



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 9, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 504 S. Mitchell Subdivision - 2/24/16
- B. Memory Care Facility - 2/24/16

IV. PUBLIC HEARINGS

- A. Arlington Dog House - 213 S. Arlington Heights Rd. - PC#16-002
Land Use Variation

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: 504 S. Mitchell Subdivision - 2/24/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
PC Minutes 2/24/16 (1)	Minutes
PC Minutes 2/24/16 (2)	Minutes

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PLAN

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

COMMISSION

RE: 504 S. MITCHELL SUBDIVISION - PC# 14-016

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
24th day of February, 2013, at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Acting Chair
LYNN JENSEN
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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ACTING CHAIRMAN ENNES: I would call this meeting of the Plan Commission to order. If you would join me in standing and reciting the Pledge of Allegiance?

(Pledge of Allegiance.)

ACTING CHAIRMAN ENNES: Thank you. Bill, would you take roll call?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Ennes.

ACTING CHAIRMAN ENNES: Here. We have no minutes to approve?

MR. ENRIGHT: There are two sets, Northwest Crossings and Drost/Hasche Subdivision.

COMMISSIONER GREEN: I'd like to make a motion for approval.

COMMISSIONER JENSEN: Second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: We have two hearings this evening. Hearing No. 15-023, Memory Care Facility, is the Petitioner present? Have all the notices gone out?

MR. ENRIGHT: Yes, all notices were properly served.

ACTING CHAIRMAN ENNES: Would the Petitioner like to come forward and tell us or give us a background info on this petition? When you come up, I would like you and in fact anybody else in your group who is going to testify --

MR. YATES: Depends on what questions you have.

MR. ENRIGHT: Excuse me, this is for the Mitchell Subdivision.

MR. YATES: Oh, he said Memory Care.

ACTING CHAIRMAN ENNES: Oh, I'm sorry.

MR. ENRIGHT: Yes, sorry.

ACTING CHAIRMAN ENNES: I had the wrong hearing.

MR. YATES: I'll come back.

ACTING CHAIRMAN ENNES: So, we're starting with Hearing No. 14-016, the Mitchell?

MR. ENRIGHT: Correct.

ACTING CHAIRMAN ENNES: Is the Petitioner here? Sorry.

MR. DELANEY: Yes.

ACTING CHAIRMAN ENNES: Would you and anyone else that

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is going to testify with you come forward?

(Witnesses sworn.)

ACTING CHAIRMAN ENNES: Whoever is going to start, if you would give us your name and your address? Then anybody else, when you come up, please do the same thing, state your name and spell it for the court reporter.

MR. DELANEY: Sure. Joseph Delaney, D-e-l-a-n-e-y. I'm the attorney on behalf of Mr. Bruscato, offices here in Arlington Heights. I work with George Drost at the DKMO firm.

I think what we'd like to do before we actually present the petition is there seems to be some lingering issues that Mr. Bruscato has that need to be addressed before the petition is considered. He's not had success in getting answers to the questions that he has, satisfactory answers from Staff. His concern, and the project that's presented is a subdivision of a parcel into four lots, one of which is for water detention. His issue or his question is, is there no other way to do this other than lose one of those lots to water detention?

In the scope of these proceedings, he's been here many times and he has presented different plans, there was some reference to an engineering study of the flood patterns and the flood indications in the area, either an engineering study, an engineering report or something. That seems to be the focus of how the water detention decision was made, and he has not been privy to that. I think that would go a long way to resolving his issues of losing one of the lots to water detention.

So, the question that he has is essentially does this exist? If it does, can he see it? If it doesn't, is there an alternative to losing an entire lot to water detention? That's not the underground water detention that was addressed several years ago.

He is, you know, a life-long resident. He is proud to be an Arlington Heights citizen and resident, he just doesn't understand why he can't get this subdivision into four lots instead of three with a detention.

ACTING CHAIRMAN ENNES: Well, I don't think this is the forum to be asking that question.

MR. DELANEY: Okay. Which is the forum?

ACTING CHAIRMAN ENNES: I believe that you need to go through the Planning Department and present ideas and they'll make a recommendation. When those recommendations are made, they can come back to us and we decide on whether to approve those recommendations. Bill, do you --

MR. ENRIGHT: Is there a report? The Village has hired a consulting firm to do a comprehensive analysis of various areas of the Village of Arlington Heights with respect to storm sewer and problems with flooding and especially in big events. I am not a

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hundred percent certain whether or not that study is a hundred percent complete. I think it has been completed, I'm not a hundred percent sure if it has been made public but I think it has. But we'll have to talk to the Engineering Department tomorrow.

If it is a public document at this point, if it's in draft form, we don't give out draft documents. But if it's finalized, it is presentable to the public, we will do that. I think they've had a series of public meetings where they presented, you know, some of the preliminary findings, you know. But I wasn't asked this question before, this is the first I've heard of it. I'm not sure if anybody has asked the Engineering Department to see that report, but no one has asked me up until tonight. So, this is news to me about, you know, that report, but certainly we'll share whatever information without a doubt.

Having said that, detention is a requirement of the Village code. Irrespective of drainage studies in the area or flooding problems in the Village, it is a mandatory requirement of the subdivision regulations of the Village of Arlington Heights. Therefore, the petition, we've been, you know, working with Mr. Bruscato for quite some time on this. We understand he would prefer to do a fee in lieu of and be able to build on that lot.

Staff is not supportive of that. We are just advisory. Ultimately, the Plan Commission advises the Village Board. Ultimately, the Village Board who represents the community makes the decisions. So, Staff's position is that, and again, you know, we're reacting to a petition that was given to us which was four lots with a detention lot. Now, that was after a lot of discussions with the Petitioner because he wanted to do potentially four lots with a fee in lieu of.

But Staff is not supportive of fee in lieu of. It's a requirement to provide detention. We have done fee in lieu of, but that's typically with just two-lot subdivisions, small subdivisions, where it wouldn't be feasible to provide on-site detention because they only have two lots.

It is a requirement, being in a combined sewer area, that the property once subdivided provides on-site detention. That is a code requirement. The Petitioner can certainly ask for the ability to develop this lot with a fee in lieu of, and the Plan Commission can take that into consideration, and the Village Board can take that into consideration.

But going back to Staff to discuss this issue will not change Staff's opinion. We have reviewed this for a long time, there's been, you know, numerous years that we've been discussing this project. So, Staff's position on this project is that we will recommend to the Plan Commission and ultimately the Village Board that there is on-site storm sewer detention. So, that won't change.

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So, I encourage the Petitioner to move forward with the public hearing due process and that's what we're doing now. It's up to you to decide whether or not you want to move forward with it at this point or not. But you have an opportunity to make your case to Plan Commission this evening and, depending upon the recommendation, you'll have an opportunity to make your case to the elected officials.

ACTING CHAIRMAN ENNES: At this point, the plans that you've presented us, they do not show a proposal for four lots. So, for us to, my feeling is for us to look at this, I mean we have four lots, three of them are for residential, one is for the detention, correct? So, I'll leave it up to the other Commissioners, if you want to present with your variance and ask for that. I would think it would be very difficult for the Board, for the Commission to make a decision when we don't have all the details that you've provided with a plan for three houses and detention.

Would one possibly be a smaller detention and one of those lots a large one? The corner lot which is swamp?

MR. DELANEY: That I'm not exactly certain of. That's a good question. I'll go back to, if I could have a minute to confer?

ACTING CHAIRMAN ENNES: Because from looking at the plans, one of the lots is, one of the corner lots is swamp because it's got setbacks on both sides. Is it just the one?

MR. DELANEY: Yes, it's the southwest corner. Is that right? Or northwest, yes, northwest.

MR. ENRIGHT: The two corner lots are 70 feet wide, and the two interior lots are roughly, you know, one of them is 64 feet and the other one is, they're both 64 feet plus or minus with the interior lots. Then the corner lots are 70 feet wide, both of which require variations for lot width and size.

ACTING CHAIRMAN ENNES: Okay, but the lot on Park Street has corner setbacks on both sides, and so that limits the buildable area. Do you want to go ahead and present your petition?

MR. DELANEY: I'd like to confer for a second because we've been having some discussions about whether we want to present tonight. That's why I want to do this on kind of a preliminary basis before we present the petition. Okay?

ACTING CHAIRMAN ENNES: How long will that take you?

MR. DELANEY: I think it will only take a few minutes.

ACTING CHAIRMAN ENNES: Okay.

MR. DELANEY: Okay, thank you.

(Pause.)

MR. BRUSCATO: If you'll permit me, I'd like to present this?

MR. ENRIGHT: Could you just hold a second? Yes, in a second. Let me talk to the Chairman here.

MR. BRUSCATO: Okay.

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(Pause.)

ACTING CHAIRMAN ENNES: If you would, you're the owner of the property?

MR. BRUSCATO: Yes, my name is Anthony Bruscatto. I'm the owner of the property.

ACTING CHAIRMAN ENNES: Would you spell your name for the court reporter?

MR. BRUSCATO: B-r-u-s-c-a-t-o.

ACTING CHAIRMAN ENNES: Your address?

MR. BRUSCATO: 504 South Mitchell, Arlington Heights, Illinois 60005.

ACTING CHAIRMAN ENNES: What did you want to say?

MR. BRUSCATO: Well, I would like to, because of some unusual circumstance regarding the presentation tonight, I have written up a little, a few questions and a few, some information I would like regarding the project going back to the original Plat and Subcommittee report. You'll have to excuse me. I'm not real good at this public speaking, that's why I wanted to hire an attorney. Unfortunately, due to some problems, we didn't get a real chance to discuss everything. There were some issues with Mr. Drost being his employer, being on this board to decide this thing.

So, what I did was write up a few questions on a little cover sheet of what I'd like to discuss and I would like to present it to you because of, like I said, I'm not really good at public speaking. It kind of covers what questions I have and what I think about how the process worked. We can discuss part of it now and we can see how it goes.

So, if it's okay, could I give these sheets to you and you can take a look at one or all of them? You can decide on what you would like to do.

ACTING CHAIRMAN ENNES: You've got a copy of this for everybody?

MR. BRUSCATO: Would you like this?

COURT REPORTER: Yes, please.

ACTING CHAIRMAN ENNES: Did you get a copy? Do you have an extra copy for him?

MR. BRUSCATO: Sorry.

MR. ENRIGHT: Thank you.

ACTING CHAIRMAN ENNES: Well, I see a proposal here but I really don't see any questions. So, I'm not sure what we can do.

MR. BRUSCATO: Okay, what I would like is, forgive me, I'm sorry. I think, that's why I said I'm not good at this, I had hoped to hire a lawyer. It didn't work out. Do you want to explain the situation to him about what happened?

MR. DELANEY: There's no situation to explain. He asked me to be here tonight and I'm here. I presented what his

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questions are and he was wondering if this was the proper forum to address you because he has not had his success with Staff.

