



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 26, 2020
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. ReStore - 11/13/19

IV. PUBLIC HEARINGS

- A. 710 N. Dunton Ave. Lot Consolidation - PC#19-014
Subdivision
- B. Shirley Ryan Ability Lab - 3215 N. Wilke Rd. - PC#20-003
Land Use Variation, Parking Variation, Accessory Structure
Variations

V. OTHER BUSINESS

VI. ADJOURNMENT

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**Plan Commission
2/26/2020**

Item: ReStore - 11/13/19

Department: Planning & Community Development

ATTACHMENTS:

Description

ReStore - 11/13/19

Type

Minutes

PLAN

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

COMMISSION

RE: ReSTORE - 955 EAST RAND ROAD - PC# 19-013
 LAND USE VARIATION, PUD AMENDMENT

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 13th day of November, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
 LYNN JENSEN
 MARY JO WARSKOW
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 SUSAN DAWSON
 JOHN SIGALOS
 JAY CHERWIN

ALSO PRESENT:

JAKE SCHMIDT, Assistant Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is hereby called to order. Would you please all rise and join us in the Pledge of Allegiance?

(Pledge of Allegiance recited.)

CHAIRMAN ENNES: Thank you, please have a seat. So, we should start out with roll call. Jake, if you would please read that?

MR. SCHMIDT: Certainly. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. SCHMIDT: Chairman Ennes.

CHAIRMAN ENNES: Here. So, we have a full house tonight. Jake, were the notices sent out for the petition?

MR. SCHMIDT: They were.

CHAIRMAN ENNES: They were, okay. We have minutes to approve from our last meeting, the LaSalle Estates Subdivision, that meeting on 10/23/2019. Could I have a motion to approve that?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Any abstentions?

COMMISSIONER DAWSON: I was not present.

COMMISSIONER DROST: I was not present.

COMMISSIONER SIGALOS: I was not either.

CHAIRMAN ENNES: Everyone else in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Okay, no one opposed, right?

(No response.)

CHAIRMAN ENNES: Okay, so that passes. We will move on to our public hearing, and that is for the ReStore at 955 East Rand Road, PC# 19-013. Is the Petitioner here?

MR. TONIGAN: Yes, we are, Your Honor.

CHAIRMAN ENNES: Would you please come forward, tell us your name? And anyone who is going to speak this evening on behalf of the Petitioner, would you also come

up? I'll swear you in. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN ENNES: So, as you come up and tell us about your project, if you would please state your name and spell it for our court reporter?

MR. TONIGAN: Certainly.

CHAIRMAN ENNES: And so, who is going to lead off?

MR. TONIGAN: I am, Your Honor.

CHAIRMAN ENNES: Okay.

MR. TONIGAN: Thank you. My name is Henry Tonigan, I'm an attorney from Kelleher & Buckley. Mr. Warren Fuller was at the last informal hearing. He's out of town so I'm taking his stead.

I represent Habitat for Humanity of North Fox Valley, the Petitioners in this matter. They are here to present their application for a land use variation to permit a second-hand store and the accompanying amendment to the PUD. We request a couple of variances that are set forth in the materials before you.

I would note that it's my understanding that all legal notices have been given pursuant to publication, and that legal notices were given to the surrounding residences required by your ordinance. Also, there has been proper posting on the subject property. There's two front streets; one is Rand Road and the second is Beverly. There's a sign on each of those locations and they're still standing. I drove by and saw them tonight.

First of all, I'd like to say on behalf of my client that I appreciate the efforts and input from Village Staff, it was very straightforward, very informative. Basically, with every comment that they provided, our response to the Staff comments were we agree. I think we are in tandem in terms of providing you a quality and vibrant use of the property there at the address.

The Petitioner has had a history of a successful similar use in Elgin and expects to have a similar use here in Arlington Heights. I wanted to make sure that it's clear, as indicated in the materials, that we are not asking for a variation for outdoor storage. We stand by that and I wanted to make that of record here today. We understand that if we seek, if we need to make a request for that, we'd have to go through a proper variation process in the future.

There are two requests for variations being requested that are laid out in the Staff's report. One is to waive the code requirement for providing a traffic and parking study from a certified engineer, and a variation to reduce the amount of required onsite parking from 95 to 53. We have submitted to Staff for their review a study of the similar operation at the Elgin facility, and I believe it supports the needs for this site and fits with the existing overall layout of the site.

We don't believe there's going to be significant modifications to the building, and certainly we have with us tonight Deanna Davies who is the operations manager for the Elgin facility to describe the nature and use. We have a PowerPoint which she'll go through and explain to you a little bit about Habitat for Humanity. We also have with us David MacKenzie who would be able to answer any questions regarding the building or the use of the building itself.

My point of this program is relatively simple. If there's any questions regarding the nature of the application or the variation requested, I'd certainly entertain any

questions that the Plan Commission may have regarding that.

CHAIRMAN ENNES: Okay, we will ask questions after your report and the Staff report. So, if you want to go on with your, were you done with your portion?

MR. TONIGAN: Yes. I've had an opportunity to review the responses and the Staff comments. We agree with them wholeheartedly. We want to make sure that we do everything to make sure it's a first class operation there. Ms. Davies will comment about, sort of what Habitat for Humanity is all about and what it's going to provide for your community, a useful resource I believe for your community and the surrounding communities. When I asked Deanna how many facilities that they helped there in the Elgin area, there's 140 facilities that they have helped so far in the Elgin area. They expect to do this, their focus in terms of providing assistance would be here in the general area of Arlington Heights, whether it's in Arlington Heights or surrounding communities.

So, I'll defer my time to Ms. Davies to explain the operations of Habitat for Humanity and welcome your questions as we proceed.

CHAIRMAN ENNES: Okay, Counselor, I didn't really hear your last name?

MR. TONIGAN: Tonigan, T-o-n-i-g-a-n, Henry Tonigan, with the law firm of Kelleher & Buckley.

CHAIRMAN ENNES: Okay, thank you. Have you seen the four conditions that have been put on the project?

MR. TONIGAN: I have seen those conditions and I don't believe we have any problems with those conditions.

CHAIRMAN ENNES: You've discussed those with your client or your partner?

MR. TONIGAN: Yes, we have. We have no issues with anything we've seen with Staff.

CHAIRMAN ENNES: Okay, thank you.

MR. TONIGAN: Thank you.

MS. DAVIES: Hi there. I'm Deanna Davies, D-e-a-n-n-a D-a-v-i-e-s. I am the ReStore Director of Habitat for Humanity in Northern Fox Valley in Elgin. I also ran for five years, opened and ran the ReStore in Chicago. We actually opened it for the affiliate there in the city. I'm going to go very briefly through these slides that explains what Habitat for Humanity is about and how ReStore impacts our mission.

The mission for Habitat is to bring people together. You build homes, community, and hope. Habitat for Humanity International is a worldwide organization. They actually operate in 70 countries. Habitat International is based in America's Georgia, in Atlanta. We are an affiliate, We are one of 1,250 affiliates in the United States, and there are nearly 800 ReStores that have been opened in the last 20 years or so. Most of them have been opened in the last eight or nine years as it's already caught on with the public, et cetera.

We work at a community level with the affiliates, so all the work that we do is local. We're independent, we're locally run. We have our own board of directors. We do our own fund raising.

Northern Fox Valley was founded in 1990. We are the number one affiliate in Illinois in terms of home production and including critical home repair. I mentioned that we've done 140 homes since, we've constructed 140 homes or rehabs since we started in 1990, and we've done probably close to 300 critical home repairs. In the last year or so, I think

four of them were here in Arlington Heights.

The main programs are home repair and building. We have partner families that do sweat equity into the home. The homes are sold at a fair market value and financed with zero percent. So, we don't give away the home. The family does purchase the home and they pay mortgage. We keep the payments below 30 percent of the borrower's income. Then the critical home repair with Habitat for Humanity, we pay 75 percent and the homeowner pays 25 percent. Often, it is senior citizens or people who otherwise can't afford to fix up the current home that they're in and maybe they're being cited for problems, so we go in and help them with those kinds of things.

These are a couple of examples of some of the homes that, a couple of the homes that we have done. So, ReStore, we have, our mission is to take in home improvement and building materials. So, if you are re-doing a kitchen or a bathroom or something like that, we would take in your materials that you no longer want, but are still useful. We also get about 40 percent of the materials coming in is actually new from retailers, manufacturers, distributors, et cetera. So, it's a mixture of gently used and new materials.

First and foremost, we're here to raise funds for our Habitat for Humanity projects, so to raise funds for the home construction. I'm not sure where we're at, but since ReStore opened in Elgin in 2006, I think we've raised enough funds to help construct 77-78 homes for our affiliate.

We also help the environment by diverting usable materials from landfills. So far, Restore Elgin has diverted since it's opened over 11,000 tons of materials from landfills. We provide new and gently used materials to the public at reduced prices. It's open to the general public, but it's certainly helpful for people who are on a budget who want to fix up their homes.

So, what we sell is appliances, cabinets, doors, windows, lumber, flooring, furniture, and the kitchen sink. We do not sell any kind of clothing, electronics, things of that nature. It really is, the popular thing is it's a Goodwill meets Home Depot. It's much like a Home Depot or a Lowe's environment that you would find there. Right now, we have seven ReStores in Chicago and the Chicagoland collar counties.

So, some facts about Elgin. We opened in 2006. We fund the projects for Habitat for Humanity of Northern Fox Valley. The store in Elgin is 40,000 square feet. The fiscal '19 sales were \$1.5 million. We've diverted 960 tons. We're very proud of the fact that we rank number one in sales and profit in the state of Illinois, and our national ranking out of 750 is 26 in sales and 15 in profit. So, that means money that goes back to our affiliate to help construct homes, so we're very proud of that, those numbers.

ReStore Chicago which we helped open in November 2014 is 29,000 square feet. Their sales, their trajectory was like this, they shot up to \$1.44 million by 2019. They have diverted 850 tons last fiscal year. They rank number two, and as you can see their national ranking in sales is 50 for sales and 33 for profit. So, we're also extremely proud of what we were able to accomplish for ReStore Chicago in those five years that we've been running the store.

So, the future ReStore. We did identify a location here in Arlington Heights on Rand Road, 955 East Rand Road. It's approximately 37,000 square feet, so 27,000 of it will be retail floor and 10,000 will be warehouse. It is street level, single story. It's got the desirable things that we want which is, you know, the street level, the truck height docks, the

open floor plan, and of course being on a main artery. What we think is also positive is that there's other second-hand stores nearby.

So, that's kind of the gist of Habitat for Humanity and how ReStore works for us. Of course, I'd be happy to answer any questions that anyone may have.

CHAIRMAN ENNES: We'll be coming back to you also.

MS. DAVIES: Okay.

CHAIRMAN ENNES: Thank you, Ms. Davies.

MS. DAVIES: Sounds good.

MR. TONIGAN: Mr. Chairman, I think that concludes our initial presentation.

CHAIRMAN ENNES: Okay, we're going to move on to the Staff report. So, Jake, if you could present to us?

MR. SCHMIDT: Absolutely. So, as the Petitioner mentioned, she is here tonight representing Habitat for Humanity of Northern Fox Valley. They are seeking to open a ReStore facility at 955 East Rand Road. The subject property is zoned B-1 Business District Limited Retail, and the site is designated as commercial on the Comprehensive Plan.

The proposed use is classified as a second-hand store per code, which is compatible with the Comprehensive Plan designation, but not with the underlying B-1 zoning. Therefore, a land use variation is required to permit the second-hand store. In addition to this land use variation, an amendment to PUD Ordinance 72-052 is required. This ordinance governs the subject site. Due to the change in use from a previous furniture store to the second-hand store, as well as two proposed site modifications, this PUD ordinance does need to be amended.

Two variations are required as part of this petition, the first being a variation from Chapter 28, Section 6.12-1 of the Municipal Code to waive the requirement to provide a traffic and parking study from a certified traffic engineer. The second variation requested tonight is also from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the amount of onsite parking from 95 spaces to 53 spaces.

The subject site is located at the southwest corner of Rand Road and Beverly Lane. It's accessible via three driveways, one along Rand Road and two along Beverly Lane. The site also shares cross access with the property to the northwest. The site is developed with a 36,770 square-foot building; ReStore would be occupying the entirety of the space.

As Petitioner mentioned, ReStore engages in the sale of donated construction supplies and building materials. These are sold either to generate revenue for Habitat for Humanity, or they're used within Habitat for Humanity service operations such as home repair and construction.

Habitat for Humanity of Northern Fox Valley currently operates two ReStore locations, one in Chicago and one in Elgin. Donations are accepted from both individuals as well as companies, and these donations would only be accepted during operational hours. ReStore would be in operation from either 9:00 a.m. to 5:00 p.m. or 10:00 a.m. to 6:00 p.m. on Wednesday through Sunday. The store would be closed on Mondays and Tuesdays. Once operational, four people would be employed with an additional four volunteers for a maximum of eight representatives on site at any given time.

With respect to the site plan, several modifications are proposed, the

first being the removal of parking spaces, 12 of them on the southeast side of the building. These would be relocated across the drive aisle to the southeast side. This would allow for drop-off and pickup operations along the southeast side of the building. A door would be added within the building to allow access to the loading and warehouse area.

Additionally, an item to note on the site plan as well as on the floor plan is a fenced display area. This is not currently proposed as part of the project and would require an additional approval. Specifically, it would require a variation to allow for outdoor storage which is not permitted in the B-1 District by right. It should be noted that Staff does not support a variation to allow outdoor storage of materials.

Lastly, on the site plan, the Petitioner is proposing code-compliant landscape screening along the parking area, specifically it's shown along the north side, but also along the east side where it's shown into the right-of-way. It should be noted that once permit is submitted for this project, all code-required landscaping shall be located on private property and shall not encroach in the Village right-of-way.

This building will be divided into three primary areas, the first being around 24,500 square feet of retail sales, close to 3,000 square feet of support and office space, and close to 9,500 square feet of warehouse and dock space. Based on these uses, a total parking requirement of 95 spaces is required by code. As the subject site only provides 53 parking spaces, a variation is required to accommodate a 42-space parking deficit.

To verify that adequate parking would be provided at the subject site, the Petitioner did provide a parking survey of the existing ReStore facility in Elgin which was taken over three days per week for two weeks, including Saturdays. These counts were conducted in August, on the 8th through 10th, the 24th and 25th and the 27th. Peak parking lot utilization at that facility occurred on Saturday, August 24th, at 1:00 p.m. where 44 vehicles were observed accessing the site. This would translate to a nine-space surplus at the subject site here in Arlington Heights when the subject site is experiencing peak occupancy. This would be around 83 percent of the total lot occupied. Typical parking lot utilization was around 20 to 25 vehicles which is much less. As the peak count as well as the average counts of parking were less than the provided spaces at the subject site, Staff does support the requested parking variation.

With respect to a traffic study per Section 6.12-1 of the Municipal Code, Chapter 28 of the Municipal Code, any Plan Commission application for 5,000 square feet in area must include a traffic and parking study from a certified traffic engineer. The Petitioner is seeking relief from this requirement, and Staff does support this request as the existing site is not being modified in terms of building square footage. The existing parking lot is not changing in terms of number of provided spaces, and that the Petitioner has provided a parking survey as detailed in the previous slide.

With respect to bicycle parking, seven bicycle parking spaces are required. Bicycle parking spaces are required to be added when the amount of code-required vehicular spaces increases. The Petitioner will be providing code-required bicycle parking spaces in the form of a seven-space rack at the front of the store.

Reviewing the facts at hand, the Staff Development Committee recommends approval of the application subject to three conditions: the first being that the deliveries of donated materials shall only be accepted during hours at which ReStore is open for business; the second being that the fenced merchandise area as noted on the proposed site

plan dated October 22nd is not approved as part of this petition and would require a separate variation be constructed; and lastly, that the proposed three-foot tall parking lot screening shall be located on private property only.

This concludes my presentation. If there are any questions, I'm happy to answer.

CHAIRMAN ENNES: Okay, thank you very much for that report. Can we have a motion to enter the Staff report into the record?

COMMISSIONER DAWSON: So moved.

COMMISSIONER DROST: I'll second it.

CHAIRMAN ENNES: Should we take a roll call on that?

MR. SCHMIDT: I don't believe we have to.

CHAIRMAN ENNES: Okay, so all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Jay, would you like to start with questions?

COMMISSIONER CHERWIN: I'm up this time, all right.

CHAIRMAN ENNES: Sure.

COMMISSIONER CHERWIN: Curve ball. So, generally, I think it's a great project. I'll be interested to hear what any of the residents are thinking about it, but I had I guess two things. You talked about the comparison to the Elgin facility. I was looking, is there a breakout of the Elgin facility, because if we're comparing parking spaces here, I just want to make sure I understand how that facility compares. I think it was 40,000 if I recall? But I just want to, I mean, what's the comparison between like the traffic driving at Elgin on a per square-foot basis, you know what I'm saying? If it's apples to apples or not. If you wouldn't mind going up to the --

CHAIRMAN ENNES: Mr. Tonigan, would you come back up to the podium?

MR. TONIGAN: In Elgin, right? The Elgin property contains 40,000 square feet. So, this subject property is slightly less than that in building size.

COMMISSIONER CHERWIN: Okay, and then is that kind of a similar composition in terms of warehouse, retail, and all that? Just so we're --

MR. TONIGAN: Yes, that's why we described the nature of its use down there. It's very similar.

COMMISSIONER CHERWIN: Okay, and then can you describe a little bit the change at the southeasterly part of the property? I think there's going to be an additional loading area or are you sticking with the loading area that's already there? You're just --

MR. TONIGAN: Well, there's going to be an additional loading area constructed which would be on the southeast, or southwest side of the building.

COMMISSIONER CHERWIN: Southwest side of the building?

MR. TONIGAN: By Beverly, and that would be the pickup/drop-off area.

COMMISSIONER CHERWIN: But that would just be like for people at the back and, you know, picking up their goods that they purchased kind of thing? It's not like --

MR. TONIGAN: Correct, and dropping off donations.

COMMISSIONER CHERWIN: Yes, and dropping off donations, okay.

MR. TONIGAN: And that's in close proximity to where the docks are for the, the trailer docks.

COMMISSIONER CHERWIN: So, three of the docks are already there, okay. No, I think it's a good project overall. I think it's a great, it's a nice story that you guys have in terms of funding and great cost. So, I'll defer to my colleagues and the residents.

CHAIRMAN ENNES: Thanks, Jay. John?

COMMISSIONER SIGALOS: Yes, I have a question. I'm looking at the proposed site plan. I don't know if you have that, if you can put it up, Jake? I'm seeing different things here that look, that say Phase III and Phase II or whatever. Is this going to be developed over phases, the exterior parking lot area? I see some signage and a canopy under, those appear to be future phases?

MR. TONIGAN: I'd ask that David MacKenzie provide that response. He's knowledgeable in terms of the building and its development.

CHAIRMAN ENNES: Okay, and Mr. MacKenzie, I would ask that you would also spell your name for the court reporter.

MR. MACKENZIE: Dave, and then the last name is M-a-c-K-e-n-z-i-e. When we initially put together our thoughts with respect to the improvements, there was a very long list that we started with. In preparation for putting together a budget that could meet that, we realized quickly that there was far too many things we wanted to do versus what we could afford. So, when we chose to put the drawings together, we listed them as alternatives so that at a future point we would know where we were placing things, and as people were making improvements that we were intending to do, they would then be aware that there was going to be some future changes made as well.

So, it's just a way of us making sure we had a full record of it. There's absolutely no intention for us to do anything that's listed as a phase or an alternative at this point. Just the things we've submitted to you at this point.

COMMISSIONER SIGALOS: I was looking specifically in the southeast corner of the site where it says there's signage for donations, drop-off, phase, I can't read that, phase III or whatever. That's just a sign that you've got to have a drop-off location out there on that corner?

MR. MACKENZIE: No, the intention at this point is that --

COMMISSIONER SIGALOS: For somebody to drop off materials?

MR. MACKENZIE: In phase I, we will build a donation drop-off door that we just mentioned earlier. We're also going to then just go ahead and post signage on our property in the form of a metal stake and sign. But ultimately, I think we were talking about putting in some kind of illuminated signs in order to make sure that in darker portions of the day that we'd have an opportunity for people to see precisely where we'd want them to arrive.

COMMISSIONER SIGALOS: But that would be directing people to your drop-off docking area or what have you?

MR. MACKENZIE: That is correct. It would be the second entrance on Beverly.

COMMISSIONER SIGALOS: Right, okay. Yes.

MR. MACKENZIE: Then come in to swing along the building.

COMMISSIONER SIGALOS: Okay, and then my last question is more for

Jake. This issue with the bike racks. How is that determined? By the size of the building that says they'd have to have space for seven bikes?

MR. SCHMIDT: So, it's determined by use, same as vehicular parking is. The exact breakdown would be based upon the retail and office space. One space is required for every 6,000 square feet of floor area, a total of five. Then the warehouse space, it's based on employees similar to vehicular parking, one per 40 employees and a minimum of two. So, two spaces for the warehouse portion, a total of seven required.

COMMISSIONER SIGALOS: It just seems to me, and we talked about this at the Conceptual Plan Review Committee meeting, that for this type of facility, you're not going to ride a bike to pick up construction materials. I mean, it just seems silly to have a bike rack for seven bicycles. I can understand maybe an employee or a volunteer may want to ride their bike there, but to require seven, I don't understand that. I would think that that's kind of overkill.

MR. SCHMIDT: Staff didn't have any flexibility with code with respect to bicycle parking. The Petitioner could have sought a variation if they desired to, but they did not as part of this petition.

COMMISSIONER SIGALOS: I mean, again, I understand it's not a major expense, but it just seems, in the whole thing it just seems a little silly to, in this type of facility, I mean, I wouldn't ride my bicycle to Menard's or Home Depot, I wouldn't get very far. So, okay, anyhow that's all I have. I think it's a great use for this building.

CHAIRMAN ENNES: Thanks, John. Sue?

COMMISSIONER DAWSON: Most of my questions are related to parking that have already been addressed, other than there's really nowhere to add additional parking if we have a problem with parking. Is there any plan if we determine that additional parking is needed and we're causing an issue in the area?

MR. SCHMIDT: There's, Staff doesn't have any particular concerns based upon the actual data provided from an existing ReStore facility. Like the Petitioner mentioned, that existing location is larger, and at peak times there was still a surplus, or that at least there would be a surplus at the subject site. Most times, you're talking an average of 20 vehicles which is under half of the provided spaces on the site. So, there aren't extensive concerns, at least from a Staff perspective, about parking overflowing. A lot of people will be coming in, picking things up, and leaving, too. So, pretty quick turnover, there won't be people spending extended amounts of time at this facility.

So, in short, no, there isn't any contingency plan, but Staff doesn't believe one is necessary.

COMMISSIONER DAWSON: Okay, I think it's, I'm really excited about this. I want to hear if there's anyone in the audience that has a different viewpoint that I haven't considered that might have a grievance or such. But from the presentation and from the concept coming in, I think this is a great use of the property.

Bicycle racks, I'm always going to disagree with you. I think they are very important to this community, and I don't think it's up to us to decide whether or not someone is going to ride their bike to a facility. My daughter and I tried this summer to make a goal of riding our bikes everywhere we possibly could, and I was shocked at the number of times that we had problems finding a place to put our bikes, and so we gave up. So, that's just because you brought it up, I'm just saying I'm going to disagree with you.

COMMISSIONER SIGALOS: No, I'm not --

COMMISSIONER DAWSON: I'm just going to disagree with you.

COMMISSIONER SIGALOS: No, I won't disagree with you. I'm not opposed to bike racks. I'm only saying that the quantity of seven for this type, I mean, you're not going to carry two by fours or two by sixes or cabinets on a bicycle.

