



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 9, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Anderson Subdivision - 208 N. Dwyer Ave. - T1515
2-Lot Subdivision
- B. Medical Office Building Expansion - 1100 W. Central Rd. - T1535
PUD Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Anderson Subdivision - 208 N. Dwyer Ave.- T1515

Department: Planning & Community Development

Requested Action

Preliminary Plat of Subdivision to subdivide one residential lot into two lots.

Variations

1. Chapter 28 5.1-3.5 and Chapter 29-307 Lot width to allow a reduction in lot width from 70 feet to 66 feet for Lot 1.
2. Chapter 28 5.1-3.5 and Chapter 29-307, Lot width to allow a reduction in lot width from 70 feet to 66 feet for Lot 2.

Recommendation

Staff is in support of this request subject to the following:

1. Submittal of a full Plan Commission application for approval of a Preliminary Plat of Subdivision.
2. If approved submittal of a Final Plat of Subdivision.
3. A fee in lieu of detention shall be required.
4. Land dedication fees are required for the new additional lot at time of building permits.
5. The existing home shall be demolished prior to recording of the Final Plat of Subdivision.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Aerial
Petitioner Request

Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: March 9, 2016
Date Prepared: March 3, 2016
Project Title: Anderson Subdivision
Address: 208 N. Dwyer

Background Information

Petitioner: Glenn Anderson
 208 N. Dwyer
 Arlington Heights

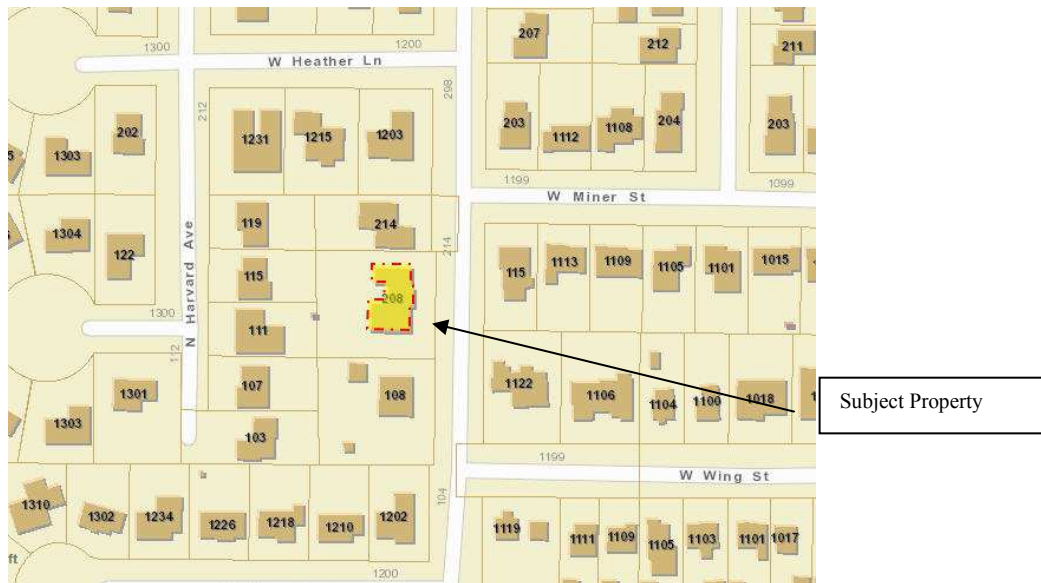
Existing Zoning: R-3, Once Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to subdivide one residential lot into two lots.

Variations:

- Chapter 28 5.1-3.5 and Chapter 29-307 Lot width to allow a reduction in lot width from 70 feet to 66 feet for lot 1.
- Chapter 28 5.1-3.5 and Chapter 29-307, Lot width to allow a reduction in lot width from 70 feet to 66 feet for lot 2.

**Surrounding Properties:**

	Zoning	Use	Comprehensive Plan
North	R-3 One Family	Single Family	Single Family Detached
South	R-3 One Family	Single Family	Single Family Detached
East	R-3 One Family	Single Family	Single Family Detached
West	R-3 One Family	Single Family	Single Family Detached

Project Summary

The subject site is approximately 17,820 square feet and the petitioner is proposing a Preliminary Plat of Subdivision for two lots. If approved, a Final Plat of Subdivision must be submitted for review and approval by the Plan Commission and Village Board. Two lots are proposed as follows:

	<u>Lot width</u>	<u>Required</u>	<u>Lot Area</u>	<u>Required</u>
Lot 1	66 feet	70 feet	8,884	8,750
Lot 2	66 feet	70 feet	8,884	8,750

Zoning and Comprehensive Plan

Pursuant to the Village's Comprehensive Plan, the property is designated Single Family Detached. The proposed subdivision is consistent with the Village's Comprehensive Plan as many of the lots in the neighborhood are less than 70 feet. Two variations are required for lot width as follows:

- Chapter 28 5.1-3.5 and Chapter 29-307 Lot width to allow a reduction in lot width from 70 feet to 66 feet for lot 1.
- Chapter 28 5.1-3.5 and Chapter 29-307, Lot width to allow a reduction in lot width from 70 feet to 66 feet for lot 2.

The petitioner shall provide a written justification for the variations based on the following criteria:

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

Building, Site , and Landscaping

A tree preservation plan is only required for three lots or more subdivisions. Therefore a preservation plan is not required. Preliminary Engineering calculations shall be required for the two lots as a fee in lieu of detention shall be required as it's only two lots. In addition, no public improvements are required.