MR. BRUSCATO: I guess my concerns are that there are basic errors in the original Staff and Planning report. This property, it's not on the combined sewer system totally. The lots on Mitchell are on combined, the lots that would be on Walnut are on the separate sewer systems. She also said, the other question I had is in regards to the requirements for detention, Kate Lockerby stated that the analysis would be done by the Engineering and Planning Department of the Village.

I would like to have access to that and be able to give a response to it. In some cases, it appears as though I'm kind of being denied due process of law to find out what the report says and other things. So, that's why I'm asking the questions.

I prepared a proposal in some way to work with the, excuse me, to work with the Board and work with the Village, where I'd be sacrificing something. In this case, I think it came up to \$40,000 or \$50,000, but it's still much better than the \$300,000 I would be losing on the way it's currently stated. I hope you can appreciate the fact that this means a great deal to me in my retirement, and my wife and my son. Losing this would really hurt and that I would do anything I legally and possibly can do in order to see if I can get this changed.

Mr. Enright, I think you mentioned that it says that all developments have to have detention, correct?

MR. ENRIGHT: I did not say that.

MR. BRUSCATO: I'm sorry. The manual of practices says that all subdivision developments coming before the Board, all of them, regardless of size, have to address detention. There were five issues of subdivision brought before the Plan Commission last year on smaller residential lots. The other four were given, they could pay a fee in lieu of detention. I was required to give a quarter of my property.

It also says in, I think it's 3 point four or five, that the director of Haeger Engineering has the discretion to waive detention on small developments. That was another question I had hoped to get an answer tonight is what is considered a small development. I guess is it 2, which is really not a development, and then is it 3 or 4? But the right is there, he can do it, and as a resident who is just trying to sell my property, I'm just asking for some help.

Please give me a break on this thing here. 50 years I lived here.

COMMISSIONER GREEN: Mr. Bruscatto, if I could jump in? I have a comment on this. We're here --

MR. BRUSCATO: Could you be quiet, Mr. Green? Would you be quiet, Mr. Green? I've got --

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MR. DELANEY: Wait a minute, he's got the floor. Go ahead.

COMMISSIONER GREEN: We have zoning issues here to discuss tonight and we have a proposal before us and I think we're going to act on these. If you have questions with the Building Department or what's going on there, that is not part of what we are doing here tonight. Bill, you can correct me if I'm wrong, we're looking at a proposal for four lots. You're asking for variations to get four lots. So, we have to decide on whether that is --

MR. BRUSCATO: Mr. Green, you have repeatedly said that you have a different view than I do.

COMMISSIONER GREEN: Excuse me, I have the floor here, sir.

MR. BRUSCATO: I thought I did.

COMMISSIONER GREEN: I am speaking, and when I'm done you can speak.

MR. BRUSCATO: I was speaking, and when I'm done you can speak. I was trying to finish up.

Mr. Green, since the beginning, since 2008 when you said this was a perfect, you thought this was an acceptable project being on the board of the Plat and Subcommittee. In 2013, your opening statement to me I think was, well, you're going to make a lot of money on this, aren't you? If I'm not mistaken, your closing statement was that you would do everything possible to keep that from happening.

COMMISSIONER GREEN: That's not exactly right.

MR. BRUSCATO: No, it's not but in between.

COMMISSIONER GREEN: That may be your interpretation of it.

MR. BRUSCATO: If you read the minutes --

MR. DELANEY: We're not going to argue.

COMMISSIONER GREEN: But we are dealing with zoning ordinances and that's what we're here to deal with tonight.

MR. BRUSCATO: Okay, I've stated my questions.

COMMISSIONER GREEN: If you've got some kind of, something that you think I said to you, when we get to discussing this project here, I will let you know what those issues are.

MR. BRUSCATO: Thank you very much. I'm still asking can I get the information --

ACTING CHAIRMAN ENNES: What we need you to do is to present your project, and I'm not able to give you information or direct, you need to work with Staff to get that.

MR. BRUSCATO: Okay.

ACTING CHAIRMAN ENNES: What we'll do, we need you or your attorney to present your project, and if you want to present something different than what we have reviewed and gone over, what was presented to the Village, we'll consider that.

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MR. BRUSCATO: I assume that will be not accepted, correct?

ACTING CHAIRMAN ENNES: Don't make any assumptions. How would you like to proceed? Would you like to present the project or would you like your attorney to?

MR. BRUSCATO: I would like my questions answered.

ACTING CHAIRMAN ENNES: I don't know what your questions are and I can't answer them at this point.

MR. BRUSCATO: I would like the information that the need for detention is based upon.

ACTING CHAIRMAN ENNES: I don't have access to it.

MR. BRUSCATO: And I would also like to understand, I understand that, and I'd also like to, you know, excuse me, like I said I get nervous at this and it's hard for me to keep my composure and to say what I want to say. But it appears as though from the very beginning there were mistakes made on this and I'm just trying to rectify those and have an opportunity to see what the report says and perhaps present a different opinion on it. As far as the --

MR. DELANEY: Let me --

MR. BRUSCATO: Let me finish.

MR. DELANEY: No, let me talk to Mr. Bruscatto and see if we can proceed or he wants to perhaps table his presentation.

MR. BRUSCATO: As far as the sewers, that report has been released and it shows my property being half and half.

ACTING CHAIRMAN ENNES: What I'm going to suggest is that the Petitioner isn't prepared to present his proposal tonight. I would ask you to --

COMMISSIONER JENSEN: Sir, could we ask one question of Staff? It might help a little bit. Is the recommendation of Staff contingent upon some study that the Petitioner is concerned about? Or is it primarily conditioned on code which is what you referred to in your presentation?

MR. ENRIGHT: It's conditioned on code.

COMMISSIONER JENSEN: That the size of this subdivision with four lots in it make it a requirement in Staff's opinion that there be retention on-site.

MR. ENRIGHT: It's a requirement in the Village code, subdivision regulations, that on-site detention is provided.

COMMISSIONER JENSEN: So, if there were further studies, this would probably still be your recommendation because that's what the code is?

MR. ENRIGHT: Yes, that would be our recommendation.

COMMISSIONER JENSEN: So, to have the Petitioner go chasing a study which may or may not even be done at this point with the view that that will help him somehow to advance his petition would probably not be the best use of everyone's time. So, I think we need

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to be clear that you have a code issue, not an issue with an errant study. So, you need to understand that's the basis. So, having people chase around trying to find a study or do a study which may take years probably isn't going to help you.

MR. BRUSCATO: So, it's the code that is the problem, not the fact that there was errors on the study?

COMMISSIONER JENSEN: I don't know that there were errors on the study, and I was part of the Plat and Sub at that time. But what Staff has told us is --

MR. BRUSCATO: Yes, excuse me, I'm sorry, I didn't mean to phrase it that way.

COMMISSIONER JENSEN: What Staff has told us is the code, when you have this size subdivision, in their opinion requires on-site retention, and they're not going to allow a fee in lieu. So, that's the recommendation they're making to us, and it probably would be the recommendation that would go to the Board. The Board would probably take that kind of action, although I can't speak for the Board. So, spending a lot of time with Staff and any of the departments, or with this Commission which we're not in a position to consider, will not advance your cause I think is what you need to understand.

MR. DELANEY: All right, so we need to determine if we're going to proceed with the petition here.

MR. BRUSCATO: Okay.

ACTING CHAIRMAN ENNES: Does the Petitioner want time to discuss this with your client outside chambers?

MR. DELANEY: Yes.

ACTING CHAIRMAN ENNES: We'll take on the next hearing.

MR. DELANEY: Yes, yes.

ACTING CHAIRMAN ENNES: If you want to come back after that?

MR. DELANEY: Yes.

MR. ENRIGHT: I make a motion to continue the hearing to a later time this evening.

COMMISSIONER JENSEN: So moved.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

(Whereupon, the public hearing on the above-mentioned petition was temporarily adjourned at 7:57 p.m.)

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PLAN

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

COMMISSION

RE: 504 S. MITCHELL SUBDIVISION - PC# 14-016
(RESUMPTION OF PUBLIC HEARING AFTER REQUESTED BREAK)

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
24th day of February, 2013, at the hour of 8:29 p.m.

MEMBERS PRESENT:

TERRY ENNES, Acting Chair
LYNN JENSEN
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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MR. ENRIGHT: As a point of order, you will want to make a motion to reopen the public hearing for the previous PC case, 14-016.

ACTING CHAIRMAN ENNES: Can I have a motion for that?

COMMISSIONER JENSEN: I'll make that motion.

ACTING CHAIRMAN ENNES: Is that seconded?

COMMISSIONER CHERWIN: Second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: I would like the Petitioner to come back up. Would you please introduce yourself, give us your name and position?

MR. ANDERSON: My name is Mike Anderson from Haeger Engineering. We have professional offices at 1304 Plum Grove Road in Schaumburg.

We have had a discussion with Mr. Bruscato, and I apologize, that's something I should have done a better job explaining to him before this meeting. He does want to proceed with the submittal as presented to you for the three lots with the one storm water lot. So, that's what I'd like to proceed with.

The property has three proposed single-family lots from the R-3 District. We are asking for a variation on minimum lot area and lot width for the corner lots, or for lots 1 through 3. Lot 4 is not buildable but that also has the same lot width variation request. The minimum lot area for the corner lots per the code is 9,900 square feet. We're asking for about 9,250 square feet with this plan. The lot width for the corner is 90 feet per code, and we are asking for 70 feet. On the interior lots 2 and 3, the code requires a 70-foot width and we are asking for about an average of a 64-foot width.

As you know, storm water detention is required which is proposed to be handled in an open basin on outlot 4. This is a naturalized bottom storm water detention basin, has a maximum ponding of three feet before it overflows. It's connected to the separate sewer system at Walnut and Park.

There are a number of mature trees on the property. Many of them are proposed to be removed from the development. 16 of them in fact are proposed to be removed, 10 of those are in poor condition or low quality. We presented a landscape plan that proposes, that require replacement per Village code for those trees.

We do understand in the Village's Staff report that there is a recent storm water detention maintenance fee that will be assessed to each of the buildable lots at the time of building permit. We do not object to that.

Regarding the lot width variation requests, what's

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in front of you here is an exhibit that Staff put together that shows existing lot widths in the vicinity of the site. You can see that the majority of them are at 50-foot wide lots. So, we feel that the request for the 64-foot wide interior lots and the 70-foot wide corner lots are in keeping with the character of the overall neighborhood.

With that, I will close my presentation. I'm here for any questions you have.

ACTING CHAIRMAN ENNES: Okay. Let me start with --

COMMISSIONER JENSEN: We weren't able to do the Staff report yet.

ACTING CHAIRMAN ENNES: We'll do the Staff report now.

