



Village of Arlington Heights
Conceptual Plan Review Committee
Virtual Meeting
March 31, 2021
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3cdJ2KT>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on March 31, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Arlington 425 - 11/18/20
B. Hand & Stone Massage - 1/27/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Toscana Banquet Hall - 1863 W. Central Rd. - T1731
Special Use for Banquet Hall
B. South Pine Rowhomes - 413-419 S. Pine Ave. - T1729
Rezoning from R-3 to R-5, Comp Plan Amendment, Variations

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.



**Conceptual Plan Review Committee
3/31/2021**

Item: Arlington 425 - 11/18/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Arlington 425 - 11/18/20	Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

November 18, 2020

Project Title: Arlington 425 PUD Amendment
Project Address: Northern Portion of Block 425

Petitioner: Michael D. Firsel
Address: 2801 Lakeside Drive-Suite 207
Bannockburn, IL 60015

Requested Action:

1. An amendment to Planned Unit Development (PUD) Ordinance 19-019, to allow modifications to the previously approved development plan

Variations Required:

- None identified at this time

Attendees: Mike Firsel, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is the “Arlington 425” development site, located on the west side of Downtown Arlington Heights. This property was approved as a PUD in 2019 to allow 361 dwelling units dispersed amongst three proposed buildings on the site. This development was to include ground floor mixed uses in two of the buildings, totaling up to approximately 36,000 square feet of ground floor retail space and approximately 7,500 square feet of office space. The largest building onsite was to include 5-6 floors of parking with 7 stories of apartments above (total of 13 floors). Formal approval of this development was granted by the Village Board on June 3, 2019, and on August 17 of 2020, the Village Board granted an extension of those approvals through June 3, 2021 (for the Preliminary Plat of Subdivision), and June 3, 2022 for the PUD.

The petitioner is proposing certain modifications to the approved PUD, which would reduce the density of the project and decrease the total number of units from 361 units to 322 units. The thirteen-story garage/apartment tower would be reduced to 4 stories of parking only, with potential for a one-story addition for future additional parking spaces.

Meeting Discussion:

Mr. Firsel introduced himself, stating that changes are being sought to the previously approved 2019 plans following a thorough analysis into construction costs and other development factors. New plans have been developed in conjunction with financial partners. The major change from previously approved plans is the removal of the tower over the parking garage. In order to accommodate for the loss of units from the tower, the Campbell Building and Chestnut Building would be 1 story taller than previously approved. The petitioner believes these heights are comparable with existing similar multifamily buildings in the area, and with the Downtown Master Plan for Block 425. Research has also indicated reduced retail demand. As a result, the revised plan includes residential uses on the second floor of the Campbell building. Commercial uses will remain on the first floor, with the area at Campbell and Highland used as a restaurant, and the remainder used as amenity space if a commercial user cannot be found. The center area of the site would have park-like features. The garage would be 4-5 levels depending upon the number of units and whether the Chestnut Building would be owner or renter occupied. The

developer wishes to retain the existing porte-cochere feature as it is a major element of the development. The project would be in two phases – the first being the Campbell Building and Highland Garage, and the second being the Chestnut Building. In the Chestnut Building, if owner occupied 68 units would be incorporated, and if renter occupied 88 units would be incorporated. This would be determined in the future based on market conditions. Additional parking for additional units would be accommodated on the fifth floor of the parking garage.

Mr. Hubbard stated the original PUD was approved in 2019. This PUD included 3 buildings, 36,000 square-feet of ground floor and second floor commercial space, and 7,500 square-feet of office space. The Highland Building would've been 13 stories tall. The plan received a 1-year approval extension in summer of 2020. The petitioner is seeking an amendment to the approved plan, which would include a reduction of units from 361 to 322 units. The Highland tower would be eliminated, the Campbell building would increase in height from 9 to 10 stories, and the Chestnut building would increase in height from 4 to 5 stories. These modifications require an amendment to the PUD. There may be some modifications to the approved subdivision documents as well. Detailed plans, information on the breakdown of 1 and 2 bedroom units, information on parking space allocation and management, and finalized floor plans would be required as part of the Plan Commission review process. With respect to the increased building heights, Staff believes the heights are generally consistent with those outlined in the Downtown Master Plan. The petitioner is asked to hold a virtual neighborhood meeting in advance to present the project to the neighborhood and obtain their feedback. There will be changes to the affordable housing program, however this is under the purview of the Housing Commission and ultimately the Village Board. Staff believes this is an opportunity to review the inclusion of the porte-cochere feature, as Staff was not fully sold on the need for the feature. Given reduced traffic demand due to the proposed downscaling of the project, Staff is requesting the petitioner reevaluate the inclusion of the porte-cochere, however it seems that the petitioner strongly wants to retain this feature. There may be a way to reduce the width of the porte-cochere if it is still included. A Design Commission application will be required, and the Fire and Building Departments will evaluate the removal of the fire lane between the two buildings. Preliminary internal discussions indicated removal of the fire lane would not impact the ability to provide emergency access. Staff still wants to review Campbell building floor plans to understand the extent and location of amenity space and commercial space. Details should be provided on whether or not the garage would be connected to the Village garage, Staff may or may not be supportive of a connection, and any connection would require evaluation. Staff is generally supportive of the application and continued development of this project.

Commissioner Sigalos asked if the parking garage structure would be designed for future vertical expansion if market conditions change.

Mr. Firsel stated that it would be designed only as a parking garage. Costs to build for major vertical expansion would be astronomical. The garage would not be connected to the Village garage.

Commissioner Sigalos asked if it was yet to be determined if the units would be condos or rentals.

Mr. Firsel stated that the Campbell building would be fully rental units, however the Chestnut building may be either condo or rental units. It is going to be requested that all 16 affordable units would be in the Campbell Building.

Commissioner Jensen stated the revised layout seems less convenient, and people will have to walk outside to access the garage. He asked if any underground connection has been contemplated.

Mr. Firsel stated that the previously proposed connection to the garage has not changed, people will not have to walk outside.

Commissioner Jensen said there was some confusing language in the project description in regard to affordable housing. He recommended clarifying the description prior to an appearance before the Housing Commission and Village Board.

Mr. Firsel clarified that he'd like the flexibility to include all affordable units in the Campbell building.

Commissioner Jensen stated that made sense. He stated he agreed with the petitioner's statement in the summary that

the study on commercial space demand was conducted prior to the Coronavirus pandemic, and believes that Staff and the Village Board pushes too hard to include commercial space in these types of projects. He encourages Staff to reevaluate the extent of commercial space required in these developments. He likes the project and hopes to see it move forward.

Commissioner Cherwin stated he agrees with **Commissioner Jensen's** comments regarding the inclusion of commercial space. He does not like vacant storefronts. He has no objections to the changes, in his opinion a lot of the resistance to the previous proposal was the number of units and corresponding traffic, and the height of the tower. The increased height of the two remaining buildings shouldn't be an issue. He asked if second floor units in the Campbell building would have balconies, and if the possibility of topping off the garage with greenspace was considered.

Mr. Firsel stated that second floor wouldn't be conducive to balconies on the Campbell side, but he will evaluate balconies in other areas. With respect to a green roof on the garage, it is possible. If a second commercial user for the first floor of the Campbell building is found, some amenities may be located on top of the garage rather than in that first floor space. There will also be amenity space on top of the Campbell building. He wants to have a neighborhood meeting as he thinks it will appease any fears. He will sit down with Village Staff to discuss parking, impacts, and requirements. A revised traffic study will be prepared based on the revised unit count.

Commissioner Green asked if the inclusion of public parking in the garage was considered, even if not free. He's not sure if it presents a security issue.

Mr. Firsel said it's a financial issue, not a security issue. Provision of parking above code results in costs higher than the developer can afford.

Commissioner Green said it didn't have to be free, people could pay a toll. He was just raising it as a possibility.

Mr. Firsel said anything's a possibility if you can afford it. He's looked into the financial impact of providing additional parking and determined it was not feasible.

Commissioner Green stated that with the elimination of the 13-story tower the project would be an easier sell to the neighborhood. The additional floor in the Chestnut building is understandable and a nice addition, as the building appeared dwarfed before. He thinks the proposal is a great project.

PUBLIC COMMENT

Bruce Adriani wanted to answer **Commissioner Cherwin's** questions regarding balconies on the second floor of the Campbell building. As of right now, it is planned to incorporate balconies in line with balconies on the floors above.

Keith Moens commented that he hoped the petitioner would keep all of the previously approved 18 affordable units within the development, as well maintain the originally approved fee-in-lieu of payment for additional affordable units not included onsite. He asked about the petitioner's statement regarding the placement of all required onsite affordable units within the Campbell building.

Mr. Firsel responded that the project would be required to appear before the Housing Commission and he would address the comment at that time.