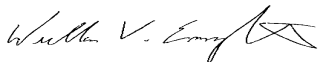
Traffic & Parking

Village code requires a traffic study for any rezoning of property that is not adjacent to a major or secondary arterial street. Given that this is a small two lot residential development, staff supports a variation to waive the requirement.

Recommendation

Staff is in support of this request subject to the following:

1. Submittal of a full Plan Commission application for approval of a Preliminary Plat of Subdivision.
2. If approved submittal of a Final Plat of Subdivision.
3. A fee in lieu of detention shall be required.
4. Land dedication fees are required for the new additional lot at time of building permits.
5. The existing home shall be demolished prior to recording of the Final Plat of Subdivision.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.



March 4, 2016

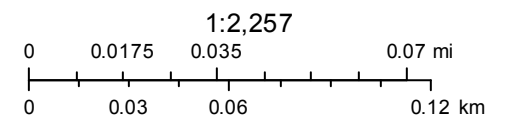
Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

208 N Dwyer



March 4, 2016



208 N Dwyer Subdivision

Petitioner: Glenn Anderson - Owner
Subject Property: 208 N Dwyer
Arlington Hts, IL 60005

Background

Over the last 28 years we raised our family in this house and now it is time to downsize. During a recent appraisal of the property, an observation was made that the value of splitting our property into two lots would be more valuable than sell the existing lot and house as is.

Requested Action

Acquire approval to subdivide one interior single family parcel into two single family lots. Current zoning for subject property is R-3 (as is the entire neighborhood).

Variations Requested

Lot 1:

Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from 70 feet to 66 feet.

Lot 2:

Chapter 28, Section 5.1-3.5 Minimum Lot Width and Chapter 29, Section 29-307 Residential Lot Standards, to allow a reduction in lot width from 70 feet to 66 feet.

Justification

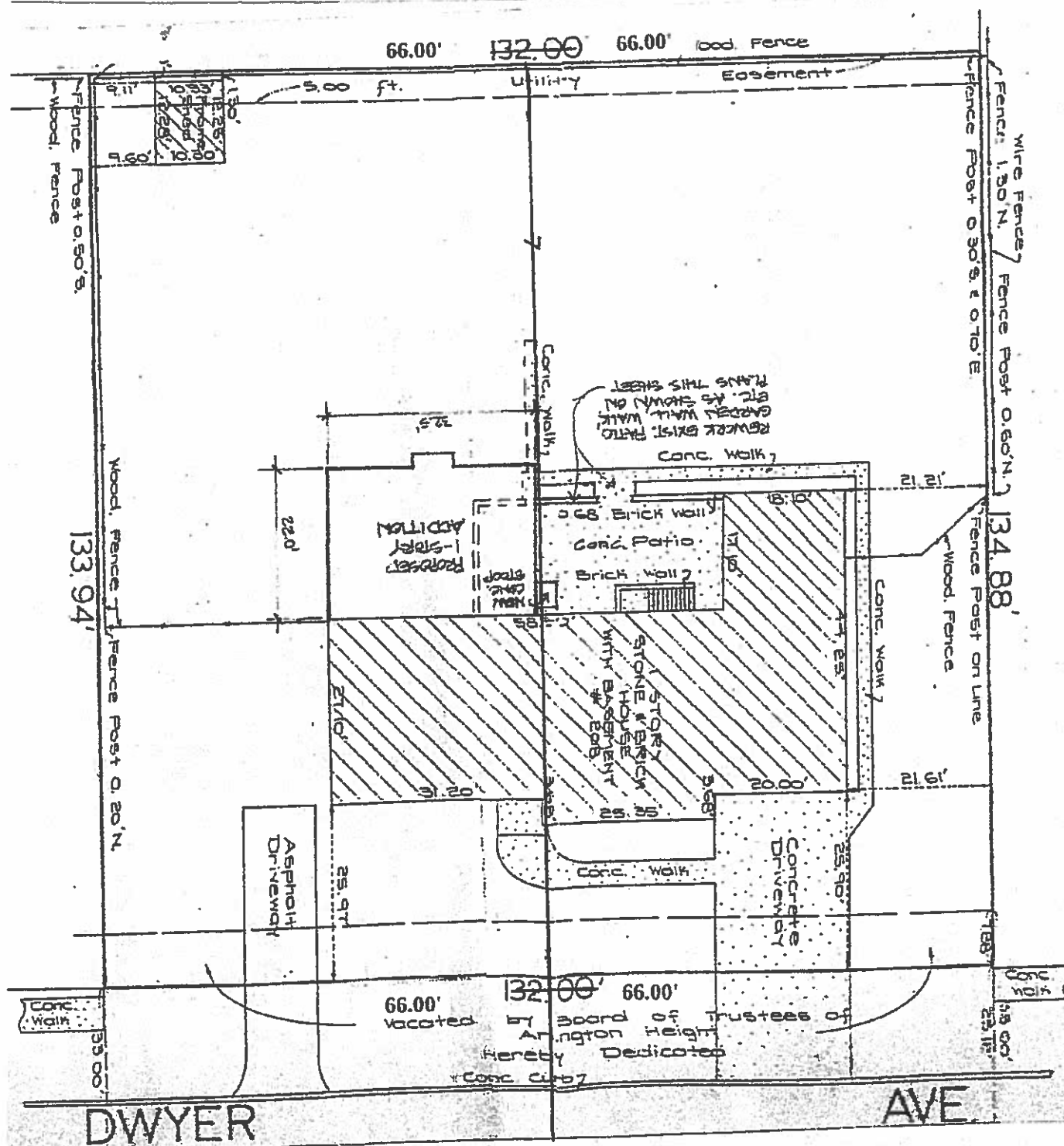
- Property cannot yield reasonable return due to - the age of the house, overall condition, floor plan and elevation; and
- The plight of the owner is due to unique circumstances; and
- With slight zoning regulation variations, 2 new modern, efficient and more functional houses can be built; and
- The variation, if granted, will not alter the essential characteristics of the locality, and in fact, provide a benefit to the area by providing a more consistent footprint comparable to neighboring lots. Additionally, once the houses are constructed, this project would add to the local tax base.