MR. ENRIGHT: Chairman, members of the Plan Commission, Staff is in support of the subdivision as well as the variations that are requested for lot width and size. This exhibit that I did and attached to the report gives you a good feel for the neighborhood in terms of the lot widths. Certainly the lots that are proposed are consistent with the neighborhood which, you know, ranges, most of the lots are 50 feet wide, so the interior ones here are even bigger than that. Then a lot of the corner lots are less than 90 feet consistent with, you know, we have a couple that are, you know, 64, 68, a couple that are 70, a couple that are 50.

So, his corner lots that he's proposing at 70 feet are really consistent with the neighborhood, even though they're short by 20 feet. You know, there is a lot to the east that's 95 feet. That's actually two lots. From a zoning standpoint, it's 95 feet because whoever built there years ago had those two lots under common ownership. So, those bigger lots are actually in our opinion a bit of an anomaly. So, we have no problems with the variations and support that.

There is a, as part of the plat, there is a three-foot dedication required for additional right-of-way along Mitchell. In addition to that, the Village Board will have to approve a vacation of three feet of Walnut adjacent to the property. So, it's almost kind of like shifting it over, dedicating the east side, vacating from the Board, getting from the Village three feet, which Staff supports. The Plan Commission does not have the authority to act on the vacation. However, we have provided it to you because it's an important piece of information because it, if approved by the Board, would fit into the subdivided lots.

We have no reason to believe the Board is going to have any issues with that vacation. It's a very minor request. But just so you know, if you take action tonight and make a recommendation, the vacation part is not part of your recommendation per se. However, it is a condition that we're recommending in the Staff report, that your recommendation is subject to the Village Board agreeing to vacate that portion.

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If they didn't vacate that, all it really would do is reduce those two lots in the area which I don't think would be a big deal either. It would just increase the size of the variation. But I don't see that being an issue at all.

This is of course preliminary plat, so final plat of subdivision if preliminary plat is approved will have to be submitted with all the required signatures of the different agencies that sign off, utility companies and so forth. So, that's one of the recommendations and conditions that's part of the Village code, that you have to do the final plat as well of course. The three-foot vacation of Walnut would be up to the Village Board as part of the number 2 condition. Dedication which I've shown in the plat for Mitchell Avenue, three feet there.

Number 4, well, skipping to number 5, the school, park and library contributions, that's required by code of every new subdivision. There's going to be three new houses here. But since there's already a principal residence here, you only have to charge the school impact fees and park impact fees and library impact fees which is what this is on the additional homes. So, that's why when the house permit comes in, and that's with building permits, whoever builds a house is going to have to pay that for just lots 2 and 3.

Then number 4, this is a new fee that the Village Board for the first time has assessed to a subdivision. The Christina Court subdivision which went last year has an outlot with detention that the Village will own and maintain. The Village Board, as part of that project, made a condition that they pay for maintenance to the Village to cover the first 10 years. After that, the Village taxpayers would have to pick up the tab for that long-term maintenance.

So, prior to this coming back for final plat of subdivision, we'll have to sit down with the Petitioner and determine, get an estimate of what we think this detention basin, which is quite a bit smaller than the Christina Court detention basin, would cost to maintain. A lot of that depends, too, on what MWRD is going to require with the type of detention. They are requiring more of a wetland type development because their standards have changed a little bit which is a little bit more maintenance. The old fashioned detention ponds just basically used to be grass and you just go in there and mow and it's not that big a deal. But these detention basins per MWRD requirements have become more intricate and more like wetlands. So, there is more maintenance time for the Village.

So, that's something that we'd have to work on. The reason we're suggesting it here is because the Village Board has, through the Christina Court requirement, we believe has set forth an expectation that this would occur for any new detention basins. Having said that, this will go to Village Board if there's a recommendation, and the Village Board can either reiterate that or say, you know, send

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us in a different direction. So, we'll find out more what the Board thinks if this goes forward with the Plan Commission.

So, otherwise, like I said, Staff is supportive of the project per our recommendation. That would conclude our presentation and I'm willing to answer any questions.

ACTING CHAIRMAN ENNES: Thank you, Bill. Can I have a motion to include the Staff report in the public records?

COMMISSIONER SIGALOS: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: Well, let's start with questions from the Plan Commission. Lynn, do you want to start?

COMMISSIONER JENSEN: Yes, actually at this point I don't have any questions at all. I'll pass.

ACTING CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I have a question for Mr. Anderson. In the Plat and Sub, we talked about possibly fronting three lots on Park Avenue, on Park Street, which would be then conforming lots and there would be no variations. Is that a possibility? Was that a possibility I should say?

MR. ANDERSON: We did look into that. There is no, right now there is no sanitary sewer or water main running on that stretch of Park. So, that would require new water main and sanitary sewer to be built there. So, it was a little, you know, economically, the burden for that construction cost was much higher than what's proposed here.

COMMISSIONER GREEN: Are they in Walnut and the side streets?

MR. ANDERSON: Yes. Yes, water and sewer both are in Walnut and Mitchell.

COMMISSIONER GREEN: Mitchell, okay. Okay, that's the only question at this time.

ACTING CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: I'll reserve comment pending public, I'll reserve questions pending public comment, thank you.

ACTING CHAIRMAN ENNES: Commissioner Sigalos?

COMMISSIONER SIGALOS: The only question I had was, I guess this is a big departure from previous Plat and Sub proposals that you came forward with where with one you were going to live in one of the houses and retain a guesthouse. But on this proposal, everything is going to be torn down and so three lots will be sold off as private new homes.

MR. ANDERSON: Correct.

COMMISSIONER SIGALOS: I have no other questions.

ACTING CHAIRMAN ENNES: I'd like to open this up for

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public comment. Is there anybody from the audience that would like to offer comment?

Seeing nobody, we'll come back to the Commissioners and see if there's any other questions. Nothing else? Is there a motion?

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 14-016, the Bruscato Preliminary Plat of Subdivision for four lots and variations for lot size and width in order to construct single-family homes on Lots 1, 2 and 3 with Lot 4 for storm water management, subject to the following conditions:

1. **Approval of Final Plat of Subdivision.**
2. **Approval by the Village Board of a three-foot vacation of Walnut Avenue right-of-way along the west side of the proposed subdivision.**
3. **Dedication of three feet along the east property line for Mitchell Avenue right-of-way.**
4. **A maintenance fee for detention shall be required for each new residential home to be paid at building permit for each home. Said fee amount to be determined as part of the Final Plat of Subdivision.**
5. **School, park and library contributions shall be required prior to the issuance of a building permit for the new Lots 2 and 3.**
6. **The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: Second.

ACTING CHAIRMAN ENNES: All in favor? Actually we should take a vote. I'll get this down.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Chairman Ennes.

ACTING CHAIRMAN ENNES: Yes. So, you've gotten a unanimous approval from the Plan Commission. We are advisory and your next step is to present to the Village Board.

MR. ANDERSON: Thank you.

MR. ENRIGHT: That date will likely be March 21st. I

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have to confirm that with the Village Manager's office this week.

MR. ANDERSON: Okay.

ACTING CHAIRMAN ENNES: Mr. Bruscato, good luck with your project.

MR. ENRIGHT: That's all we have for public hearings. As far as other business, we have two Plan Commission hearings in March. The 7th I believe, let me double check the dates on that. Rather March 9th and March 23rd, Plat and Sub and Plan Commission hearings on both evenings.

ACTING CHAIRMAN ENNES: Plat and Sub and Plan Commission both?

MR. ENRIGHT: It looks that way.

ACTING CHAIRMAN ENNES: 9th and 23rd?

MR. ENRIGHT: The 9th and the 23rd. We'll send out a reminder e-mail this week. Take a poll and see if everybody is there.

ACTING CHAIRMAN ENNES: That ended better than it started. Is there a motion to adjourn?

COMMISSIONER GREEN: I'd like to make a motion to adjourn.

COMMISSIONER CHERWIN: Second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:44 p.m.)



Item: Memory Care Facility - 2/24/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 2/24/16

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: MEMORY CARE FACILITY - 511 W. RAND ROAD - PC# 15-023

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
24th day of February, 2013, at the hour of 7:57 p.m.

MEMBERS PRESENT:

TERRY ENNES, Acting Chair
LYNN JENSEN
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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ACTING CHAIRMAN ENNES: So, maybe it was somewhat fortuitous that I started with you then. Would the Petitioner for Memory Care come forward? My apologies.

MR. YATES: No worries. I'm going to bring a few guys up to swear in just in case you have questions, and then that way they're already sworn in.

ACTING CHAIRMAN ENNES: That's fine.

(Witnesses sworn.)

ACTING CHAIRMAN ENNES: As you come up, as we did before, state your name, spell it for the court reporter, and give us your address.

MR. YATES: My name is Jeff Yates, last name is Y-a-t-e-s. Address is 401 Central Street SE, Olympia, Washington 98501. Good evening.

ACTING CHAIRMAN ENNES: Good evening.

MR. YATES: Thanks for having us. I'll give you a quick overview of the project. I think I've met with a few of you guys before at the Plat and Subdivision Committee meeting, I appreciate that. It's good to see you again.

Let me just say first of all, we do this in a lot of places. We are seniors housing specific developers for our clients, owner reps. So, anything we talk about tonight I can make a decision with you on. We work with a lot of departments all over the country and Bill has been fantastic. So, I just want to tell you he's a great guy, he's been very helpful, very efficient on the reviews, and this has gotten here pretty quick I think because of Bill and the Staff. So, we're appreciative, it doesn't happen every place, we've seen it go much different, so we appreciate that, Bill.

MR. ENRIGHT: Thank you.

MR. YATES: So, this project is a proposed memory care and independent living project. We are RJ Development, we're out of Olympia, Washington. This is all we do is seniors housing. We have a few clients. Our majority client that we do 90 percent of our work for is Koelsch Senior Communities. They're based out of Olympia, Washington and they have a Midwest to West Coast presence, regional presence in the country doing nothing but seniors housing. This would be the fourth project in the Chicagoland area preceded by Northbrook which is open in probably May, Bloomington which is under construction, Glen Ellyn which is just about to start construction, and our hope is this would start construction in June or July of this summer and be done the next summer.

About 10 years ago, that client came to us, asked us to help him grow. He is a specialist in memory care, he's been doing memory care since about 1991. He's been doing seniors housing since 1958, second generation operator. He is focused on operations, that's why he asked us real estate guys to help him with his growth that he wanted to do. So, that's a positive because not all operators are operations-minded, some of them are real estate minded. This is

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kind of a nice blend.

This project in particular will be located at 511 West Rand Road, at the intersection of Rand and Techny. It's currently owned by Northwest Covenant Church and we are under contract with the church to purchase the property after we get these approvals and get a little further down the road here in May. They've been a big help and I believe their board has voted to allow this sale to go through because of the type of use it is, helping the community, and that was a positive thing for the church and for us.