COMMISSIONER DAWSON: But that's not all that they have at their store. That's not all that's at the facility. So, again, I'm just, because he brought it up and I like to fight with this guy. Just kidding, I don't actually usually fight with you. So, we're usually in agreement on things. I just wanted to put it on the record I support the bicycle racks. So, that's it.

CHAIRMAN ENNES: Thank you. George?

COMMISSIONER DROST: Yes, I don't like to fight with anybody, so I like to just get everybody together. So, Ms. Davies, I've got a couple of questions to ask of you on the operation. Habitat for Humanity is a not-for-profit. If you come into the neighborhood, in your experience, where some of the for-profit people that might compete with you, do they have any issues with Habitat for Humanity coming in?

MS. DAVIES: We haven't had any issues. This would be more of a retail environment than we've been in before. Elgin is not in a retail area. Chicago is not necessarily in retail, but we have not, and in fact many retailers donate to us that one could feel would be competitive. We receive donations from Ace Hardware and from True Value and from Lowe's. So, we haven't had any kind of problems that way, and I don't think with the, like we don't compete with Salvation Army, we won't compete with Goodwill. We don't carry the same types of materials at all.

COMMISSIONER DROST: Or Menards or Lowe's.

MS. DAVIES: Yes, but we don't, those are donors of ours.

COMMISSIONER DROST: Well, that's sort of the point I'm trying to, you know, at least get into the record as to --

MS. DAVIES: Yes, sure.

COMMISSIONER DROST: -- what you're doing in the neighborhood and how benign your presence might be in the neighborhood.

MS. DAVIES: Yes, yes.

COMMISSIONER DROST: In fact, it will be a net-net plus.

MS. DAVIES: Yes.

COMMISSIONER DROST: The question is is Habitat for Humanity, are they buying the facility?

MS. DAVIES: Yes.

COMMISSIONER DROST: They'll be the owner? There's no lease arrangements, or there's another entity that --

MS. DAVIES: No.

COMMISSIONER DROST: And will that take you off the real estate tax rolls?

MS. DAVIES: Yes.

COMMISSIONER DROST: And what about any purchases at retail, do they, are they sales --

MS. DAVIES: Sales tax.

COMMISSIONER DROST: They will be subject to sales tax.

MS. DAVIES: Yes.

COMMISSIONER DROST: So, those are some of the economic components that I think, you know, we as planners kind of like to know about as to who's coming into the neighborhood.

MS. DAVIES: Sure.

COMMISSIONER DROST: And I guess my last question is, when you open, would you have Jimmy Carter attend the opening?

MS. DAVIES: God, that would be great. We'll invite him.

CHAIRMAN ENNES: He's not doing real good right now.

MS. DAVIES: Oh, that.

COMMISSIONER DROST: No, he's got some medical problems right now.

MS. DAVIES: Yes.

COMMISSIONER DROST: But, you know, he's welcome in our community if you do.

MS. DAVIES: Yes, okay, I'll let him know.

COMMISSIONER DROST: All right, let him know that, okay.

MS. DAVIES: Okay, I will.

COMMISSIONER DROST: I don't have any more questions.

MS. DAVIES: All right, thanks.

COMMISSIONER DROST: Just you're done with your torture.

CHAIRMAN ENNES: Thanks, George. Bruce?

COMMISSIONER GREEN: I've never been contrary to anything here on the panel, especially on bikes and things. I'm just kidding of course. I think it's a great use of the building. I'm the guy from the last informal hearing you had, and I have things that I can't wait to bring over your way and donate to you, and hopefully you'll turn them into profit for yourself, but I think it's a great facility.

CHAIRMAN ENNES: That it?

COMMISSIONER GREEN: That's it.

CHAIRMAN ENNES: Oh, this is easy tonight. Joe?

COMMISSIONER LORENZINI: Thank you. Ms. Davies, I do have some questions. I think it is a good project, a very good project. Just some questions about the, just the operations. So, you're going to be selling material here, but do you also provide services for home improvements?

MS. DAVIES: ReStore does not itself, no, provide services.

COMMISSIONER LORENZINI: Okay, so where are those services based out of?

MS. DAVIES: Well, if you're asking about our Habitat home construction?

COMMISSIONER LORENZINI: Yes.

MS. DAVIES: That would be through our affiliate that would provide that, the services for that. Or if you're asking about critical home repair, our affiliate provides that. I'm sort of, I'm the fund raising arm I guess of Habitat for Humanity of Northern Fox Valley. So, we operate the store to raise funds so they can provide programs for critical home repair and home construction.

COMMISSIONER LORENZINI: And just, again, just curiosity, personal curiosity, how does Habitat for Humanity decide who gets these services? Who qualifies for them?

MS. DAVIES: Well, they have to fill out an application, and they must be interviewed by our family services person on staff. They need to fall within certain income guidelines in order to qualify. Those are some of the basic things that they, the requirements that are --

COMMISSIONER LORENZINI: Okay, and you mentioned in some of the slides about profit. I mean, that goes back into the home office?

MS. DAVIES: It goes into home, yes, our net goes back to the Habitat for Humanity Northern Fox Valley.

COMMISSIONER LORENZINI: That's all I have, thank you. I think it's a wonderful idea.

MS. DAVIES: Okay, thank you.

CHAIRMAN ENNES: Joe, thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes. I am extremely supportive of this. I have visited your Elgin facility. I have looked for things. I am so glad I may have a place to find some nice, antique panel doors. So, set them aside if you see any for me. Just kidding.

Yes, I think it's a great operation. You did mention you receive furniture. Is that something you do any pickup operations for? You do do pickups, okay. That makes me happy as well because I can't tell you how much furniture I've seen of my neighbors put out on the curb when I think they could be better used by other people. So, I am just very happy to see this coming into our community.

CHAIRMAN ENNES: Lynn?

COMMISSIONER JENSEN: Sure. I don't know if I'm addressing this to Ms. Davies, most likely. When you came before the Conceptual Plan Review Committee, you indicated that at your other facilities you did not have a bike rack at all and didn't think that you need one. Maybe you can explain a little bit why you think you, what is the need for one here and what's the desirability of having one for seven bikes?

MS. DAVIES: I don't know that there is a particular need for a bike rack. We're not opposed to having a bike rack. For people, most people will not be visiting the store on bikes because they're there to purchase items that some tend to be kind of larger, microwaves and stoves and things of that nature, or furniture. So, we haven't, there's no code in the places that we're located now that require any kind of bike rack.

COMMISSIONER JENSEN: Sure.

MS. DAVIES: So, we haven't put them in. For staff or volunteers, they just bring them in the building.

COMMISSIONER JENSEN: Well, then that leads me to the question why didn't you seek a variation? Because we did discuss that at the planning review.

MS. DAVIES: Yes, we just didn't, we weren't, we didn't --

COMMISSIONER JENSEN: You didn't think it was that big of an item?

MS. DAVIES: Right, it wasn't that big of an item.

COMMISSIONER JENSEN: Thank you. I do want to ask Jake a couple of questions. Have you visited the subject property, Jake?

MR. SCHMIDT: I have.

COMMISSIONER JENSEN: Well, if you're like me, I looked at the subject property and I see that it's on Rand, one of the busiest roads in Arlington Heights. Across the street is a retail strip mall that is largely vacant. To the south, we have a mattress store, to the

southeast. To the northwest, we have another strip mall that has chiropractors, nail salons, quilters and a Republican party office building. It's hard to see how anyone is really going to need a bicycle rack let alone seven, the whole seven of those. So, I'm having a lot of trouble seeing the common sense of requiring that, and I raised that at the plan review.

This is one of the reasons that I wanted to have the Village pay for these things because I am firmly convinced that if the Village had to pay for putting a bike rack in that location, they wouldn't be putting one there if you knew you were going to be using taxpayer dollars. So, I think you ought to consider dropping that requirement. Now, if they want to put a bike rack in, I'm in favor of it. Like Mr. Sigalos, I'm in favor of bike racks everywhere, but I think they ought to be paid for by the right person or the right entity. I don't think this is the right entity to have them put in a bike rack that will hold seven bikes that no one is probably going to use.

So, once again, I'm a little disappointed as we talked about it that you didn't work with them to see if there's some way to give a variation or a dispensation so they wouldn't have had to put in a needless thing. Maybe it would only cost them a thousand or \$2,000, but there's no reason to impose that kind of a burden on a petitioner because, as I said, I don't think the Village would be paying for putting one in if they had to bear the burden.

COMMISSIONER DROST: So, are you for bike racks or not?

COMMISSIONER JENSEN: You know what, George? I am for bike racks.

CHAIRMAN ENNES: In the right place.

COMMISSIONER JENSEN: I am very supportive.

COMMISSIONER DROST: I get it.

COMMISSIONER JENSEN: But I think the right entity needs to pay for them. They're a public good and they should be paid for by the Village, and the Village should put them everywhere and pay for them.

CHAIRMAN ENNES: And this is --

COMMISSIONER DAWSON: Right, bike racks are not up for discussion tonight. They didn't ask for a waiver.

CHAIRMAN ENNES: And this is something we should discuss when we want to review ordinances.

COMMISSIONER DROST: You can put that in the comment.

COMMISSIONER DAWSON: Right.

CHAIRMAN ENNES: And I think all of you, I'm a bike supporter, too, and it's good to have them out there. We're trying to encourage more people to use them, to be a little greener. I thank you for being willing to add those.

I do have a couple of questions and I'm not sure who the right person to ask in regard to your not-for-profit status. If, Deanna, if you're the person who can answer this? So, George touched on this a little bit, and a couple of concerns I have. Now, you do have stores in Cook County. Is your Elgin store in Cook County?

MS. DAVIES: In Kane County.

CHAIRMAN ENNES: I'm sorry?

MS. DAVIES: Kane. Kane County.

CHAIRMAN ENNES: Okay, so coming into Cook County, how long ago did you open your first store in Cook County? You said you've got a number in Chicago?

MS. DAVIES: We opened one store in Chicago on Peterson and Pulaski,

and it opened in November 2014.

CHAIRMAN ENNES: In 2014, and you have gotten that property exempted from property tax?

MS. DAVIES: We don't own that property.

CHAIRMAN ENNES: Oh, you don't, okay. I'm just --

MS. DAVIES: We're renting it. This is the only one we're seeking to purchase.

CHAIRMAN ENNES: You indicated that you do try to get an exemption.

MS. DAVIES: We pay the landlord the taxes on that property.

CHAIRMAN ENNES: Right, okay, but on this store you're going to own it?

MS. DAVIES: Yes.

CHAIRMAN ENNES: And it sounds like you're going to try that. They have changed some of the rules, just so you know that.

MS. DAVIES: Okay.

CHAIRMAN ENNES: And I also want to touch base on the fact there was a note in the report on the property that indicated the store has been closed for many years. I thought it was about two, I don't think much longer than that. Do any of you know?

MS. DAVIES: No, well, we looked at it like over three years ago for the first time.

CHAIRMAN ENNES: Oh, okay, maybe --

MS. DAVIES: And we just kind of kept looking for other property, and then we came back to it. So, I know it's at least over three years ago.

CHAIRMAN ENNES: Okay, since it's been vacant that long, it's probably on a vacancy exemption. Are you familiar with that?

MS. DAVIES: No, I am not.

CHAIRMAN ENNES: Okay, a vacancy exemption on the property tax could be significant, and I just want you to be aware if you're going to be moving into a building that's vacant that may have this vacancy. They could have filed for this already again this year. You may want to look at that so that you know what your taxes are going to be on the property. I don't want you to be surprised to have the taxes three times as high.

MS. DAVIES: Right, sure. That's good to know.

CHAIRMAN ENNES: Because this is a revaluation year for Cook County. Just so you know that.

MS. DAVIES: Yes. Yes, thanks.

CHAIRMAN ENNES: I, too, think it's a great location for the store. I work with builders from time to time, and they have used your facilities where they take out cabinets from kitchens and stuff and donate them where they think they're good enough. It's a great reuse, and neighbors who put furniture that's still got a second life, that would be a good use also. What made you pick Arlington Heights?

MS. DAVIES: We just felt that, well, first of all, we're getting constant phone calls for coming to pick up materials from Arlington Heights. The density, the population density, Habitat International did a market study and they recommended Arlington Heights as a location for a ReStore. So, it's also, you know, ownership level of houses and those kinds of things, the demographics.

CHAIRMAN ENNES: Well, it's a big facility.

MS. DAVIES: Yes.

CHAIRMAN ENNES: I hope you make maximum use of it.

MS. DAVIES: Oh, we will.

CHAIRMAN ENNES: Yes, okay. That's all I have. I notice we have a number of people in the audience. Are you, from expressions I've seen on your faces, I think some of you are involved with or associated with Habitat for Humanity. Did any of you have questions you want to ask? You're just here for support? Good, and nobody has questions in the audience? Okay, you had us worried because we let everybody come up and we never know who's sitting in the audience until later, but anyway --

COMMISSIONER DAWSON: So, we can make -- oh, sorry.

CHAIRMAN ENNES: So, we can what?

COMMISSIONER DAWSON: They have a statement.

COMMISSIONER DROST: Yes.

COMMISSIONER GREEN: Come on up. Spell your last name.

QUESTIONS FROM AUDIENCE

MR. JURACEK: Juracek, J-u-r-a-c-e-k. I am a resident of Arlington Heights. I've been a resident since '16. I've been a volunteer, I first volunteered with Habitat in 2010. I have been a donor, a volunteer and a patron of the Elgin store. I was just out on a build with Habitat last month, or yes, a couple of weeks ago. I have been a donor and a patron of the Goodwill Store and the Salvation Army Store on Rand Road since I've moved here.

CHAIRMAN ENNES: Good to hear.

MR. JURACEK: And I look forward to ReStore. It is a world class operation that Deanna runs. I've seen it first-hand, and it would be a valuable asset to this community, my community. So, thank you.

COMMISSIONER DROST: Yes, one question from, you know, your boots on the ground. As far as Habitat for Humanity, do they collaborate with other agencies, local agencies?

MR. JURACEK: Yes, I've been part of --

COMMISSIONER DROST: Since like we have a faith communities home here, and we have some pre-Habitat for Humanity --

MR. JURACEK: Yes, full disclosure, I was an employee for the affiliate as well. So, full disclosure, I did work for them as well. I do not currently work for them, but I have stayed as a volunteer. I fully support the mission. I've seen it from the inside how it's run, I've seen it from the outside as a volunteer, and what you see is what you get. I have been a part of faith builds with St. Peters up on Fernandez, I mean, my kids are in the Cub Scout pack at St. Peters. I have worked with some of the gentlemen and women from that church as part of faith builds, so I have been a part of that. They had a house that they did in Des Plaines, and I was a part of that and got to see that project as well. That was a faith community from these local areas in Palatine and Arlington Heights and Des Plaines that all came together to build a house there that they got the property donated or bought for a reasonable amount. I came out to be part of that one.

But I've seen the faith community in action, I've seen build days in action with companies from Arlington Heights and other surrounding areas. I've seen people

drive from the south suburbs up to our area because they work in this community, or they work in Palatine or the nearby communities. So, I've seen that in person first-hand.

COMMISSIONER DROST: That's good anecdotal information. Thank you.

CHAIRMAN ENNES: Thank you very much.

MR. JURACEK: Yes, thank you, guys.

CHAIRMAN ENNES: So, Commissioners, do we have any other discussions or does somebody have a motion?

COMMISSIONER DAWSON: I'm happy to make a motion unless you want to discuss. I'm happy to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-013, a Land Use Variation to permit a "second-hand store" in the B-1 District; and an Amendment to PUD Ordinance 72-052, and the following variations:

- 1. A variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified traffic engineer.**
- 2. A variation from Chapter 28, Section 10.4-2, *Schedule of Parking Requirements*, to reduce the required amount of onsite parking from 95 spaces to 53 spaces.**

This recommendation shall be subject to the following conditions:

- 1. Deliveries of donated materials shall only be accepted during hours which ReStore is open for business.**
- 2. The "fenced merchandise area" noted on the proposed site plan dated October 22 is not approved as part of this petition and requires a separate variation to be constructed.**
- 3. The proposed three-foot tall parking lot screening shall be located on private property only.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER DROST: I'll second that motion.

CHAIRMAN ENNES: Could we have a roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRMAN ENNES: Yes. If we could have our comments?

COMMISSIONER CHERWIN: Yes, I would just say, I'd like to reiterate I think it's a great project and I'm looking forward to you guys getting off the ground in Arlington Heights and serving the community and other communities from here. I also wanted to say I appreciate Commissioner Jensen's concerns and comments about the bike racks. I know it's maybe out of scope here, but I think it's an important issue. We should make sure that the Village isn't needlessly spending other people's money, and I think this is an issue that we just need to make sure we're, you know, not overreaching on. So, that's my only comment.

CHAIRMAN ENNES: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I, too, think this is a great project. I think it's a great use of that building. It's better to have your operation there than what's been going on for the last few years. I'm glad that Commissioner Cherwin, that he made that point. I'm not here to even suggest that we ought to change the ordinance. I think we had a fair and full discussion at the Commission level and at the Board level.

What I would ask for though is we have some common sense evaluation of whether it makes any sense. It's a very simple question you can ask. You should ask it, the Staff, the Board should ask it: If we were going to place that bike rack and we were going to use taxpayer dollars, would we install that rack? I personally think in this case no would be the answer, but you may have a different answer. But I think every time there is a petitioner coming here where we're going to shift a cost to them that I personally believe should be borne elsewhere, but if we're going to shift a cost to them, we need to ask would we use taxpayer dollars to do this if that were the case. So, I want that in the record, thank you.

CHAIRMAN ENNES: Thank you. So, we have a unanimous approval, congratulations. Good luck when you go on to the Village Board.

MR. TONIGAN: Thank you very much.

MS. DAVIES: Thank you.

MR. TONIGAN: We appreciate your consideration and approval.

CHAIRMAN ENNES: Is there any other business?

MR. SCHMIDT: There is one item. I've been asked to remind all of you as a courtesy that as of next year, the Plan Commission will no longer be a paid role.

COMMISSIONER DROST: What?

COMMISSIONER DAWSON: And it was under your watch, Terry. We won't forget that.

COMMISSIONER JENSEN: What kind of negotiations did you do?

COMMISSIONER GREEN: George, how do you feel about this?

COMMISSIONER DROST: For the record, we wanted to double or triple our fees.

COMMISSIONER WARSKOW: I want to go home.

COMMISSIONER DAWSON: I want it on the record it was under Chairman Ennes' watch that this happened.

CHAIRMAN ENNES: For the record, and I want you --

COMMISSIONER DROST: Will these fees that we collect, will they go to a bicycle rack fund?

MR. SCHMIDT: No, but it may go --

COMMISSIONER GREEN: No, but we can only afford to ride bikes now that we don't get paid.

COMMISSIONER SIGALOS: Yes, we can't buy gasoline anymore either.

COMMISSIONER JENSEN: Jake, when you bring the budget back next year, please have that corrected in ours. I thought you had an inflated budget all along, but I don't want to see something in there for Commission pay.

CHAIRMAN ENNES: Sorry you're getting stuck with our politics, but I want you all to know none of you replied to my --

COMMISSIONER GREEN: It's \$15 we're talking about here.

COMMISSIONER LORENZINI: That's before taxes.

COMMISSIONER DAWSON: Do you want a motion to close?

CHAIRMAN ENNES: No, I like this. This is fun. One way to get the Village Board to hear --

COMMISSIONER DAWSON: That we need to get money?

COMMISSIONER DROST: Then we should say for the record I think we get \$15 a meeting.

CHAIRMAN ENNES: And some of them last until midnight. Anyways, we love doing what we do.

COMMISSIONER DAWSON: We have to make a motion, Terry, before you bang that gavel.

COMMISSIONER DROST: A labor of love.

CHAIRMAN ENNES: I know, I'm waiting. Is there a motion?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER DAWSON: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:23 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF K A N E)

I, RON LeGRAND, SR., depose and say
 that I am a digital court reporter doing business in the State of Illinois;
 that I reported verbatim the foregoing proceedings and that the foregoing
 is a true and correct transcript to the best of my knowledge and ability.

 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2019.

 NOTARY PUBLIC

DRAFT



**Plan Commission
2/26/2020**

Item: 710 N. Dunton Ave. Lot Consolidation - PC#19-014

Department: Planning & Community Development

Requested Action:

1. Preliminary and Final Plat of Subdivision to consolidate three existing lots into one lot.

Variations Required:

1. None Required.

Recommendation:

The Staff Development Committee has reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision to consolidate three lots into one lot and recommends approval of the application subject to the following:

1. A Design Commission application shall be required for any new home proposed on the subject property.
2. A \$2,392 fee in lieu of onsite detention shall be required.
3. Land dedication fees shall be required as applicable per Chapter 29 of the Municipal Code.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Aerial	Exhibits
Conceptual Plan Review Minutes	Minutes
Public Notice	Exhibits
Project Narrative	Exhibits
Plat of Survey	Exhibits
Engineering Plans	Exhibits

Final Plat	Exhibits
Average Setback Exhibit	Exhibits
Dept. Comments - Round 1	Exhibits
Dept. Comments - Round 1 Petitioner Response	Exhibits
Dept. Comments - Round 2	Exhibits



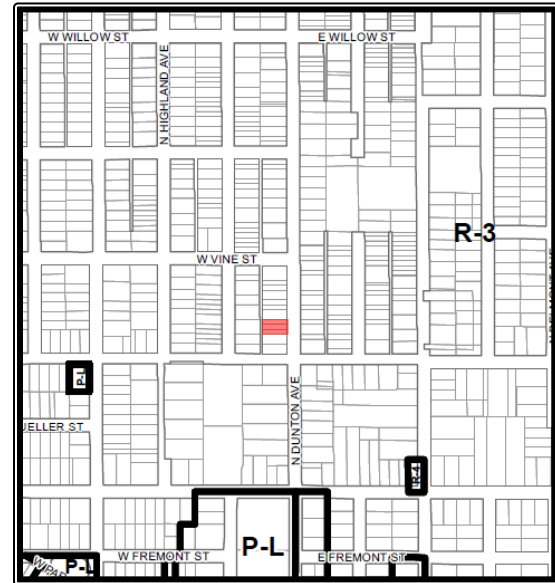
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project File Number: PC 19-014
Project Title: 710 N. Dunton Subdivision
Address: 710 N. Dunton Avenue
PIN: 03-29-115-019

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 26, 2020
Date Prepared: February 21, 2020

Petitioner: Cathleen F. Degilio
Address: 1000 George St.
 Barrington, IL 60010

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Single-Family home	Single-Family Detached
South	R-3: One-Family Dwelling District	Single-Family home	Single-Family Detached
East	R-3: One-Family Dwelling District	Single-Family homes	Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family homes	Single-Family Detached

Requested Action:

1. Preliminary and Final Plat of Subdivision to consolidate three existing lots into one lot.

Variations Required:

1. None Required.

Project Background:

The subject property is approximately 75' wide by 125' deep and is 9,392 square feet in size. The lot is currently vacant and was formerly the southern portion of a larger 175' wide lot that contains a house built in 1883. That larger property was sold off to two separate owners during an estate sale in 2018, and the owner of this portion would like to construct a home on the property. The site is made up of three existing platted lots, each 25' by 125', which lots were platted in 1874. These three lots would be consolidated into one lot for development with a single-family home.