Project Summary

The subject site is an interior lot measuring 17,820 square feet (.41 acres) with 132 feet of frontage on Dwyer Avenue and 134 feet deep. Currently there is a single family home generally located in the middle of the lot with a building footprint of approximately 2,400 square feet. In addition there is a shed measuring 10 feet x 12 feet.

The proposed action is to subdivide the one parcel into two equal lots measuring 66 feet wide by approximately 134 feet deep. If the subdivision is approved, a second separate application will be submitted for approval detailing the preliminary engineering plan, landscaping plan, tree preservation plan and all other remaining requirements.

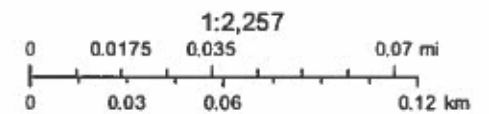
208 N Dwyer – Proposed Plat of Survey – Two lots 66 feet wide



208 N. Dwyer (potential subdivision) R-3



February 23, 2016



Enter Street Address X

Mouse Coordinates:
X: 1075537.8528977348
Y: 1073832.6857433183

Home Results Print Map Labels

Property Information



PIN: 0330301067
[More Info](#)

Address: 208 N Dwyer Ave

Elementary School: Westgate School

Middle School: South Middle School

High School: Rolling Meadows HS

Building Type: Residential Single-Family

Property Type:

Township: T42-R11-SEC30

Township Name: Wheeling

Police Beat & Sub-Beat: 1108 - 150

Fire District: 1 - 10215

Zoning: R-3

Class Code: 2-04
[More Info](#)

Census Group: 170318033004

Census Tract: 17031803300

TWP Page: 0330F

FEMA: 17031C0203F

Park District: AHPD

Garbage Removal
[More Info](#): Tuesday: Garbage (all year); Friday: Garbage & Recycling

Landscaping
[More Info](#): Tuesday - from April to end of November

Info Layer

POI Layers Thematic



0 20 600

Subdivision – Nagel & Koepl's

4 lots 66 x 137

1 irregular lot approx 66 x 170 (dead end street)

2 lots 132 x 134

Proposal is to split a 132 x 134 lot into two 66 x 134 lots

Enter Street Address X

Home Results Print Map Labels Info Layer

Property Information



PIN: More Info	0330301007
Address:	208 N Dwyer Ave
Elementary School:	Westgate School
Middle School:	South Middle School
High School:	Rolling Meadows HS
Building Type:	Residential Single-Family
Property Type:	
Township:	T42-R11-SEC30
Township Name:	Wheeling
Police Beat & Sub-Beat:	1106 - 150
Fire District:	1 - 10215
Zoning:	R-3
Class Code: More Info	2-04
Census Group	170318033004
Census Tract	17031803300
TWP Page	0330F
FEMA:	17031C0203F
Park District:	AHSPD
Garbage Removal More Info	Tuesday: Garbage (all year); Friday: Garbage & Recycling
Landscaping More Info	Tuesday - from April to end of November

Mouse Coordinates:
X: 1075567.8528977348
Y: 1973832.8857433193

POI Layers Thematic



Per GIS map

Corner houses linked to street address

Harvard Ave

4 lots @ 66 x 137
1 lot 66 x 170 (dead end street)

Dwyer Ave

1 lot @ 66 x 135
2 lots @ 65 x 132
2 lots @ 132 x 134 (subject lot one of the two)

Wing St (no curbs or sidewalks)

2 lots @ 55 x 136
1 lot @ 66 x 131
2 lots @ 78 x 135
1 lot @ 96 x 137 (approx)