This project consists, I'll go to the next slide here, it's a 72-bed memory care facility, single story, about 38,000 square feet. We are also proposing two duplex cottages, so they have, it's four total units for independent living at about 1,500 square feet each. Those are mainly for a potential spouse of a resident to live. We've noticed that across the country, that that's a desire from some of the spouses to be able to have some cottages to live in for the one who does not have Alzheimer's issues, and we're doing that in Colorado Springs, in Modesto, California, and some other places as well.

This project, the memory care side of it will be licensed by the Illinois Department of Public Health as an assisted living facility with an Alzheimer's designation. So, it is a state licensed project, and everything at this point is in order with the state according to their regulations on this project as well.

The existing zoning is R-1 Family Dwelling, and our proposal is to change the zoning to Institutional. When we first wanted to come to Arlington Heights, we sat down with Staff and they indicated this area was a particular interest and that this property fit within the plans, correct me if I'm wrong, of the Village and that Institutional made sense here along Rand Road. The property is fairly small to be developed in any financially reasonable way for single-family for a reasonable return. So, I think it made sense that this would go to this type of use given that our project is residential in nature. It's single story, it blends with the community. Our residents don't drive and so forth. It's a fairly low impact use.

What's on the screen there is the zoning analysis for the institutional requirements and what we have proposed. We are well within all of the requirements of that zone except for the minimum distance from building to paved area which is one of the variances we're requesting tonight. That's mainly in one part of the project. The sidewalk is just closer to the building than 12 feet, it's 5.5 feet from the building, and it's that way because of site constraints. It's a triangular piece which I'll show you in a second which made it tough to just fit things around the way that we needed to. We spent a lot of time with Staff with different iterations to do that.

That's the existing aerial on the site. The site is the triangular piece that you see highlighted there in the middle, roughly four acres.

This is a surrounding use exhibit just to show you

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what's around. You've got condos to the north and to the west, and single-family also to the west and the south. There are some duplexes or triplexes, I'm not sure which one, to the southeast. I think it's triplexes or maybe even four-plexes, but there's multi-family there as well. This property again is proposed to be institutional to fit the use we would need.

This is a perspective rendering of the building. We have met with the Design Commission about two weeks ago I believe. They approved with some conditions which we're working through with them. They wanted to see various things, extra dormers on the east side, better screening of mechanical equipment on the roof, centering the front door to the building which we have actually come up with a plan to do that. So, we're taking their requirements under consideration and they will be dealt with. I think they have the leeway for Staff to approve those changes, so we'll be going back to them to do that. But it has been approved through the Design Commission.

The materials as you can see are brick with some limestone wainscoting and headers, some dormers and gables to give relief to the front of the building, a porte cochere covered drop-off area for the benefit of the residents.

These are perspective renderings of the cottages. These will sit just off to the side of the memory care building with easy access back and forth. These cottages have a single car garage. They're about 1,500 to 1,600 square feet on each side, and they will have two parking spaces, one inside the garage and one outside of the garage per the code. But again they tie, the materials tie in right with what you're seeing on the main building. It fits nicely with the area, especially with the condos next to us and the single-family homes behind us. It's a nice transition.

This is a, I put this in here as a site plan and a landscape plan because I like the way it looks. It shows the site very well, sometimes just the black line site plans from an architect aren't very easy to see. So, as you can see, there's two ponds proposed for the storm water detention that's been preliminarily approved by Staff and the Engineering Department, one at the southwest corner to give some buffer and relief to the single-family there, and one in the southeast corner to get stuff off of the corner of Techny and Rand.

So, the memory care building there you'll see is in the shape of, it's a backwards P here, sometimes it just looks like a P. There's an interior courtyard for residents to use. That's another one of the variances that was in the Staff report that we need, that's the second variance we need. I think the code says there has to be a fire access lane to interior courtyard spaces. However, we couldn't provide that given the use of the building and the requirement to secure the residents. So, it's my understanding Staff is in support of that, but that is one of the variances I wanted to point out.

We do have outdoor areas for them in the interior

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courtyard as well as around the west and the south side, it will be fenced in for the residents to use. There's meandering paths and there's places to do raised flower beds for them to garden. There's benches, there's bollard lighting to reflect light downward. It's going to be a nice space for them outside in the months that they can get out there.

You'll see the cottages in the northwest side of the site, a buffer between us and the condos and the single-family to the west. The site is heavily landscaped. Larry here, our landscape architect, does a great job. I think when we first met, I told him we don't go cheap on landscaping, we want it to look nice. So, I realize each climate has their issues with plants that can be used. Washington, we have no issues, we can use any plant we want and it lives because there's so much rain and it's so temperate. But we've put in a lot of extra evergreens along the west side, along the south side, just for screening so it's a nice view for everybody in the community. I think it will be a really nice plan.

I know one of the comments from Staff was some additional screening of the parking between the building and Rand Road. Perfectly fine, we'd love to do that. We'll get a hedge in there, make that look really nice to beef that up. We also again responded to some comments from the Design Commission regarding benches along the front of the property. We have those in place now and so forth.

You'll see the main access is on Rand Road, pretty far away from Techny. We did our best to follow Illinois Department of Transportation guidelines on all our access points because they govern Rand Road. We have submitted this information to them. They've preliminarily said looks good, they're doing their formal review and they're going to get us their approval or comments here shortly.

The secondary access is off of the south of the site onto Techny, and that access is there because Staff wanted an access for fire. That's for fire apparatuses and for emergency personnel. It provides good circulation for the site.

We did have a neighborhood meeting and we had about 15 to 17 residents show up. It was a great meeting. We talked for about 45 minutes to an hour. Their main concern was traffic along Techny Road, and I understand as of now that's just a field with an old single-family house now that the church has there and there is no traffic. The benefit to our project is it's probably the least intense use for traffic you could get. So, if anything is going to go there and not create any more traffic than anything else, I don't know of a better use for that. But that's why that access point is there, it was lined up with Walnut which is another street just off the picture there, that access point is lined up with another street so it's not, you know, having cars come at different points. It's all right there which is typically the way it needs to be seen. So, that's the site plan.

Just to give you an idea of plant palette from the

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landscape architect, the types of trees, the different variety of trees and perennials and bushes that we'll be using on the site, those are the plants that are called out right now.

A couple of notes. We are screening mechanical equipment with materials that match the building. The interior courtyard is for secure resident access. There's a fountain in there, trellis, seating areas, covered and uncovered spaces. All of the lighting parking lot and bollards, and underneath the eaves we have soffit lights, are all directing light downward. So, they all have, particularly the bollards, they have a little screen on the top that directs light downward. We've used them in all our locations.

From a parking perspective, the code requires memory care building to have 36 and we have 44 on-site for a surplus of eight. The cottages are required to have eight and we have eight for a surplus of zero. So, overall we have a surplus parking of eight compared to code. I'll just say I think that's a total of 52 spots, we average 43 spots on these communities in all of our 25 projects that we've done in the last ten years. So, plenty of parking from our perspective to accommodate the need, and the traffic report supports that again because the residents don't drive.

Engineering plan, I didn't put this here so you could see every detail, it's hard to see. But just to show you, the plan is well thought out. You can see where the access onto Techny meets Walnut. You can see where the two ponds are in the southwest and southeast corners. The Engineering Department has been great to work with.

In the southwest pond, there was a retaining wall required, I'm not sure you can see where I'm pointing, you're looking at the screen, but right there behind the building about 20 feet right here, yes, right there. Initially, we had called that out at six-foot, and then we saw somewhere else in the Village where somebody did a three-foot with a planter and another three-foot and it looked really nice. So, we changed it and the Engineering Department liked that as well because that was one of their comments, can you get away from the six-foot wall. We said sure, let's do it this way. So, I think that's going to look really nice right there. So, that's the engineering plan.

The sign plan, I know we're not getting the signs approved right now, I know it's a separate approval later on. But I just wanted you to see where they were to be located. We'd like to have one at each entrance. The yellow circles there highlight those locations. They seem to make sense to us. Those will just be grand monument signs, they'll be roughly six feet tall and about seven feet wide. They'll have brick columns that match the building and a brick background with a raised metal plate with our name on it and two lights that shine back down on it, so no lights spilling out. So, it's a very nice sign that we've done many times.

Traffic study summary. We did have a traffic

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study completed by KLOA, a local traffic engineering firm here in Chicago. Their conclusions were that out on Rand Road, they recommend a left-hand turn lane into the property. If you recall that Rand Road access, if you're going northwest, they would like to see a striping of a left-turn lane. They feel it can be done within the existing Rand Road geometrics and it is subject to IDOT approval. We have sent that to IDOT and we're just waiting to hear back from them on their final say on that. We've worked with IDOT in Bloomingdale as well and I believe in Glen Ellyn as well, they had jurisdiction over the road. So, we have a good working relationship with them and they're working on it.

Very low project trips. We have 15 morning peak hour trips that will be generated by this facility according to traffic study, and 24 evening which is very low compared to the types of uses that could go in here. It concluded that parking is adequate for our proposed use given the residents don't drive and that, I found this interesting, it will only increase Rand Road and Techny Road traffic count by half of one percent. Again, I think it's just a testament to the fact that the residents don't drive, that they're mainly visitors and staff.

So, I kept it short for you. I could have gone a lot more, he said keep it short and under 20 slides. So, that's the project. Our plans and our desires are to obviously get approval and move on in the process. We're ready to submit for building permit as soon as we have Village Board approval. We're hopeful that process takes about two months, and as soon as we have permit we'll be ready to close the land and get under construction. We'd like to, you know, in a perfect world, we'd do that and get our foundations in before winter and be able to build all winter like we did in Northbrook, and probably in June or July next year the facility would be open and operational.

I'll tell you that our plans, or the way that we plan for these projects is we plan for a three-year fill-up period. Typically, we're running 16 to 18 months. Sometimes we hit a market where it's nine months, sometimes it's 24 months. But on average, it's about 16 months for fill-up. We plan for, in our pro forma, for two a month to fill up. The local Autumn Leaves that opened recently here in there Village, they've been leasing up at four per month which is higher than what we see in a lot of places.

So, from our perspective, the demand is large, occupancies are high on existing facilities, and it's a need here in the Village. There's only 63 beds of memory care in the Village right now, and of those I think if I remember my numbers right, I'll have to look it up, about 57 or 58 are full. So, occupancies are high and there is a need for this product, I don't have to tell you that. I mean you can see that with the population.

So, that's the project. I can answer any questions you have on anything you'd like to hear. If it's technical related to these guys, we'll bring them up.

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ACTING CHAIRMAN ENNES: Okay, we won't do questions quite yet but I do have one question for you, Mr. Yates.

MR. YATES: Sure.

ACTING CHAIRMAN ENNES: Have you seen the five conditions on the petition?

MR. YATES: The five conditions on the petition, the report?

ACTING CHAIRMAN ENNES: Staff report.

MR. YATES: Yes.

ACTING CHAIRMAN ENNES: Are you agreeable with those?

MR. YATES: I was the last time I read them. Let me review real quick just to make sure.