Keith Moens stated that he would've liked a more substantial response but that he can wait.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE

Jake Schmidt, Recorder



**Conceptual Plan Review Committee
3/31/2021**

Item: Hand & Stone Massage - 1/27/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Hand & Stone Massage - 1/27/21	Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL VIRTUALLY ON:

January 27, 2021

Project Title: Hand & Stone Massage LUV

Address: 27 South Evergreen Avenue
Arlington Heights, IL 60005

Petitioner: Thomas M Walsh

Abbell Associates, LLC

Address: 30 N LaSalle St #2120
Chicago, IL 60602

Requested Action:

1. Land Use Variation to allow a "Massage Establishment" use within the B-5 Zoning District.

Variations Required:

1. None identified at this time

Attendees:

John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner
Bill Christy, Hand & Stone Massage

Project Summary:

The subject unit is approximately 2,222 square feet in size, and part of the multi-tenant Arlington Town Square PUD. The unit was previously occupied by Yankee Candle until their departure in 2020, and is the only remaining vacant tenant space within the PUD.

The proposed action, if approved, would allow Hand and Stone Massage to convert the vacant tenant space into a massage establishment with 9 rooms and 10 beds. Hand and Stone Massage is a national chain, with many locations in Illinois, including local locations in Rolling Meadows, Northbrook, Elmhurst, Kildeer, Carol Stream, and Elgin. The petitioner currently operates the Rolling Meadows, Carol Stream, and Elgin locations. Hand and Stone provides a variety of massage, facial, and hair removal services, along with retail sales of associated products. At peak times, it is anticipated that 12 employees will be working at the facility, with the ability to serve 11 clients. Work would be performed on an appointment basis only.

Currently, the site is accessible via two driveways, one along Evergreen Avenue, and one along Arlington Heights Road. The anticipated hours of operations would be 9AM to 10PM Monday through Friday, 8AM to 9PM on Saturday, and 9AM to 7PM on Sunday.

Meeting Discussion:

Mr. Christy began by explaining that he is seeking to open a Hand & Stone Massage facility in Arlington Town Square. Hand & Stone is a franchise operation, with over 500 locations in the US and Canada. They have received multiple awards from business organizations and magazines. The facility would provide hair removal, massage, and facial services. There would be 9 treatment rooms, with 3 dedicated to facials and 6 dedicated to massage services. Currently he owns three

Hand & Stone facilities, and soon will own 4. The proposed facility is currently located in Rolling Meadows, and would be moving to Arlington Heights. Rolling Meadows does not offer the same market from a demographic standpoint that Arlington Heights offers. The character of the location in Rolling Meadows is more industrial as well which is not the best match for his business.

Mr. Schmidt explained that the project would require a Land Use Variation to operate a massage establishment in the B-5 District. No variations are required at this time. The subject unit is around 2,222 square feet, and is located in the Arlington Town Square shopping center. The facility would have 9 rooms and 10 beds. The petitioner currently operates other Hand & Stone facilities, and is part of a larger national chain of stores. The proposed use is classified as a "Massage Establishment", which is not an expressly permitted use and as such requires a Land Use Variation. The site is classified as appropriate for Mixed Use per the Comprehensive Plan, and conformance with this designation is contingent upon an adequate written response to Land Use Variation Justification criteria. The site provides required parking, no bicycle parking is required, and no Traffic & Parking study is required by code. Staff is generally supportive of the proposal, subject to provision of the aforementioned written response to Land Use Variation Justification criteria, the purchase of parking passes by the petitioner for staff parking in the Underground Garage, and compliance with applicable Building, IAC, and ADA requirements.

Commissioner Jensen asked why there were 2 beds on one of the rooms.

Mr. Christy stated it was for couples massages.

Commissioner Jensen asked what previous issues were with massage uses.

Mr. Schmidt stated that he hasn't had experience with previous massage uses, but that his understanding was it came down to the reputation of these facilities. In this case Hand & Stone Massage is a national chain, and the Police Department contacted other municipalities with Hand & Stone Facilities and did not hear of any issues related to crime.

Commissioner Sigalos asked if Covid restrictions impacted this business.

Mr. Christy stated that they did, and recently they could begin facial treatments again. The business uses plexiglass separation, uses masks, and disinfects the spaces. No issues have occurred.

Commissioner Sigalos encouraged the petitioner to move forward.

Commissioner Cherwin said it seems like a professional operation with a good reputation. He asked the current location was by the Meijer in Rolling Meadows, and how many rooms they had there.

Mr. Christy said it was, and that they have 8 rooms with 9 tables.

Commissioner Cherwin encouraged the petitioner to move forward.

Commissioner Green stated it's more palatable from the Village perspective since it isn't called a parlor.

Mr. Christy said they only use licensed therapists where not all spas do.

Commissioner Green encouraged the petitioner to move forward.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee expressed support for the project and advised the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



Conceptual Plan Review Committee
3/31/2021

Item: Toscana Banquet Hall - 1863 W. Central Rd. - T1731

Department: Planning & Community Development

Requested Action

Special Use Permit a Banquet Hall in the B-2 zoning district

Variations Required

None identified at this time

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit Request to allow a banquet hall on the subject property, and is generally supportive of the proposal, subject to provision of the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Special Use Permit approval as outlined in Chapter 28, Section 8.5 of the Arlington Heights Municipal Code.
2. A market study is required.
3. These are just 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
Business Summary
Floor Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits



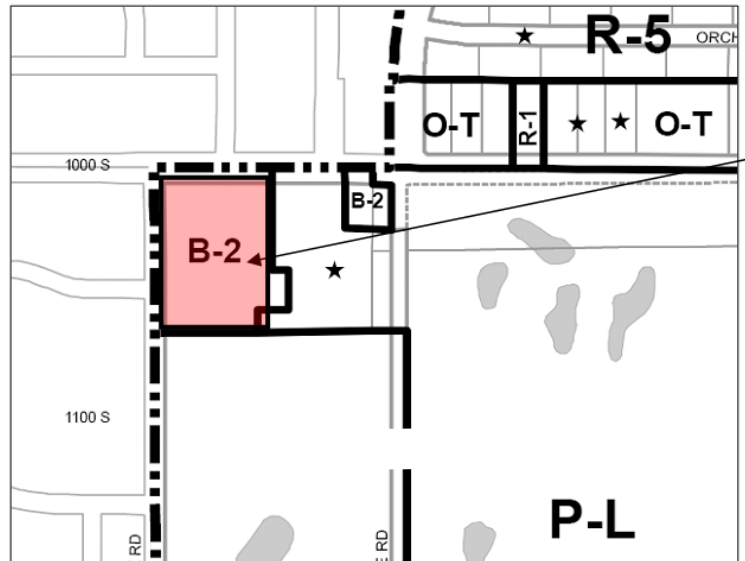
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1731
Project Title: Toscana Banquet Hall SUP
Address: 1863 W. Central Road
PIN: 08-08-201-005-0000

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: March 31, 2021
Date Prepared: March 5, 2021

Petitioner: Murat Murati
Toscana Restaurant
Address: 1859 W. Central Rd.
Arlington Heights, IL 60005

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	City of Rolling Meadows	Single Family Homes	City of Rolling Meadows
South	R-6, Multi-Family Dwelling District	Mallard Cove	Moderate Density Multi-Family
East	P-L, Public Lands	Arlington Heights Senior Center	Government
West	City of Rolling Meadows	Single Family Homes	City of Rolling Meadows

Requested Action:
1. Special Use Permit a Banquet Hall in the B-2 zoning district

Variations Required:
1. None identified at this time

Project Background:

Toscana is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. Recently the adjacent tenant space has been vacated, when Sam's Restaurant ceased operations. To increase services offered, Toscana wishes to reoccupy a portion of this space with a banquet hall. This banquet hall would be operated under a separate name and LLC, with a separate liquor license.

The adjacent 3,438 square foot tenant space is part of the Central/Wilke Shopping Center (owned by Clearbrook), which is located at the southeast corner of Central Road and Old Wilke Road, next to the Village of Arlington Heights Senior Center. This multi-tenant commercial shopping center is 43,816 square feet including a parking lot with 271 parking spaces (202 spaces in front of the center and 69 spaces behind the center).

The banquet hall would have a total of 142 seats, employ 4-5 staff members, and operate primarily on Friday and Saturday evenings. No changes to the site or building are proposed aside from interior modifications. The banquet hall would share Toscana's kitchen for food preparation.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as a "Banquet Hall", which is a Special Use within this Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a Special Use Permit for the subject property. In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner must provide a written justification to the following criteria:

- 1. That said special use is deemed necessary for the public convenience at this location.**
- 2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- 3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use is compatible with this designation. As the proposed use is a new, separate business, a market study is required by code.