Heather Lane

3 lots @ 91 x 91

Miner St

11 lots @ 65 x 132
1 lot @ 66 x 132

Patton Ave

2 lots @ 66 x 132

Kennicott Ave

1 lot @ 66 x 132

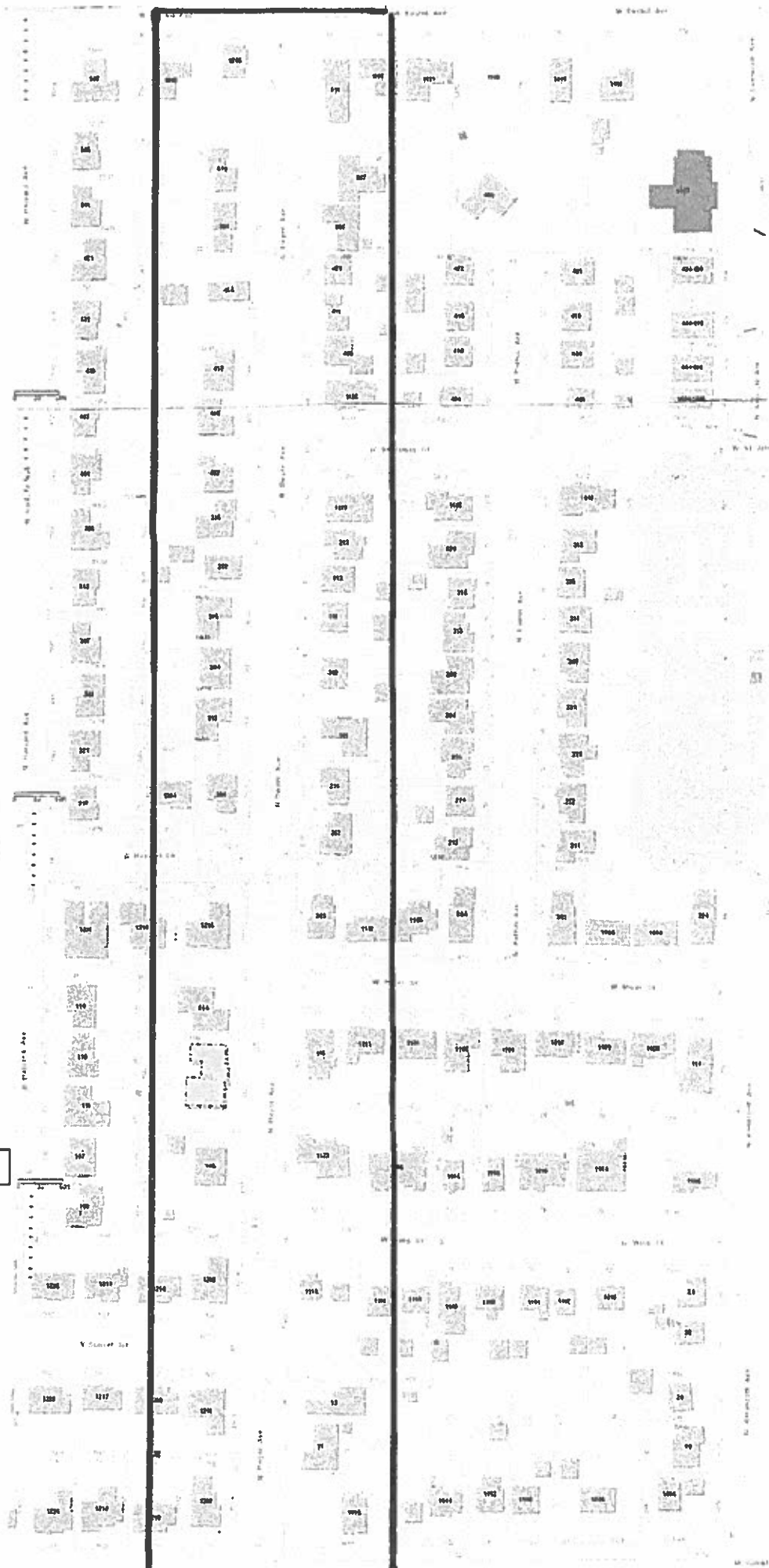
Proposal to Subdivide 208 N Dwyer

Per GIS Map

Lots with Dwyer addresses
between Euclid & Campbell

Lot #	Lot Size
313	50 x 129
315	50 x 129
17	50 x 191
411	55 x 128
421	55 x 128
409	56 x 128
115	65 x 132
203	65 x 132
214	66 x 135
312	66 x 143
316	66 x 143
501	66 x 200
507	66 x 200
207	67 X 129
211	67 X 129
301	67 X 129
306	68 X 143
302	68 x 144
304	68 x 144
511	68 x 190
500	72 x 126
510	72 x 126
402	72 x 130
11	73 x 121
300	75 x 125
303	75 x 129
311	75 x 129
406	98 x 131
410	98 x 131
414	123 x 150 (irregular)
108	132 x 134

208	132 x 134 Subject Property
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Item: Medical Office Building Expansion - 1100 W. Central Rd. - T1535

Department: Planning & Community Development

Requested Action

Amendment to Planned Unit Development #72-045 to construct a 30,000 square foot two story medical office surgical center and a parking garage.

Variation

1. Chapter 28, Section 11.4 Parking: to allow a reduction from 450 spaces as required to 362 spaces provided.

Recommendation

The Staff Development Committee met on February 16, 2016 to discuss the proposal and will require additional information as part of a formal Plan Commission application before a recommendation can be made. The following issues, shall be addressed as part of the formal review process:

1. Provide a traffic and parking study to fully analyze the required parking for the existing and proposed buildings, including on site circulation and ingress and egress to Central Road.
2. Provide an emergency access remote from the entrance for emergency vehicles.
3. Storm water detention meeting current Village and MWRD standards shall be provided.
4. Additional landscape islands are required for parking rows missing islands within the surface lot.
5. Design Commission review shall be required prior to a public hearing of the Plan Commission.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Concept Plans

Petitioner Letter

Type

Board or Commission Report

Exhibits

Exhibits

Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: March 9, 2016
Date Prepared: March 3, 2016
Project Title: Medical Office Expansion
Address: 1100 W Central Road

Background Information

Petitioner: Bill Dvorak
 MedProperties
 1100 W Central Road
 Arlington Heights, IL