ACTING CHAIRMAN ENNES: Okay. We don't normally change those really.

MR. YATES: Yes, sir. Yes, sir, completely.

ACTING CHAIRMAN ENNES: Okay. Then what I'm going to ask is for Bill to do the Staff's report.

MR. ENRIGHT: Thank you, Chairman Ennes. First of all, this developer has been great to work with. Everything we've talked about changing and modifying, you know, originally they had a different layout that went to Plat and Sub months ago, and they made some pretty significant changes to make it a much more functional, better site plan, for them more than any. In addition, the detention basins that they're providing, they made some adjustments to make them more aesthetically pleasing so they had less of a walling effect on the southwest detention basin by terracing that. So, you know, we've had a very cooperative working relationship with the developer and are very much in support of the actions that are required, one of which is rezoning the property from Residential to Institutional; in addition, a Comprehensive Plan amendment from moderate density multi-family to institutional; and a preliminary unit development.

There are two minor variations with the project, one is to allow the building to be within 5.5 feet of the paved drive aisle on the far east end of the building. It's just a portion of the building which is a pretty minor variation when all is said and done, particularly given the fact that the landscaping plan is exceptional. I mean they're far exceeding any of our code requirements. I believe their plan came about 198 new trees if I counted right which, you know, will look great right away and after a few years will look exceptional.

There is a minor variation, too, for interior courtyards. This is a somewhat antiquated 1959 Village code requirement. But now that we have different ways of fire fighting and the fact that this is sprinklered, technically you have to have an opening in the building to be able to get back in the courtyard for firefighters. That is, you know, kind of something that goes back, you know, if this were a five-story building it might be a little different, but given the construction of the building it's only one floor. Our Fire Department has no issues with that at all. So, that's

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another variation that's relatively minor. We probably need to take a look at that as a code requirement anyway, but there are some of these things that kind of hang out there from our original code which don't make a lot of sense.

The access off of Techny, as Mr. Yates alluded to, is primarily really for better functioning of ingress and egress for emergency vehicles so they don't have to do any large turnarounds. If there was no access there, that would force the developer to build a large kind of cul-de-sac within the development for vehicles to not dead-end. Plus, emergency vehicles may use Techny if, God forbid, there is a fire, but this building is fully sprinklered. So, there really aren't any issues with that.

The traffic volume from this is very, very minimal. It is, as Mr. Yates alluded to, about as low as you can get for a development, a commercial type development. We have a new Autumn Leaves facility at the south end of town that's starting to be occupied and that has a very low traffic volume as well. So, the volumes coming from here onto Techny are, I think there's, you know, about ten vehicles in the morning peak in and out of the site which is, you know, really negligible.

The church that owns the property at one point came in the Village with a plan to build a church and they needed some very large variations for parking. I think they needed several hundred parking spaces and would have built probably a couple of hundred which would have generated quite a bit of traffic at this location, particularly during peak times. So, this is a better situation purely from a traffic impact standpoint.

Like I said, the developer has made many adjustments to make this a great plan. It's a very low-lying building, one story, very well designed. Landscaping is very, very lush and their landscape architect should be commended and the developer to put forward such a nice landscape plan for the site.

Staff really has no comments on this other than, you know, one of the conditions is to add a little more landscaping because that's required in the front of the building. There's about 40 feet of frontage there that has to be landscaped with a three-foot high screen which Mr. Yates has agreed to add that landscaping. So, there really isn't an issue there.

This is preliminary PUD so they will have to come back with final PUD, the difference being with final PUD you have to get all your final engineering done and any fees paid as part of that. It's pretty perfunctory, that part of the process. It doesn't require a public hearing, so we're able to get you on the Plan Commission and Village Board relatively quickly without having much headway with, you know, because notice isn't required for that.

So, having said that, Staff is supportive of all the actions that the developer is seeking, and it's nice to know that they found us all the way from Washington to Arlington Heights. So,

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it's a great use here and it's much in need. There is definitely a demand for this in the community. The developer has provided a marketing study. Obviously, they wouldn't build here if they didn't think there is a need. But it's my understanding that the other Alzheimer's care facility at the south end of town is doing quite well. So, that speaks to demand as well. That would conclude our presentation.

ACTING CHAIRMAN ENNES: Bill, I have one other question I forgot to ask you at the beginning of this petition, if all notices have been given, all public notices?

MR. ENRIGHT: Yes, all public notices were served consistent with the law, yes.

ACTING CHAIRMAN ENNES: Okay, can I have a motion to accept the Staff report?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: Second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: Now, I would like to open it to questions from the Commissioners for the Petitioner or any of his staff. Let's start with Lynn.

COMMISSIONER JENSEN: I'm really, I think you've done a great job. I was in Plat and Sub when you presented it. I think you responded well to what was there. I do have a couple of questions and a comment, but I'm going to reserve those until after we hear from the public.

ACTING CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I think it is a great project. As I said in Plat and Sub, this thing is the least amount of traffic you can have for the neighbors, so there's next to no impact on the neighborhood traffic-wise. I like the scale of it, it's very residential in feeling and I think it's going to be a great transitional piece.

ACTING CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: Thank you. Yes, very nicely done, nice project. I had a few things on my list here but I think, Bill, you answered them. I did want to make sure on the variance from the emergency and all that, that that was okay. It sounds like that was reviewed and no problems at all. So, I really don't, I'll reserve further questions after the public, but I think it's a great looking project, nicely done. I agree with everything that Commissioner Green said. I'm supportive.

ACTING CHAIRMAN ENNES: Commissioner Sigalos?

COMMISSIONER SIGALOS: I also agree, it's an excellent project. I think it's a great use of that site. There's little impact on traffic. It's a one story which will blend to the residential component to the south and west of it. I think it's great.

I just have one question. Are you relying on any

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state funding for the patients or is this all privately paid for? I ask just because of the financial mess our state is in right now, the impact of that on this.

MR. YATES: Yes. We do not rely on state funding.

COMMISSIONER SIGALOS: You don't rely on it?

MR. YATES: We do not. It is a private pay facility. We do take various insurances, VA insurance and private insurance, but no state funding. Part of the reason for that is like you said. The second reason is if you take state funding, you have to be licensed a particular way and it puts all sorts of other requirements on the building that we're just not willing to accept from a licensing perspective. So, there's two different types of the assisted living license, one in the Shared Housing Act and one the Assisted Living Act. So, we follow the assisted living because we fall under the assisted living because we're privately funded.

COMMISSIONER SIGALOS: I was just curious because of the previous Autumn Leaves facility and then there's another transitional care facility that just opened right now. It seemed that there was quite a bit of time lapse from when they completed construction as to when they actually opened. I don't know if that had to do with state funding issues or what have you.

MR. YATES: Yes, typically the way the process works is once you get your certificate of occupancy, the state comes out and they do a couple of their own fire/life safety inspections. Then they have to go through their process and you have to make any corrections.

COMMISSIONER SIGALOS: Like -- inspections and so forth.

MR. YATES: So, it's typically a four to six-week process. If you're not ready for it, it could be months. But we do this enough, we know the process, and we have a good relationship with the state.

COMMISSIONER SIGALOS: That's all I have. I think it's a great project and I'm fully supportive of it.

MR. YATES: Thank you.

ACTING CHAIRMAN ENNES: If you want to have a seat? We'll see if we have anybody from the public who would like to make a comment.

MR. YATES: Thank you.

ACTING CHAIRMAN ENNES: Is there anyone in the audience that would like to make a comment about this petition? I see no hands.

So, I want to go back to the Commissioners. Do you have any other questions for the Petitioner?

COMMISSIONER JENSEN: No, I have actually, well, the question is to Staff. I noticed that the exhibits and things that were presented today actually are all quite consistent with the cottages pointed in the right direction and the way things are laid out. But some of the materials we got originally have some variances from that. They had the cottages oriented different ways. I assume from, I'm just

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wondering whether the Petitioner didn't have it all together or whether this was what we have at this point, but I assume by the time it goes to the Board that will be straightened out so that they have a consistent set of things that represent what they're proposing?

MR. ENRIGHT: Sure, yes. We'll look into that with the Petitioner.

COMMISSIONER JENSEN: With the Petitioner, the only comment I would make, and I had this issue at Plat and Sub, I do not think that the write-up on your market study is helpful. As an economist, I agree with your conclusion, but what is written there is not very, it doesn't make your case very well. You have a fairly simple case as I understand it. You know, the case is that with the penetration rates that are standard in the industry, we have an inventory that doesn't meet what the projected demands would be. I think you ought to say that, and you say any time where it's 90 plus occupancy, you really have room to have more facilities brought on line, and it's 95 percent in our area. I think those are very simple straightforward facts. They seem to be the way the industry standard makes the case. I find the materials did not make your case and I didn't feel they made it in Plat and Sub. So, my advice is before it goes to the Board, simplify and make your case with force.

ACTING CHAIRMAN ENNES: Any other questions? Then can I entertain a motion?

COMMISSIONER SIGALOS: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-023, a Rezoning from R-1 One-Family Dwelling District to I-Institutional; a Comprehensive Plan Amendment from moderate density multi-family to institutional; a Preliminary Planned Unit Development; and the following Variations to permit a memory care facility at 511 West Rand Road:

1. A Variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building to Paved Area, to allow a reduction from the required distance of 12 feet to allow 5.5 feet.
2. A Variation from Chapter 28, Section 5.1-8.11A, requiring inner courtyards to include a direct emergency vehicle access of a minimum of 12 feet width, to permit no emergency vehicle access to an inner courtyard.

This approval is subject to the following conditions:

1. Approval of Final Planned Unit Development.
2. Driveway modifications, and the left-turn lane, along Rand Road shall be subject to IDOT approval.
3. Design Commission motion dated February 9, 2016.
4. Additional landscaping shall be provided along Rand Road to screen the drive aisle in front of the portico.

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5. **The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.**

ACTING CHAIRMAN ENNES: Is there a second?

COMMISSIONER GREEN: I'll second it.

ACTING CHAIRMAN ENNES: Shall we take roll call vote?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Chairman Ennes.

ACTING CHAIRMAN ENNES: Yes. Well, you've received a hundred percent support from the Plan Commission. We are truly advisory and, as you know, your next step is to go before the Village Board. So, good luck with that.

MR. YATES: Thank you. Appreciate that.

ACTING CHAIRMAN ENNES: Thank you for your presentation.

MR. ENRIGHT: For the record, we're looking at, we can work with you on this but we're looking at March 21st for Village Board. So, we'll touch base tomorrow and we can discuss it.

(Whereupon, the public hearing on the above-mentioned petition was concluded at 8:29 p.m.)