Building, Site Plan, and Landscaping

The applicant has not identified any site alterations as part of the proposed project. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements where necessary and feasible.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. A preliminary parking estimate is shown in **Table I** below:

Table I: Required Parking

	Square Feet	Parking Ratio	Parking Required by Code
Expansion to Clearbrook offices	34,079	1 space / 300 SF	114
Vacant	2,275	1 space / 300 SF	8
Toscana Restaurant	2,937, (1,279 inside*) (316 outside*)	1 space / 45 SF of Seating	28 7
Banquet Hall	3,438 (Max. Capacity: 142)	30% Capacity	43
Beauty Salon	1,222	1 space / 250 SF	5
Total	43,816		205
Total Provided			271
Surplus /(Deficit)			66

*(seating area)

Per the Staff analysis, a total of 205 spaces would be required for the site. The subject site is currently improved with 271 spaces, resulting in a code-required parking surplus of 66 parking spaces.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Central Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required. However, anticipated parking demand will need to be evaluated based upon industry standards and the parking demand of similar projects.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. However, Assembly Uses only require bicycle parking spaces equal in number to 1% of capacity when capacity is greater than 10,000 persons. As the capacity of the proposed facility is 142 persons, no bicycle parking spaces are required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit Request to allow a banquet hall on the subject property, and is generally supportive of the proposal, subject to provision of the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Special Use Permit approval as outlined in Chapter 28, Section 8.5 of the Arlington Heights Municipal Code.
2. A market study is required.
3. These are just 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.

March 5, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1731



Map created on March 5, 2021.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Schmidt, Jacob

From: Murat Murati
Sent: Tuesday, February 23, 2021 12:40 PM
To: Schmidt, Jacob
Attachments: Permit plan 01-25-21 (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK on links or open attachments** unless you are sure the content is safe.]

Hello Mr Jacob Schmidt,

It was nice meeting you today

For our conversation, i am attaching the digital plan as i mentioned, technically what we are trying to do here, next door Sam Restaurant move out, it opened for us opportunity to serve private events such as bridal showers, funerals, wedding and many more different occasions.

There are regular customers have been asking for Friday and Saturday night private event in the past, that we could not accomodate before

So what we are trying to do is taking half of that space, reconstruct it, use it for private parties. What we are looking to do is put 2 brand new bathrooms, service bar and coat room, everything else will be with tables. The kitchen we will use Toscana`s Kitchen. It will be separate entry from the regular customers with 3 emergency exits. Everything will be by the code, build by professionals, licensed , insured.

The place will be used only for private events.

As far as employees, we are looking to start off with around 4 to 5 people. I am planning to use separate name for the banquet hall, separate corporation and liquor license. Down the road in a couple of years if it gets too busy we will build in the back kitchen, so it will be completely separated. For right now Toscana will only provide food.

According to my knowledge it will be the same sitting as what they had in the previous business for that room. So i am asking the planer to review it and to see if we can wave the special use. If there is an option to keep under one name i am willing to do it. If there is anything i need to do to keep it without going to special use, that will be great, because i am planning to open by May for all the graduations, since Toscana had very horrible year last year.

Thank you very much

OF



Toscana Banquets

CONSULTANTS:

DATE: 01/13/21

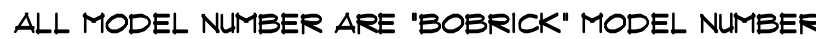


www.cdgroupilc.com

Toscana Banquets

1863 West Central Road
Arlington height, IL. 60005

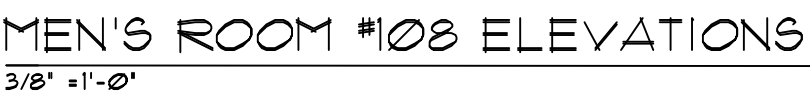
CONSULTANTS:



TOILET ROOM FLOOR PLAN
3/8" = 1'-0"

① WOMEN'S ROOM FURRING WALL
1 1/2' = 1'-0"

ALL MODEL NUMBER ARE 'BOBRICK' MODEL NUMBER

DATE: 01/13/21

WOMEN'S ROOM #109 ELEVATIONS
3/8" = 1'-0"

TOILET PLAN & ELEVATIONS



A103

SHEET

OF

www.cdgroupllc.com

Toscana Banquets

CONSULTANTS:

DUMMY ONE SIDE OF DOOR ONLY. USE FOR DOOR FULL OR AS MATCHING INACTIVE TRIM

ALL DOORS FINISH AND HARDWARE STYLE/FINISH TO MATCH EXISTING



SCALE: 3/8"=1'-0"

$$1 \frac{1}{2}^{\circ} = 1^{\circ} - 0^{\circ}$$

DATE: 01/13/21

FINISH SCHEDULE

DOOR SCHEDULE



CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

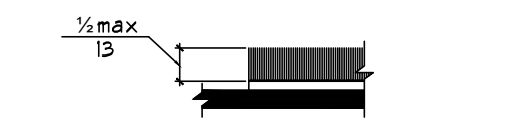


Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 401.4.3, 403.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

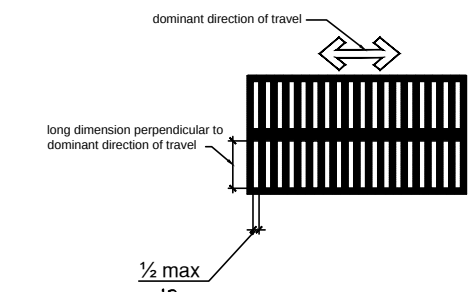


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

302.3.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

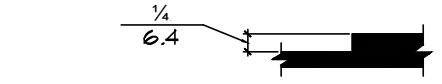


Figure 302.3.2 Vertical Change in Level

302.3.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

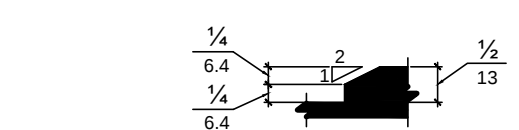


Figure 302.3 Beveled Change in Level

304 Turning Space

304.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

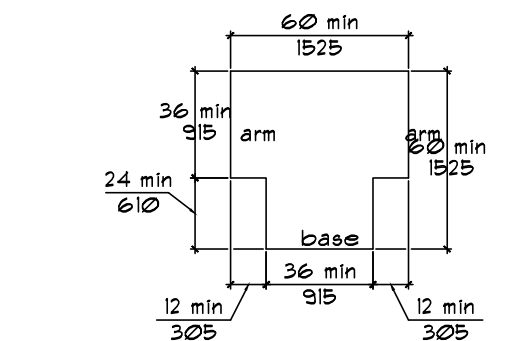


Figure 304.3.2 T-shaped Turning Space

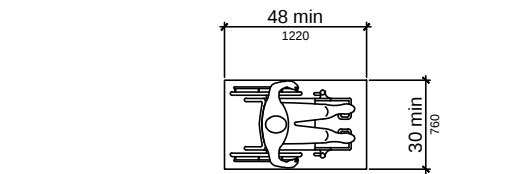


Figure 305.3 Clear Floor or Ground Space

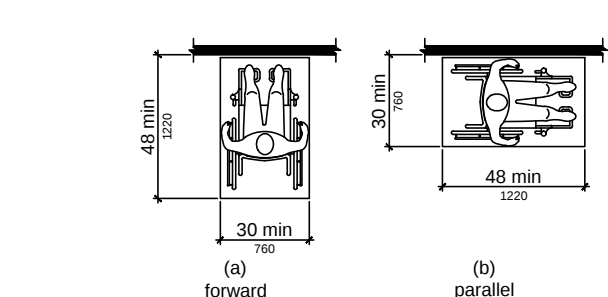


Figure 305.5 Position of Clear Floor or Ground Space

305.11 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

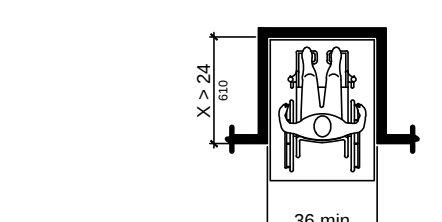


Figure 305.11 Forward Approach

305.12 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 24 inches (610 mm).