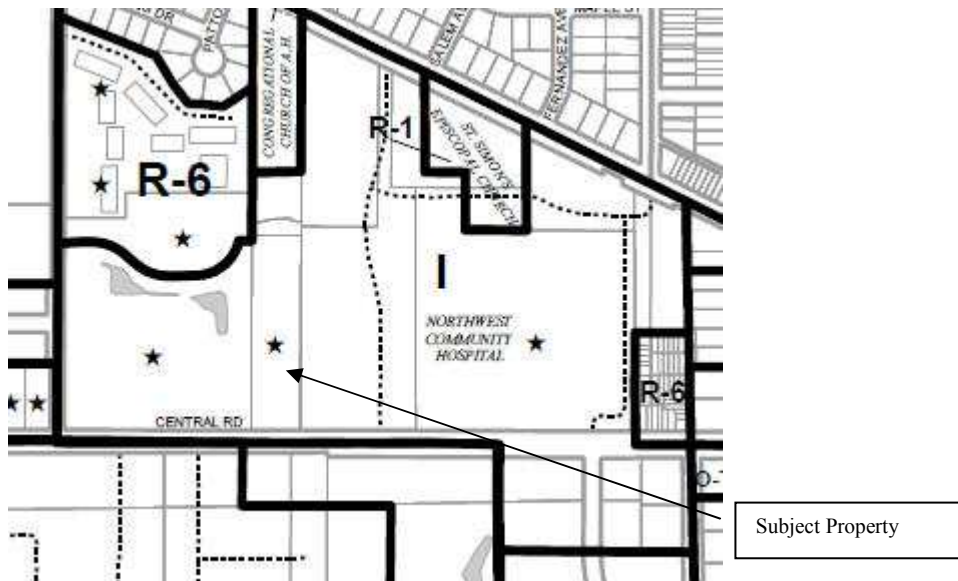
Existing Zoning: Institutional

Requested Action:

- Amendment to Planned Unit Development #72-045 to construct a 30,000 square foot two story medical office surgical center and a parking garage.

Variations:

- Chapter 28, Section 11.4 Parking: to allow a reduction from 450 spaces as required to 362 spaces provided.

**Surrounding Properties:**

	Zoning	Use	Comprehensive Plan
North	Institutional	Office	Institutional
South	Public Land	Park	Park
East	Institutional	Office	Institutional
West	Institutional	Office	Institutional

Project Summary

The subject site is approximately 3 acres and includes a five story 60,000 square foot medical office building with 219 parking spaces, which does not meet current code standards for medical office (300 spaces are required). The property owner is seeking to construct a new medical office building surgical care totaling 30,000 square feet at the rear of the property. Also the petitioner is proposing a multi level parking garage for 258 spaces. The total parking on site would equal 362 spaces, whereas 450 is required.

Zoning and Comprehensive Plan

Pursuant to the Village's Comprehensive Plan, the property is designated Institutional. The proposed amendment is consistent with the Village's Comprehensive Plan Land Use map however there are several issues that must be analyzed such as parking and traffic flow. One variation has been identified at this time as follows:

- Chapter 28 Section 11.4 Parking to allow a reduction from 450 spaces to 362 spaces.

The petitioner shall provide a written justification for all variations based on the following criteria:

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

The Staff Development Committee has concerns with the extent of the parking variation requested as outlined below.

Building, Site , and Landscaping

Preliminary Engineering plans shall be provided with calculations for storm water management in order to determine the extent of storm water management that will be required. On site detention shall be required meeting current standards. In addition, there are several landscape islands missing from parking rows which shall be required to be installed.

Design Commission review for the new office building and parking garage shall be required. A separate application shall be submitted addressing the Village's Design Guidelines.

Traffic & Parking

A traffic and parking study from a professional engineering firm shall be required. Issues to address include, but are not limited to: a parking analysis to demonstrate that there is adequate parking proposed, on site traffic circulation, and trip generation. Special attention shall be provided to the one access drive on Central Road given the expansion of floor area for the site. Staff has concerns with on site traffic flow and ingress and egress to / from the site. Also staff has concerns with the large parking deficit per code. Medical offices tend to have high peak demands therefore the parking portion of the study shall provide extensive detail and examples of parking required for the proposed uses, including existing parking counts for the office building currently on site. In addition, a secondary access point for emergency vehicles shall be provided, which can be limited to emergency access. Finally, Ordinance 72-045, which approved the current office building, required a cross access easement for the hospital to the east. It is not known if that easement was ever implemented and recorded. The petitioner shall provide a response to that requirement.

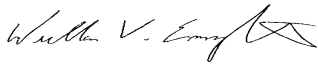
Required parking per the zoning code is provided in the table on the following page.

Use	Square Footage	Parking Ratio	Parking Required
Existing Medical Office	60,000	1 space / 200 square feet	300
Proposed New Building	30,000	1 space / 200 square feet	150
Total	90,000		450
Parking Provided			362
Surplus / (Deficit)			(88)
Loss of parking to comply with island requirement			14
Revised Surplus/(Deficit)			(102)

Recommendation

The Staff Development Committee met on February 16, 2016 to discuss the proposal and will require additional information as part of a formal Plan Commission application before a recommendation can be made. The following issues, shall be addressed as part of the formal review process:

1. Provide a traffic and parking study to fully analyze the required parking for the existing and proposed buildings, including on site circulation and ingress and egress to Central Road.
2. Provide an emergency access remote from the entrance for emergency vehicles.
3. Storm water detention meeting current Village and MWRD standards shall be provided.
4. Additional landscape islands are required for parking rows missing islands within the surface lot.
5. Design Commission review shall be required prior to a public hearing of the Plan Commission.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.



