Petitioner will abide by these restrictions.

<i>Lauren Mika Zattera</i>	dotloop verified 04/03/23 3:21 PM CDT PZCB-ZODF-XYJU-0YUZ	04/03/2023
----------------------------	---	------------

Lauren M. Zattera

<i>Walter Zattera</i>	dotloop verified 04/03/23 5:36 PM EDT LGTC-2PUA-04JZ-BVOX	04/03/2023
-----------------------	---	------------

Dr. Walter G. Zattera



TENANT AREA = 1200 SQ. FT.

ARCHITECTURAL CONSULTING SERVICES

870 WEST HILLSIDE
PALATINE, IL 60067
(224) 725-8563

DRAWING NAME:

PROPOSED NEW PLAN

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

PROPOSED NEW SPACE PLAN
FOR:

Dr. Zattera Dental

11 S. Highland Avenue
Arlington Heights, IL

DATE:

MARCH 22, 2023

SHEET NUMBER:

SK-10



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: SDC: 11 S Highland Ave – Medical Office

Date: January 18, 2023

General Comments:

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

1. Interior remodel of space shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Existing Building Code with amendments
 - c. 2018 International Fire Code with amendments
 - d. 2018 International Fuel Gas Code with amendments
 - e. 2018 International Mechanical Code with amendments
 - f. 2018 Illinois Energy Conservation Code with state amendments
 - g. 2018 Illinois Accessibility Code
 - h. 2014 Illinois Plumbing Code with amendments
 - i. 2017 National Electrical Code with amendments
2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.
3. Drawing does not indicate which restroom is new and which is existing. Grab bars are required and not shown. The plans do not appear to conform to this requirement.
4. The restroom dimensions do not comply with the 2018 IAC. The depth is required to be 5 feet 6 inches. The drawing shows both with a depth of 5 feet. The plans do not appear to conform to this requirement.
5. Maneuvering space of 60 inches is required in the breakroom, restrooms, lab and in one each of the operatory and hygiene rooms. The plans do not appear to conform to this requirement.
6. Counter height at the receptionist desk, breakroom, lab and at least one each of the operatory and hygiene rooms not indicated. Maximum height is 34 inches. In order to verify compliance, please provide the height of the counters at the receptionist desk, breakroom, lab and at least one each of the operatory and hygiene rooms.
7. Minimum clear door width opening is required to be 32 inches. The restrooms, breakroom and lab have doors with an opening size of 30 inches. The plans do not appear to conform to this requirement.

8. The lab sink shall be accessible and provide the required clearances for a side approach or forward approach. In order to verify compliance, provide an elevation of the lab sink and counter.
9. The height of transitions at the doors to the exterior cannot exceed ½-inch. In order to verify compliance, provide cross section of the door opening.

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. PC 23-003
 Petitioner: Lauren Mika Zattera or Assignee

 Owner: Motion Werks LLC

 Contact Person: Jeffrey Evens
 Address: 6767 N. Milwaukee Avenue
Niles, IL 60714
 Phone #: 773-907-0207
 Fax #: 773-728-0158
 E-Mail: jeff@chicagorealestatelaw.com

P.I.N.# 03-29-346-034-0000
 Location: 11 S. Highland Avenue
 Rezoning: _____ Current: B5 Proposed: B5
 Subdivision: _____
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: ✓ For: Dental
 Special Use: _____ For: N/A
 Land Use Variation: _____ For: N/A

 Land Use: _____ Current: Vacant
 Proposed: Dental Office
 Site Gross Area: approximately 1,261+ SF
 # of Units Total: 1 commercial
 1BR: N/A 2BR: 3BR: 4BR: N/A

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities
 Water _____ NO
 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
<u>X</u>	<u>X</u>	
		<u>N/A</u>
		<u>N/A</u>
		<u>N/A</u>
	<u>X</u>	
	<u>X</u>	
	<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
 DATE OF PLANS: _____

Michael J. Zattera
 Director
 Village Engineer

1/31/23
 Date

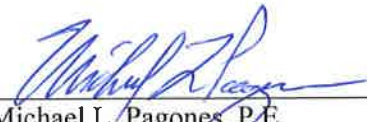
PLAN COMMISSION PC #23-003

Dental Office

11 S Highland Ave

Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. A private RPZ is required to isolate the medical office from the other units in the building. This can be addressed at permit.
13. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 1/31/23
Village Engineer Date