Item: Arlington Dog House - 213 S. Arlington Heights Rd. - PC#16-002

Department: Planning & Community Development

Requested Action

A land use variation to allow an expansion to a commercial dog kennel in a B-2, District

Variations Required

None

Recommendation

The Staff Development Committee recommends approval of an amendment to Special Use Ordinance #10-027 to expand the Arlington Dog House subject to the following conditions:

1. The land use variation shall only apply to the Arlington Dog House operator.
2. The petitioner shall install sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. No more than 45 dogs for daycare and 25 dogs for overnight boarding are permitted.
4. All other conditions of approval from Ordinance 10-027 shall remain in full force and effect.
5. Compliance with all Federal, State and Local laws, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Legal Notice
Aerial

Type

Board or Commission Report
Correspondence
Exhibits

Plat & Sub Minutes	Minutes
Floor Plan	Exhibits
Kennel Suites Example	Exhibits
Market Study	Correspondence
Parking Counts	Exhibits
Petitioner request to change Ord. 10-027	Exhibits
Petitioner response to Department	Correspondence
Comments	

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: March 9, 2016
Date Prepared: March 3, 2016
Project Title: Arlington Dog House Doggy Day Care and Kennel
Address: 213 S. Arlington Heights Road

BACKGROUND INFORMATION

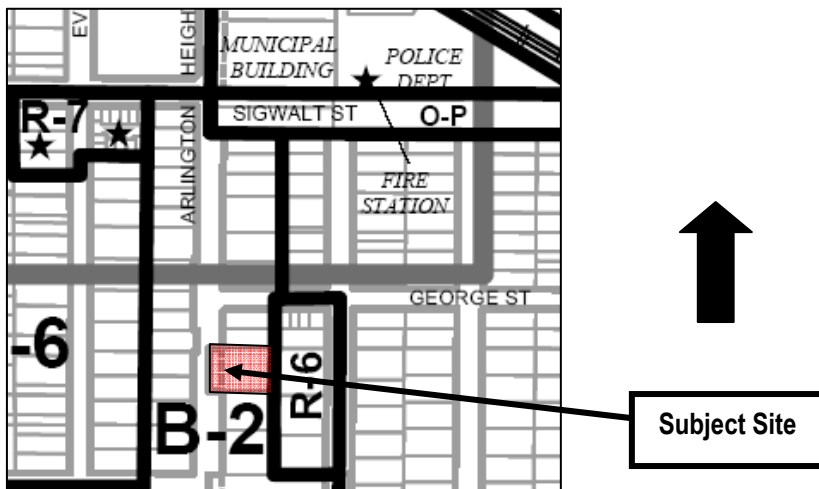
Petitioner: Mark Leers
Address: 421 Brookmont Lane
 North Barrington, Illinois 60010
Existing Zoning: B-2, General Business District

Requested Action:

- A land use variation to allow an expansion to a commercial dog kennel in a B-2, District

Variations Required:

- None.

**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial Building	Commercial
South	B-2, General Business District	Enterprise rent-a-car	Commercial
East	R-6, Multi-Family Dwelling District	Multi-Family-Apartments	Moderate Density Multi-Family
West	B-2, General Business District	Francesca's Restaurant	Commercial

Background

The subject site is 19,779 square feet (0.45 acres) and there is an existing one-story, multi-tenant commercial building that has a total floor area of 6,632 square feet that includes Grand Frame (1,750 square feet) and Karate Studio (1,750 square feet) Arlington Dog House which occupies 3,132 square feet. A Land Use Variation was granted in Ordinance #10-027. The petitioner would like to expand as the Karate Studio is vacating their space. The expansion would include dog grooming as well as allowing an increase to the maximum number of dogs for daycare from 25 to 45, and to allow an increase to the maximum number of dogs for overnight boarding from 10 to 25. The Ordinance approving the Land Use Variation placed these restrictions on the use given parking limitations and proximity to residential to the east. The business has been open since 2010 and staff is unaware of any complaints from the residential neighbors regarding this business.

Zoning and Comprehensive Plan

In Chapter 28, Section 3.2-115, a commercial kennel is defined as “...any lot or premise or portion thereof on which more than four dogs, cats, and other household domestic animals, over four months of age, are kept, or on which more than two such animals are boarded for compensation or kept for sale”. The Permitted Use Table outlined in the Village’s Zoning Ordinance lists this type of use as a special use in the B-3, General Service, Wholesale, and Motor Vehicle district. Since the property is zoned B-2, a Land Use Variation was required and approved in 2010. This request requires an amendment to Ord. 10-027 therefore the petitioner must provide a written justification for the expansion based on the following hardship 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 petitioner has submitted a market study regarding the need for the expansion to a successful business. Staff has not received complaints from the residential to the east and therefore has no objection to the expansion.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on January 27, 2016 to discuss the project. The Committee was very supportive of the expansion and felt that as long as the petitioner was comfortable with parking on site that this should move forward. All agreed that soundproofing should be installed as was done with the existing space.

Building, Site and Landscape Related Issues

To mitigate noise, the Petitioner was required to install sound dampening insulation within the interior and exterior walls and ceiling around the two dog play rooms. The Petitioner also installed sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. Staff recommends similar insulation for the expansion. The sound insulation would have a Sound Transmission Class (STC) 57 rating. This rating is higher than Village’s Energy Efficiency and Sound Control Ordinance, which requires an STC rating of not less than 55 for structures other than one and two family dwellings.

Previously the petitioner provided an acoustical study that was prepared by Acoustic Associates. This study found that the projected decibel level as measured at the nearest condominium unit to the east (approximately 75 feet) is 52 DBA, while the decibel level as measured at the nearest town home unit to the northeast (approximately 121 feet) is 45 DBA. By way of comparison, the maximum noise level allowed by the State of Illinois noise code is 55 DBA, while the surrounding ambient noise, as measured at 8:00 PM, is 49 DBA.

Staff would also advise the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate additional measures and/or improvements that will address the odor issue. Furthermore, the Petitioner shall be required to obtain approval from State of Illinois Department of Agriculture prior to the issuance of a building permit.

Building noted that the opening between the two spaces may not be allowed therefore a fire rated door may be required between the existing space and the new space. In addition the basement if it is to be used, it may need to be accessible for the disabled.

Traffic & Parking Related Issues

Since the petitioner previously provided a Traffic and Parking Study, one was not required for this amendment. Since the Dog House requires less parking than the Karate Studio, the previous variation stands. Parking counts were provided (see attached) and indicated maximum occupancy of the 10 spaces was 9 during the afternoon hours.

Table 1: Parking Analysis

Use	Square footage	Parking Ratio	Parking Required Current	Parking Required Arl Dog Expansion
Arlington Dog House	3,132 / 4,882	1 space / 300 SF	10	16
Grand Frame	1,750	1 space / 300 SF	6	6
Karate Studio	1,750 / 0	1 space / 250 SF	7	0
Total	6,632		23	22
Total Provided			10	10
Surplus / (Deficit)			(13)	(12)
Adjacent Retail Center Parking				
Use	Square footage	Parking Ratio	Parking Required	
Enterprise Office	2,000	1 space / 300 SF	7	
Rental Vehicles	12	1 space / vehicle	12	
Total Required			19	
Total Provided			19	
Surplus / (Deficit)			0	

RECOMMENDATION

The Staff Development Committee recommends approval of an amendment to Special Use Ordinance #10-027 to expand the Arlington Dog House subject to the following conditions:

1. The land use variation shall only apply to the Arlington Dog House operator.
2. The petitioner shall install sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. No more than 45 dogs for daycare and 25 dogs for overnight boarding are permitted.
4. All other conditions of approval from Ordinance 10-027 shall remain in full force and effect.
5. Compliance with all Federal, State and Local laws, regulations and policies.

_____, March 2, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MARCH 9, 2016, AT 7:30
P.M. in the Municipal Building,
33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 16-002, an
amendment to a Land Use
Variation to permit an expansion
for a commercial dog kennel in the B-2 zoning
district, said property located at 213 S. Arlington
Heights Road, Arlington Heights, IL. legally
described as:

The West 165 feet of the
north 108 feet of the west 297
feet of the tract of land described as commencing 9.70
1/2 chains south of the north-
west corner of the northeast
1/4 of the northwest 1/4 of Section 32,
Township 42 North, Range 11, East of the Third
Principal Meridian, in the center of the road; thence
East parallel to the North line 17.19 chains; thence
South 5 3/4 degrees West 6.93 chains; thence South 82 3/4
degrees West 17.35-1/2 chains to the center of the
road; thence North along the center of said road 9.08
1/2 chains to the place of beginning, in Cook County, Illinois.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
February 23, 2016 (4433080)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 23, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
Authorized Agent

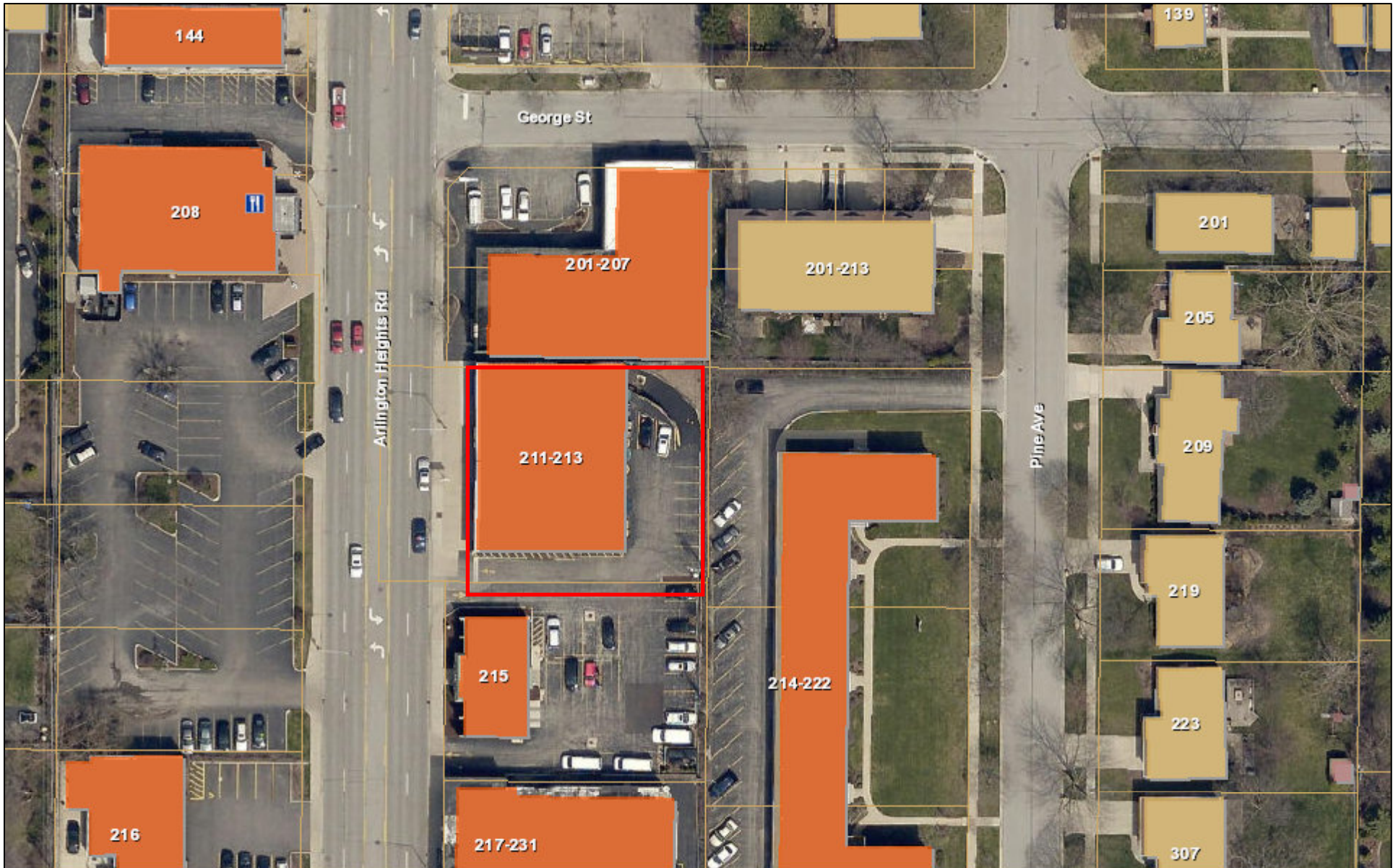
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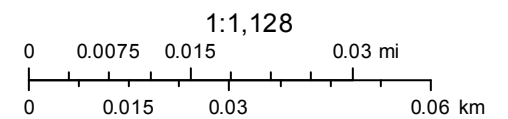
FEB 23 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Arlington Dog House