The subject property is served by an existing 14-foot wide alley at the rear, which provides rear access to detached garages at the back of the properties on the block. Access to the proposed lot would come from the rear alley.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One Family Dwelling District, and the proposed single-family residential use is permitted within the R-3 District. Although the subject property is already subdivided into three lots as per the original 1874 subdivision, Section 5.1-3.1a of the Zoning Code requires that "when two or more parcels of land, each of which lacks adequate area and dimension to qualify for a permitted use under the requirements of the Use District in which they are located, are contiguous and are held in one ownership prior to December 21, 1959, they shall be maintained and used as one zoning lot for such use." Therefore, by developing these lots separate in relation to the original 175' wide lot that was contiguous and in one ownership prior to 1959, a formal subdivision is required. Staff notes that the remaining four 25' x 125' lots within the estate will not comply with minimum lot size requirements.

The proposed lot size and lot width for the consolidated lot comply with the minimum requirements of the R-3 District. A review of the proposed lot size relative to the R-3 requirements is shown below.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
Required:		
R-3 Lot	8,750	70' for an interior lot and 90' for a corner lot (when lot sizes are between 8,750 and 9,999 sq. ft.)
Proposed:		
Lot 1	9,392	75'

No variations are required for the proposed subdivision. The petitioner has submitted both a preliminary and final plat, along with final engineering plans, and has opted to proceed with both preliminary and final plat of subdivision approval concurrently. All benchmarking and recording fees have been paid, and no public improvement bond or deposit is required. Land dedication (impact) fees shall be required pursuant to Chapter 29 of the Municipal Code.

The Comprehensive Plan classifies this property as "Single-Family Detached" and the existing zoning and proposed single-family use are consistent with this designation.

In order to evaluate the appropriateness of the proposed subdivision, staff analyzed the lot sizes within the vicinity to determine if the proposed lot is compatible with the existing lot sizes in the neighborhood. Based on this analysis, staff found the proposed lot to be slightly larger than the average size of the lots in the vicinity, but very much in the range of what is average for the block. A total of 43 lots were surveyed (including

the subject lot), as shown in **Appendix 1** at the end of this report. A summary of the findings are shown below:

Total Number of Lots Surveyed	43
Median Lot Size of All Surveyed Lots	7,742 sq. ft.
Average Lot Size of All Surveyed Lots	8,128 sq. ft.
Proposed Lot Size	9,392 sq. ft.

Based on the surrounding lot sizes and conformance to the minimum lot size requirements of the R-3 zoning District, the Staff Development Committee believes that the proposed consolidation is within the character of the vicinity. However, it should be noted that the remaining portion (100' wide area to north of subject property) of the overall 175' estate, is not developable as it is under ownership by two separate parties, each owning a 50' wide portion that does not conform to the minimum requirements of the R-3 District for development. Approval of the requested consolidation in this application is in no way an approval of future redevelopment on the remaining portion of the 175' wide estate lot.

Building, Site, Landscaping:

The front yard building setback for the new lot is based on the average of the existing front yard setbacks of the homes along the "frontage" (defined as the western side of Dunton between Vine and Hawthorn). The petitioner has provided an exhibit that shows this setback is 24.3', and has opted to provide a 25' required front yard setback. Any new home proposed on the site must submit a Design Commission application.

A tree survey and landscape plan was not required, however, the petitioner has provided information on the existing trees on the site. It should be noted that the petitioner has worked with staff to shift the location of the proposed garage and driveway to maximum the number of trees that are preserved on the site.

Detention and Public Improvements:

On-site detention is only required in subdivisions that include four or more lots. Since only one lot is proposed for development, no on-site detention is required. However, a \$2,352 fee-in-lieu of on-site detention shall be required since the Village will accommodate all storm water runoff in the combined sewer within Dunton Avenue. No public improvements are required to Dunton Avenue or the rear alley.

Parking and Traffic:

A traffic and parking study is only required when the number of proposed lots is greater than 100. The proposed three-lot subdivision does not need to provide a traffic and parking study. Any proposed home shall provide two off-street parking spaces.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision to consolidate three lots into one lot and recommends approval of the application subject to the following:

1. A Design Commission application shall be required for any new home proposed on the subject property.
2. A \$2,392 fee in lieu of onsite detention shall be required.
3. Land dedication fees shall be required as applicable per Chapter 29 of the Municipal Code.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

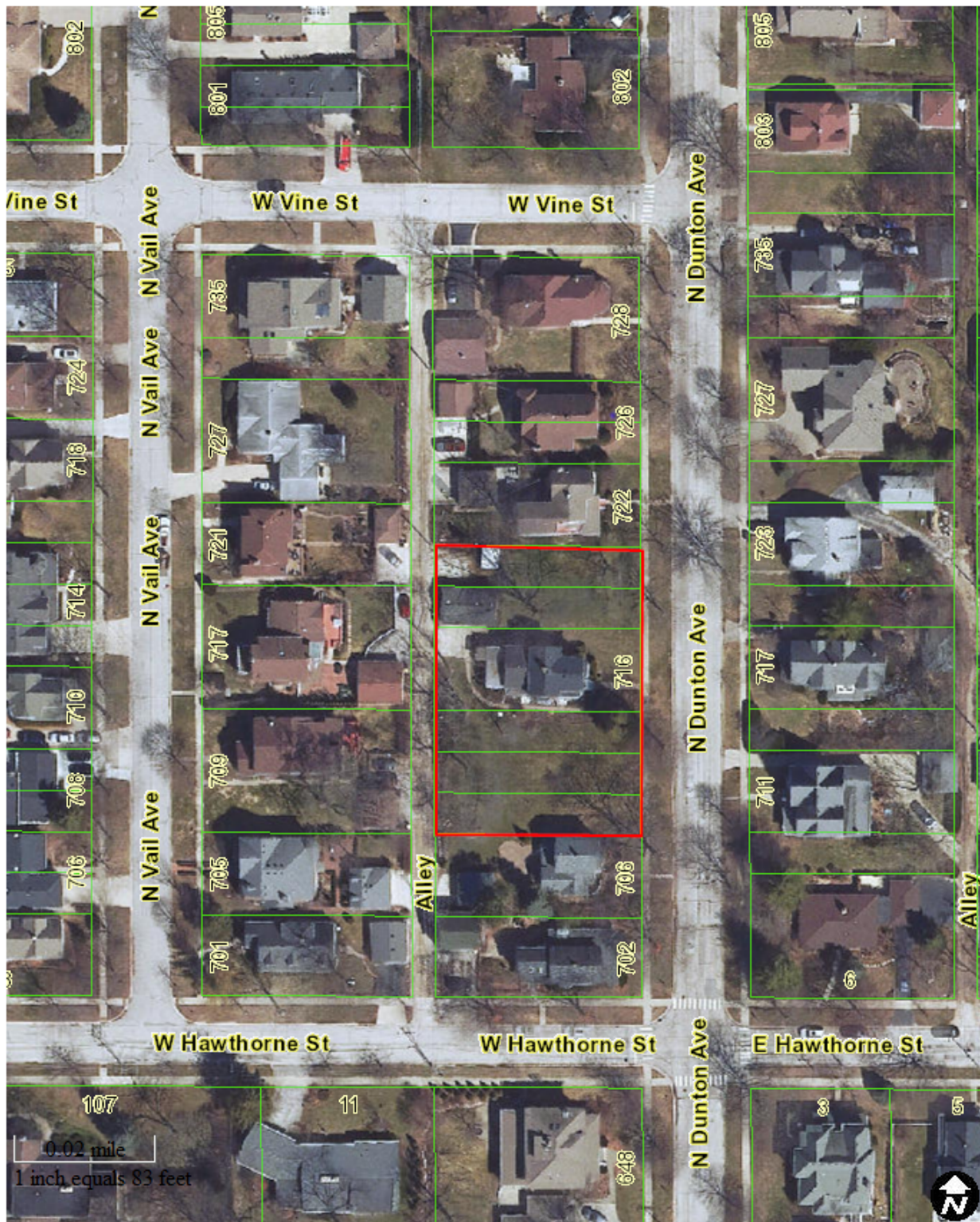
February 21, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1674

Appendix 1: Surveyed Lots





Map created on September 19, 2019.

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

Address and Parcel for Photo View

Parcel Lines for Photo View



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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

September 25, 2019

Project Title: 716 N Dunton Subdivision

Project Address: 716 N Dunton Avenue

Petitioner: Mike Anderson

Haeger Engineering

Address: 100 East State Parkway

Schaumburg, IL 60173

Requested Action:

1. Plat of Subdivision to consolidate seven existing lots into three lots.

Variations Required:

- Minimum Lot Size and Minimum Lot Width at Building Line, to reduce the required lot size from 8,750 square feet to 6,250 square feet for two of the three proposed lots, as well as the minimum required lot width from 70' to 50' for two of the three proposed lots.

Attendees:

Cathy Deligio, Property Owner

Mike Anderson, Petitioner

Lynn Jensen, Plan Commissioner

Jay Cherwin, Plan Commissioner

Bruce Green, Plan Commissioner

John Sigalos, Plan Commissioner

Sam Hubbard, Development Planner

Project Summary:

The subject property is 175' wide by 125' deep and totals 21,875 square feet. The lot is currently developed with a single-family home that was constructed in 1883. The property is made up of seven existing platted lots, each 25' by 125', which lots were platted in 1874. The northern two lots contain an existing garage for the house. The middle two lots contain the house, and the southern three lots are vacant. The petitioner is proposing the removal of the garage on the northern two lots and the consolidation of those two lots into a new 50' by 125' lot (6,250 square feet) to be developed with a single-family home. The middle two lots, which contain the house, would be consolidated into another 50' by 125' lot (6,250 square feet), and a new garage would need to be constructed for the house that would remain on this lot. The final three parcels on the southern side of the site would be consolidated into a new 75' wide by 125' deep lot (9,375 square feet) for development with a single-family home.

The subject property is served by an existing 14-foot wide alley at the rear, which provides rear access to detached garages at the back of the properties on the block.

Meeting Discussion:

Mr. Anderson passed out plans depicting the subject property and neighboring lots. He stated that the Deligio's had purchased only a portion of the subject property; the northern most two lots with a total size of 50' x 125', and the southernmost three lots, with a total size of 75' x 125'. The center portion with the existing house, on two lots totaling 50' x 125', was purchased by a separate individual. The intent was to build a home on the southern 75' wide parcel and another home on the 50' wide parcel at the north. The center parcel would remain with the house as is. They have read the staff report and understand that they would need to request variations for the 50' lot at the north. They believe that the 75' wide

lot is compliant as proposed.

They have analyzed 43 neighboring lots in the vicinity of the subject property and found that out of the 43 lots, 23 are 50' wide. The lots on the block to the west of the subject property had originally included an alley, which had now been vacated. Therefore, those 50' wide lots were slightly larger than the 50' wide lot that they are proposing. However, all of the 50' wide lots to the east of the subject property are the exact same size as the proposed 50' lot.

Mr. Hubbard explained that the overall size of the subject property, which includes a portion that is not owned by the Deligio family, was 175' wide by 125' deep. It was made up of seven lots that were platted in 1874, each of which are 25' wide by 125' deep. Two of those lots contained the existing home on the site, which was constructed in 1883, and those two lots are not owned by the petitioner. The remaining two 25' wide lots to the north are owned by the petitioner, as well as the three 25' wide lots to the south. The entire property is within the R-3 zoning district, which requires minimum lot sizes of 8,750 square feet. The R-3 district regulations include a section that states if a property is made up of multiple lots each of which lack the adequate area and dimension to qualify for a permitted use, then the property must be maintained as one zoning lot. Accordingly, since each of the 25' wide by 125' deep lots, which were platted in 1874, do not meet the minimum requirements for lot size as outlined in the R-3 district regulation, then they had to be maintained as one zoning lot. If they were sold off to separate owners and proposed for redevelopment, they would be required to consolidate through the subdivision process. Additionally, a variation would be necessary for the substandard lot sizes and widths for the two northernmost 50' wide parcels that are now under separate ownership.

Staff has surveyed 43 properties, including the subject property, and found that the median lot size of all lots analyzed is 7,750 square feet (approximately) and the average lot size was a little over 8,000 square feet. Based on this preliminary analysis, the two proposed 50' wide lots, each proposed at 6,250 square feet in size, are a little smaller than the average lot sizes in the vicinity. Therefore, staff believes the overall 175' x 125' property to be more appropriate for a two lot subdivision as opposed to the proposed three lot subdivision. Any potential subdivision has now been complicated since portions of the subject property have been sold to separate owners, which staff had not been aware of until this evening. However, the recommendation from the Staff Development Committee was for a two-lot subdivision on the subject property given the context of lot sizes in the vicinity.

Any subdivision that moves forward will have front yard setbacks based on the average front yard setbacks that exist on the western portion of the block. An exhibit showing the existing setbacks on the frontage would be required in any Plan Commission application for subdivision. A Design Commission application will be required for any new homes proposed on the subject property, and a tree survey would also be required. Onsite detention is triggered when property is subdivided, however, subdivisions with less than four lots can typically omit onsite detention and pay a fee for that detention to be accommodated in the Village's existing stormsewer system. No traffic or parking study would be required. The Staff Development Committee is generally supportive of a subdivision on the property, however, they felt that it would be most appropriate as a two-lot subdivision and not a three-lot subdivision.

Commissioner Jensen asked if the existing house would need to be demolished under the Village scenario for a two-lot subdivision.

Mr. Hubbard replied that the existing house would remain, but rather than being on a 50' wide lot, it would be located on a 100' wide lot. Alternatively, it could be located on a 75' wide lot if the property owner to the north wished to purchase from the petitioners the northernmost 25' wide lot on the subject property.

Commissioner Jensen asked if the property owner to the north was interested in purchasing the northernmost 25' wide lot.

Ms. Deligio stated that she had spoken with that property owner and he wanted to leave his lot as is.

Commissioner Jensen asked about the existing house on the subject property.

Ms. Deligio replied that she did not own the house and that it was currently rented out. There was a garage for that house,

which was located on her lot, and the owner of the home was renting the garage from her. She stated that she wanted to construct a house on both the 50' wide vacant parcel that included the garage and the 75' wide vacant parcel at the south of the subject property. They were currently building a home in Arlington Heights that was very similar to what would be proposed on the property. The existing garage would be demolished.

Commissioner Cherwin asked when the properties were purchased.

Ms. Deligio responded that the properties were purchased in December of 2018.

Commissioner Cherwin asked if they were purchased from the individual who owns the existing home on the property.

Ms. Deligio stated that the properties were purchased in an estate sale from the estate that owned the entire parcel. The gentleman that currently owns the house purchased that property in the estate sale, and the Deligio's purchased the remaining portions on the north and south sides during the estate sale as well.

Commissioner Cherwin clarified that the estate sold the lots with the home on it to one individual, and then estate also sold the remaining portion to the Deligio's.

Ms. Deligio said that this was correct.

Commissioner Cherwin said he was a little surprised at how the property was sold, since typically a potential purchaser will ask for zoning entitlements to allow what they are proposing to build prior to purchasing a property. The way that the property was sold off, it requires certain variations that appear somewhat significant, and it was not certain that they'd be granted.

Ms. Deligio stated that nothing came up from their attorney relative to the title.

Commissioner Cherwin replied that it wasn't so much of a title issue; it was more of a land use issue.

Ms. Deligio stated that when they looked around the neighborhood, they saw many 50' wide lots and so they did not feel that their proposal would be out of character for the neighborhood.

Commissioner Cherwin said that part of the issue was that there was an existing home on the subject property, and that home appeared very close to the property lines. If a new home was built on the property to the north, it could crowd the area with two homes so close to each other. With the demolition of the garage on the northernmost property, a new garage would need to be constructed on the lot with the existing home. The 75' wide lot to the south was less of an issue for him. He asked about the northern side yard setback of the existing house.

Ms. Deligio stated that she did not know what that setback was, but there was an existing servicewalk that is located north of the house between the property line and the house.

Mr. Hubbard responded that the existing home was setback approximately 17' from the northern lot line and about 7' from the southern lot line.

Commissioner Cherwin stated that he was surprised to hear that portions of the larger 175' wide lot had already been sold to two different owners. The R-3 district required a minimum lot width of 70' and required a minimum lot size of about 2,000 square feet greater than the lot size of the 50' wide lots.

Mr. Anderson reiterated that when the Deligio's purchased the lots, they saw that there were several other 50' wide lots in the neighborhood.

Commissioner Jensen asked if it had been considered that many of the lot sizes were established in the 1870's, which

sizes maybe did not make much sense today.

Mr. Anderson stated that the petitioners had not purposely bought the lots in an effort to circumvent code, but that they had honestly thought that the proposed lot sizes were consistent with the developed lots in the vicinity and the character of the neighborhood.

Commissioner Green asked if the subject property had been one taxed lot prior to being sold to separate owners. Or in other words, had one individual owned the entire 175' wide lot prior to portions of it being purchased by separate owners.

Mr. Hubbard confirmed that the entire 175' wide lot had been owned by one entity for many years prior to the various portions being purchased by separate owners.

Commissioner Green stated that the previous owner had sold off a portion of the overall lot, which portion included the house, to one individual, and the other portions to the Deligio's, and now they were stuck with the substandard lot sizes.

Mr. Anderson said that it appears everyone agrees with staff in that there is no issue with the proposed 75' wide lot, it was the two 50' parcels that were problematic.

Commissioner Sigalos said that he had concerns with the variations that would allow such substandard lot widths and sizes. He understood the petitioner's dilemma, but also understood that the codes for minimum lot size and lot width existed for a reason.

Commissioner Green said that he was very familiar with the street on which the subject property was located. The proposed 50' wide lot would face existing 75' wide lots across the street, which was very important to him as an architect. This was not a situation where 50' lots would be facing other 50' wide lots. He was not in favor of the proposed 50' wide lot. There was a lengthy study several years ago relative to developability of substandard lots, which had a lot of Village involvement and resident participation. It was his perception that out of that process, the Plan Commission had moved away from granting variations to allow development of substandard 50' wide lots. He suggested that the petitioner communicate with the owner of the parcel that included the home to see if there was interest to combine the two 50' parcels together. He was in favor of the 75' wide lot on the south but not the two 50' wide lots on the north. 50' wide lots would not be consistent with the existing 75' wide lots on the other side of Dunton.

Commissioner Jensen asked if the Village was supportive of moving forward with the proposed 75' wide lot on the south.

Mr. Hubbard confirmed that the Village did not take issue with that proposed lot.

Commissioner Jensen said that the Deligio's would still be left with the 50' lot on the north that they couldn't do much with other than hope to sell to the person who owns the parcel with the existing house.

Mr. Anderson said he appreciated the comment about the properties across the street. However, he pointed out that the two properties to the north of the proposed 50' wide lot were each 50' wide themselves. The two properties to the south of the proposed 75' wide lot were also each 50' in width.

Commissioner Green replied that had he been around when those lots were developed, he would have been against those lot sizes too. He thought that just because something had been done in the past, if it was a poor policy in his opinion, it did not mean that they should continue to do it.

Commissioner Cherwin asked about the size of home that could be constructed on a 50' x 125' lot and what the setbacks would be.

Commissioner Green replied that setbacks would be 10% of the lot width, so 5' on each side.

Mr. Hubbard stated that the FAR regulations would limit the square footage of the home to somewhere around 3,000 square feet.

Commissioner Cherwin stated that what is done is done, and that this was a tough situation with the portions of the overall lot already having been sold to separate owners. Moving forward, he cautioned the petitioner to make sure that the zoning entitlements would allow for the type of development that would be proposed. Given that the portions of the subject property had already been sold, he would be open to considering a variation for the 50' wide lot, but he would not support any setback variations or variations to the bulk restrictions.

Commissioner Jensen asked if under the Village's recommendation, would the northern 50' wide parcel stay undevelopable.

Mr. Hubbard stated that the Village would prefer to see the 50' wide parcel consolidated with the other 50' wide parcel to the south. Alternatively 25' of the 50' wide parcel could be consolidated with the property to the south and the remaining 25' parcel could be consolidated with the existing 50' wide lot to the north.

Commissioner Jensen stated that if both neighboring property owners were unwilling to purchase the lot, or a portion of the lot and consolidate, the Village's recommendation would leave the property undevelopable and that was not a good solution.

Mr. Hubbard stated that the Village only found out this evening that the portions of the overall property had already been purchased by separate owners. With this new information, he would need to bring this back to the Planning Department to see if this changes anything. When the Staff Development Committee evaluated this proposal, they were under the impression that the entire 175' wide property was still under single ownership. The sale of portions of the property to separate owners was a violation of Village code, and he was not sure if the Village would be willing to change its recommendation since the Village was not at fault for creating a non-compliant situation.

Commissioner Cherwin asked what size home was planned for the 50' wide lot.

Mr. Anderson stated that the home would be around 2,813 square feet.

Commissioner Jensen advised that the petitioner reach back out to staff to sort out the situation. It might make sense to proceed with the 75' wide lot consolidation at the south while the petitioner works with staff to determine how to proceed with the northern 50' wide parcel.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application for consolidation of the 75' wide parcel and to work with staff to come to a resolution regarding the 50' wide parcels.

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

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
FEBRUARY 26, 2020, AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 19-014, to allow
Preliminary and Final Plat
of Subdivision approval to
consolidate three lots into
one lot on property located
at 710 North Dunton Avenue,
in Arlington Heights, IL,
and legally described as
follows:

LOTS 12, 13, AND 14 IN
BLOCK 6 IN W. H. & J.
DUNTON & OTHERS SUB-
DIVISION OF LOTS 4, 5,
AND 6 OF THE NORTH-
WEST QUARTER OF THE
NORTHWEST QUARTER
AND LOTS 1, 2, 8, AND 9 OF
THE SOUTHWEST QUAR-
TER OF THE NORTH-
WEST QUARTER OF SEC-
TION 29, TOWNSHIP 42
NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL
MERIDIAN, AC-
CORDING TO THE PLAT
OF SAID SUBDIVISION
RECORDED APRIL 21,
1874 AS DOCUMENT NUM-
BER 152778, 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 Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Terry Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
February 11, 2020 (4540471)

RECEIVED

FEB 18 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/11/2020 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

Laula Baltz
Authorized Agent

Control # 4540471

NOTIFICATION AFFIDAVIT

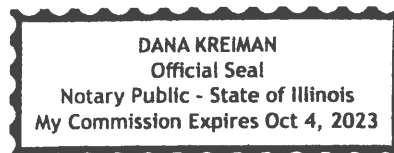
I, Cathleen F Deligio hereby certify as follows:

1. That on the 6th day of February, 2020, affiant caused to be mailed in the Post Office of Barrington, IL, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Cathleen F. Deligio
Signature

Subscribed and Sworn to before me
this 7th day of February, 2020.

Dana Kreiman
Notary Public



RECEIVED

FEB 11 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

February 5, 2020

TO: Cathleen F. Deligio
1000 George St.
Barrington, IL 60010

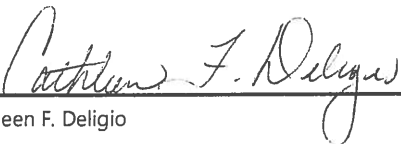
PIN #03-29-115-017 & 018

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for a Preliminary and Final Plat of Subdivision to consolidate 3 Lots into 1 Lot.

The location of the property is 710 N. Dunton Avenue. Mr. & Mrs. V. Deligio is the beneficial owner of the property.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd floor at 7:30 p.m. on Wednesday, February 26th, 2020.