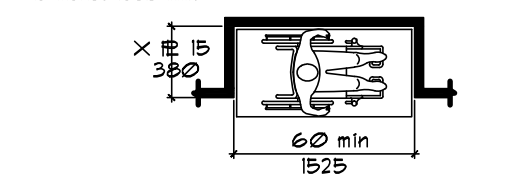


Figure 305.12 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.2 Toe Clearance

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 11 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 1 inches (25 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

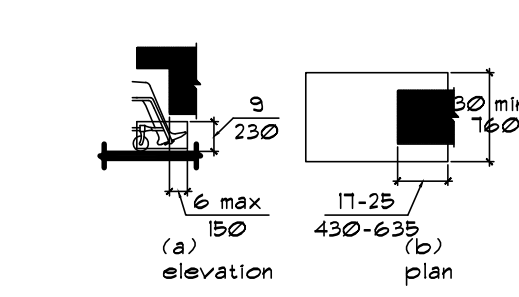


Figure 306.2 Toe Clearance

306.3 Knee Clearance

306.3.1 General. Space under an element between 9 inches (230 mm) and 21 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 21 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 21 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

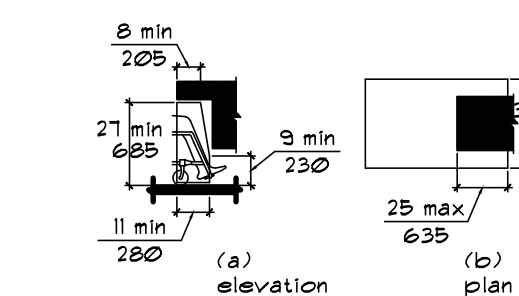


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 21 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

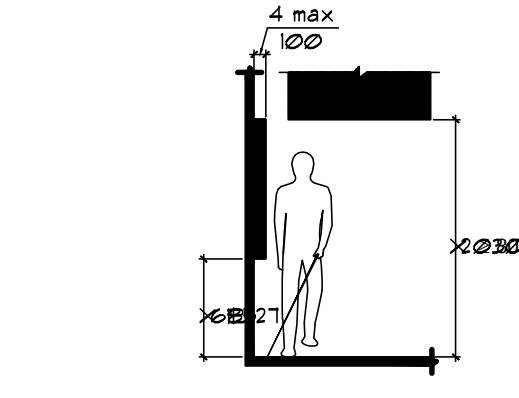


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when protruding 21 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground, where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 0 inches (305 mm); the lowest edge of such sign or obstruction shall be 21 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

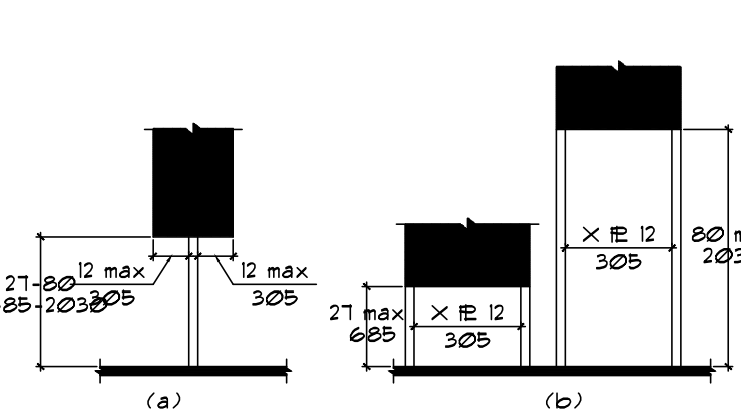


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 21 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

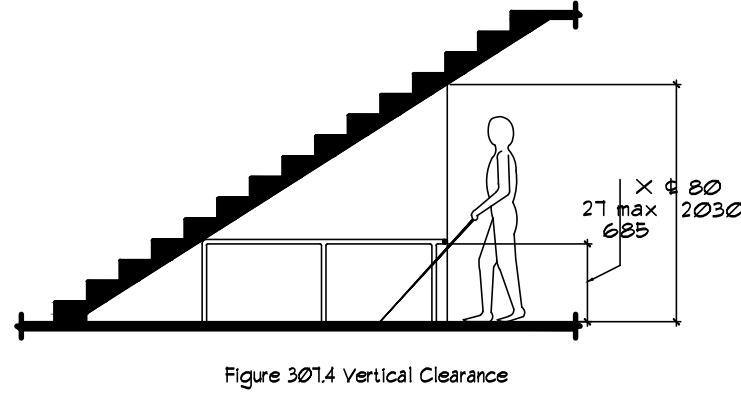


Figure 307.4 Vertical Clearance

308 Reach Ranges

Children's Reach Ranges

Forward or Side Reach High (maximum)	Low (minimum)
Ages 3 and 4	36 in (915 mm)
Ages 5 through 8	40 in (1015 mm)
Ages 9 through 12	44 in (1118 mm)

308.2 Forward Reach

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1219 mm) maximum and the low forward reach shall be 15 inches (380 mm).

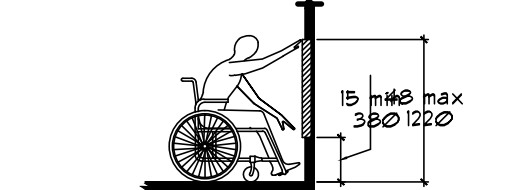


Figure 308.2.1 Unobstructed High Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (500 mm) maximum, and 80 inches (2030 mm) maximum where the reach depth shall be 25 inches (635 mm) maximum.

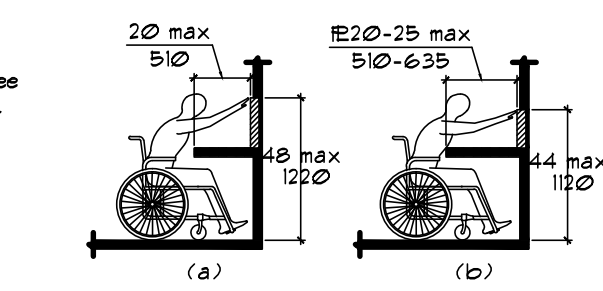
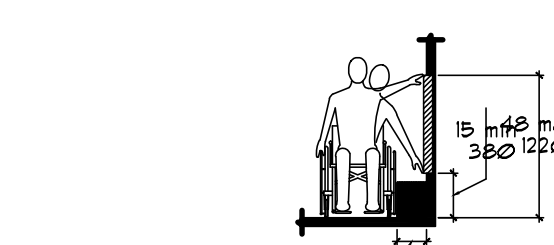


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.



308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1219 mm) maximum for a reach depth of 10 inches (255 mm) maximum, where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

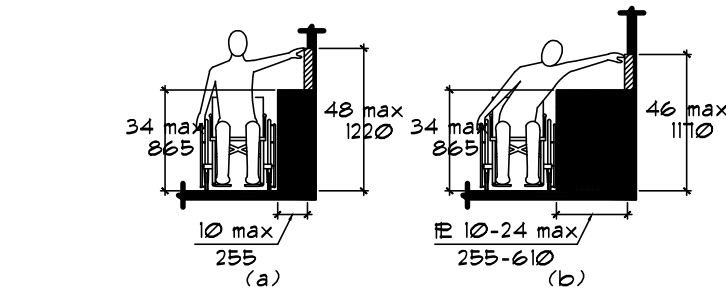


Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (222 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

401.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 401.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

401.3 Walking Surfaces. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 307.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (915 mm) wide minimum.

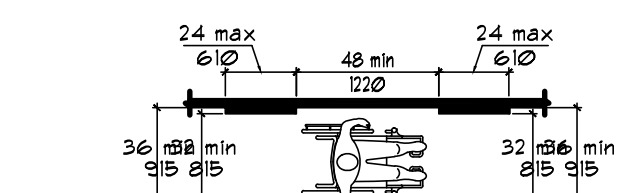


Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1219 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1219 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

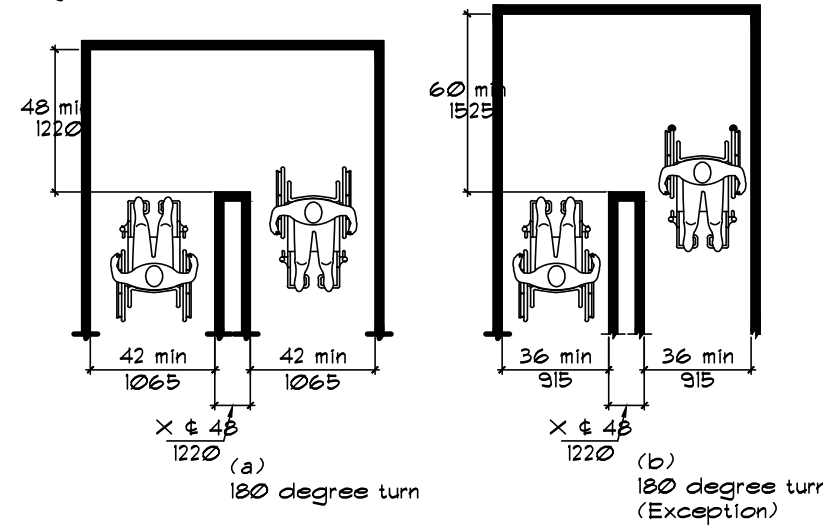


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum.

404 Doors, Doorways, and Gates

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

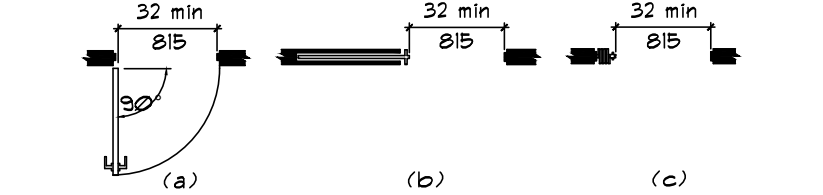


Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.