March 4, 2016

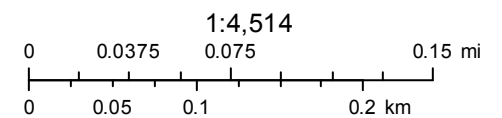
Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

1100 W Central Road



March 4, 2016



"Architecture through Listening"
One Parkview Plaza
17W110 22nd Street
Oakbrook Terrace, Illinois
60181
Tel. 630-573-5149
Fax 630-573-5176

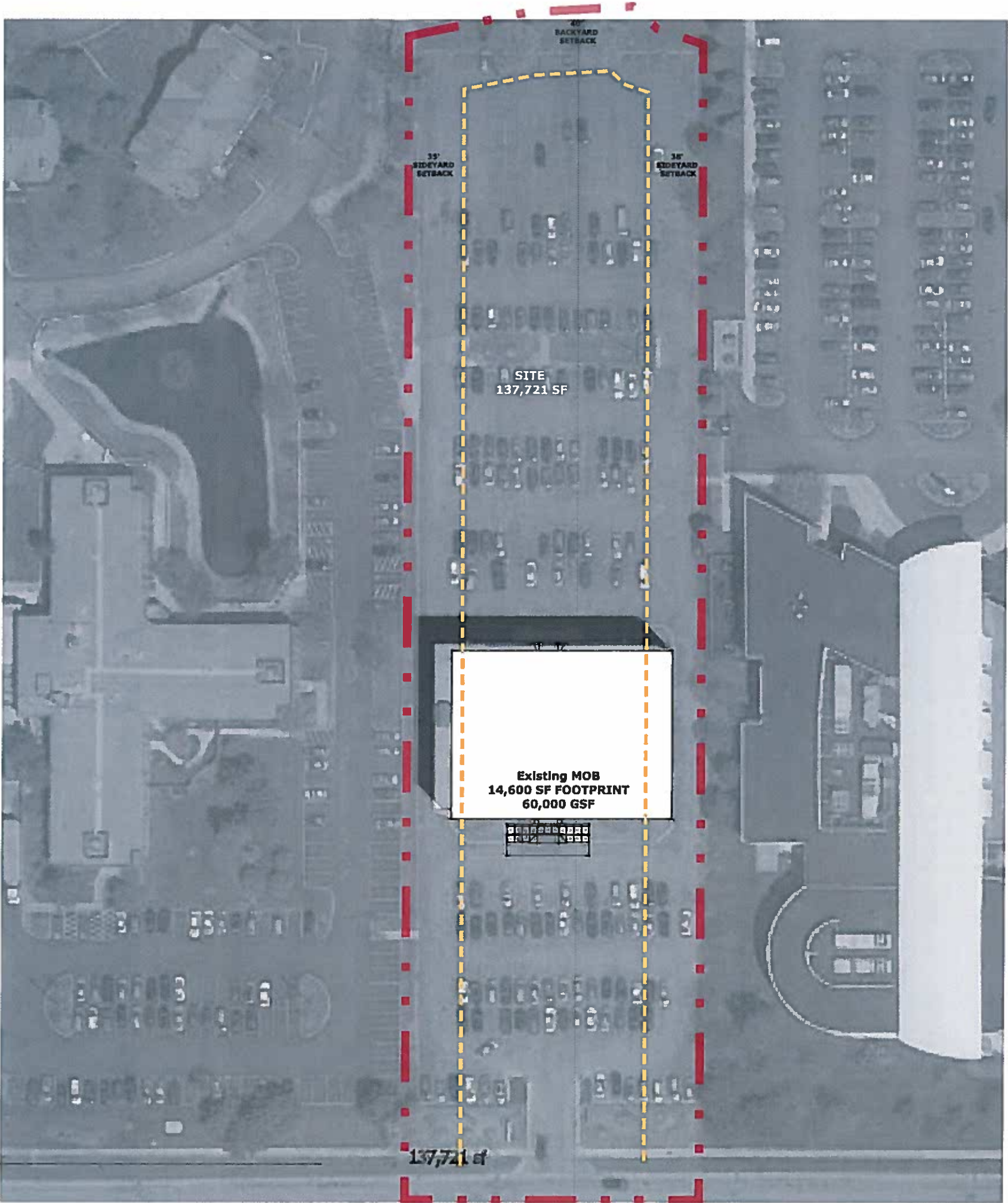
Med
Properties
SCA

Arlington
Heights,
Illinois

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Job Number: 150010100
2016-02-04 Concept Review
2016-02-12 Concept Review

OPTION 5

SI



Existing Site Plan
1/32" = 1'-0"

"Architecture through Listening"
One Parkview Plaza
17W110 22nd Street
Oakbrook Terrace, Illinois
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Fax 630-573-5176

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2016-02-04 Concept Revision
2016-02-12 Concept Revision