HEALTH SERVICES DEPARTMENT

6

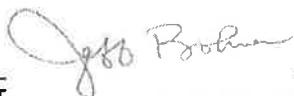
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: <u>P.C. PC 23-003</u>	P.I.N.# <u>03-29-346-034-0000</u>
Petitioner: <u>Lauren Mika Zattera or Assignee</u>	Location: <u>11 S. Highland Avenue</u>
	Rezoning: <u> </u> Current: <u>B5</u> Proposed: <u>B5</u>
	Subdivision: <u> </u>
	# of Lots: <u>1</u> Current: <u> </u> Proposed: <u> </u>
Owner: <u>Motion Werks LLC</u>	PUD: <u>✓</u> For: <u>Dental</u>
	Special Use: <u> </u> For: <u>N/A</u>
	Land Use Variation: <u> </u> For: <u>N/A</u>
Contact Person: <u>Jeffrey Evens</u>	
Address: <u>6767 N. Milwaukee Avenue</u>	Land Use: <u> </u> Current: <u>Vacant</u>
<u>Niles, IL 60714</u>	Proposed: <u>Dental Office</u>
Phone #: <u>773-907-0207</u>	Site Gross Area: <u>approximately 1,261+ SF</u>
Fax #: <u>773-728-0158</u>	# of Units Total: <u>1 commercial</u>
E-Mail: <u>jeff@chicagorealestatelaw.com</u>	1BR: <u>N/A</u> 2BR: <u>3BR: 4BR: N/A</u>

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

1. GENERAL COMMENTS:

No comments from this Department.

 1/31/23
Environmental Health Officer Date

 1/31/23 Direc
tor Date

Planning & Community Development Dept. Review

March 10, 2023



REVIEW ROUND 1

Project: 11 S. Highland Ave. Arlington Heights Rd.
Metropolis PUD Amendment

Case Number: PC 23-003

General:

7. The Plan Commission must review and approve the following action:
 - a) Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, 99-066, and 05-040 to allow a dental office use at 11 S. Highland Ave.
 - b) A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
8. A Traffic & Parking Study prepared by a Certified Traffic Engineer is required. If you wish to pursue a variation to waive this requirement, please revise the written response to Zoning Code Variation Criteria to directly address/justify the requested variation to waive the Traffic & Parking study requirement. The written response submitted with this application relates to the use of the property as a dental office and not the request for a variation to waive the Traffic & Parking study. The approval standards for variations are provided below for reference:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
9. How many employees do you anticipate? How many of these employees will be present at any one time (peak shift)?

Use/Noise:

10. Does the building contain any soundproofing between floors and/or residential units above? Will sound/vibration from the operatories overflow into the other units or common areas of the building?

Parking:

11. Staff will need to verify if the Vail Avenue garage has sufficient capacity to accommodate the additional spaces required for the employees of the dental office, as well as the patients in the waiting rooms and operatories. Please indicate the total expected occupancy of the space at any given time. For example, while the floor plan and narrative indicate that at least 4 patrons and 4 employees will be occupying the space at any given time, dispensation must be made for families or other patrons walking in to inquire about services.
12. Please indicate how supplies and deliveries will be made to the space, and with what frequency. Please be aware that the Metropolis PUD approval only allows usage of the loading areas for

deliveries between the hours of 7:00am – 3:00pm Monday through Saturday. No Sunday deliveries are allowed and on-street deliveries are prohibited. Please acknowledge that you will abide by these restrictions.

Prepared by: _____

A handwritten signature in black ink, appearing to be "John Schmitt", written over a horizontal line.

ARCHITECTURAL CONSULTING SERVICES

870 W. Hillside Street
Palatine, IL 60067
(224) 725-8563

March 31, 2023

Village of Arlington Heights Building & Life Safety Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005
attn: Nalini

re: Tenant Build-out
11 S. Highland Avenue

Dear Nalini,

We are in receipt of the various review comment letters for the above referenced project. The following are itemized responses.

General Comments:

1. The remodel of the space will comply with the listed codes: 2018 IBC codes, 2017 National Electric Code, and 2014 Illinois Plumbing Code.
2. I will be providing the licensed architect seal on the drawings.
3. The existing toilet room will remain - it already meets ADA standards for fixtures, grab bars, and clearances.
4. See response 3 above.
5. Maneuvering space of 60 inches is now provided in the rooms listed.
6. Counter heights will comply with the maximum 34 inch height in the rooms listed.
7. 32" minimum clear door width openings are now provided for all public access areas.
8. The lab sink will comply with code clearances.
9. The transition height at the doors to the exterior does not exceed 1/2 inch.

Plumbing:

1. A private RPZ valve will be provided as part of the tenant build-out.

Police Department:

2. A Village pole lamp is located directly outside the tenant space entry -see attached photo.
6. The tenant will provide the emergency information/ contact card to the Police Department.