Figure 404.2.4 Maneuvering Clearances

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 6 inches (150 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

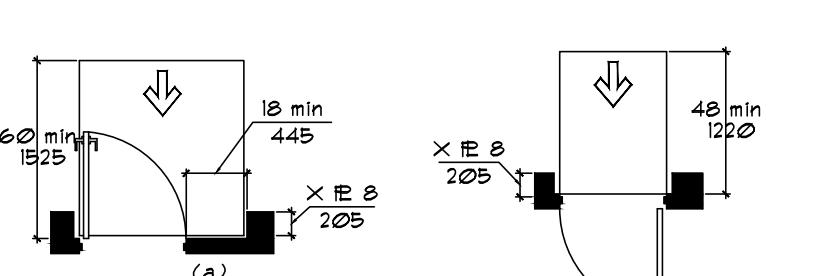


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

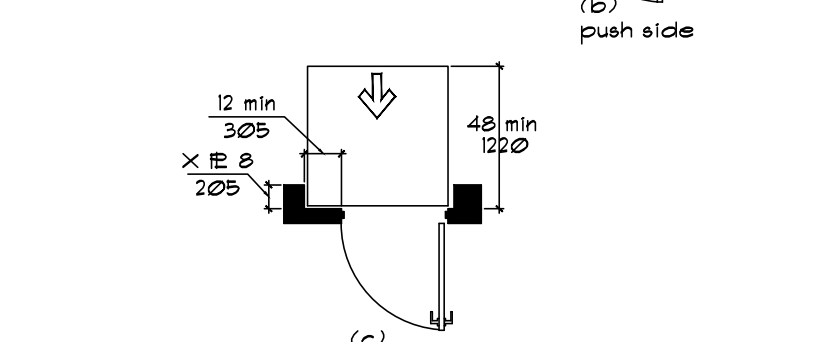


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1219 mm) minimum plus the width of doors or gates swinging into the space.

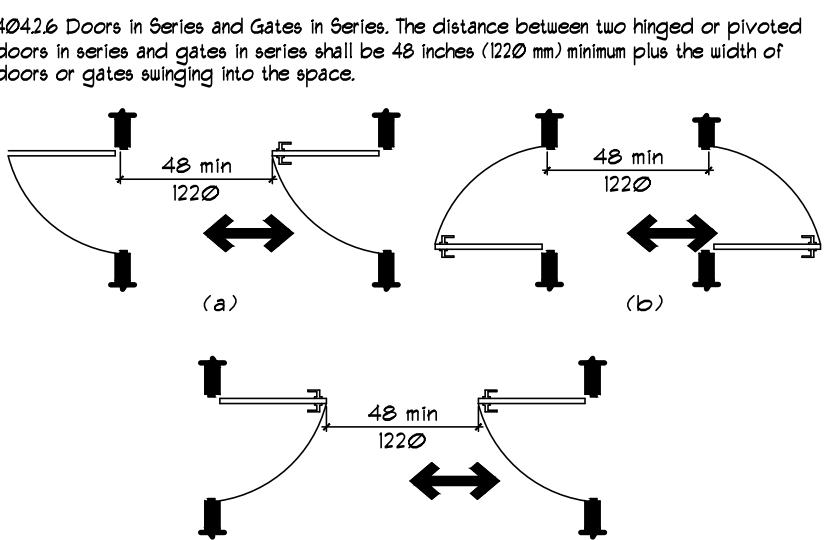


Figure 404.2.6 Doors in Series and Gates in Series

404.2.1 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1219 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 10 degrees, the door or gate shall move to the closed position in 15 seconds minimum.

404.2.5 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (222 N) maximum.

2. Sliding or folding doors: 5 pounds (222 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazed panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A56.10 (Incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A56.15 (1987 or 2000 edition) (Incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.2 Maneuvering Clearances. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

404.3.1 Revolving Doors, Revolving Gates, and Turntables. Revolving doors, revolving gates, and turntables shall not be part of an accessible route.

405 Ramps

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.5 Clear Width. The clear width of a ramp run and where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.1 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.1.

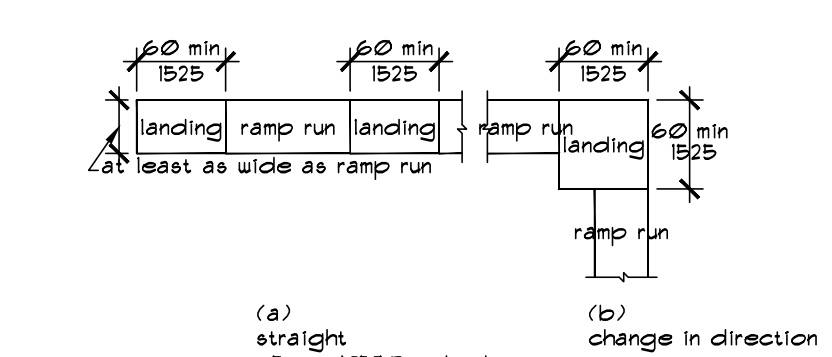


Figure 405.1 Ramp Landings

405.1.1 Slope. Landings shall have slope not steeper than 1:48. Changes in level are not permitted.

405.1.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.1.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.1.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.1.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 305.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp run and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 305.

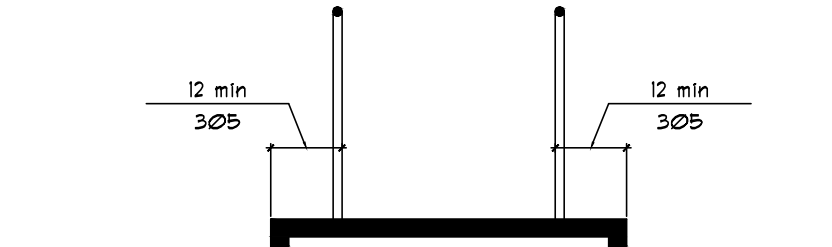


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

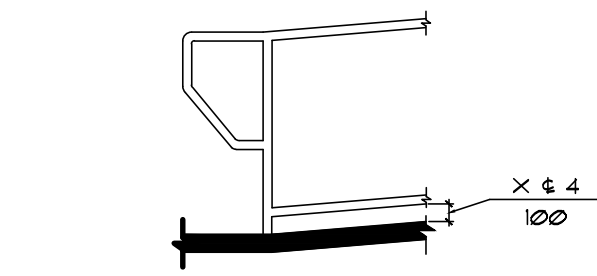


Figure 405.9.2 Curb or Barrier Edge Protection

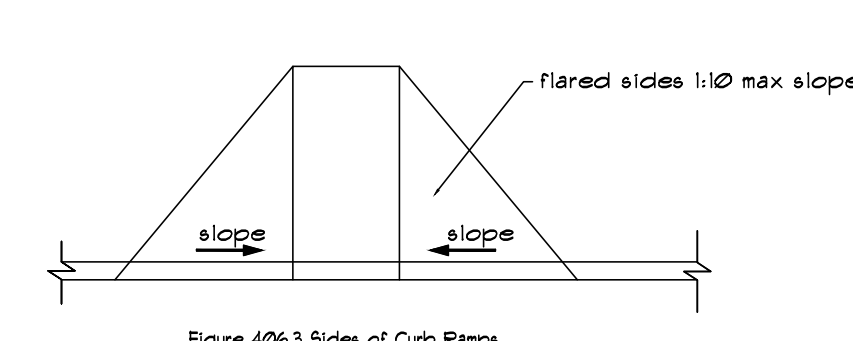
406 Curb Ramps
406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.



Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.





Conceptual Plan Review Committee
3/31/2021

Item: South Pine Rowhomes - 413-419 S. Pine Ave. - T1729

Department: Planning & Community Development

Requested Action

1. Amendment to Comprehensive Plan to reclassify the subject property from "Single-Family Detached" to "Moderate Density Multi-Family".
2. Rezoning from the R-3, One-Family Dwelling District, to the R-5, Multiple-Family Dwelling District.
3. Preliminary and Final Plat of Subdivision approval to either 1) consolidate the subject property into one lot for a condominium format of ownership, or 2) subdivide the property into multiple lots for a fee-simple format of ownership.