OPTION 5

ZONING ANALYSIS

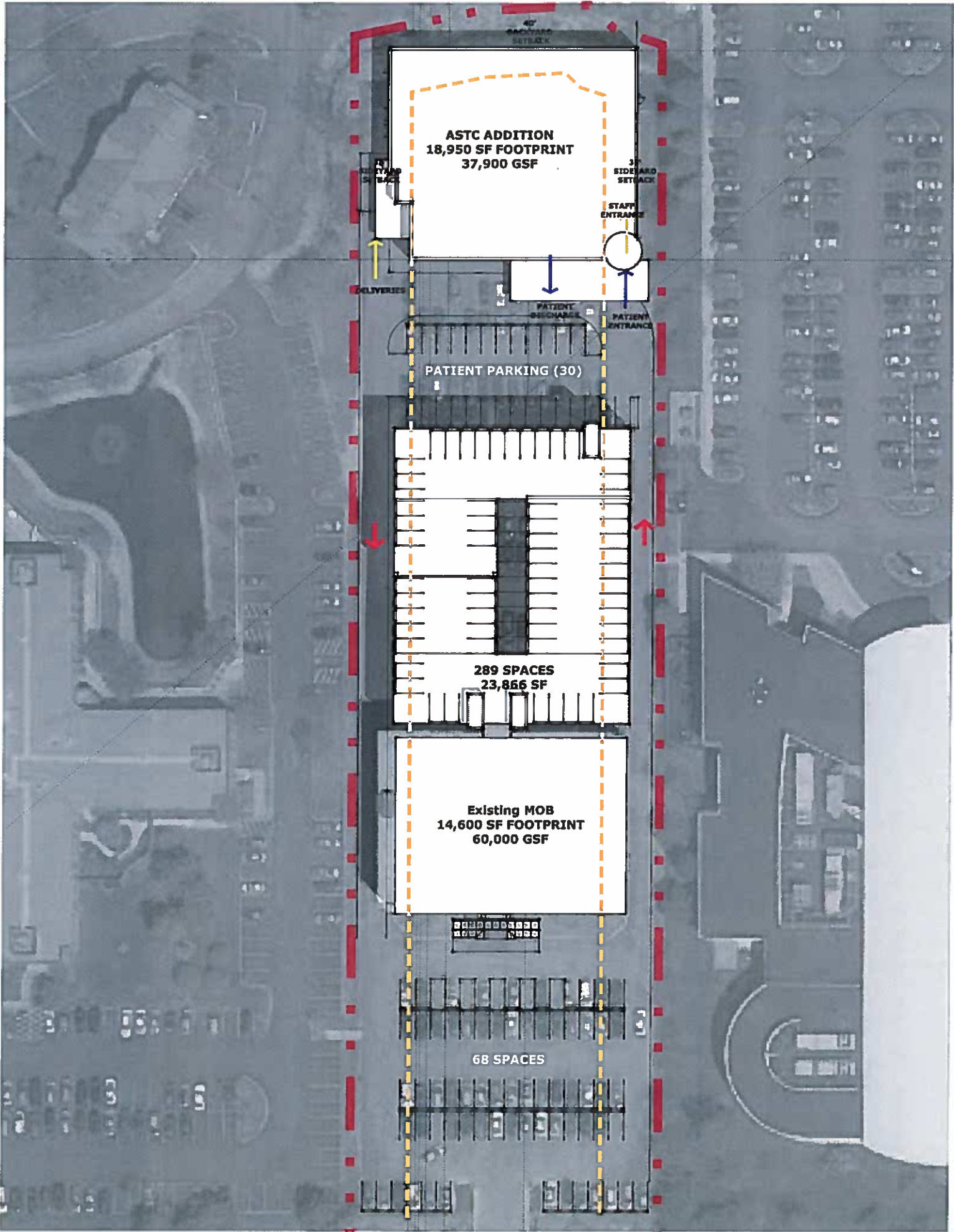
14,600 SF EXISTING
18,950 SF ADDITION
23,866 SF GARAGE
57,416 GSF TOTAL
57,416/137,721=41.69% COVERAGE

PARKING ANALYSIS

60,000 GSF EXISTING
37,900 GSF ADDITION
97,900 GSF TOTAL
97,900 1 SPACE / 200 SF = 489 SPACES REQUIRED
97,900 1 SPACE / 250 SF = 391 SPACES REQUIRED
387 SPACES PROVIDED



SITE PLAN Ambulatory Surgery Building
1/32" = 1'-0"



"Architecture through Listening"
One Parkview Plaza
17W110 22nd Street
Oakbrook Terrace, Illinois
60181
Tel. 630-573-5149
Fax 630-573-5176