Should you have any further concerns or comments, please feel free to contact my office.

Sincerely,
Paul Sieben, Architect



Forbici
SALON + SPA

Forbici

Services

Andel Real Estate Appraisals
11 SOUTH

Andel Appraisals
HIGHLAND AVE.

ROYCE GROUP
FOR SALE
MICHAEL LOBACOSKI
630.267.0844

2
HOUR
PARKING

11 SOUTH



2
HOUR
PARKING

11

NO PARKING
LOADING
AREA ONLY
VIOLATORS WILL BE
TICKETED AND TOWED

NO PARKING
LOADING
AREA ONLY
VIOLATORS WILL BE
TICKETED AND TOWED



Zoning Review Response

Project: 11 S. Highland Ave., Arlington Heights, IL. / Metropolis PUD Amendment

Case Number: PC 23-003

In response to the Planning & Community Development Department Review questions dated March 10, 2023, the Petitioner states as follows:

General:

7. The Petitioner requests approval of the following:

a) Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, 99-066, and 05-040 to allow a dental office use at 11 S. Highland Ave.

b) A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

8. The Petitioner hereby requests a Variation to waive the Traffic and Parking Study. The Petitioner hereby confirms that it meets the standards for variation of the Traffic and Parking Study and provides details in response to those standards below:

a. The former businesses occupying the property were long standing medical uses. There is no issue relative to parking for the dental office as it has been shown there is ample parking in the area. The proposed use as a dental office and the necessary parking will not alter the essential character of the locality as it is a medical use similar to the previous long standing occupants.

b. The use will also be compatible with existing uses and zoning of nearby property. In fact, the dental office will likely have less traffic and parking needs than the previously approved medical offices that the Village permitted to operate.

c. The Plight of the owner is due to unique circumstances. Petitioner's current dental office, a longtime business located in Arlington Heights, must immediately relocate due to redevelopment of its current building. As the previous occupants of this property were a long standing medical use, the subject property is an excellent replacement.

d. The proposed variation is in harmony with the spirit and intent of this Chapter. The dental office will have less traffic and parking needs than the previously approved medical offices that the Village permitted to operate. The office operates 3-5 days per week. They generally do not operate in the evenings or on Sunday. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.

As a condition of approval and per our correspondence with the planning department, the Petitioner will provide parking permits for his staff. Additionally, Patients will be able to benefit from the free parking for up to four (4) hours, Monday through Saturday, Between 5:00 a.m. and 6:00 p.m. at the Vail garage during normal business hours.

e. The variance to waive the Traffic and Parking Study is the minimum variance necessary to allow reasonable use of the property.

9. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.

As a condition of approval and per our correspondence with the planning department, the Petitioner will provide parking permits for his staff. Additionally, Patients will be able to benefit from the free parking for up to four (4) hours, Monday through Saturday, Between 5:00 a.m. and 6:00 p.m. at the Vail garage during normal business hours.

Use/Noise:

10. To the best of our knowledge the building contains soundproofing between floors and/or residential units above. There were previous medical offices in the space before and this use should have limited noise and operate in a similar fashion. Sound and Vibration from the operatories will not overflow into the other units or common areas of the building.

Parking:

11. At the previous Planning and Community Development meeting on March 8, 2023, the board and staff seemed to verify that the Vail Avenue garage has sufficient capacity to accommodate the additional spaces required for employees and patients. The office operates 3-5 days per week. They generally do not operate in the evenings or on Sunday. At peak business hours there are 4 staff members and two patients present at any given time. However, at most other times, there are 3-4 individuals present, including staff and patients. The majority of patient visits last 30 minutes to 1 hour.

12. Supplies and deliveries will generally be delivered to the space a couple of times a week as a letter or small boxes and usually by UPS or Federal Express. The only larger deliveries will be for equipment during the buildout of the unit. The staff, patients and deliveries to the space will not alter the essential character of the locality and is compatible with previous uses. The Petitioner acknowledges that the Metropoulos PUD only allows usage of the loading areas for deliveries between the hours of 7:00 a.m. -3:00 p.m. Monday through Saturday with No Sunday deliveries. Petitioner will abide by these restrictions.

<i>Lauren Mika Zattera</i>	dotloop verified 04/03/23 3:21 PM CDT PZCB-ZODF-XYJU-0YUZ	04/03/2023
----------------------------	---	------------

Lauren M. Zattera

<i>Walter Zattera</i>	dotloop verified 04/03/23 5:36 PM EDT LGTC-2PUA-04JZ-BVOX	04/03/2023
-----------------------	---	------------

Dr. Walter G. Zattera