January 21, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

January 27, 2016

Project Title: Arlington Dog House
Address: 211-213 S Arlington Heights Road
Petitioner: Mark Leers
Arlington Dog House
213 S Arlington Heights Road

Requested Action:

1. An Amendment to Special Use Ord.#10-027 to allow an expansion to an existing dog care center at 211-213 S Arlington Heights Road.

Variations Required:

1. None.

Attendees: Mark Leers, Petitioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bill Enright, Deputy Director Planning

Project Summary

Mark Leers presented a concept floor plan for an expansion for Arlington Dog House at 211-213 S Arlington Heights Road. He will be expanding into the space occupied by Karate Studio. He is also requesting increasing the number of dogs boarded to allow 25 overnight and 45 daytime day care. His business has been very successful at this location and with the Karate Studio vacating the parking spaces on site will be enough for his expended business

B. Enright indicated that staff will recommend soundproofing the new space similar to what Mr. Leers did with the current space. This has been successful as the Village has not received complaints from the residential to the east.

Meeting Discussion:

L. Jensen asked about the decibel levels, the hours of operation and where will the dogs be walked?

M. Leers said the hours of operation shall remain the same and that the dogs will be walked around the block or in the back of the parking lot. The decibel levels ratings on the sound proofing exceed levels for typical sound levels as the petitioner wanted to assure that noise would not impact adjacent residential units.

J. Sigalos asked if the dogs would be walked in the rear of the center only? He indicated that this looks great and glad to see their success at this location.

M. Leers said that he will probably walk the dogs around the block for 5 to 10 minutes.

J. Cherwin was supportive of the expansion and indicated that he used to work out at the fitness center next door and that he never heard dog noise therefore he felt the soundproofing was working well. He stated that sometimes parking is tight at times.

M. Leers indicated that in addition to soundproofing that there is a hallway between the new space and the Grand Frame retail this helping with sound mitigation for that business. He agreed that sometimes parking is tight but that was primarily due to the karate studio. With that business vacating, he felt that would greatly improve parking for his business.

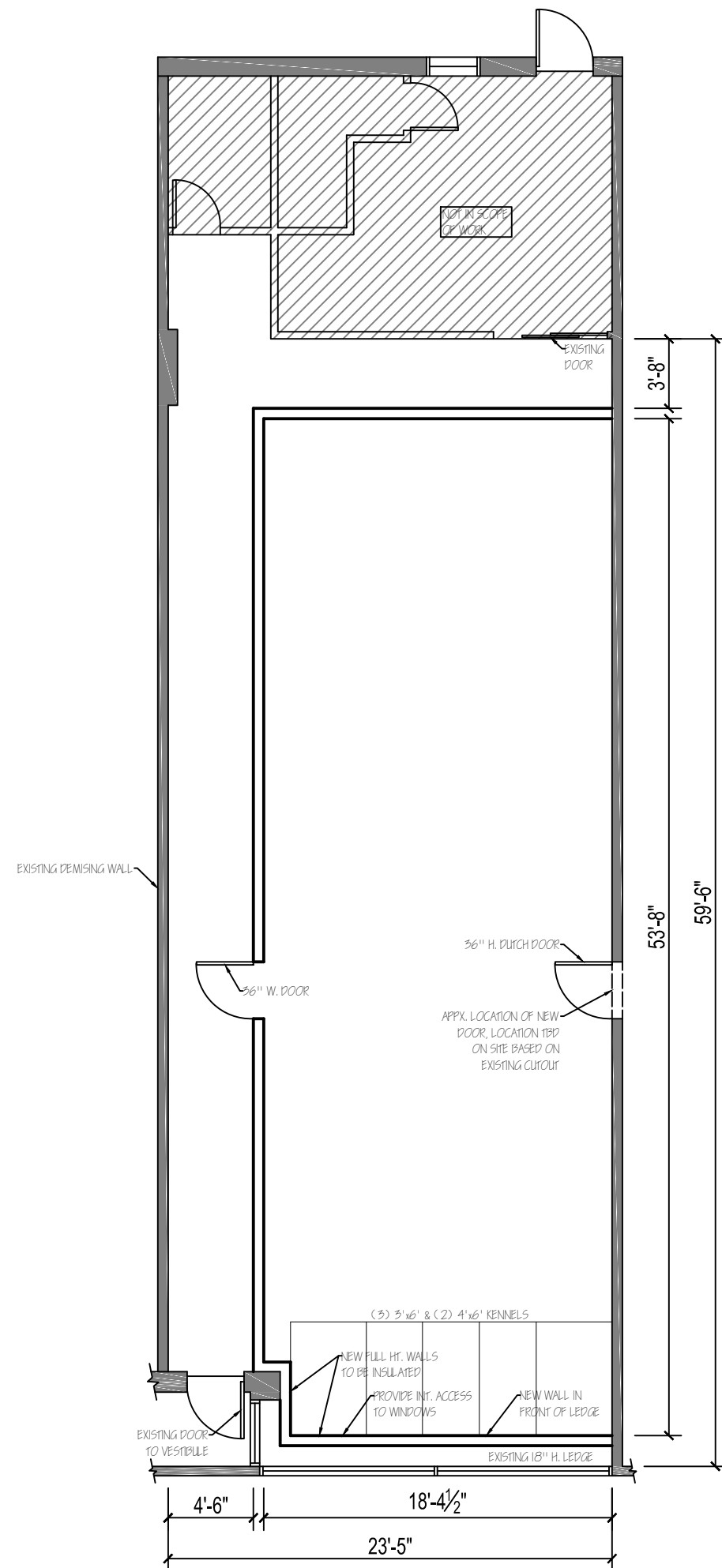
B. Green added that he thought this was a good fit for the center and as long as the petitioner is good with parking he would encourage moving forward.

RECOMMENDATION

The Plat & Sub Committee was very supportive of the expansion and agreed that the Petitioner should move forward through the process.

Commissioner Green adjourned the meeting at 6:45 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Bill Enright, Deputy Director Planning



NOTES

1. DROP CEILING/ GRID TO REMAIN OR MODIFIED TO FIT NEW WALLS, AS NEEDED



OHI Construction
951 Oakton Street
Elk Grove Village, IL 60007
847.541.4848

Arlington Dog House
213 South Arlington Heights Road
Arlington Heights, IL 60005

DATE:
02/29/2016

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

PAGE TITLE:
Construction Plan

Learn More:



Colors



Quoting



Shipping



Assembly

Features:

- **6' tall anodized aluminum post.**

- Each side of post has attach-point for panels or gates - making an easy modular system.
- Skirt hides all hardware at the bottom of the post where it is bolted to the floor.
- Cap on top of the post for a stylized look and keeps hair from filling the post.

- **6' tall HDPE Plastic Panels.**

- Other colors available!
- Panel has rubber-gasket to seal the panel to the floor.
- Lower 4' is solid to reduce fence-fighting.
- Upper 2' can have cutouts to increase ventilation and light.

- **Gates**

- Other colors available!
- Header above the gate adds strength and a place to label each kennel.
- Stock designs (paw-print or dog-bone) - or we can add your company logo!
- Gates can be hung to swing either direction - and switched later if needed.



Marketing Study- Arlington Dog House

Arlington Dog House is looking to expand its footprint in the Arlington Heights area at 211 South Arlington Heights Road. ADH is in need of additional space to meet the needs of the client base for the services we currently provide as well as additional services planned.

Our Boarding Services have been in high demand since we have opened in 2010. Our occupancy rate for 2015 was at 92% for the year and we book up months in advance for holidays and other peak times of the year. We would like to increase our boarding capacity to 25, with a portion of that added capacity to be luxury suites with TV, webcam viewing by owners and high end furnishings.

Daycare capacity has been in high demand as well, capacity rate in 2015 was 87% and we fill up (25 dogs) often. Raising our capacity to 45 dogs would allow us to meet our customers needs without impacting the care of the dogs, surrounding neighbors, etc.

Dog Walking is also a service we do not supply currently but it is a service that most clients as for and would use on a daily basis.

RECEIVED

JAN 25 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Time of Counts	Monday 15-Feb	Tuesday 16-Feb	Wednesday 17-Feb	Thursday 18-Feb	Friday 19-Feb	Saturday 20-Feb	Sunday 21-Feb
700am	2	1	3	2	2		
800am	1	0	1	1	1	2	
900am	2	0	3	2	0	8	1
1000am	1	2	1	0	0	7	0
1100am	2	3	2	1	2	5	0
1200pm	0	0	0	0	0	0	0
100pm	0	1	1	2	1	1	0
200pm	2	3	1	2	1	2	0
300pm	0	1	2	1	3	2	1
400pm	2	3	4	3	2		1
500pm	8	6	7	8	9		
600pm	9	7	6	5	6		
700pm	6	5	4	4	5		

total spaces 10

Monday 22-Feb	Tuesday 23-Feb	Wednesday 24-Feb	Thursday 25-Feb	Friday 26-Feb	Saturday 27-Feb	Sunday 28-Feb	Monday 29-Feb	Tuesday 1-Mar
1	2	2	1	2			0	1
0	0	1	3	3	1		1	0
0	1	2	1	0	4	1	2	2
1	2	3	0	0	6	0	1	1
1	3	2	3	2	6	0	0	1
0	0	0	0	0	2	0	0	0
2	3	2	2	1	0	0	1	0
2	1	2	3	2	2	0	1	1
1	2	1	0	2	2	0	1	2
3	4	3	5	3			2	4
5	8	7	5	6			8	8
9	6	8	8	7			9	8
6	5	4	4	6			6	5

Arlington Dog House Variance

Arlington Dog House is expanding its business into the adjacent space at 211 South Arlington Heights Road to meet the growing demand for our daycare and boarding services as well as a new training facility. Arlington Dog House has been in business since October 2010 serving a large customer base and we are dedicated to meeting the needs going forward. We have always been a good neighbor in the community and look to continue that in the future.