Med
Properties
SCA

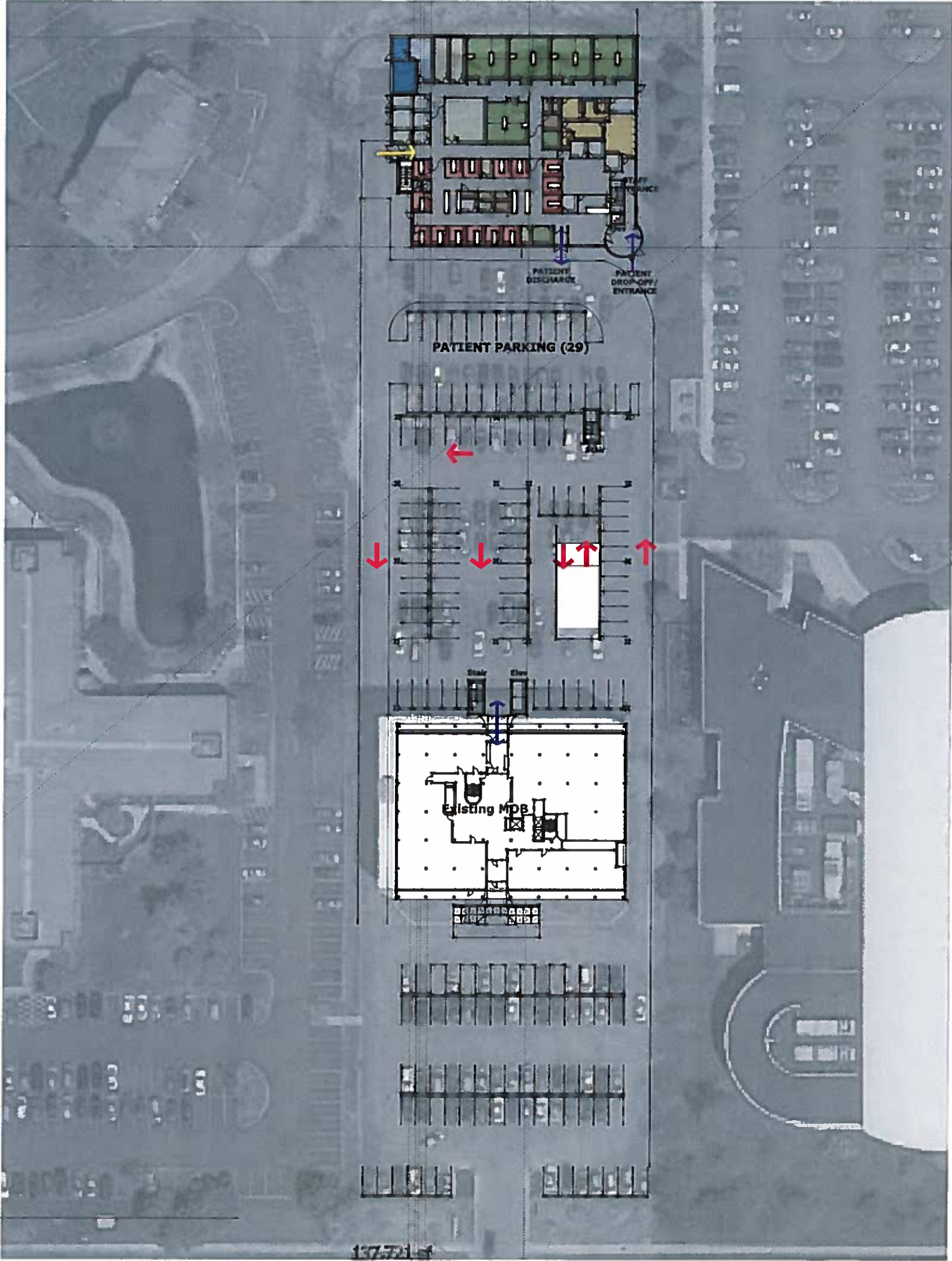
Arlington
Heights,
Illinois

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2016-02-04 Concept Review
2016-02-12 Concept Review

OPTION 5

A1

North
First Floor Plan Ambulatory Surgery Building
1/8" = 1'-0"



"Architecture through Listening"
One Parkview Plaza
17W110 22nd Street
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60181
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Fax 630-573-5176

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Properties
SCA

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2016-02-04 Concept Revision
2016-02-22 Concept Revision

OPTION 5

Ala



"Architecture through Listening"
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Med Properties

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Heights,
Illinois

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2016-02-04 Concept Revision
2016-02-12 Concept Revision

OPTION 5



Northeast Isometric

"Architecture through Listening"
One Parkview Plaza
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Oakbrook Terrace, Illinois
60181
Tel. 630-573-5149
Fax 630-573-5176

Med Properties

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Heights,
Illinois

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Job Number: 110040100
2016 02 09: Concept Revision
2016 02 12: Concept Revision

OPTION 5



Northeast Isometric



February 11, 2016

Derek Mach
Landscape Planner
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

Re: 1100 West Central Road – Response to Staff Comments on Conceptual Plan

Dear Derek:

We are in receipt of your letter dated February 10, 2016 regarding the Village of Arlington Heights preliminary staff review of our proposed medical office project at the above referenced address. We understand that this review was only preliminary in nature and intended to provide initial feedback from the Planning Department Staff. However, some of the items referenced would have a material impact on our ability to move forward with this project.

This plan would be a request for amendment to the Planned Development solely for the purposes of the new building shown on our schematic plans. We will not be altering the existing building in any way. Therefore, we would request clarification on the following:

1. **Parking:** The existing building on the property is approximately 62,000 SF and with approximately 180 parking spaces provided. We are requesting that the parking ratio of 1/200 SF be only applied to the new construction. We plan to supplement the surface spaces with structured parking, and provide the additional Code required parking for the new building. We would retain the existing total amount of parking, plus provide 1/200 SF for the new building area (approximately 160 new spaces) arriving at the proposed total of 362.
2. **Storm Detention:** The proposed plan does not change the existing impervious area of the property as the current site is primarily asphalt for surface parking. Please clarify why this new plan would then require storm detention.

We request additional clarification on these items and the criteria used to support the comments provided. We are not ready for a formal submission at this time, but we would like to be as prepared as possible when that time comes.

Sincerely,

William J. Dvorak
Director, Development Services
MedProperties Group, LLC

cc: Matthew J. Campbell, CEO, MedProperties Group, LLC