X 
Cathleen F. Deligio

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate, should contact David Robb, Disability Services Coordinator, at 33 South Arlington Heights Road, Arlington Heights, IL 60005 (847) 368-5793 or TDD #(847) 368-5794

PIN's that must receive a notification mailing
Real Estate Property Index Number

03291060410000	Name	Street	City, State & Zip
03291060420000	James E. Buchen	735 N. Duntun Ave.	Arlington Hts. IL 60004
03291060450000	James E. Buchen	735 N. Duntun Ave.	Arlington Hts. IL 60004
03291060460000	Michael Taffe	723 N. Duntun Ave.	Arlington Hts. IL 60004
03291060470000	Michael Taffe	723 N. Duntun Ave.	Arlington Hts. IL 60004
03291060480000	Robert & Cathy Soderholm	723 N. Duntun Ave.	Arlington Hts. IL 60004
03291060490000	Robert & Cathy Soderholm	717 N. Duntun Ave.	Arlington Hts. IL 60004
03291060500000	Donald Kersemeier	717 N. Duntun Ave.	Arlington Hts. IL 60004
03291060640000	Donald Kersemeier	711 N. Duntun Ave.	Arlington Hts. IL 60004
03291060650000	Robert & Cynthia Jense	711 N. Duntun Ave.	Arlington Hts. IL 60004
03291060660000	Robert & Kim Maziarz	720 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060670000	Te Schnur	718 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060680000	Te Schnur	714 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060690000	D & M Hasley	714 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060700000	Paul Meyer	708 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060710000	Paul Meyer	706 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060980000	Paul Meyer	706 N. Evergreen Ave.	Arlington Hts. IL 60004
03291060990000	Corbett & Holmbraker	706 N. Evergreen Ave.	Arlington Hts. IL 60004
03291061010000	Frank Lenahan	722 N. Evergreen Ave.	Arlington Hts. IL 60004
03291061020000	Michael Taffe	800 S. River Rd. Apt. 727	Arlington Hts. IL 60004
03291070540000	David Jaffe	723 N. Duntun Ave.	Des Plaines, IL 60004
03291070550000	David M. Chaplin	727 N. Duntun Ave.	Arlington Hts. IL 60016
03291070560000	David M. Chaplin	713 N. Evergreen Ave.	Arlington Hts. IL 60004
03291070570000	Gregory L. Niemczyk	713 N. Evergreen Ave.	Arlington Hts. IL 60004
03291140130000	Mark & Catherine Smith	711 N. Evergreen Ave.	Arlington Hts. IL 60004
03291140140000	Thomas J. Durand	104 E. Hawthorne Ave.	Arlington Hts. IL 60004
03291140150000	Thomas J. Durand	718 N. Vail Avenue	Arlington Hts. IL 60004
03291140160000	Anthony R. Marino	718 N. Vail Avenue	Arlington Hts. IL 60004
03291140170000	Anthony R. Marino	714 N. Vail Avenue	Arlington Hts. IL 60004
03291140180000	Anthony R. Marino	714 N. Vail Avenue	Arlington Hts. IL 60004
03291140190000	Robert & Cathryn Leff	714 N. Vail Avenue	Arlington Hts. IL 60004
03291140200000	Joanne Spachner	710 N. Vail Avenue	Arlington Hts. IL 60004
	Joanne Spachner	708 N. Vail Avenue	Arlington Hts. IL 60004
	Joanne Spachner	708 N. Vail Avenue	Arlington Hts. IL 60004

03291140210000	Nikolay Delibasher	706 N. Vail Avenue	Arlington Hts. IL 60004
03291140220000	Jeffrey A. Sheriff	706 N. Vail Avenue	Arlington Hts. IL 60004
03291140270000	Phillip M. Williams	724 N. Vail Avenue	Arlington Hts. IL 60004
03291140300000	Ashley Fields	108 W. Hawthorne St.	Arlington Hts. IL 60004
03291150010000	Kurt Skrudland	735 N. Vail Avenue	Arlington Hts. IL 60004
03291150020000	Kurt Skrudland	735 N. Vail Avenue	Arlington Hts. IL 60004
03291150060000	Rita M. Beedy	721 N. Vail St.	Arlington Hts. IL 60004
03291150090000	Francis J. Wostmann	709 N. Vail Avenue	Arlington Hts. IL 60004
03291150120000	James & Joan Hahn	701 N. Vail Avenue	Arlington Hts. IL 60004
03291150130000	Mark Anderson	728 N. Dunton Avenue	Arlington Hts. IL 60004
03291150140000	James Roberts	726 N. Dunton Avenue	Arlington Hts. IL 60004
03291150150000	James Roberts	726 N. Dunton Avenue	Arlington Hts. IL 60004
03291150160000	Peter G. Lippert Living	722 N. Dunton Avenue	Arlington Hts. IL 60004
03291150170000	Cathleen & Vincent Deligio	1000 George St.	Barrington, IL 60010
03291150180000	Cathleen & Vincent Deligio	1000 George St.	Barrington, IL 60010
03291150190000	Frank Senk	12220 Juniper Blossom	Clarksburg, MD 20871
03291150200000	Petitioner		
03291150210000	Petitioner		
03291150220000	Petitioner		
03291150230000	Hermelinda Sandoval	706 N. Dunton Avenue	Arlington Hts. IL 60004
03291150240000	Ada S. Grannemann	702 N. Dunton Avenue	Arlington Hts. IL 60004
03291150250000	Joseph Spinuso	727 N. Vail Avenue	Arlington Hts. IL 60004
03291150260000	James R. Grubba	705 N. Vail Avenue	Arlington Hts. IL 60004
03291150270000	Mark J. Heffernan	717 N. Vail Avenue	Arlington Hts. IL 60004
03291200170000	Thomas J. Hohenadel	636 N. Dunton Avenue	Arlington Hts. IL 60004
03291200310000	Cynthia Tinaglia	107 N. Hawthorne St.	Arlington Hts. IL 60004
03291200330000	Charles J. Schmitz	11 W. Hawthorne St.	Arlington Hts. IL 60004
03291200340000	Donald C. Lyon	648 N. Dunton Avenue	Arlington Hts. IL 60004
03291210030000	Christina Perez	5 E. Hawthorne St.	Arlington Hts. IL 60004
03291210040000	Christina Perez	5 E. Hawthorne St.	Arlington Hts. IL 60004
03291210050000	Christina Perez	5 E. Hawthorne St.	Arlington Hts. IL 60004
03291210530000	Lemrey & Sarah Carter	9 E. Hawthorne St.	Arlington Hts. IL 60004
03291210540000	Jonathan Meyer	11 E. Hawthorne St.	Arlington Hts. IL 60004
03291210610000	Luke Sauter	3 E. Hawthorne St.	Arlington Hts. IL 60004

03291210620000

Gregory J. Smith

635 N. Dunton Avenue

Arlington Hts. IL 60004

7019 2280 0001 4692 3800

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Mr. M. Tefte

Street and Apt. No., or PO Box No.

243 N. DuSart Ave.

City, State, ZIP+4®

Arlington Hts IL 60004

PS Form 3800, April 2015 PSN 7530-02-000-9047

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ARLINGTON HEIGHTS, IL 60004

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

Mr. D. Kersemeier

Street and Apt. No., or PO Box No.

113 N. DuSart Ave.

City, State, ZIP+4®

Arlington Hts IL 60004

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7019 2280 0001 4692 3855

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

Mr. & Mrs. R. Masaryk

Street and Apt. No., or PO Box No.

113 N. Evergreen Ave.

City, State, ZIP+4®

Arlington Hts IL 60004

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

Dr. M. Hasky

Street and Apt. No., or PO Box No.

108 N. Evergreen Ave.

City, State, ZIP+4®

Arlington Hts IL 60004

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

Mr. & Mrs. R. Soderholm

Street and Apt. No., or PO Box No.

243 N. DuSart Ave.

City, State, ZIP+4®

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

Mr. & Mrs. R. Janse

Street and Apt. No., or PO Box No.

108 N. Evergreen Ave.

City, State, ZIP+4®

Arlington Hts IL 60004

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

T. Schaefer

Street and Apt. No., or PO Box No.

113 N. Evergreen Ave.

City, State, ZIP+4®

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees

\$6.95

Sent To

Mr. P. Meyer

Street and Apt. No., or PO Box No.

108 N. Evergreen Ave.

City, State, ZIP+4®

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Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. J. Henahan*
Street and Apt. No., or PO Box No. *800 N. River Rd Apt 727*
City, State, ZIP+4® *Arlington Hts IL 60016*

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ARLINGTON HEIGHTS, IL 60004

Certified Mail Fee	\$3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Carlyle & Holmbrach*
Street and Apt. No., or PO Box No. *225 N. Evergreen Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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Certified Mail Fee	\$3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. D. Jaffe*
Street and Apt. No., or PO Box No. *104 N. DuPont Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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Certified Mail Fee	\$3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. & Mrs. M. Smith*
Street and Apt. No., or PO Box No. *104 N. Hawthorne Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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ARLINGTON HEIGHTS, IL 60004

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. D. Chapman*
Street and Apt. No., or PO Box No. *713 N. Evergreen Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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Certified Mail Fee	\$3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. J. Durend*
Street and Apt. No., or PO Box No. *104 N. Oak Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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ARLINGTON HEIGHTS, IL 60004

Certified Mail Fee	\$3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. G. Niemczyk*
Street and Apt. No., or PO Box No. *114 N. Evergreen Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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ARLINGTON HEIGHTS, IL 60004

Certified Mail Fee	\$3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To *Mr. G. Masina*
Street and Apt. No., or PO Box No. *114 N. Oak Ave*
City, State, ZIP+4® *Arlington Hts IL 60004*

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Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee)	\$2.85	18
☐ Return Receipt (hardcopy)	\$1.00	
☐ Return Receipt (electronic)	\$1.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.55

Total Postage and Fees \$6.95

Sent To *Ms. J. Spachner*

Street and Apt. No., or P.O. Box No. *100 N. Paul Ave*

City, State, ZIP+4® *Winnetka IL 60004*

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0010 18

Postmark
 FEB - 6 2020

USPS
 02/06/2020

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee to postage)

☐ Return Receipt (hardcopy)	\$ 7.00
☐ Return Receipt (electronic)	\$ 0.00
☐ Certified Mail Restricted Delivery	\$ 0.00
☐ Adult Signature Required	\$ 0.00
☐ Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.55

Total Postage and Fees \$0.55

Sent To Mrs. J. Shiff

Street and Apt. No., or PO Box No. 201 N. Van Buren

City, State, ZIP+4® Calumet IL IL 60004

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$17.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Mrs. J. Smith
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530 02-000 9047

60004

Postmark Here
 02/06/2020

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ARLINGTON HEIGHTS, IL 60004	
OFFICIAL USE	
Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$8.95
Sent To	P.O. & Co. Gmnnnnnnnnnn
Street and Apt. No., or PO Box No.	123 N. Main St.
City, State, ZIP+4®	Arlington Heights, IL 60004
PS Form 3800, June 2015 PSN 7530-02-000-9001	See usps.com for instructions

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Hermelinda Sandoval*
Street and Apt. No., or PO Box No. *796 N. Dunbar Ave*
City, State, ZIP+4® *Arlington Heights IL 60004*

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Peter & Lippert Living*
Street and Apt. No., or PO Box No. *732 N. Dunbar*
City, State, ZIP+4® *Arlington Heights IL 60004*

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. M. Anderson*
Street and Apt. No., or PO Box No. *709 N. Paul St*
City, State, ZIP+4® *Arlington Heights IL 60004*

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. F. Westmann*
Street and Apt. No., or PO Box No. *709 N. Paul St*
City, State, ZIP+4® *Arlington Heights IL 60004*

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CLARKSBURG, MD 20871

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. F. Serb*
Street and Apt. No., or PO Box No. *1330 Juniper Pl*
City, State, ZIP+4® *Clarksburg MD 20871*

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. J. Roberts*
Street and Apt. No., or PO Box No. *709 N. Dunbar*
City, State, ZIP+4® *Arlington Heights IL 60004*

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. & Mrs. J. Hahn*
Street and Apt. No., or PO Box No. *709 N. Paul St*
City, State, ZIP+4® *Arlington Heights IL 60004*

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. R. Beedy*
Street and Apt. No., or PO Box No. *709 N. Paul St*
City, State, ZIP+4® *Arlington Heights IL 60004*

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Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. K. Skrudland*
 Street and Apt. No., or PO Box No. *135 N. Vail St.*
 City, State, ZIP+4® *Arlington Hts IL 60004*
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Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. D. Fields*
 Street and Apt. No., or PO Box No. *108 E. Hawthorne St.*
 City, State, ZIP+4® *Arlington Hts IL 60004*
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 ARLINGTON HEIGHTS, IL 60004
OFFICIAL USE

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. P. Williams*
 Street and Apt. No., or PO Box No. *134 N. Vail Avenue*
 City, State, ZIP+4® *Arlington Hts IL 60004*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3107

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

 For delivery information, visit our website at www.usps.com.
 ARLINGTON HEIGHTS, IL 60004
OFFICIAL USE

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. S. Smith*
 Street and Apt. No., or PO Box No. *135 N. Vail Avenue*
 City, State, ZIP+4® *Arlington Hts IL 60004*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3084

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

 For delivery information, visit our website at www.usps.com.
 ARLINGTON HEIGHTS, IL 60004
OFFICIAL USE

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. J. Meyer*
 Street and Apt. No., or PO Box No. *9 E. Hawthorne St.*
 City, State, ZIP+4® *Arlington Hts IL 60004*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3077

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

 For delivery information, visit our website at www.usps.com.
 ARLINGTON HEIGHTS, IL 60004
OFFICIAL USE

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. & Mrs. L. Carter*
 Street and Apt. No., or PO Box No. *9 E. Hawthorne St.*
 City, State, ZIP+4® *Arlington Hts IL 60004*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3060

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

 For delivery information, visit our website at www.usps.com.
 ARLINGTON HEIGHTS, IL 60004
OFFICIAL USE

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. C. Perry*
 Street and Apt. No., or PO Box No. *3 E. Hawthorne St.*
 City, State, ZIP+4® *Arlington Hts IL 60004*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

 For delivery information, visit our website at www.usps.com.
 ARLINGTON HEIGHTS, IL 60004
OFFICIAL USE

Certified Mail Fee	\$3.55	0010
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	18
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

 Sent To *Mr. D. Lynn*
 Street and Apt. No., or PO Box No. *678 N. Norton Ave*
 City, State, ZIP+4® *Arlington Hts IL 60004*
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3034

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON HEIGHTS, IL 60004

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. C. Imaglia*
Street and Apt. No., or PO Box No. *111 N. Hawthorne St*
City, State, ZIP+4® *Arlington Hts IL 60004*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3022

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON HEIGHTS, IL 60004

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. J. Hohenadel*
Street and Apt. No., or PO Box No. *136 N. Hawthorne St*
City, State, ZIP+4® *Arlington Hts IL 60004*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3015

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON HEIGHTS, IL 60004

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mark Deffenner*
Street and Apt. No., or PO Box No. *117 N. Vall St*
City, State, ZIP+4® *Arlington Hts IL 60004*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3091

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON HEIGHTS, IL 60004

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. L. Santa*
Street and Apt. No., or PO Box No. *3 E. Hawthorne St*
City, State, ZIP+4® *Arlington Hts IL 60004*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 4692 3046

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ARLINGTON HEIGHTS, IL 60004

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To *Mr. L. Schmitz*
Street and Apt. No., or PO Box No. *111 N. Hawthorne St*
City, State, ZIP+4® *Arlington Hts IL 60004*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

First-Class Mail® 1 \$0.55 \$0.55
Letter
(Domestic)
(ARLINGTON HEIGHTS, IL 60004)

BARRINGTON
1515 S GROVE AVE
BARRINGTON, IL 60010-5268
160480-0010
(800)275-8777
02/06/2020 11:50 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923084)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375138)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923107)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274373769)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146922872)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375350)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146922889)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375343)			\$2.85

BARRINGTON
1515 S GROVE AVE
BARRINGTON, IL 60010-5268
160480-0010
(800)275-8777
02/06/2020 11:37 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923077)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375145)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923060)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375152)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923053)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375169)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923039)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274375183)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923022)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274389012)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70192280000146923015)			\$3.55
Return Receipt (USPS Return Receipt #) (9590940255819274389029)			\$2.85
First-Class Mail® Letter (Domestic) (ARLINGTON HEIGHTS, IL 60004) (Weight:0 Lb 0.40 Oz) (Estimated Delivery Date) (Saturday 02/08/2020)	1	\$0.55	\$0.55

NOTICE OF PUBLIC HEARING

Hearing for: Preliminary and Final Plat of Subdivision to
Consolidate 3 lots into 1 lot

Hearing Location: Arlington Heights Municipal Building
33 S Arlington Heights Road

DATE: February 26th, 2020 TIME: 7:30 p.m.

PUBLIC ATTENDANCE & COMMENTS INVITED

For details call:

Cathleen Deligio
(847)875-6249

Or:

Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200

December 23, 2019

Planning & Zoning Committee
Village of Arlington Heights

RE: Project Description for Lots 12,13,14 Dunton Ave. – Consolidation to (1) 75' lot

To Whom It May Concern,

We the owners of the above referenced lots are in for a consolidation of (3) 25' lots to 1 Single Family Residential lot. We will be building a beautiful Single-Family Home with a (2) car garage from the alley access. The home will be a 4-bedroom 2 story with porch detail. We are still working with the architect to complete the design so we may move forward with the design committee. The anticipated start time will be dependent on this design process. We are hoping to start construction this spring/summer and it will take approximately 9 months to complete.

Sincerely,

The block contains two handwritten signatures in dark ink. The first signature is 'Cathleen Deligio' and the second is 'Vincent Deligio'. Both are written in a cursive, flowing style.

Vincent & Cathleen Deligio
Owners of Lots 12,13, 14 Dunton Ave.

RECEIVED
DEC 23 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

LOTS 12, 13, AND 14 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

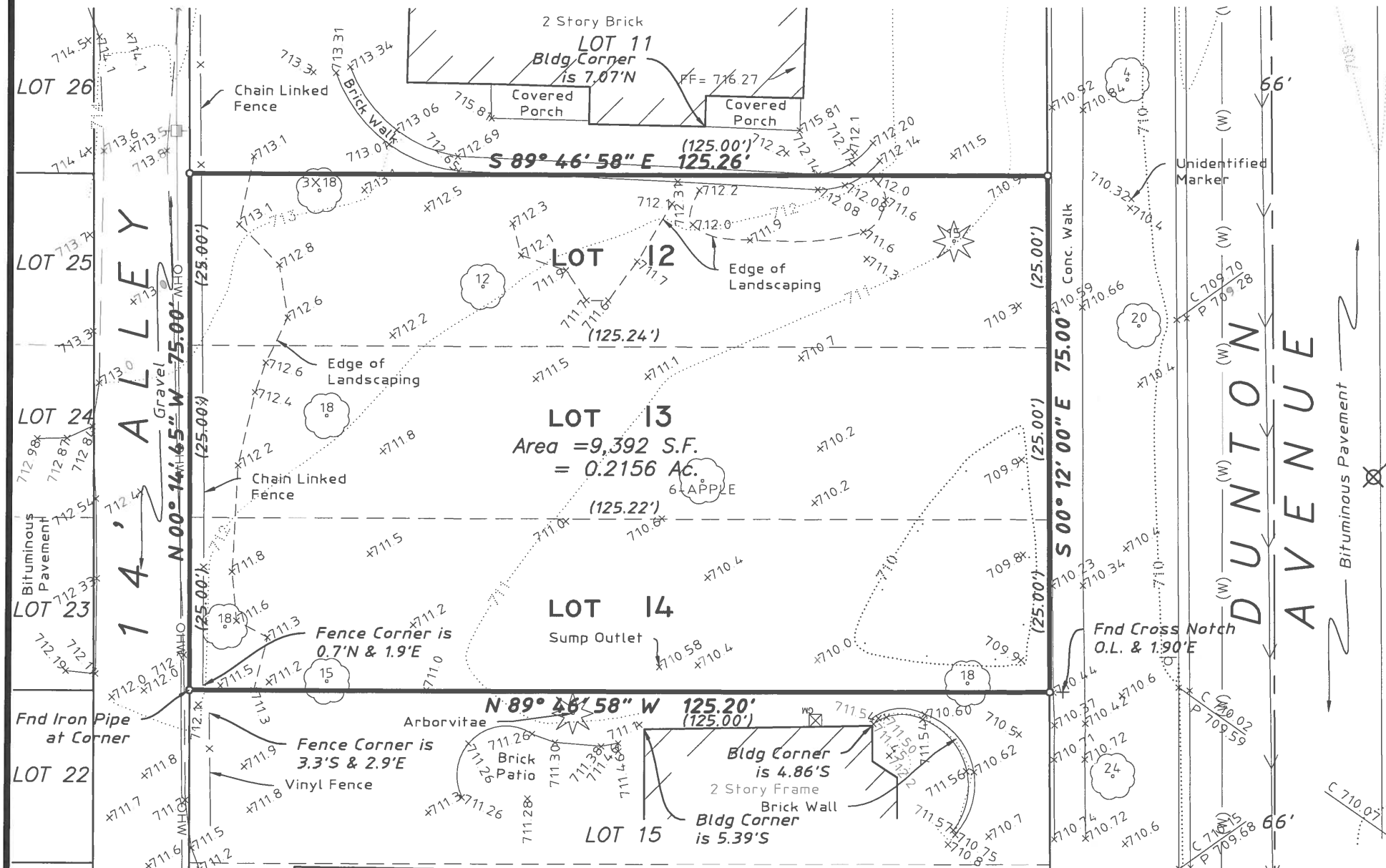
Benchmark

CP # 602 (see survey)
Description: Mag Nail
Elevation: 709.42 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)



0 20
Scale: 1" = 20'



LEGEND

	Combined Sewer
	Atlas Water Main
	Light Pole
	Fence
	Sign
	Gas Meter
	Overhead Utility Line
	Utility Pole
	Curb & Gutter
	Curb Elevation and Pavement Elevation
	Pavement Elevation
	Sidewalk Elevation
	Ground Elevation
	Contour Line
	Deciduous Tree
	Coniferous Tree
	Record On Line

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Surveyor's Notes:

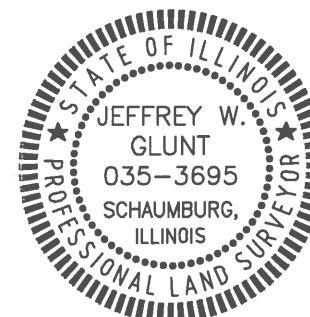
- Field work was completed on June 19, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

State of Illinois)
County of Cook) SS:

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois July 3, 2019

By: Illinois Professional Land Surveyor No. 3695



EXPIRES 11-30-20

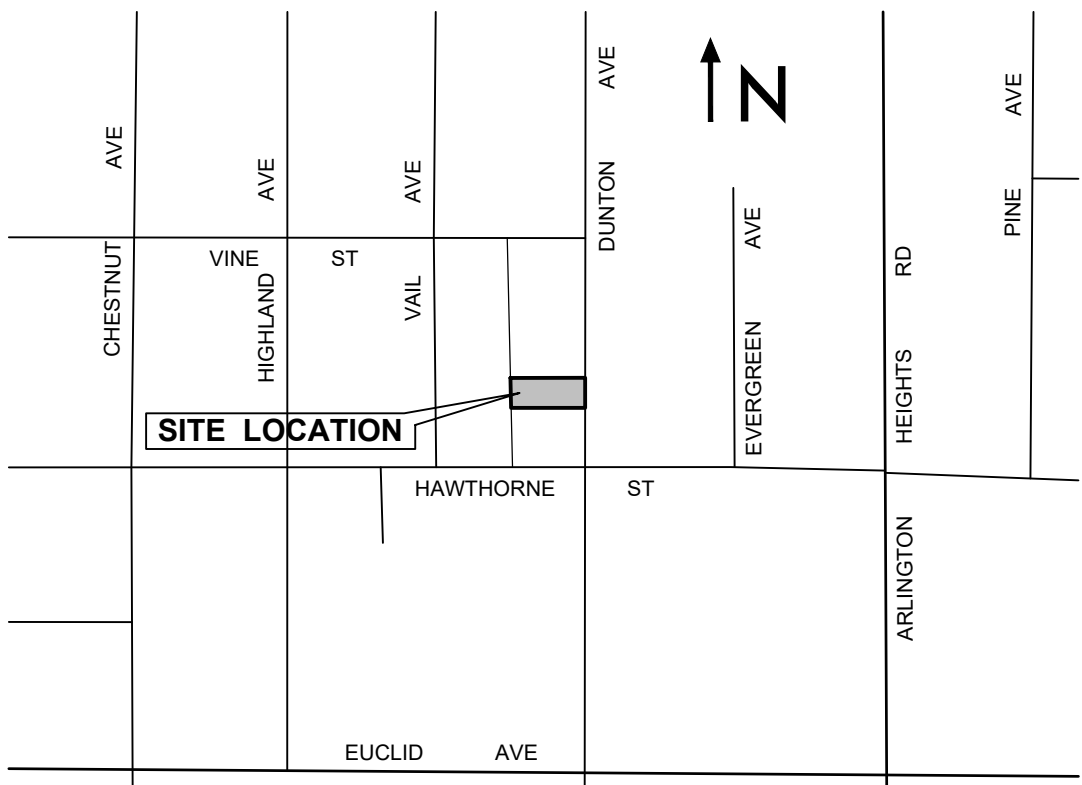
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC
SURVEY