Variations Required

1. Variation from Chapter 28, Section 5.1-5, to allow an area of R-5 Zoning that is less than two acres.
2. Additional variations may be identified once details plans are received.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan to reclassify the subject property from "Single-Family Detached" to "Moderate Density Multi-Family", the rezoning of the subject property from the R-3, One-Family Dwelling District to the R-5, Multiple-Family Dwelling District, the Preliminary and Final Plat of Subdivision, and the Variation to Chapter 28, Section 5.1-5, to allow an area of R-5 Zoning that is less than two acres, and is not supportive of the proposal for the following reasons:

1. The proposed multi-family development is not consistent with the existing single-family residential character within the vicinity. Specifically, there are no multi-family properties on the east side of Pine Avenue within the immediate vicinity of the subject property.
2. The proposed variation to the minimum required R-5 zoning district size is not

in harmony with the spirit and intent of the Zoning Code. Specifically, a multi-family land use would threaten the character and stability of the single-family residential areas along the east side of Pine Avenue and the rezoning would not promote the orderly development of the area.

3. The proposed rezoning is not compatible with the Comprehensive Plan.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Plat of Survey	Exhibits
Project Narrative	Correspondence
Renderings - UPDATED 3-29-21	Exhibits
Renderings	Exhibits
Site Plan, Floor Plan, Elevations	Exhibits



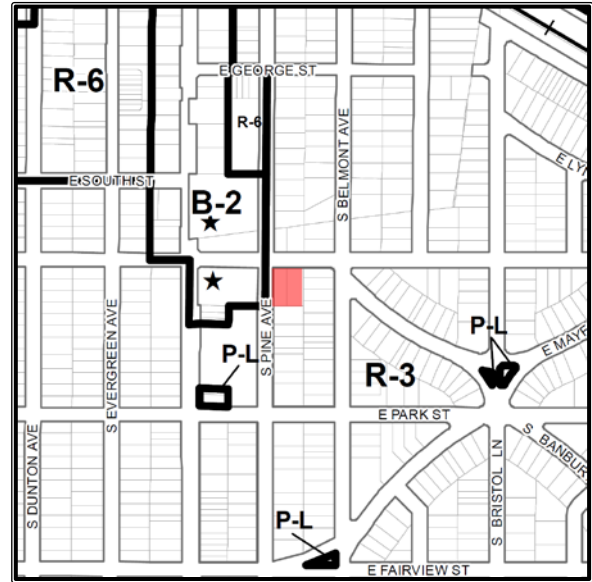
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1729
Project Title: South Pine Avenue Rowhomes
Location: 413 -419 S. Pine Avenue
PIN: 03-32-115-007, 03-32-123-001

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: March 31, 2021
Date Prepared: March 26, 2021

Petitioner: Thomas D. Eckhardt
CD Group
Address: 249 E. Prospect Avenue, Suite 100
Mount Prospect, IL 6005

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Single-Family Home, Vacant Land	Single-Family Detached
South	R-3: One-Family Dwelling District	Single-Family Home	Single-Family Detached
East	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	B-2: General Business District	2-story multi-tenant commercial building (Northwest Metalcraft, Chop Suey, others)	Commercial

Requested Action:

1. Amendment to Comprehensive Plan to reclassify the subject property from "Single-Family Detached" to "Moderate Density Multi-Family".
2. Rezoning from the R-3, One-Family Dwelling District, to the R-5, Multiple-Family Dwelling District.
3. Preliminary and Final Plat of Subdivision approval to either 1) consolidate the subject property into one lot for a condominium format of ownership, or 2) subdivide the property into multiple lots for a fee-simple format of ownership.

Variations Required:

1. Variation from Chapter 28, Section 5.1-5, to allow an area of R-5 Zoning that is less than two acres.
2. Additional variations may be identified once details plans are received.

Project Background:

The subject property is a vacant parcel of land that is 21,693 square feet in size (0.50 acres) and located at the southeast corner of the intersection of Pine Avenue and Grove Street. The property exists as two lots of record, each fronting Grove Street to the north. The western lot (corner lot) is the smaller of the two, measuring approximately 55.62' x 166.18' (9,242 square feet), and the eastern lot (interior lot) is approximately 73.86' x 166.39' (12,312 square feet). Both lots are currently zoned R-3, One-Family Dwelling District. Neither of the two lots contains the minimum lot width as required by the Zoning Code; corner lots that are less than 20,000 square feet are required to have 90' of lot width, however the existing corner lot is only approximately 55.62 feet wide. Interior lots that are between 10,000-14,999 square feet in size are required to have a minimum lot width of 75', and it appears that the existing interior lot is approximately one foot short of this requirement.

The petitioner has purchased both lots and would like to construct a four-unit rowhome development composed to two two-unit buildings. Each building would be two and a half stories tall (approximately 31') and would include a partial basement, as well as an optional elevator within each home. The units would be roughly 3,600 square feet and would have a 2-car garage along with driveway space to accommodate two additional cars. Access to the development would come from four separate curb cuts along Pine Avenue.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One-Family Dwelling district, which does not allow for multi-family uses. Therefore, the petitioner would need to rezone the site into the R-5 district, which would allow for the proposed density and multi-family uses. However, the minimum allowable size for any area of R-5 zoning is two acres, and the subject site and abutting portions of right-of-way are only approximately 0.75 acres. Therefore, a variation to this standard would be required.

Village Code requires that for any variation, evidence of conformance to the approval criteria (as shown below) must be provided. To demonstrate conformance, a written response to each of the four criteria for all requested variations must be submitted and reviewed as part of any Plan Commission application:

- **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.**

Although the proposed development would comply with the density standards of the R-5 district, the Staff Development Committee does not believe that this location is appropriate for the proposed multi-family development; it would threaten the single-family residential character and promote a development pattern that is not orderly.

The Comprehensive Plan classifies this site as "Single-Family Detached", which is the appropriate classification for the current R-3 zoning of the subject property and indicates that the site should be developed as single-family home(s). With exception to two vacant properties (including the subject property), the entire stretch of the east side of Pine Street between Sigwalt Street and Rockwell Street is

comprised of single-family homes that are within the R-3 district. The proposed development is too dense for this location, and the use/density is not compatible with the Comprehensive Plan or existing zoning along this portion of Pine Avenue. While staff acknowledges that the western side of Pine Street in the vicinity of the subject property is a patchwork of zoning (R-6, B-2, R-3, P-L) and different uses (church, commercial strip building, multi-family homes, single-family homes, bank), the east side of Pine street is overwhelmingly single-family in character.

The Staff Development Committee notes that the existing lots on the subject property would require variations to make them “buildable” due to their substandard lot width. Alternatively, the lots could be resubdivided to create two lots fronting on Pine Street, each of which would conform to the lot width and lot size requirements of the underlying R-3 district.

Plat of Subdivision approval would be required to accommodate for the proposed rowhome development. The petitioner will need to clarify if they are proceeding as one overall lot for a condominium style of ownership, which would require a Plat of Resubdivision to consolidate the two lots into one, or if each rowhome unit would be on its own lot for fee-simple ownership, which would require Plat of Resubdivision approval to resubdivide the property into four (or more) lots. Preliminary and Final Plat of Resubdivision approval would be required under either scenario, however, if each rowhome is located on its own lot, additional variations will be required.

Should this project move forward, prior to appearing before the Plan Commission the petitioner shall hold a neighborhood meeting to introduce the project to the surrounding community. Additionally, the petitioner would need to provide a market study that assesses the need for the proposed dwelling units in this location. Impact fees would be required for all new units and the petitioner would need to comply with all applicable provisions of the Inclusionary Housing Ordinance.

Building, Site, and Landscaping:

As previously mentioned, the development conforms to the density regulations of the R-5 district. The project also conforms to all height, setback, and bulk requirements of the R-5 District. Should the petitioner move forward with a Plan Commission application, they will need to provide details on the chimney projection on the north side of the northern building to verify that it does not encroach beyond 20 inches into the required setback in this location. Furthermore, staff notes that all driveways must be setback a minimum of 35 feet from any intersecting right-of-ways, and the petitioner must evaluate the setback of the northernmost driveway to ensure that it conforms to this requirement. Should a variation be necessary, staff requests the petitioner to analyze driveway access from Grove Street for this particular unit, which would not require a variation.

The proposed structures would require Design Commission review. All above ground utility equipment, transformers, switch gear, and building mounted mechanical equipment must be appropriately located and screened. All gas and electric meters, as well as all cable and phone connections, should be routed to the rear of each unit.

A code compliant landscape plan would be required as part of any Plan Commission application, which must include a tree survey and preservation plan. The proposed structures provide a generous setback to the east and south where the subject property abuts single-family homes. Dense and layered landscaping would need to be provided in these areas to create a suitable buffer for the proposed multi-family development.

Fire Protection:

Each unit would be required to have fire sprinklers, and the water connection for the required fire line must come from the eight inch water main on Grove Street (not the six inch main on Pine Avenue). The petitioner should be aware that overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. The petitioner must work with the Building Department and Fire Department to determine if the existing overhead lines along the south side of Grove Street would need to be relocated or buried. The petitioner should also verify if fire lanes will be required onsite, or whether the existing streets abutting the subject property could serve as the code required fire lanes.