With the new variance, we would like to amend the variance to the following to meet the needs of our community.

1. No change
2. No change
3. There shall be no exterior dog runs or walking area allowed. **We are looking to add dog walking to our services to our customers which would apply to boarding and daycare dogs.**
4. A Maximum of 25 dogs shall be allowed on site for dog daycare. **We are looking to increase that number of dogs to 45.**
5. A maximum of 10 dogs shall be allowed on site for overnight boarding. **We are looking to increase that number dogs to 25.**
6. No change
7. No change
8. Not applicable
9. No change
10. The overnight boarding component shall include at least one employee. **Our business model may change due to the demand of suite boarding in the industry. With suite boarding, a night person will stay til 1100 pm and the day staff will come in at 530 am for feedings and walks. The facility is monitored 24 hours a day by a security company and on call personnel live within 5 minutes of ADH if any issue would arise. We plan on cage free to be a part of our business model of the overnight boarding, which we will still have an overnight person on site.**
11. Not applicable
12. No Change

Arlington Dog House
213 S. Arlington Heights Road



Doc#: 1018229009 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/01/2010 10:28 AM Pg: 1 of 3

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND A VARIATION FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission, in Petition Number 10-005, pursuant to notice, has on April 28, 2010, conducted a public hearing on the application of Mark Leers, for a land use variation to allow a commercial dog kennel in a B-2 General Business District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interest of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a land use variation be and it is hereby granted to permit a commercial dog kennel in a B-2 General Business District, at the property legally described as:

The West 165 feet of the North 108 feet of the West 297 feet of the tract of land described as commencing 9.70 ½ chains South of the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian, in the center of the road; thence East parallel to the North line 17.19 chains; thence South 5 ¾ degrees West 6.93 chains; thence south 82 ¾ degrees West 17.35-1/2 chains to the center of the road; thence North along the center of said Road 9.08 ½ chains to the place of beginning, in Cook County, Illinois.

P.I.N. 03-32-108-008-0000

10-027

10-027

commonly described as 213 South Arlington Heights Road, Arlington Heights, Illinois, in compliance with the Schematic 1st Floor Plan submitted by the Petitioner, prepared by Soos & Associates, Inc., dated February 18, 2010 with revisions through February 22, 2010 consisting of one sheet, a copy of which is on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of parking stalls from 23 parking stalls to nine parking stalls, is hereby granted.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance, are subject to the following conditions, to which the Petitioner has agreed:

1. This land use variation shall only apply to Arlington Dog House operator.
2. The Petitioner shall install sound dampening vents and acoustic panel/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. There shall be no exterior dog runs or walking area allowed.
4. A maximum of 25 dogs shall be allowed on-site at any given time for the dog day care.
5. A maximum of 10 dogs shall be allowed on-site for overnight boarding.
6. The hours of operation shall be restricted to Monday through Friday, 6:30 a.m. to 7:00 p.m., Saturday from 8:00 a.m. to 3:00 p.m. and Sunday from 3:00 p.m. to 5:00 p.m.
7. The basement shall not be used for any function related to the Arlington Dog House.
8. A six-foot high board-on-board fence shall be installed along the rear (east) property line.
9. A common trash enclosure shall be provided on the adjacent Enterprise Rent-a-Car site located to the south, and will serve both buildings.
10. The overnight boarding component shall include at least one employee.
11. Approval from the State of Illinois Department of Agriculture shall be required, prior to the issuance of a building permit.
12. Off-site parking facilities shall be provided by the Petitioner for its employees, if such facilities are determined to be needed by the Village.

13. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

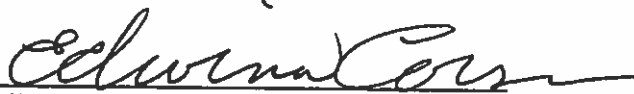
AYES: SCALETTA, FARWELL, STENGREN, ROSENBERG, BLACKWOOD, BREYER, MULDER

NAYS: NONE

PASSED AND APPROVED this 21st day of June, 2010.


Village President

ATTEST:


Village Clerk

LEGLB: LANDUSE/Arlington Dog House

Enright, Bill

From: info@arlingtondoghouse.com
Sent: Monday, February 22, 2016 3:31 PM
To: Enright, Bill
Subject: RE: Staff Round 1 Comments

Bill, here is my responses, any questions, please let me know.

Building Department -

We are working on the CAD drawing with the contractor and hope to submit for building permit in early March. Dog Suites are not permanent, they are bought and installed, but will not be permanent. Electrical will be submitted with building permit by contractor.

Public Works -

I don't know what RPZ is, can you help so I can answer.

Police Department -

Understood and will comply

Planning and development -

1 and 2, understood.

3. Dog Walking - We would like to offer dog walking to our customers Monday - Friday 630am - 7pm, Saturday 8am - 3pm and Sundays 9am - 4pm. This service would include taking the dogs outside for a 10 min walk around the block to get the dogs some outside exposure. For our customers this is a much needed service and it is something that will not interfere with the surrounding community.

4. Our hours would be the same as our current hours which is 630am to 700pm Monday thru Friday, Saturday 8am - 3pm and Sundays 9am - 4pm.

Think that was it, thanks, Mark.



Arlington Dog House

213 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 398-WOOF (9663)
www.arlingtondoghouse.com

Daycare 🐾 Grooming 🐾 Boarding... All Under One Woof!

 Facebook  Twitter

----- Original Message -----

Subject: RE: Staff Round 1 Comments

From: "Enright, Bill" <benright@vah.com>

Date: Mon, February 22, 2016 2:33 pm

To: "info@arlingtondoghouse.com" <info@arlingtondoghouse.com>

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-0032
 Petitioner: Mark Leers
 Owner: Gary Grana
 Contact Person: Mark Leers
 Address: 213 S. Arlington Hts Rd.
 Phone #: 847 398 9663
 Fax #: 866 345 3149
 E-Mail: info @ Arlingtondoghouse.com

P.I.N.# _____
 Location: _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ ☒ VILLAGE BUILDING CODE
2. _____ ☐ PRESENT ZONING USE
3. _____ ☐ REQUESTED ZONING USE
4. _____ ☐ SUBDIVISION REQUIRED
5. _____ ☐ SIGN CODE

6. GENERAL COMMENTS:

A BUILDING PERMIT IS REQUIRED FOR THE
 DOG SUITES ALONG WITH AN ELECTRICAL PERMIT

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 FEB 16 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Deb Pierre 2-9-16
 Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. H 002
 Petitioner: Mark Leers

Owner: Gary Grana

Contact Person: Mark Leers
 Address: 213 S. Arlington Heights Rd.

Phone #: 847 398 9663
 Fax #: 846 345 3149

E-Mail: info@Arlingtondoghouse.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

No Comments

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 FEB 15 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT



Director

2/12/16

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.O. 16-002
 Petitioner: MARK LEERS

Owner: ~~XXXXXXXXXX~~ GARY GLENN

Contact Person: ~~XXXXXXXXXX~~ MARK LEERS
 Address: 213 S. Arlington Hts Rd.

Phone #: 847 348 8663

Fax #: 866 345 3149

E-Mail: info@Arlingtondoghouse.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

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FEB 17 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Asst

Director

[Signature]

As noted 2-8-16

Date

See memo 2-4-16

Village of Arlington Heights
Public Works Department

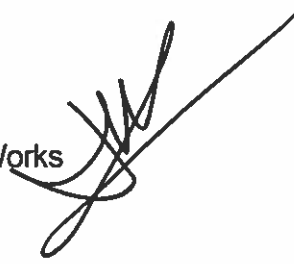
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: February 4, 2016

Subject: 211-213 S Arlington Heights Road, P.C. #16-002



With regard to the proposed Land Use Variation, I have the following comments:

- 1) There does not appear to be any utility addition, if this is the case I only have one comment;
 - a. A modern RPZ must be installed

If you have any questions, please feel free to contact me.

C. file

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-002
 Petitioner: MARK LEERS

Owner: MARK LEERS GARY GRANA

Contact Person: MARK LEERS
 Address: 213 S. Arlington Hts Rd.

Phone #: 847.398.9663
 Fax #: 866.345.3149

E-Mail: info@arlingtondoghouse.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X

Sanitary Sewer _____ X

Storm Sewer _____ X

b. Surface Improvement

Pavement _____ X

Curb & Gutter _____ X

Sidewalks _____ X

Street Lighting _____ X

c. Easements

Utility & Drainage _____ X

Access _____ X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____ X

4. SITE PLAN ACCEPTABLE? _____ N/A

5. PRELIMINARY PLAT ACCEPTABLE? _____ N/A

6. TRAFFIC STUDY ACCEPTABLE? _____ N/A

7. STORM WATER DETENTION REQUIRED? _____ X

8. CONTRIBUTION ORDINANCE EXISTING? _____ X

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____ X

10. WETLAND EXISTING? _____ X

~~GENERAL COMMENTS ATTACHED~~

NO FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

Director

Date

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FEB - 9 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James J. Mull 2/8/16

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Dog House
211-213 S. Arlington Heights Road

Round 1 Review Comments

2/09/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no apparent traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

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FEB 10 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-102
Petitioner: Mark Leers

Owner: Gary Grana

Contact Person: Mark Leers
Address: 213 S. Arlington Hts Rd.

Phone #: 847 348 9663
Fax #: 846 345 3149
E-Mail: info@arlingtondoughouse.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments.

RECEIVED

FEB - 9 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 2-9-16
Environmental Health Officer Date

NTAG [Signature] 2/9/16
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Mark Leers

Owner: GARY Grana

Contact Person: MARK LEERS
 Address: 213 S. Arlington Hts Rd.

Phone #: 847 398 9663
 Fax #: 866 345 3149

E-Mail: info@arlingtondoghouse.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments: see attached comments

B. M. E. / A 2-22-16

 Date

Planning and Community Development
Round 1 Comments
PC 16-002 Arlington Dog House

1. The land use variation shall only apply to the Arlington Dog House operator.
2. The petitioner shall install sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. Please provide more information on the request for outdoor dog walking such as where this will occur and what the hours would be for walking the dogs.
4. The hours of operations shall be restricted to Monday through Friday 7:00 AM to 6:00 PM, and Saturday from 8:00 AM to 3:00 PM.