716 N DUNTON AVENUE
75 FOOT PARCEL
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: MLA
Drafter: NAL
Date: 2019-07-03
Project No. 19-120
Sheet 1/1

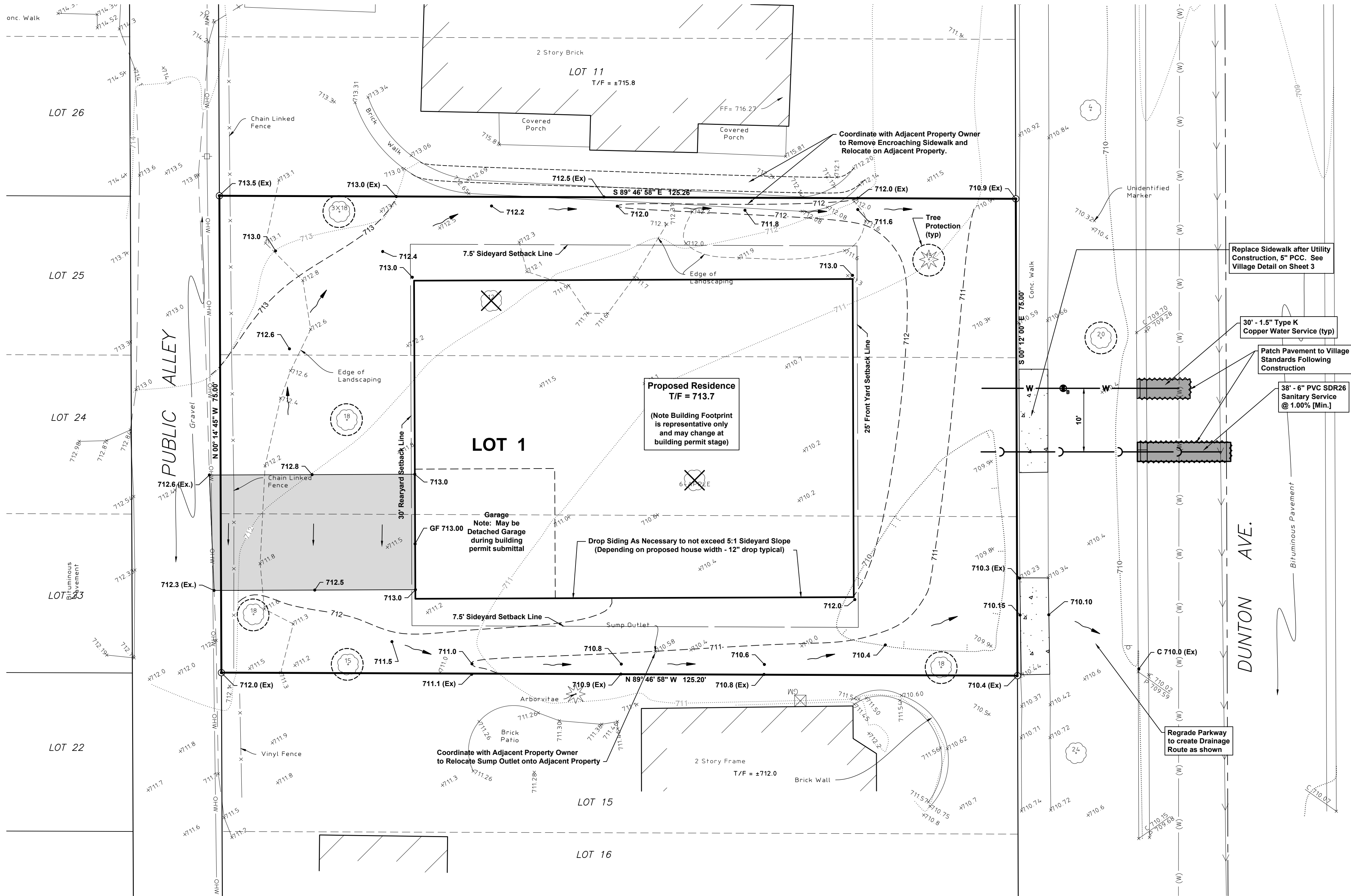
P.I.N. No. 03-29-115-020
03-29-115-021
03-29-115-022



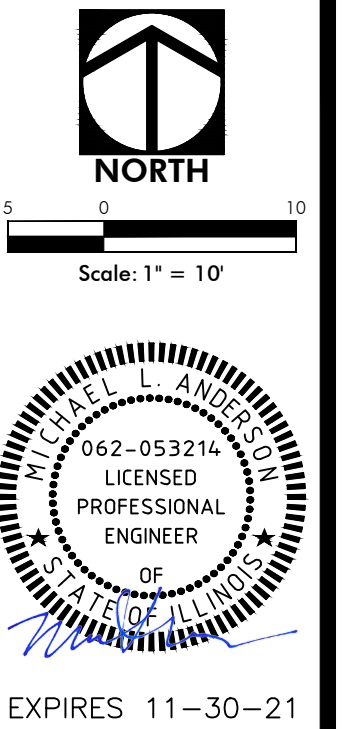
VICINITY MAP
Not To Scale

LEGAL DESCRIPTION

LOTS 12, 13, AND 14 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.



- LEGEND
- Combined Sewer
 - Atlas Water Main
 - Light Pole
 - Fence
 - Sign
 - Gas Meter
 - Overhead Utility Line
 - Utility Pole
 - Curb & Gutter
 - Curb Elevation and Pavement Elevation
 - Pavement Elevation
 - Sidewalk Elevation
 - Ground Elevation
 - Contour Line
 - Deciduous Tree
 - Coniferous Tree
 - Record
 - On Line



Revised Gravel Location
per Village Review

01.21.2020
01.15.2020

No.

Date

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**SITE ENGINEERING PLAN
FOR LOT CONSOLIDATION**
**MASTERCRAFT BUILDERS
SUBDIVISION**
ARLINGTON HEIGHTS

Project Manager: MLA
Engineer: MLA
Date: 12.20.2019
Project No. 19-120
Sheet 1/3

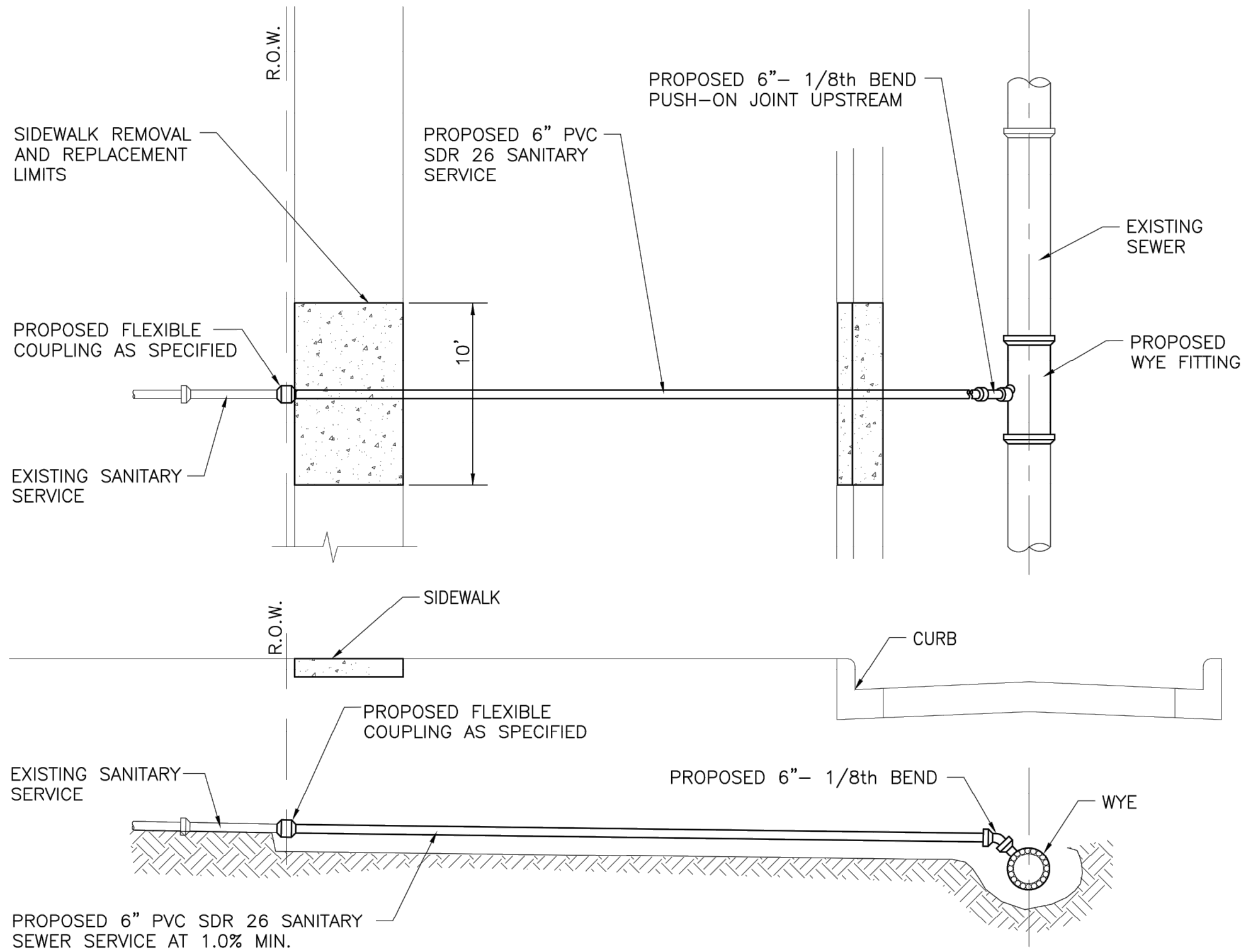
Benchmark
CP # 602 (see survey)
Description: Mag Nail
Elevation: 709.42 NAVD 88 (Geoid 12A)
CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)



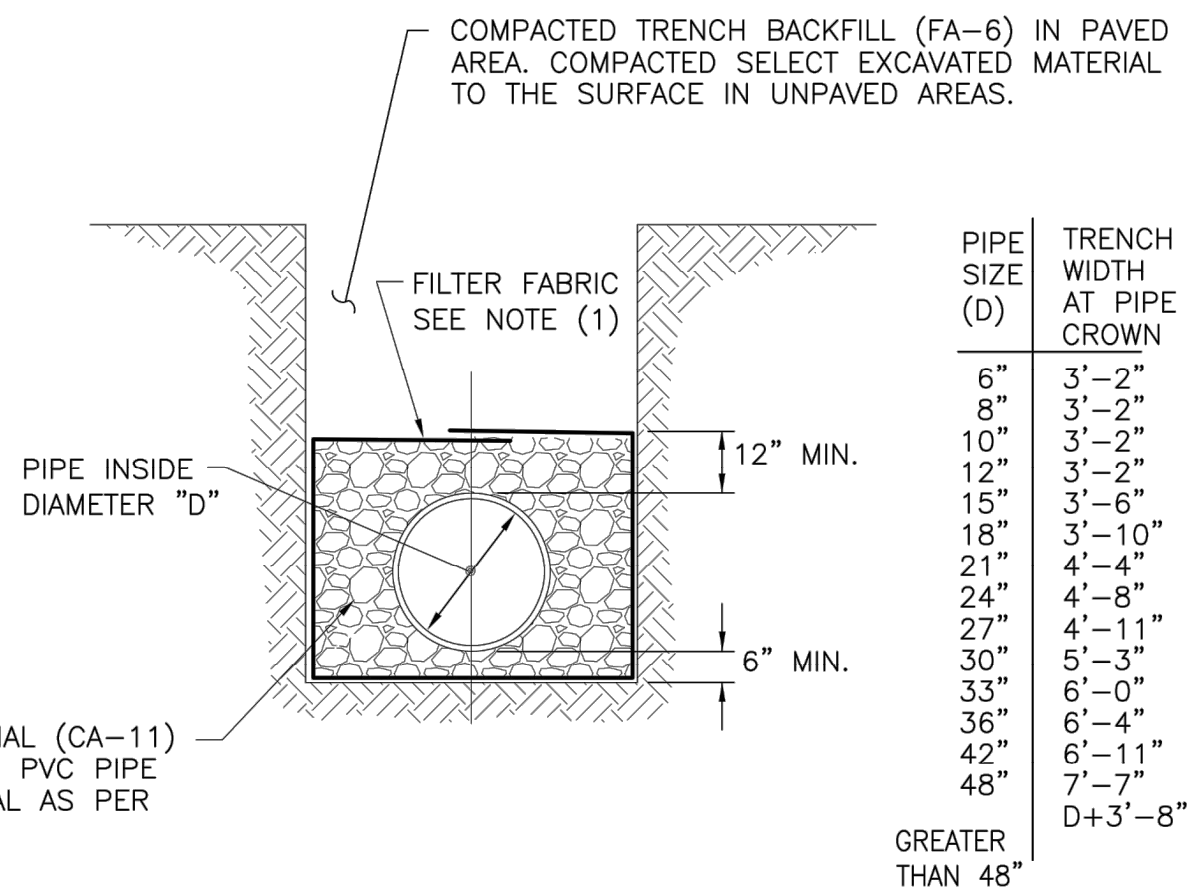
Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours,
excluding weekends and holidays,
before you dig.

Public Works Notes:
The Water Meter Unit of Public Works will install the 1.0" water meter. The cost of the water meter will be part of the install fees incurred on the permit. Water meter installations to be coordinated with Mike Giles at 847-368-5810.
All sidewalk panels are to be returned to satisfactory condition at the completion of construction. Any wells that do not pitch towards street shall be replaced during construction.

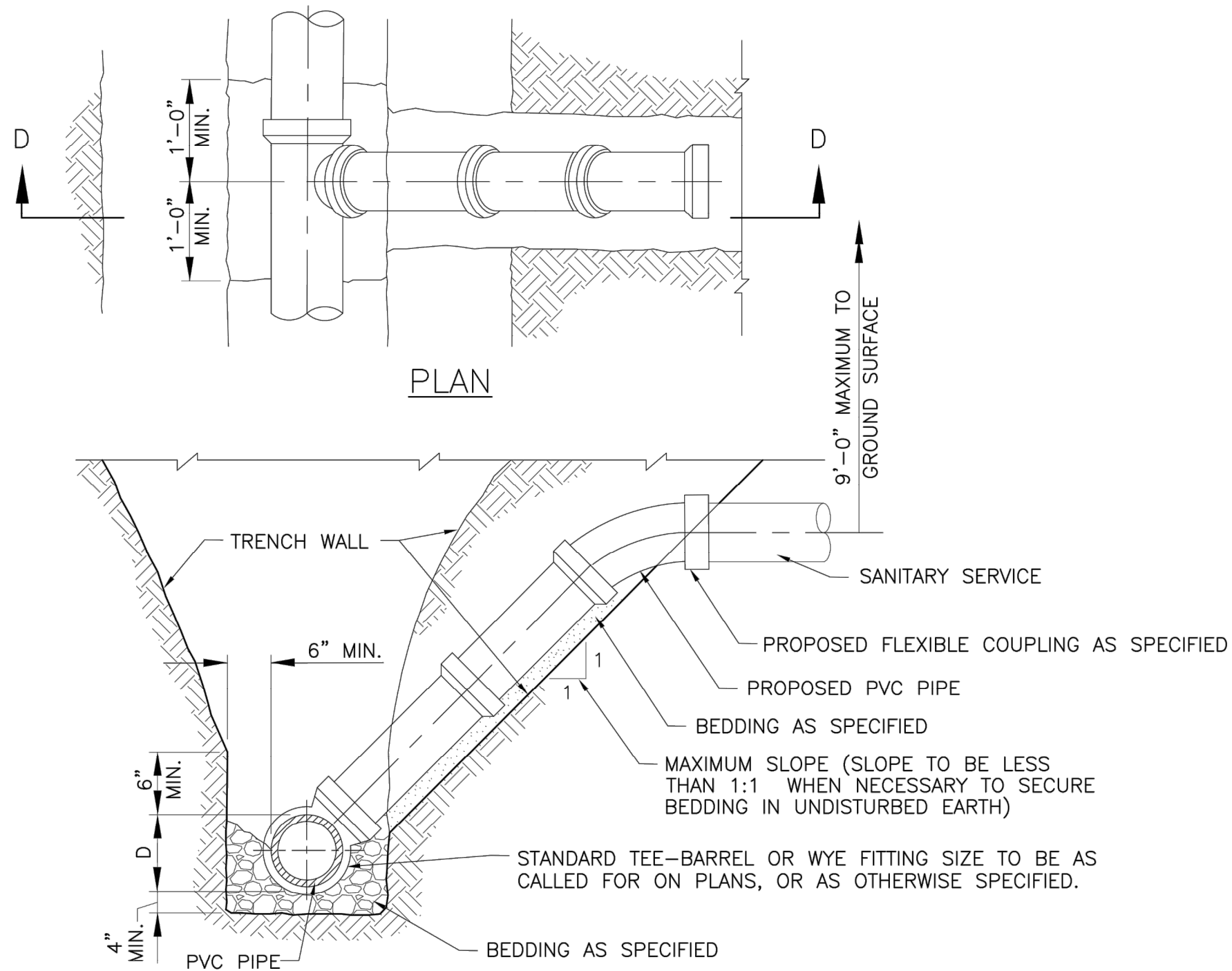


TYPICAL SANITARY SERVICE SEWER CONNECTION
(SHALLOW SEWER)



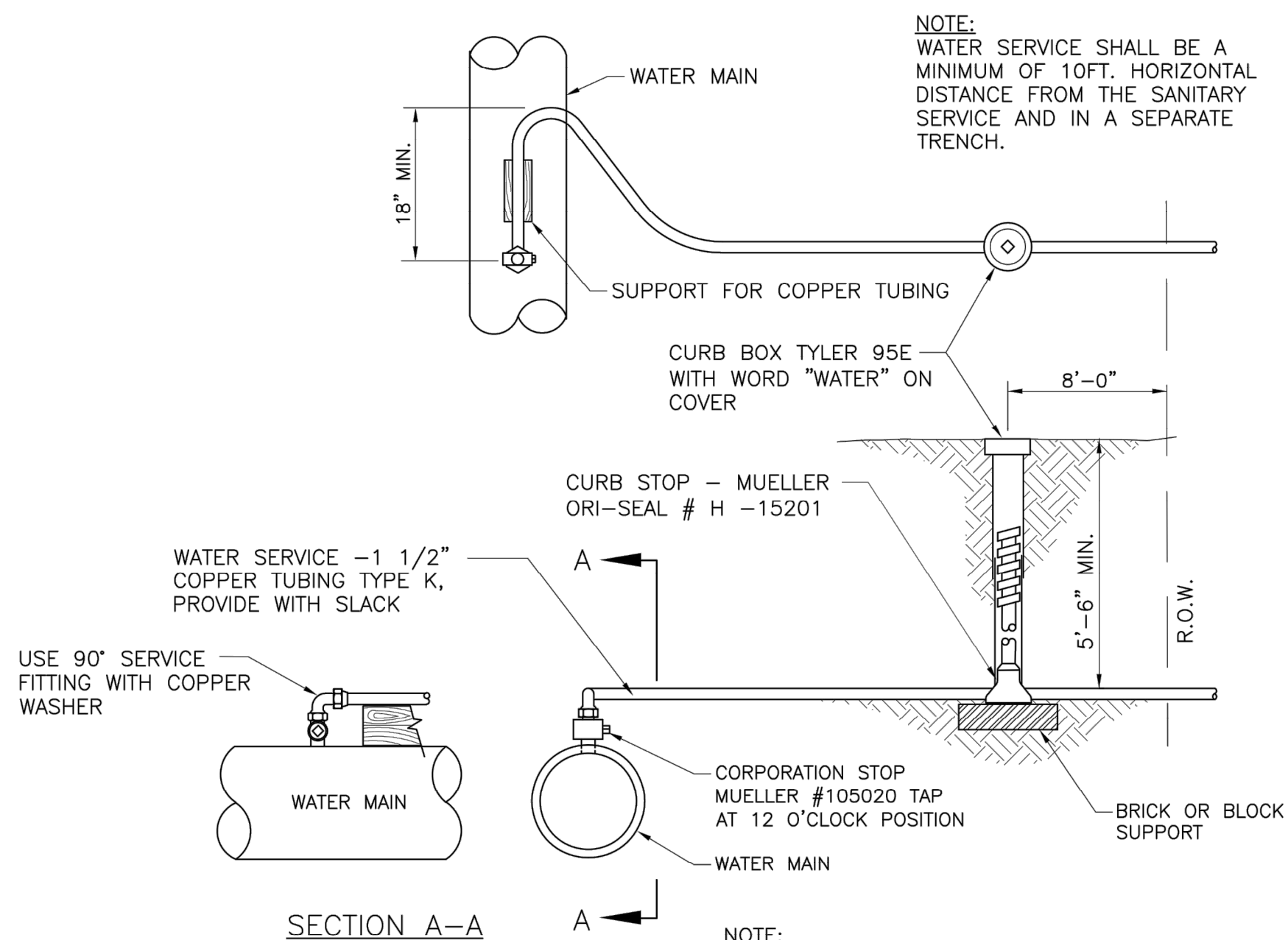
- NOTE:
1. FILTER FABRIC TO BE USED AROUND BEDDING IN TRENCHES OF DEPTH GREATER THAN 12 FEET, AND AT OTHER LOCATIONS AS DIRECTED BY ENGINEER.
 2. FILTER FABRIC TO BE USED WHERE NATIVE SOIL IS SAND OR WET CLAYS.
 3. MAXIMUM TRENCH WIDTH (SHEETING OR TRENCH BOX USED) (MAX. PAY WIDTH FOR TBF)