Stormwater & Infrastructure:

Onsite stormwater detention would be required and the development must comply with the newly adopted MWRD standards, including volume control, as well as all Village stormwater management requirements. A sidewalk would be required along both the eastern side of Pine Avenue and southern side of Grove Street adjacent to the subject property. Street trees within the parkway would be required in accordance with Village Code.

Parking & Traffic:

Per code, a traffic and parking study is required. Given the low number of units, the Staff Development Committee does not believe a traffic and parking study would necessary. However, the petitioner would need to request a variation to waive this requirement and provide the necessary justification per the four approval criteria. Two onsite parking spaces are required for each unit and the proposed development complies with this regulation. The SDC does not believe there would be any traffic or parking issues created by the proposed development. Bike parking spaces would not required for this development.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan to reclassify the subject property from “Single-Family Detached” to “Moderate Density Multi-Family”, the rezoning of the subject property from the R-3, One-Family Dwelling District to the R-5, Multiple-Family Dwelling District, the Preliminary and Final Plat of Subdivision, and the Variation to Chapter 28, Section 5.1-5, to allow an area of R-5 Zoning that is less than two acres, and is not supportive of the proposal for the following reasons:

1. The proposed multi-family development is not consistent with the existing single-family residential character within the vicinity. Specifically, there are no multi-family properties on the east side of Pine Avenue within the immediate vicinity of the subject property.
2. The proposed variation to the minimum required R-5 zoning district size is not in harmony with the spirit and intent of the Zoning Code. Specifically, a multi-family land use would threaten the character and stability of the single-family residential areas along the east side of Pine Avenue and the rezoning would not promote the orderly development of the area.
3. The proposed rezoning is not compatible with the Comprehensive Plan.

March 26, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1729



Map created on February 22, 2021.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Address and Parcel for Photo View

Parcel Lines for Photo View



PHONE (773) 736-1349
FAX (773) 736-6818
WEB ADDRESS:
www.
landsurveyorchicago
.com

PLAT of SURVEY

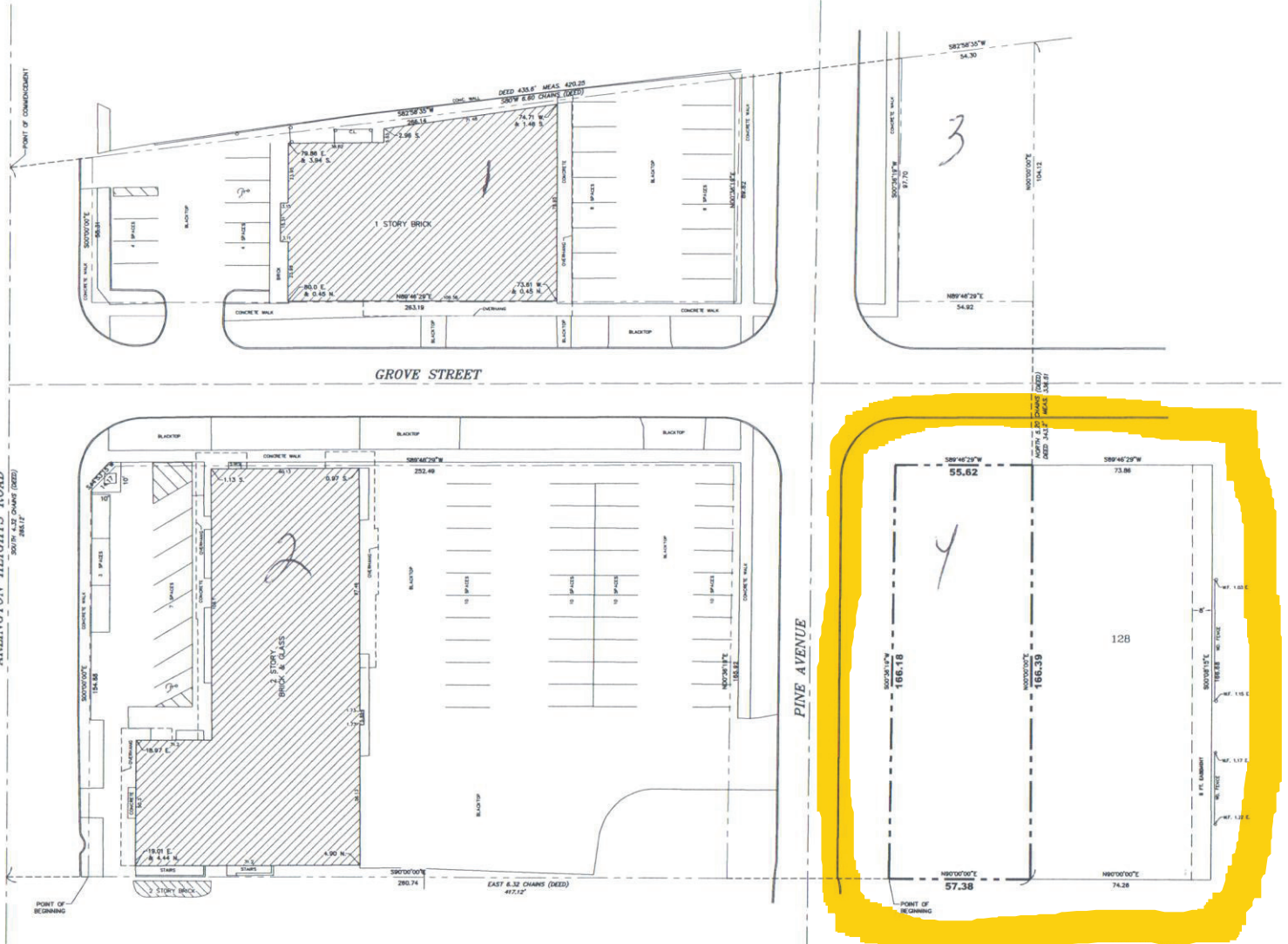
by
McTIGUE & ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYING SERVICES
5805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL 60630

THAT PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT INTERSECTION OF CENTER LINE OF A BRIDGE AND CENTER LINE OF STATE ROAD WHICH POINT IS 1410.75 FEET NORTH OF THE SOUTH WEST CORNER OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 32, FOREWARD THENCE SOUTH ALONG CENTER LINE OF STATE ROAD 4.32 CHAINS THENCE EAST 6.32 CHAINS THENCE NORTH 3.20 CHAINS THENCE SOUTH 80 DEGREES WEST ALONG PARTY LINE 6.60 CHAINS TO POINT OF COMMENCEMENT IN COOK COUNTY, ILLINOIS.

DESCRIBED AS FOLLOWS:

THAT PART OF THE ABOVE Lying SOUTH OF THE SOUTH LINE OF GROVE STREET AND EAST OF THE EAST LINE OF PINE AVENUE, ALSO DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF PINE STREET AND THE SOUTH LINE OF SAID TRACT, THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID TRACT 57.38 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 186.18 FEET TO THE SOUTH LINE OF GROVE STREET, THENCE SOUTH 80 DEGREES 00 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF GROVE STREET 50.62 FEET TO THE EAST LINE OF PINE AVENUE, THENCE SOUTH 80 DEGREES 00 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF PINE AVENUE 186.18 FEET TO THE POINT OF BEGINNING.

ARLINGTON HEIGHTS ROAD
SOUTH 4.32 CHAINS (DEED)
1410.75



Legend

— FENCE
WD = WOOD FENCE CL = CHAIN LINK
N.F. = NORTH FACE S.F. = SOUTH FACE
I.P. = IRON PIPE I.S. = IRON AND STEEL
SCALE: 1 INCH EQUALS 20 FEET
NORTH ARROW
DESIGNED BY: SHERIDAN LAW OFFICE
SURVEYED BY: JEM
DRAWN BY: RP
CHECKED BY: JEM
ORDER NO: 17-151 PM



STATE OF ILLINOIS
COUNTY OF COOK
McTIGUE & ASSOCIATES, LTD., A PROFESSIONAL LAND SURVEYING
COMPANY, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER
THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND
SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT
HEREIN SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
CHICAGO, ILLINOIS, DATED THIS 24TH DAY OF JULY, A.D. 2011
BY: *John D. Batiste*
J.D.B. EXPIRES 11/30/2015

March 17 , 2021

Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning
33 south Arlington Heights Road
Arlington Heights, Illinois 60005

RE: 419 South Pine St

Dear Mr. Hubbard,

The purpose of this letter is to introduce your Department to a new development which will be located on the south east corner of Grove street and Pine street, specifically at 419 S. Pine street. I have attached several exhibits for your use in beginning your review process.

Survey

Seller's brochure

Design drawings for 2 duplex buildings/ 4 homes total

This property purchase may be subject to acceptable zoning. It is our opinion that any development will require some zoning activity as the lots seem to be existing non-compliant in size.