TYPICAL TRENCH DETAIL FOR SANITARY SEWER



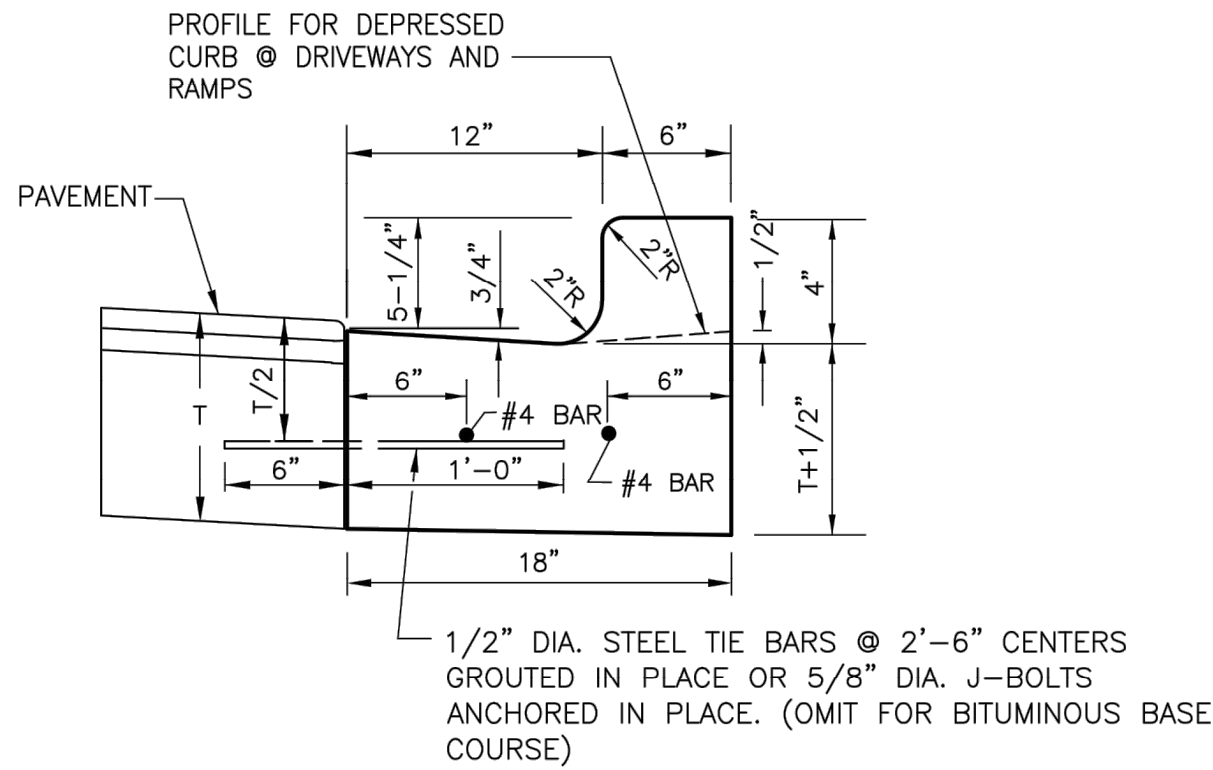
SECTION D-D

TYPICAL RISER FOR SERVICE LATERAL



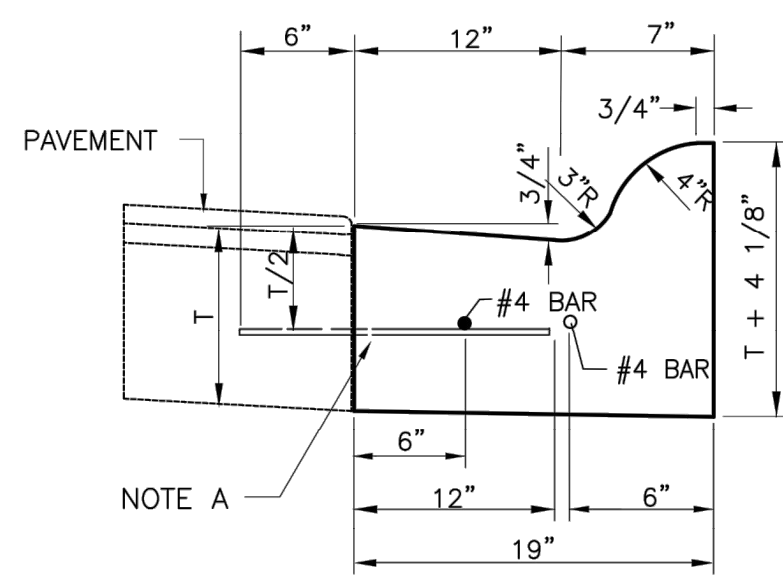
TYPICAL 1 1/2" DOMESTIC WATER SERVICE

FILE NAME =	USER NAME = chomuth	DESIGNED - BS	REVISED -	VILLAGE OF ARLINGTON HEIGHTS	DETAIL SHEET					TOTAL SHEETS	SHEET NO.
LAYOUT NAME = DETAIL 1	DRAWN - CH	REVIS	ED -								
PLOT SCALE = 20.00' / IN.	CHECKED - JM	REVIS	ED -								
PLOT DATE = Jul 15, 2016-7:57am	DATE - 03/11/2016	REVIS	ED -								

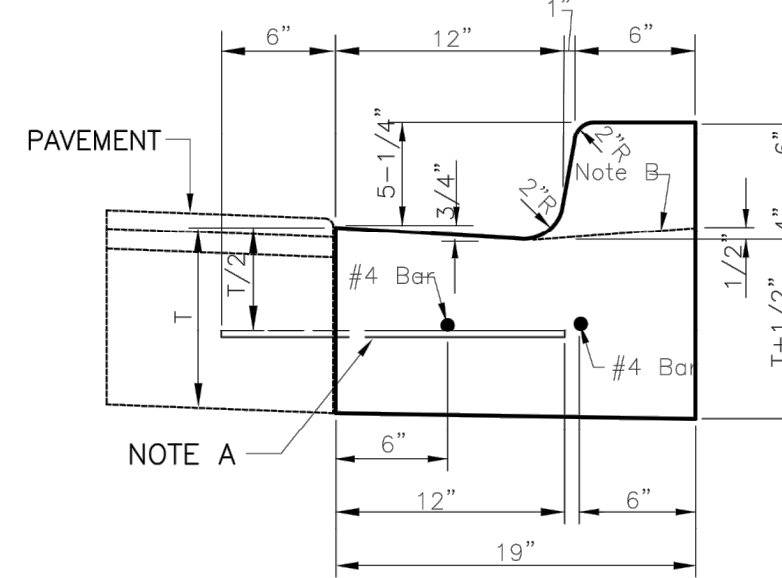


- NOTES:
1. 2-#4 LONGITUDINAL BARS 20 FEET IN LENGTH WITH 12" OVERLAPS, AT 60' INTERVALS, EXCEPT AT EXPANSION JOINTS.
 2. EXPANSION JOINTS SHALL BE A MINIMUM OF 3/4" PREFORMED EXPANSION MATERIAL AND SHALL BE PROVIDED WITH A 1" DIA. X 18" COATED SMOOTH DOWEL BAR FITTED WITH A CAP THAT WILL ALLOW A MINIMUM OF 1" OF EXPANSION.
 3. CONSTRUCTION JOINTS SHALL BE TEMPLATE FORMED OR SAW-CUT (WITHIN 24 HOURS OF PLACEMENT OF THE CURB) TO 1/5TH THE DEPTH OF THE GUTTER FLAG AT 20FT. INTERVALS OR AT THE JOINTS DEPTH OF THE GUTTER FLAG AT 20FT. INTERVALS OR AT THE JOINTS IN AN ADJACENT CONCRETE PAVEMENT.

B-4.12 CURB AND GUTTER



ROLL TYPE CURB



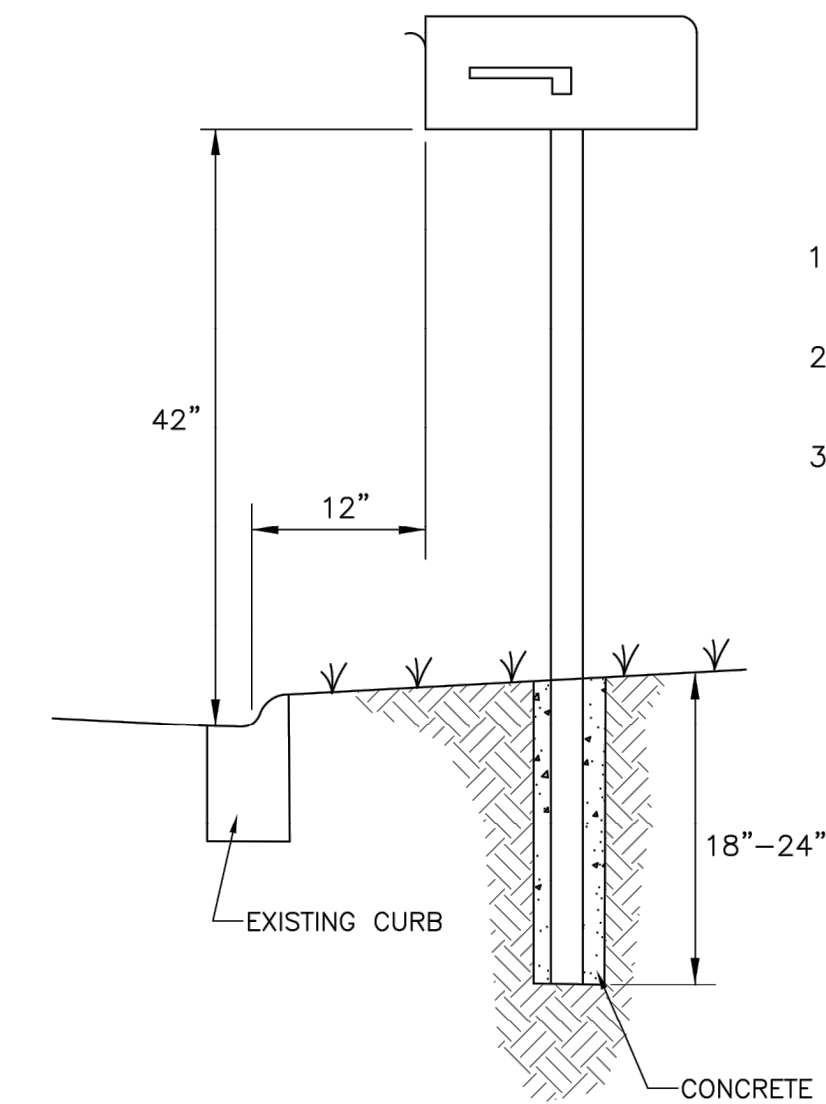
BARRIER TYPE CURB

- NOTES:
1. 2-#4 LONGITUDINAL BARS 20 FEET IN LENGTH WITH 12" OVERLAPS, AT 60' INTERVALS, EXCEPT AT EXPANSION JOINTS.
 2. EXPANSION JOINTS SHALL BE A MINIMUM OF 3/4" PREFORMED EXPANSION MATERIAL AND SHALL BE PROVIDED WITH A 1" DIA. X 18" COATED SMOOTH DOWEL BAR FITTED WITH A CAP THAT WILL ALLOW A MINIMUM OF 1" OF EXPANSION.
 3. CONSTRUCTION JOINTS SHALL BE TEMPLATE FORMED OR SAW-CUT (WITHIN 24 HOURS OF PLACEMENT OF THE CURB) TO 1/5TH THE DEPTH OF THE GUTTER FLAG AT 20FT. INTERVALS OR AT THE JOINTS DEPTH OF THE GUTTER FLAG AT 20FT. INTERVALS OR AT THE JOINTS IN AN ADJACENT CONCRETE PAVEMENT.

NOTE "A"
1/2" DIA. STEEL TIE BARS @ 2'-6" CENTERS GROUTED IN PLACE OR 5/8" DIA. J-BOLTS ANCHORED IN PLACE. (OMIT FOR BITUMINOUS BASE COURSE)

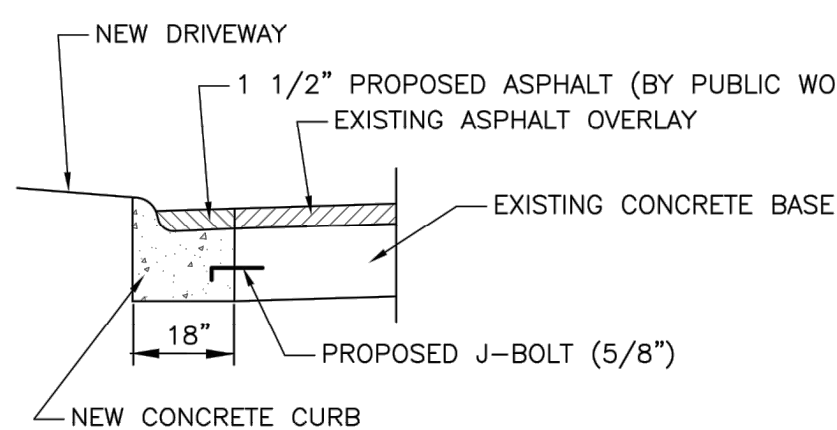
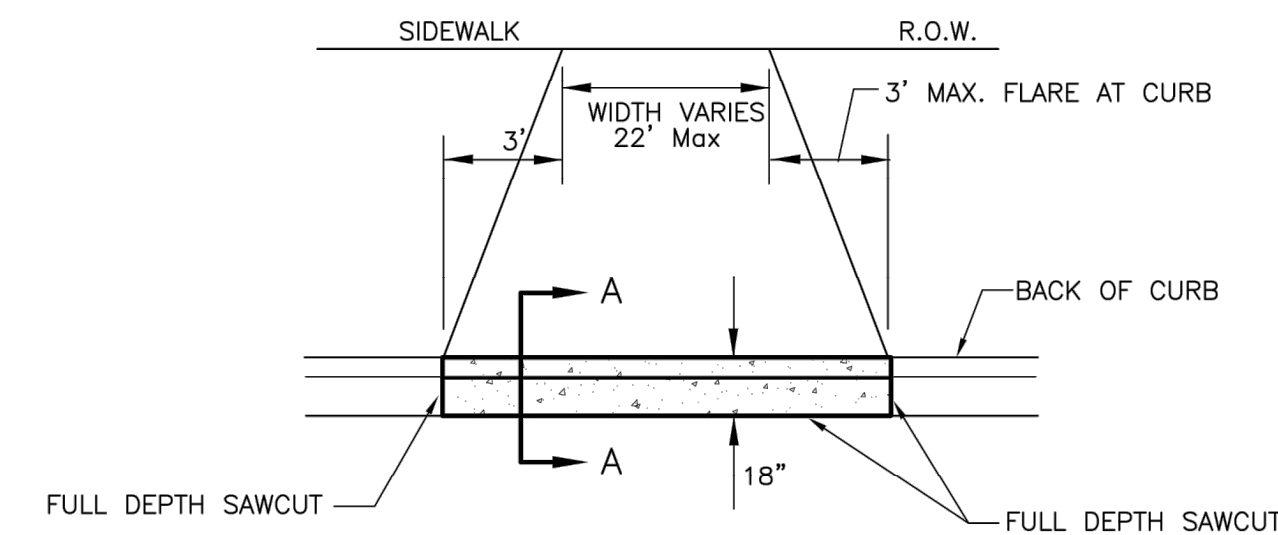
NOTE "B"
PROFILE FOR DEPRESSED CURB @ DRIVEWAYS AND RAMP

REMOVAL AND REPLACEMENT REQUIREMENTS FOR CONCRETE CURB & GUTTER

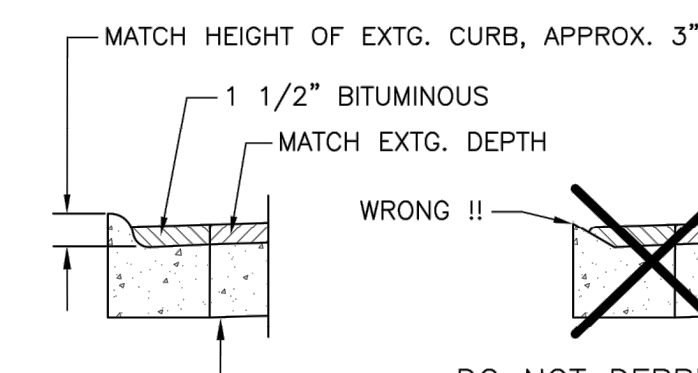


1. MAIL BOXES MUST BE MOUNTED SO THAT THE FRONT OF THE BOX IS 12" BEHIND THE FACE OF CURB.
2. THE HEIGHT OF THE MAIL BOX MUST 42" FROM THE TOP OF THE STREET TO THE BOTTOM OF THE MAIL BOX.
3. ALL MATERIAL USED TO SUPPORT MAIL BOXES MUST BE SET IN CONCRETE 18"-24" DEEP.

MAIL BOX DETAIL

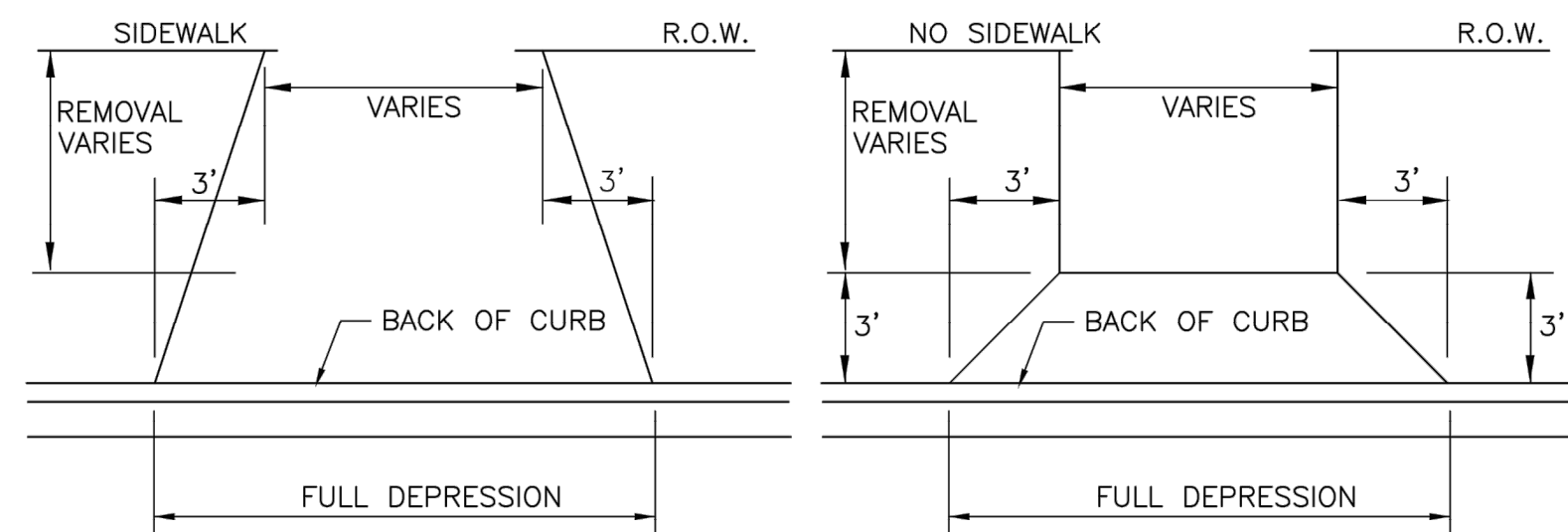


SECTION A-A



REQUIREMENTS FOR REPLACING MONOLITHIC CURB

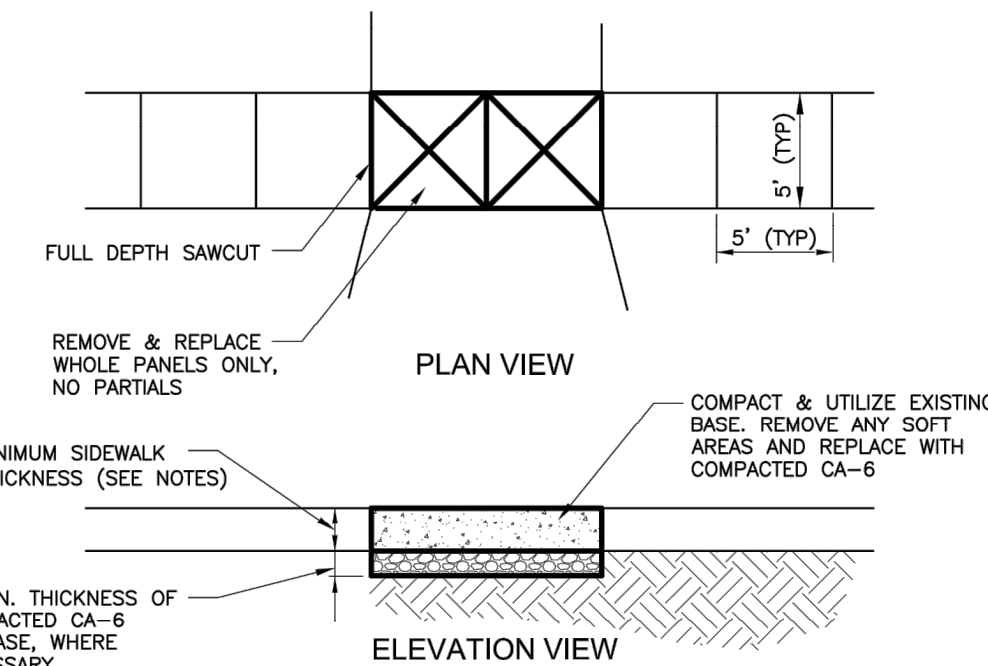
- NOTES:
1. FULL DEPTH SAWCUT AT LIMITS OF CURB REMOVAL AND 18" FROM BACK OF CURB.
 2. 5/8" J-BOLTS DRILLED AND ANCHORED INTO EXISTING CONCRETE BASE EVERY 30".
 3. DEPTH OF NEW CURB TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS.
 4. FORM A FULL ROLL CURB THROUGH THE DRIVEWAY APPROX. 3" FROM THE FLOW LINE TO THE TOP OF CURB. ONCE THE ASPHALT IS REPLACED, THE "BUMP" WILL BE ONLY AN INCH OR SO, AND ANY DRAINAGE PROBLEMS WILL BE MINIMIZED.



- NOTES: MAX 3' FLARE AT DRIVEWAY MATERIALS VARY CONCRETE OR ASPHALT MAX. REMOVAL TO R.O.W.

DRIVEWAY REPLACEMENT

	DRIVE THICKNESS	STONE THICKNESS
CONC. DW.	6"	2" (MIN)
ASPH. DW.	2 1/2"	6"



- NOTES:
1. 5" - SIDEWALK NOT THROUGH DRIVEWAY
 2. 6" - SIDEWALK TROUGH A SINGLE FAMILY RESIDENTIAL DRIVEWAY
 3. 8" - SIDEWALK THROUGH ALL OTHER DRIVEWAYS

REMOVAL AND REPLACEMENT REQUIREMENTS FOR CONCRETE SIDEWALK

T:\Standard Drawings\Details

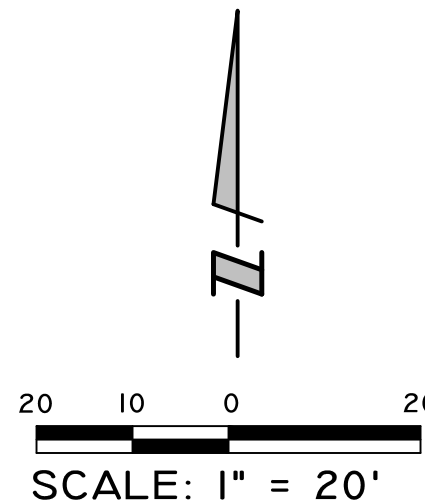
FILE NAME =	USER NAME = chomuth	DESIGNED - BS	REVISED -
VMT-Eng-Res-Details.dwg	LAYOUT NAME = DETAIL 2	DRAWN - CH	REVISED -
	PLOT SCALE = 20.00' / IN.	CHECKED - JM	REVISED -
	PLOT DATE = Jul 15, 2016-7:49am	DATE - 03/11/2016	REVISED -

VILLAGE OF ARLINGTON HEIGHTS

DETAIL SHEET

TOTAL SHEETS

SHEET NO.



VILLAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12, AS AMENDED BY THE
STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED
BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS,
THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS
AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY
THE VILLAGE BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

, A.D., 20

BY: _____
CHAIRPERSON

ATTEST: _____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

, A.D., 20

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING ON

_____, A.D., 20_____

BY: _____
VILLAGE ENGINEER

APPROVED BY THE VILLAGE TREASURER ON

_____, A.D., 20_____

BY: _____
VILLAGE TREASURER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED PROPERTY:

LOTS 12, 13, AND 14 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

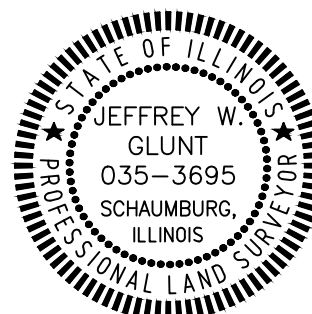
DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0-1 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE LOTS SHOWN ON THE PLAT WILL BE SET, AS REQUIRED BY THE PLAT ACT. SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL CHARTER AND MAY BE SET AS REQUIRED BY THE PLAT ACT. SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 117-1/2-6 ARE HEREOFORRE AND HEREBYFORRE AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY -- PANEL NO. 17031 C0203, DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS JANUARY 22, 2020

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



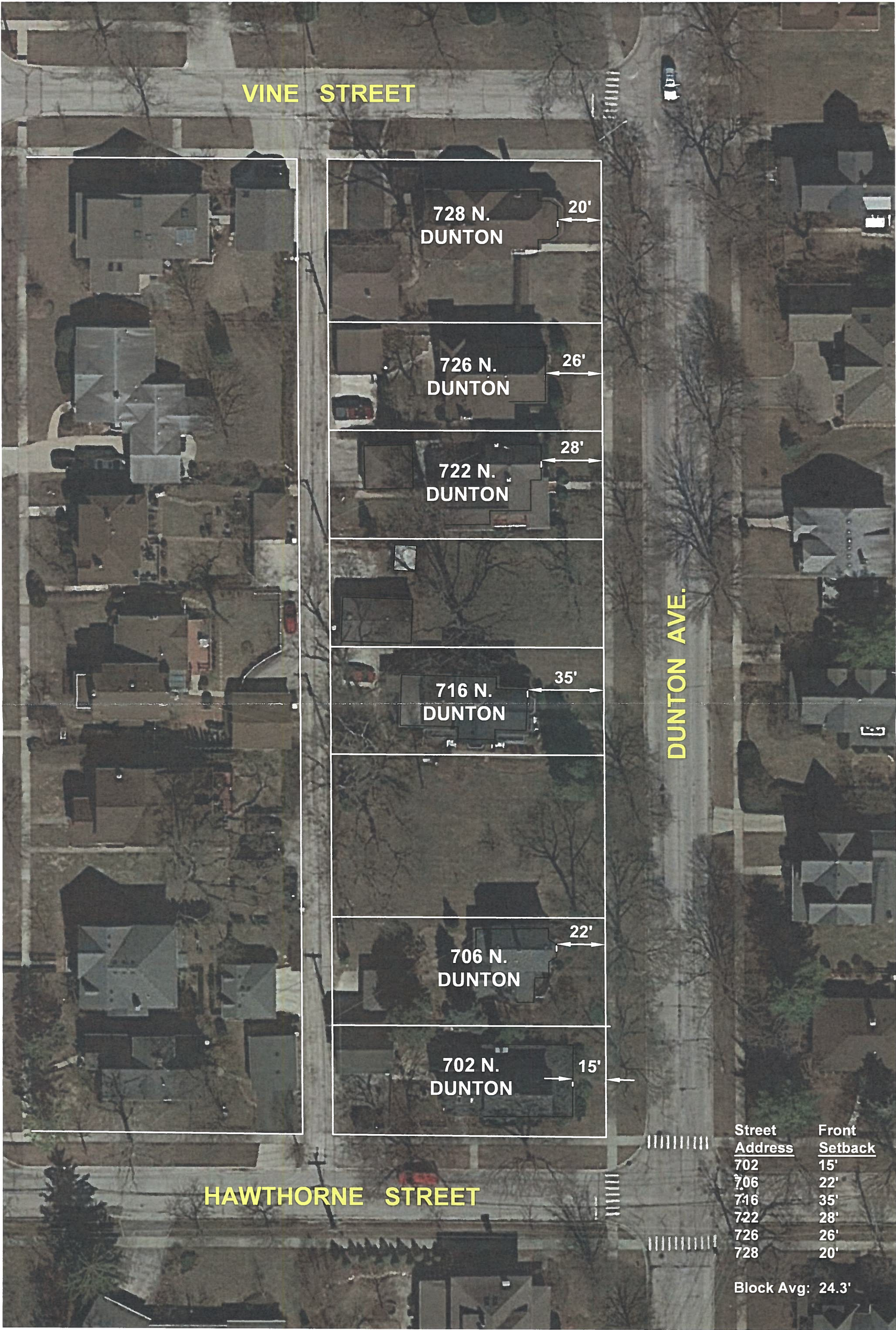
EXPIRES 11-30-20



100 E. State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003157
www.haegerengineering.com

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Plot Date: Jan 22, 2020 - 1:44pm Plotted By: mike-a Layout: Plat of Sub
File Name: C:\Users\mike-a\HF\apoddata\local\item\AcPublish_1806018120_Plat of Subdivision.dwg



HAWTHORNE STREET

VINE STREET

DUNTON AVE.

Street Address	Front Setback
702	15'
706	22'
716	35'
722	28'
726	26'
728	20'

Block Avg: 24.3'

NORTH

0

40

Scale: 1" = 40'

BLOCK SETBACK EXHIBIT
FOR 716 N. DUNTON AVE
ARLINGTON HEIGHTS

HE

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173

Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

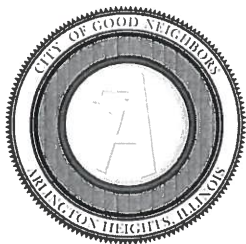
Project Manager: MLA

Engineer:

Date: 12.18.2019

Project No. 19-120

Sheet 1 / 1



**Village of Arlington Heights
Building & Life Safety Department**

RECEIVED

JAN 03 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 710 N Dunton Ave – Lot Consolidation
PC#: 19-014
Date: January 2, 2020

General Comments:

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

Sam –

I do not have any objections for the lot consolidation.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>19-014</u>	P.I.N.# <u>03-29-115-020-0000 & 021 & 022</u>
Petitioner: <u>Cathleen F. Deligio</u>	Location: <u>(710) ? Dunton Avenue</u>
<u>1000 George St. Barrington, IL 60010</u>	Rezoning: _____ Current: _____ Proposed: _____
	Subdivision: _____
	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>1</u>
Owner: <u>Vincent & Cathleen Deligio</u>	PUD: _____ For: _____
<u>1000 George St. Barrington, IL 60010</u>	Special Use: _____ For: _____
	Land Use Variation: _____ For: _____
Contact Person: <u>Cathleen Deligio</u>	<u>Consolidation</u>
Address: <u>1000 George St. Barrington, IL 60010</u>	Land Use: _____ Current: <u>Res. SF</u>
	Proposed: <u>Res SF</u>
Phone #: <u>(847) 875-6249</u>	Site Gross Area: <u>9392</u>
Fax #: _____	# of Units Total: <u>4 BR</u>
E-Mail: <u>cdeligio@comcast.net</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION _____

No comments.

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Director

12/30/19
Date

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: January 13, 2020
Subject: 710 N Dunton Ave, PC #19-014

With regard to the proposed residential construction, Public Works has the following comments:

1. Ensure at least 10' horizontal separation and 18" vertical separation between the proposed sanitary service and water service.
2. The sump pump will not be allowed to connect to the combined sewer. It must discharge overland. Please remove the sump detail from Haeger Engineering Plans page 2 of 3.
3. The Water Meter Unit of Public Works will install the 1.0" water meter. The cost of the water meter will be part of the install fees incurred on the permit. Please coordinate the installation with Mike Gilles at 847-368-5810.
4. Ensure that all sidewalks are returned to satisfactory condition at the completion of construction. Replace any wells that do not have positive drainage during construction.
5. Top of foundation elevations for property to north and south is needed to determine new construction elevation.

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-014
 Petitioner: Cathleen F. Deligio
1000 George St. Barrington, IL 60010
 Owner: Vincent & Cathleen Deligio
1000 George St. Barrington, IL 60010
 Contact Person: Cathleen Deligio
 Address: 1000 George St. Barrington, IL 60010
 Phone #: (847) 875-6249
 Fax #: ---
 E-Mail: cdeligio@comcast.net

P.I.N.# 03-29-115-020-0000 & 021 & 022
 Location: (710) ? Dunton Avenue
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 3 Current: 3 Proposed: 1
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Consolidation _____
 Land Use: _____ Current: Res. SF
 Proposed: Res SF
 Site Gross Area: 9392
 # of Units Total: 4 BR
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ NO

b. Surface Improvement

Pavement _____ NO

Curb & Gutter _____ NO

Sidewalks _____ NO

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ NO

Access _____ NO

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X X

X

X

N/A

FEE IN LIEU

X

X

X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEUER ENB.DATE OF PLANS: 12/10/19

Director

Date

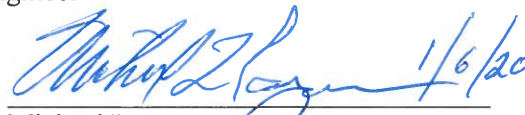
RECEIVED
 DEC 23 2019
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #19-014
710 N Dunton Ave Lot Consolidation
710 N Dunton Ave
Final Plat of Resubdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The Final Plat of Resubdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Resubdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
13. Being a lot consolidation, fee-in-lieu of detention is acceptable. Attached is the Village's detention calculations, showing a required volume of 2,352 cubic feet. Village rate for fee-in-lieu is \$1.00 per cf, therefore the fee will be \$2,352.
14. Provide a street patch for the water and sewer connections located within the pavement on Dunton Ave. This can be addressed at time of permit.

Final Plat of Resubdivision:

15. Provide the full legal description.
16. Provide utility signature blocks.
17. The plat was reviewed against the attached Final Plat of Subdivision Checklist.. Use the checklist to complete the following items:
 - a) n. Deed of Dedication
 - b) o. Revise Director of Engineering to "Village Engineer"
 - c) t. A block stating "Send Tax Bill To:"


Michael L. Pagones, P.E. 1/6/20
Village Engineer Date

Attachments:

Detention Calculations (1 page)
Final Plat of Subdivision Checklist (3 pages)
Utility Signature Blocks (1 page)

710 N Dunton Ave
Detention Calculation Verification PC# 19-014
Site Requirements

1/6/2020

Site Area =	0.215 Acres	Pervious=	0.108 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.039 cfs	Impervious=	0.107 Acres
Weighted "C" Factor =	0.724	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (C _x I _x A) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.724	5	0.08	10.92	0.215	1.70	0.039	1.66	478	0.011
0.724	10	0.17	10.02	0.215	1.56	0.039	1.52	931	0.021
0.724	15	0.25	8.20	0.215	1.28	0.039	1.24	1114	0.026
0.724	30	0.50	5.60	0.215	0.87	0.039	0.83	1499	0.034
0.724	60	1.00	3.56	0.215	0.55	0.039	0.52	1855	0.043
0.724	90	1.50	2.75	0.215	0.43	0.039	0.39	2101	0.048
0.724	120	2.00	2.24	0.215	0.35	0.039	0.31	2230	0.051
0.724	180	3.00	1.62	0.215	0.25	0.039	0.21	2302	0.053
0.724	240	4.00	1.28	0.215	0.20	0.039	0.16	2308	0.053
0.724	300	5.00	1.08	0.215	0.17	0.039	0.13	2324	0.053
0.724	360	6.00	0.95	0.215	0.15	0.039	0.11	2352	0.054
0.724	420	7.00	0.83	0.215	0.13	0.039	0.09	2273	0.052
0.724	480	8.00	0.75	0.215	0.12	0.039	0.08	2239	0.051
0.724	540	9.00	0.68	0.215	0.11	0.039	0.07	2166	0.050
0.724	600	10.00	0.63	0.215	0.10	0.039	0.06	2126	0.049
0.724	660	11.00	0.59	0.215	0.09	0.039	0.05	2092	0.048
0.724	720	12.00	0.55	0.215	0.09	0.039	0.05	2014	0.046
0.724	780	13.00	0.52	0.215	0.08	0.039	0.04	1963	0.045
0.724	840	14.00	0.49	0.215	0.08	0.039	0.04	1879	0.043
0.724	900	15.00	0.46	0.215	0.07	0.039	0.03	1761	0.040
0.724	960	16.00	0.43	0.215	0.07	0.039	0.03	1609	0.037
0.724	1020	17.00	0.41	0.215	0.06	0.039	0.02	1519	0.035
0.724	1080	18.00	0.39	0.215	0.06	0.039	0.02	1407	0.032
A*D*E					F-G		C*H*3600		J/43560

Max Volume = 0.054 Acre-Ft
= 2,352 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.039	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

Q = C*a*(sqrt 2*g*h)

Orifice area: a = $\frac{Q}{C \cdot (\sqrt{2 \cdot g \cdot h})}$

Q (cfs) = 0.00 0.000

a(sq ft) = ##### dia(in) = #DIV/0!

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer

"

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature

Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

710 N Dunton Ave Lot Consolidation Preliminary and Final Plat of Subdivision

Round 1 Review Comments

01/02/2020

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. The exterior of the residence should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism and other criminal activity.

3. Present traffic problems?

There are no 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:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. Dy #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #555
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>19-014</u>	P.I.N.# <u>03-29-115-020-0000 & 021 & 022</u>
Petitioner: <u>Cathleen F. Deligio</u>	Location: <u>(710) ? Dunton Avenue</u>
<u>1000 George St. Barrington, IL 60010</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> </u>
	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>1</u>
Owner: <u>Vincent & Cathleen Deligio</u>	PUD: <u> </u> For: <u> </u>
<u>1000 George St. Barrington, IL 60010</u>	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Cathleen Deligio</u>	<u>Consolidation</u>
Address: <u>1000 George St. Barrington, IL 60010</u>	Land Use: <u> </u> Current: <u>Res. SF</u>
	Proposed: <u>Res SF</u>
Phone #: <u>(847) 875-6249</u>	Site Gross Area: <u>9392</u>
Fax #: <u> </u>	# of Units Total: <u>4 BR</u>
E-Mail: <u>cdeligio@comcast.net</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:No Comments.

RECEIVED

DEC 30 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENTTerese Bisler
Environmental Health Officer12-27-19
Date

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT[Signature]
forACTING Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>19-014</u>	P.I.N.# <u>03-29-115-020-0000 & 021 & 022</u>
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	Subdivision: <u> </u>
	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>1</u>
Owner: <u>Vincent & Cathleen Deligio</u>	PUD: <u> </u> For: <u> </u>
<u>1000 George St. Barrington, IL 60010</u>	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u> </u> For: <u> </u>
Contact Person: <u>Cathleen Deligio</u>	<u>Consolidation</u>
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Phone #: <u>(847) 875-6249</u>	Site Gross Area: <u>9392</u>
Fax #: <u> </u>	# of Units Total: <u>4 BR</u>
E-Mail: <u>cdeligio@comcast.net</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(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:

PLEASE SEE ATTACHED COMMENTS.

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature]

1-7-20
Date



Planning & Community Development Dept. Review

January 8, 2020

REVIEW ROUND 1

Project: 710 N. Dunton Ave.
Proposed Subdivision (Lot Consolidation)

Case Number: PC 19-014

General:

7. The following approvals have been requested:
 - a. **Preliminary & Final Plat of Subdivision to consolidate three lots into one lot.**
8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, **no less than one week** prior to the tentative Feb. 26th Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided **one week prior** to appearing before the Village Board for Final Plat approval.
10. Please confirm that the proposed subdivision will not have any CCR's. If CCR's are proposed, please provide a draft of the proposed CCR's.
11. The Wheeling Township Assessor's office is in the process of compiling a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience (see zoning application for a template to follow for said letter).
12. Please note that a Design Commission application will be required for any proposed home on the newly consolidated lot.
13. Impact fees will be due in accordance with Chapter 29 at time of permit issuance for any new home the proposed consolidated lot.
14. Please make sure all revised plans are labeled with a revision date.

Final Plat of Subdivision:

15. The required minimum side yard setbacks for are 10% of the lot width. Please revise the Final Plat document and engineering plans to reflect the required 7.5' side yard setback.
16. The County Clerk certificate contains a spelling error ("consolidated").

17. The Deed of Dedication is missing. Please see Chapter 29 of the Municipal Code, section 29-217a. Paragraphs 2 and 3 from the deed of dedication can be omitted since no CCR's are proposed.

Prepared by: SANJEEV

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-014
 Petitioner: Cathleen F. Deligio
1000 George St. Barrington, IL 60010
 Owner: Vincent & Cathleen Deligio
1000 George St. Barrington, IL 60010
 Contact Person: Cathleen Deligio
 Address: 1000 George St. Barrington, IL 60010
 Phone #: (847) 875-6249
 Fax #: ---
 E-Mail: cdeligio@comcast.net

P.I.N.# 03-29-115-020-0000 & 021 & 022
 Location: (710) ? Dunton Avenue
 Rezoning: --- Current: --- Proposed: ---
 Subdivision: ---
 # of Lots: 3 Current: 3 Proposed: 1
 PUD: --- For: ---
 Special Use: --- For: ---
 Land Use Variation: --- For: ---
Consolidation
 Land Use: --- Current: Res. SF
 Proposed: Res. SF
 Site Gross Area: 9392
 # of Units Total: 4 BR
 1BR: --- 2BR: --- 3BR: --- 4BR: ---

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

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	<u>---</u>
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	<u>---</u>
3. Parkway Tree Fee Required (See below.)	<u>X</u>	<u>---</u>

Comments:

It is recommended, where feasible, that the existing trees located outside of the building footprint be preserved.

RECEIVED

DEC 23 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 1/2/20
 Coordinator Date

January 17, 2020

Sam Hubbard
Department Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
shubbard@vah.com

Re: **Mastercraft Builders Subdivision**
710 N. Dunton Ave
Response to Review Comments
HE Project No: 19-120

In response to review comments received from Village staff dated January 13, 2020, we have revised the documents listed below and resubmit them to you for review and approval.

- Final Plat of Subdivision
- Site Engineering Plan for Lot Consolidation

A written disposition to all comments from the above referenced letters is included below. The original review comments are shown in *italics*, with our responses immediately below in **bold** text.

Public Works Comments

1. *Ensure at least 10' horizontal separation and 18" vertical separation between the proposed sanitary service and water service.*
Acknowledged; a dimension has been shown indicating the service separation. We note that this plan is not being submitted for permit, a separate engineering plan will be provided showing the actual building and service configuration when the building permit application is ready.
2. *The sump pump will not be allowed to connect to the combined sewer. It must discharge overland. Please review sump detail from Haeger Engineering plans page 2 of 3.*
This detail has been eliminated as requested.
3. *The Water Meter Unit of Public Works will install the 1.0" water meter. The cost of the water meter will be part of the install fees incurred on the permit. Please coordinate the installation with Mike Giles at 847-368-5810.*
Acknowledged; this note has been added to the plan.
4. *Ensure that all sidewalks are retuned to satisfactory condition at the completion of construction. Replace any wells that do not have positive drainage during construction.*
Acknowledged; this note has been added to the plan.
5. *Top of foundation elevations for property to north and south is needed to determine new construction elevation.*
These elevations have been added to the plan.

Engineering Dept Comments – Final Plat of Resubdivision

15. *Provide full legal description.*

The full legal description of the existing property is contained within the Surveyor's Certificate.

16. *Provide utility signature blocks.*

These signature blocks have been added to the plat.

17. *The plat was reviewed against the attached Final Plat of Subdivision Checklist. Use the checklist to complete the following items:*

- a. *n. Deed of Dedication*
- b. *o. Revised Director of Engineering to "Village Engineer"*
- c. *t. A block stating "Send Tax Bill To:".*

These items have been added or incorporated into the revised Plat.

Planning Department Comments – Final Plat of Subdivision

15. *The required minimum side yard setbacks are 10% of the lot width. Please revise the Final Plat document and engineering plans to reflect the required 7.5' side yard setback.*

These corrections have been made to the Plat and Engineering Plan.

16. *The County Clerk certificate contains a spelling error ("conxolidated")..*

This correction has been made to the Plat.

17. *The Deed of Dedication is missing. Please see Chapter 29 of the Municipal Code. Paragraphs 2 and 3 from the deed of dedication can be omitted since no CCR's are proposed..*

This has been incorporated into the owner's signature block.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to give us a call.

Sincerely,

HAEGER ENGINEERING, LLC



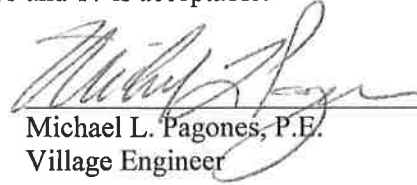
Mike Anderson, P.E., LEED AP
Vice-President

**PLAN COMMISSION PC #19-014
710 N Dunton Ave Lot Consolidation
710 N Dunton Ave
Final Plat of Resubdivision
Round 2**

18. The petitioner's response to Comment Nos. 11, 12, 13 and 14 is acceptable.

Final Plat of Resubdivision:

19. The petitioner's response to Comment Nos. 15, 16 and 17 is acceptable.

 1/30/2020
Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

January 31, 2020



REVIEW ROUND 2

Project: 710 N. Dunton Ave.
Proposed Subdivision (Lot Consolidation)

Case Number: PC 19-014

General:

18. All comments have been addressed. You are cleared to print the plat on mylar and begin gathering signatures.

Prepared by: SAM JUREK



Plan Commission 2/26/2020

Item: Shirley Ryan Ability Lab - 3215 N. Wilke Rd. - PC#20-003

Department: Planning & Community Development

Requested Action:

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

Variations Required:

1. Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the required number of off-street parking spaces from 370 to 361 spaces.
2. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Recommendation:

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation for a Physical Rehabilitation Center in the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

1. Variation to Section 10.4, to reduce the number of required parking spaces from 370 to 361.
2. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.
3. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

The SDC recommends approval of the application subject to the following conditions:

1. The petitioner shall work with the landlord to ensure that the ends of all

parking rows contain a 4-inch caliper shade tree when weather permits the planting of trees. The installation of all code required shade trees within the existing landscape islands on the subject property must occur within 8 months of land use variation approval.