Our selection of the Town Home building type was determined after consideration of several factors:

1. The vacant land on Pine street faces the back side of a commercial retail building that fronts on Arlington Heights Road.
2. A single family home , if built on Grove, would have a 7 foot side yard to the east and be right on the rear property lines of the existing Scarsdale homes that front on Belmont. All of the surrounding lot sizes are the original 50ft wide by 134.64 ft deep in size.
3. Townhomes with front loaded two car garages and a code compliant front yard setback of 25 ft will provide for a clear rear yard setback of 53.14 ft. This distance will allow the Belmont homeowners a good distance separation in their back yard to the rear side of the Town Homes.

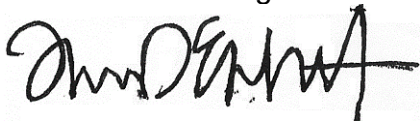
4. It seems to us that a Townhome product on this site will provide a valued buffer between Belmont and Arlington Heights Road. The Northwest Metal Craft complex of buildings with their new parking lot on Pine is located directly across from 410 S Pine and an approved, but not yet built, commercial retail building on the Northwest Metal Craft land on the south corner facing Pine Street is not a prime view or favorable adjacent use. We are concerned that this site may not be a desirable front exposure for any current single family detached homes that when built to would be approx.. 3500 Sf and sold between \$850,000.00 and \$925,000.00.
5. We believe that there is a sufficient market for an accessible Town Home located at 419 S Pine to provide for empty nesters to stay in Scarsdale near their friends and children that have also moved into this wonderful neighborhood.
6. We are striving to design the Town Home elevations to fit in with the charm of the Scarsdale homes. The front elevations will have painted brick facades with wood timber detailing and be reminiscent of older cottage style homes.

We look forward to being allowed to provide more input via safe zoom distance communications and wait to hear from you .

Thank You in advance for your assistance in reviewing this matter

Sincerely,

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

A handwritten signature in black ink, appearing to read 'Tom Eckhardt', written over a light gray rectangular background.

Thomas (Ted) D. Eckhardt A.I.A.
President

Cc Steve Hautzinger Design commission









CD Group
Construction Design Services
Construction Design Architects

419 S PINE AVENUE
RENDERINGS



CD Group
Construction Design Services
Construction Design Architects

419 S PINE AVENUE
RENDERINGS











www.cdgroupllc.com

Thounhouae

419 South Pine
Arlington Heights IL.

CONSULTANTS:

DATE: 01/29/21

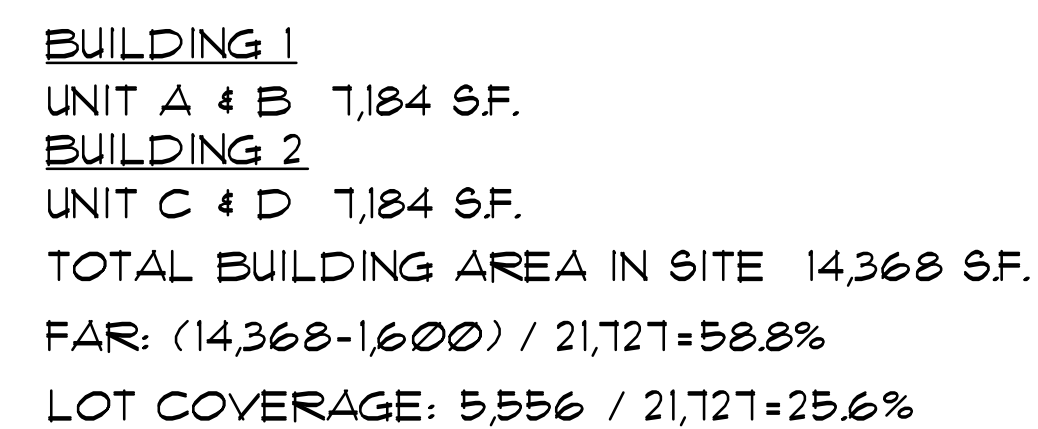
SHEET TITLE:

SITE PLAN
BASEMENT & 1st FLOOR
PLAN

SHEET NUMBER

SHEET

0



Thounhouae

419 South Pine
Arlington Heights IL.

CONSULTANTS:

DATE: 01/29/21

SHEET TITLE:

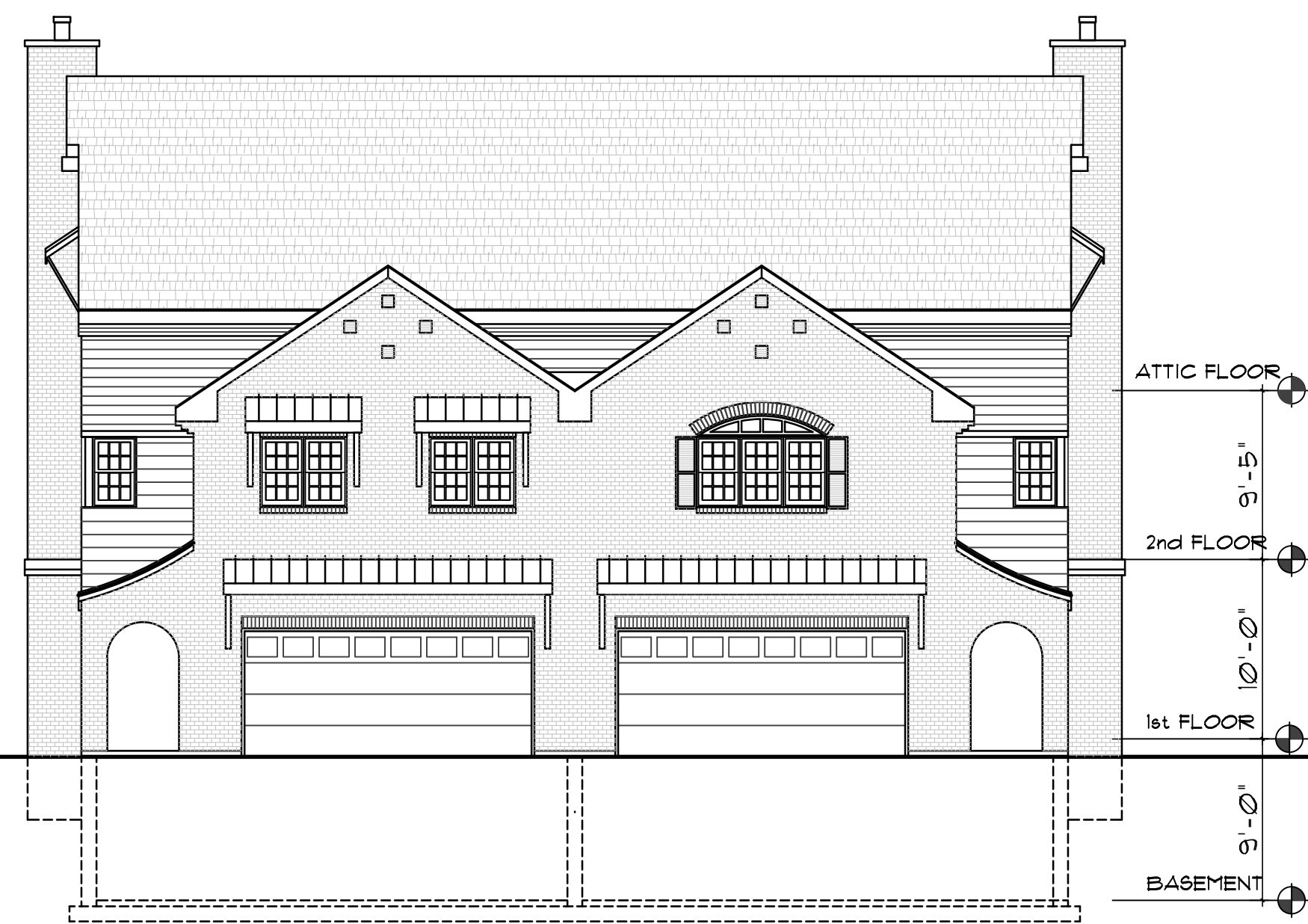
2nd FLOOR, ATTIC FLOOR
& ROOF PLAN

SHEET NUMBER

SHEET

0





Architectural elevation drawing of the front facade of a two-story house. The drawing shows a gabled roof with a chimney on the left. The second floor has a central dormer with two windows. The first floor has a central entrance with a small porch and two large arched windows. The basement level is indicated by dashed lines. To the right of the drawing is a vertical scale bar with labels for 'ATTIC FLOOR', '2nd FLOOR', '1st FLOOR', and 'BASEMENT'.

Architectural cross-section drawing of a two-story house with a basement. The drawing shows the interior layout with labels for 'MASTER BEDROOM', 'GARAGE', and '1st FLOOR'. The roof is gabled, and the basement is labeled 'BASEMENT'. The drawing is oriented vertically on the page.

SHEET