2. The petitioner shall install the 4 required bicycle parking spaces associated with their use, and the Village shall work with the property owner to install the remaining 15 required bicycle parking spaces.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Public Notice	Exhibits
Aerial	Exhibits
Conceptual Plan Review Minutes	Minutes
Project Narrative	Exhibits
Justification for Variations	Exhibits
Site Plan - Existing	Exhibits
Site Plan - Canopy	Exhibits
Canopy Rendering	Exhibits
Canopy Details	Exhibits
Floor Plan	Exhibits
Landscape Plan	Exhibits
Parking Study	Exhibits
Dept. Comments - Round 1	Exhibits
Dept. Comments - Round 1 Petitioner Response	Exhibits
Dept. Comments - Round 2	Exhibits



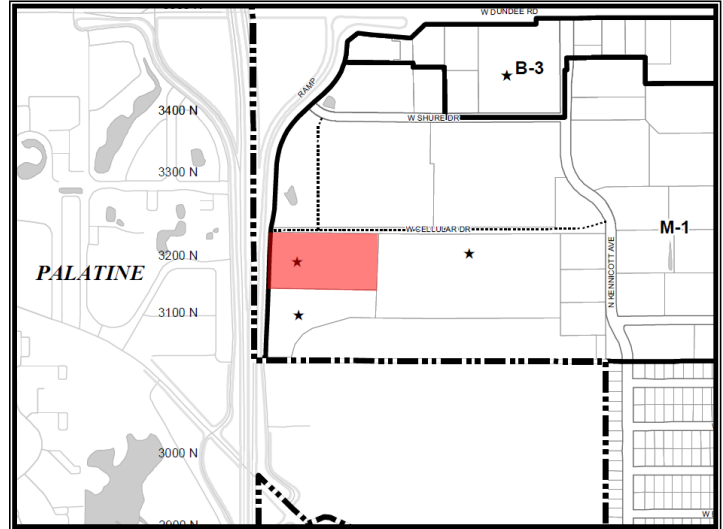
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project File Number: PC #20-003
Project Title: Shirley Ryan Ability Lab LUV
Location: 3201-3231 N. Wilke Road
PIN: 03-07-100-007

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 26, 2020
Date Prepared: February 21, 2020

Petitioner: Rehabilitation Institute of Chicago
d/b/a Shirley Ryan Ability Lab
Address: 355 E. Erie St.
Chicago, IL 60611

Existing Zoning: M-1: Research, Development, and Light Manufacturing District
Comprehensive Plan: R&D, Mfg. and Warehousing



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1: Research, Development, and Light Manufacturing District	Flex Office/Industrial building	R&D, Mfg. and Warehousing
South	M-1: Research, Development, and Light Manufacturing District	Multi-building office complex	R&D, Mfg. and Warehousing
East	M-1: Research, Development, and Light Manufacturing District	Flex Office/Industrial building	R&D, Mfg. and Warehousing
West	- Village of Palatine -		

Requested Action:

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

Variations Required:

1. Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the required number of off-street parking spaces from 370 to 361 spaces.
2. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Project Background:

The subject property is a five building multi-tenant office complex at 3201-3231 North Wilke Road, which is located on approximately 7.96 acres of land and consists of approximately 103,743 square feet of floor area. The petitioner, Shirley Ryan Ability Lab, has signed a lease for 14,786 square feet of space within a vacant unit at the southeast corner of the development (3215 North Wilke Road). The Ability Lab provides day rehabilitation services for individuals who no longer need hospitalization but still require intensive, coordinated rehabilitation care (i.e. victims of a stroke, brain/spinal injury, car accident, etc.) in order to get back to normal independent living. Their hours of operation are 7:30am to 5:00pm Monday through Friday and their offices are closed over the weekend. Approximately 12,125 square feet of the tenant space would be built-out and occupied upon zoning approval, with the remaining 2,661 square feet to be leased but unoccupied until an expansion is warranted. At peak occupancy of the entire space, the petitioner anticipates a total of 20 employees.

On average, the facility will treat a total of 44 patients a day; 22 in the morning and 22 in the afternoon. Due to the extent of their injuries, about 75% of the patients will be transported to the site in medivans, which will drop the patients off, leave the site, and return when the patients are ready for pickup. The remaining 25% will drive themselves. Morning rehabilitation services begin around 8:30am and conclude at 11:30am. Afternoon rehabilitation services begin around noon and conclude at 3:00pm.

Access to the site comes from two full access, non-signalized ingress/egress points along Wilke Road. To shelter individuals with accessibility limitations from inclement weather, the petitioner has proposed a canopy over the main entrance to their unit, which would involve the removal of 12 parking spaces on the site and create a dedicated drop-off/pick-up zone for the medivans.

Zoning and Comprehensive Plan

The subject property is zoned M-1, Research, Development, and Light Manufacturing District. The proposed use is classified as a physical rehabilitation facility, which is neither a permitted nor special use within the M-1 District; therefore, a Land Use Variation is required. The petitioner has provided a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Staff concurs with the petitioner that the approval criteria have been met for the land use variation and notes the following; 1) the most comparable use within the zoning code is a “medical office” use, which is a permitted use in the M-1 District, 2) the unique subset of the population to which the Ability Lab serves allows the facility to thrive without needing visibility on a high traffic arterial, and 3) the services provided within the facility are necessary for the public convenience in that the clients have mobility challenges.

The Comprehensive Plan classifies this property as appropriate for “Research, Development, and Manufacturing” uses. As the proposed use is most similar to a medical office use, which is a permitted use within the M-1 District, the use is compatible with the Comprehensive Plan designation.

Building, Site and Landscaping:

Other than the proposed canopy over the building entrance (and associated changes to the parking spaces and landscape islands), the petitioner is not proposing any changes to the site or building. As the entrance canopy will not be attached to the building, it is classified as an accessory structure, which structures are limited to 300 square feet in size and 15 feet in height. At approximately 1,250 square feet in size and 16.6 feet in height, the proposed canopy requires variations to the height and size restrictions governing accessory structures. The petitioner has provided a written response to necessary approval criteria as identified above, and their response is within the Plan Commission packet. Staff is supportive of these variations as the structure could easily be connected to the building, which would eliminate the need for said variations. Additionally, the canopy is well designed to match the existing architecture of the building and will not encroach on the required setbacks for the principal structure.

No appearance before the Design Commission shall be required for the canopy. However, the placement of the canopy will alter the existing parking in front of the site, which requires the installation of landscape islands on either side of the structure. The petitioner has provided a landscape plan outlining the size and species of the proposed plantings within these islands. As part of the Plan Commission review process, staff has inspected all of the existing onsite plantings within the complex and noted that certain shade trees within the parking lot islands are missing. The petitioner has stated that they will work with the landlord to ensure that the ends of all parking rows contain a 4-inch caliper shade tree when weather permits the planting of trees. Staff recommends a condition of approval that requires the installation of all code required shade trees within the existing landscape islands on the subject property within 8 months of land use variation approval.

Parking, Traffic, and Circulation:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. Relative to this requirement, the petitioner has requested the following variation:

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

Since many of the patients will carpool in shared medivans, and since only 44 patients are expected to be seen on average each day, the expected traffic generation from this use will be minimal in comparison to a traditional doctor's office. Additionally, since rehabilitation services take around three hours (as opposed to hourly for a standard doctors office), there are only two waves of patients arriving daily. There will not be multiple waves of patients arriving throughout the day. Staff is supportive of the variation to waive the formal traffic study.

The petitioner has provided a parking study from a qualified professional engineer. Relative to parking, the proposed use is classified as a "medical office", which requires one parking space per 200 square feet of floor area. Based on the other tenants within the complex, a total of 370 parking spaces are required. Given the removal of 12 spaces to accommodate for the canopy, as well as restriping to accommodate additional handicap accessible spaces required by the Illinois Accessibility Code, the subject property will provide a total of 361 parking spaces after said modifications. The following variation is therefore required:

- **Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 370 to 361.**

A summary of the parking calculations for the subject property is shown below.

Address	Tenant	Use	Square Feet	Parking Ratio	Parking Required	Parking Provided
3215 N. Wilke	Ability Lab	Medical Office	14,796	1 per 200 Sq. Ft.	74	361
3201-3209 & 3219-3231 N. Wilke	Multiple Tenants	Business Office	88,957	1 per 300 Sq. Ft.	296	
TOTAL SQUARE FOOTAGE			103,743	PARKING TOTALS	370	361
OVERALL SURPLUS / (DEFICIT)					-9	

In order to justify this variation, the petitioner hired Kenig, Lindgren, O'Hara, Alboona, Inc (KLOA) to survey the parking lot over four weekdays. Peak occupancy of the office center parking lot was observed to be 245 spaces occupied out of the 376 available spaces on the site, accounting for a peak of 65% parking occupancy. Given the expected traffic for the Ability Lab, which is low given the extent of car-pooling, the onsite parking supply will be sufficient to accommodate for peak demand, which is estimated at 286 spaces (76% parking occupancy). Staff concurs that the existing parking should be adequate to cover expected demand.

The proposed use will require additional parking per code, which triggers the entire subject property to comply with the bicycle parking regulations. The number of existing bike parking spaces on the site is unknown, however, per code 19 bike parking spaces are required. The petitioner's project accounts for 4 out of the 19 total spaces required, which 4 spaces they must install at time of occupancy. The Village will work separately with the landlord to ensure that the remaining 15 spaces are installed on the site, which will bring everything into compliance with current bicycle parking codes. A condition of approval recommending such has been outlined below.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation for a Physical Rehabilitation Center in the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

1. Variation to Section 10.4, to reduce the number of required parking spaces from 370 to 361.
2. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.
3. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

The SDC recommends approval of the application subject to the following conditions:

1. The petitioner shall work with the landlord to ensure that the ends of all parking rows contain a 4-inch caliper shade tree when weather permits the planting of trees. The installation of all code required shade trees within the existing landscape islands on the subject property must occur within 8 months of land use variation approval.

2. The petitioner shall install the 4 required bicycle parking spaces associated with their use, and the Village shall work with the property owner to install the remaining 15 required bicycle parking spaces.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 21, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC #20-003

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
FEBRUARY 26, 2020, AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 20-003, a Land
Use Variation to allow a
Physical Rehabilitation
Center within the M-1
District, on property located
at 3201-3231 North Wilke
Road, in Arlington Heights,
IL, and legally described as
follows:

LOT 1 IN ARLINGTON
RIDGE WEST, A SUBDIVI-
SION IN THE NORTH-
WEST ¼ OF SECTION 7,
TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN, PURSUANT TO
THE PLAT OF SUBDIVI-
SION RECORDED DE-
CEMBER 20, 1979 AS DOC-
UMENT NUMBER
25290181, IN COOK
COUNTY, ILLINOIS.

As part of said petition the
applicant is requesting the
following variations from
Chapter 28 of the Municipal
Code:

- Section 10.4, to reduce the
number of required parking
spaces on the subject
property from 375 spaces to
354 spaces.

- Section 6.12-1(2)b, to
waive the requirement for a
traffic study by a certified
traffic engineer.

- Section 6.5-7b, to allow an
accessory structure to be
1,250 square feet where code
limits the maximum size to
300 square feet.

- Section 6.5-6, to allow an
accessory structure to be
16.6' tall where code limits
the maximum height to 15'.

And other variations as
determined necessary by
the Plan Commission.

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 Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Terry Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
February 11, 2020 (4540472)

RECEIVED

FEB 18 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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, North Aurora, Bannockburn,
Barrington, Barrington Hills, Lake Barrington, North Barrington, South
Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills,
Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn,
East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake,
Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake,
Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods,
Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake,
Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich,
Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery,
Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake,
Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods,
Rolling Meadows, Rosemont, Round Lake, Round Lake Beach,
Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow,
St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills,
Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood,
Wilmette

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 715, Act 5, Section 1 and 5. That a
notice of which the annexed printed slip is a true copy, was published
02/11/2020 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

Authorized Agent

Control # 4540472

February 10, 2020

NOTIFICATION AFFIDAVIT

I, Kathleen A. Duncan hereby certify as follows:

1. That on the 10th day of February, 2020, affiant caused to be mailed in the Post Office of the City of Chicago, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held.
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required signs were erected as required by the Village of Arlington Heights.

Kathleen A. Duncan

Subscribed and Sworn to before me
this 10th day of February, 2020

Notary Public





Kathleen A. Duncan

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

February 10, 2020

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for a Land Use Variation and for certain variations from Chapter 28 of the Arlington Heights Municipal Code. The location of the property is 3215 N. Wilke Road, Arlington Heights, IL.

3205-3231 North Wilke Property, LLC is the Owner of the property and the Applicant is Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, IL 3rd Floor, at 7:30 p.m. on Wednesday February 26, 2020.

Specifically, the Application is for a land use variation to allow a Physical Rehabilitation Center in an M-1 Zoning District. The variations requested in the Application relate to a reduction in the overall number of parking spaces required for the overall office park property, a waiver of the requirement for a formal traffic study (though Applicant has submitted a formal parking study), and a variation to allow a new canopy which exceeds the maximum allowable size and height of an accessory structure in the M-1 Zoning District.

I am the attorney for the Applicant. My address is 71 S. Wacker Dr., Suite 4700, Chicago, Illinois 60606.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice.

Sincerely,

A handwritten signature in blue ink that reads "Kathleen Duncan". The signature is fluid and cursive, with a long horizontal line extending from the end.

Kathleen A. Duncan

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 (847) 368-5793 or TDD # (847) 368-5794.

03-07-100-020-1001
Ancor Services LLC
3201 N WILKE RD
ARLINGTON HEIGHTS, IL 60004

03-07-100-020-1002
3205 3231 N WILKE
720 N POST OAK RD 500
Houston, TX 77024

03-07-100-020-1003
3205 3231 N WILKE
720 N POST OAK RD 500
Houston, TX 77024

03-07-100-020-1004
3205 3231 N WILKE
720 N POST OAK RD 500
Houston, TX 77024

03-07-100-020-1005
3205 3231 N WILKE
720 N POST OAK RD 500
Houston, TX 77024

03-07-100-019-1001
3105 WILKE LLC
3105 WILKE STE H
ARLINGTON HEIGHTS, IL 60004

03-07-100-019-1002
3105 WILKE LLC
3105 WILKE STE H
ARLINGTON HEIGHTS, IL 60004

03-07-100-019-1003
3105 WILKE LLC
3105 WILKE STE H
ARLINGTON HEIGHTS, IL 60004

03-07-100-019-1004
3105 WILKE LLC
3105 WILKE STE H
ARLINGTON HEIGHTS, IL 60004

03-07-100-019-1005
Stellas Real Estate
1751 Naperville Rd
Wheaton, IL 60189

03-07-100-019-1006
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1007
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1008
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1009
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1010
Hamilton Partners Inc
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Itasca, IL 60143

03-07-100-019-1011
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300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1012
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300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1013
Hamilton Partners Inc
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Itasca, IL 60143

03-07-100-019-1014
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1015
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1016
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1017
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1018
3125 N Wilke Corporation
1764 N Biesterfield Rd
Elk Grove Village, IL 60007

03-07-100-019-1019
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1020
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1021
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1022
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1023
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-100-019-1024
Hamilton Partners Inc
300 Park Blvd Suite 201
Itasca, IL 60143

03-07-300-003-0000
Shalom Memorial Chapel
1700 W Rand Rd
ARLINGTON HEIGHTS, IL 60004

02-12-402-002-0000 CTLTC CT00009401 10 S LaSalle St #2750 Chicago, IL 60603	02-12-402-003-0000 EXEMPT	02-12-402-004-0000 EXEMPT
02-12-402-013-0000 EXEMPT	02-12-402-014-0000 Georgia Stathpoulos 5N420 Neva Terr Itasca, IL 60143	02-12-402-016-0000 Shashtri Hop Inc 1200 N Frontage Rd Palatine, IL 60074
02-12-402-017-0000 SBC TWR Hldgs Prop tax 1010 Pine 9E-L-01 St. Louis, MO 63101	03-07-100-015-0000 Griffin Capital Corp 2211 York Rd #222 Oak Brook, IL 60523	03-07-100-018-0000 EXEMPT
02-12-211-010-0000 Haoyue Investments V 1335 S Prairie Ave 406 Chicago, IL 60605	02-12-211-011-0000 Select Investors Fund 1295 Rand Rd Des Plaines, IL 60016	02-12-211-012-0000 Xiaosha Zhang 22 Butterfield Lexington, MA 2420
02-12-211-013-0000 Eplat Properties LLC 1224 Long Valley Dr Palatine, IL 60074	02-12-211-014-0000 Haoyue Investments V 1335 S Prairie Ave 406 Chicago, IL 60605	02-12-211-015-0000 Haoyue Investments V 1335 S Prairie Ave 406 Chicago, IL 60604
02-12-211-016-0000 Yili Wu 435 Pinecrest Ln Wilmette, IL 60091	02-12-211-017-0000 Haoyue Investments V PO Box 1146 Palatine, IL 60078	02-12-211-004-0000 Michael F Podgorski 26675 W Apple Tree Ln Barrington, IL 60010
02-12-211-025-0000 Haoyue Investments V PO Box 1146 Palatine, IL 60078	02-12-211-026-0000 Ming Gui PO Box 1146 Palatine, IL 60078	02-12-211-027-0000 Frank Genualdi 700 N Larrabee St #805 Chicago, IL 60654
02-12-211-028-0000 Haoyue Investments V 1335 S Prairie Ave 406 Chicago, IL 60605	02-12-211-029-0000 Maria T. Zivoli 1544 Gatewood Ave Palatine, IL 60067	02-12-211-030-0000 Haoyue Investments V 1335 S Prairie Ave 406 Chicago, IL 60605
02-12-211-031-0000 Haoyue Investments V 1335 S Prairie Ave 406 Chicago, IL 60605	02-12-213-001-1001 Balbir S Saraina 206 S DEERPATH DR VERNON HILLS, IL 60061	02-12-213-001-1002 Scott Korecky 200 Bayside Dr. Unit 2 Palatine, IL 60074

02-12-213-001-1003
Todor Papazov
616 N Prospect Manor
Mt. Prospect, IL 60056

02-12-213-001-1004
Trinuc LLC
33 W Higgins Rd #720
S Barrington, IL 60010

02-12-213-001-1005
Aarpat LLC
23696 N Sanctuary Club
Kildeer, IL 60047

02-12-213-001-1006 Trinuc LLC 33 W Higgins Rd #720 S Barrington, IL 60010	02-12-213-001-1007 Syed Rizvi 10 Yellow Top Ln Smithtown, NY 11787	02-12-213-001-1008 S Johnson & R Loyd 1531 N Haven Dr. Palatine, IL 60074
02-12-213-001-1009 Galina Alexander 300 Bayside Dr. #3 Palatine, IL 60074	02-12-213-001-1010 Madhu Bhanot 1126 Cunningham Dr. Palatine, IL 60074	02-12-213-001-1011 Guild Properties 609 Sycamore Rd Buffalo Grove, IL 60089
02-12-213-001-1012 Jadwiga Chylinska 651 Nelson Lane Des Plaines, IL 60016	02-12-213-001-1013 Kevin Phan 400 Bayside Dr. Apt 1 Palatine, IL 60074	02-12-213-001-1014 Nitin M Shah 23578 N Valley Rd Lake Zurich, IL 60047
02-12-213-001-1015 Yordan Hristev 2226 S Goebbert #466 Arlington Heights , IL 60006	02-12-213-001-1016 Zales Enterprises 1101 Old Bard Rd Buffalo Grove, IL 60089	02-12-213-001-1017 Edward & B Tomkiewicz 10 W Emerson Arlington Heights , IL 60005
02-12-213-001-1018 Vivek Bhanot & Madhu B 1126 Cunningham Dr. Palatine, IL 60074	02-12-213-001-1019 Rupesh Kumar Kadiiri 352 Country Club Dr. Prospect Heights, IL 60070	02-12-213-001-1020 Deol Legacy Trust 15707 NR 134th St Redmond, WA 98052
02-12-213-001-1021 Mefail Abazi 5511 Windgate Way Lake in the Hills, IL 60156	02-12-213-001-1022 Peter Kotur 7819 W Winnemac Norridge, IL 60706	02-12-213-001-1023 Jolanta Wysocka 500 Bayside Dr. Unit 5 Palatine, IL 60074
02-12-213-001-1024 Stanley Kosierb 500 Bayside Dr. #6 Palatine, IL 60074	02-12-213-001-1025 Harminderpal K Girm 986 Honeysuckle Dr Wheeling, IL 60090	02-12-213-001-1026 S Sadasivan 479 Thornhill Ln Palatine, IL 60074
02-12-213-001-1027 M & K Thakkar 585 Thornhill Ln Palatine, IL 60074	02-12-213-001-1028 Krystof Skawinski 1402 Ports O Call Palatine, IL 60074	02-12-213-001-1029 Curtis Schmidt 103 Elm Street Prospect Heights, IL 60070
02-12-213-001-1030 Robert Council 600 Bayside Dr. #6 Palatine, IL 60074	02-12-213-001-1031 Victor Turcan 3411 Kennicott Ave #B Arlington Heights, IL 60004	02-12-213-001-1032 Juan Morquecho 149 Saint Armado Ln Wheeling, IL 60090

02-12-213-001-1033
Haribsbu Raini
700 Bayside Dr. #4
Palatine, IL 60074

02-12-213-001-1034
Mariusz Wernieski
368 Honey Locust Dr
Wheeling, IL 60090

02-12-213-001-1035
Jagruti Patel
980 Harmon Blvd
Hoffman Estates, IL 60169

02-12-213-001-1036
Prashant Shah
720 N Hundley Street
Hoffman Estates, IL 60169

02-12-213-001-1037
Rabia Majeed
800 Bayside Dr. #1
Palatine, IL 60074

02-12-213-001-1038
Robert Unger
502 E Burning Tree Ln
Arlington Heights, IL 60004

02-12-213-001-1039
Sangita Patel
2448 Manheim Rd
Franklin Park, IL 60131

02-12-213-001-1040
Curtis Schmidt
103 Elm Street
Prospect Heights, IL 60070

02-12-213-001-1041
Kiruthika Gopal
800 Bayside Dr. #5
Palatine, IL 60074

02-12-213-001-1042
Miguel Barajas
800 Bayside Dr. #6
Palatine, IL 60074

02-12-213-001-1043
Jacek Rokosz
900 Bayside Dr. #1
Palatine, IL 60074

02-12-213-001-1044
Ruben A Trujillo
900 Bayside Dr. #2
Palatine, IL 60074

02-12-213-001-1045
Almas Gill
900 Bayside Dr. #3
Palatine, IL 60074

02-12-213-001-1046
Ruslan Dzeboyev
900 Bayside Dr. #4
Palatine, IL 60074

02-12-213-001-1047
Dariusz Stusowski
20 Walnut Street
Carpentersvi, IL 60110

02-12-213-001-1048
Roberto & Leticia Tagala
2223 Illinois Ave
Arlington Heights, IL 60004

02-12-213-001-1049
Vivek Bhanot
1126 Cunningham Dr.
Palatine, IL 60074

02-12-213-001-1050
Guild Prop LLC
609 Sycamore Rd
Buffalo Grove, IL 60089

02-12-213-001-1051
Amit Chakaborty
1186 E Meadow Lake Dr
Palatine, IL 60074

02-12-213-001-1052
Krystof Skawinski
1402 Ports O Call
Palatine, IL 60074

02-12-213-001-1053
Leticia Tagala
2223 Illinois Ave
Arlington Heights, IL 60004

02-12-213-001-1054
Lucia Hurtado
2100 Bayside Dr.
Palatine, IL 60074

02-12-213-001-1055
Kaiyan Luo
1141 Warwick Circle
Hoffman Estates, IL 60169

02-12-213-001-1056
Marchela Markova
26789 W Taylor Street
Barrington, IL 60010

02-12-213-001-1057
Sandra Montoya
2200 Bayside Dr. #3
Palatine, IL 60074

02-12-213-001-1058
Rebecca Schmidt
1433 E Fleming Drive S
Arlington Heights, IL 60004

02-12-213-001-1059
Susan Markaj
2200 Bayside Dr. #5
Palatine, IL 60074

02-12-213-001-1060
John Posparaj
2200 Bayside Dr. #6
Palatine, IL 60074

02-12-213-001-1061
Shivhard S Ghuman
710 W Burr Oak Dr.
Arlington Heights, IL 60004

02-12-213-001-1062
Vinodkumar Thakkar
2300 Bayside Dr. #2
Palatine, IL 60074

02-12-213-001-1063
Karina Philippi
23457 N Snuff Valley
Cary, IL 60013

02-12-213-001-1064
Wesley Kowalczyk
6742 N Drake Ave
Lincolnwood, IL 60712

02-12-213-001-1065
Trinuc LLC
33 W Higgins Rd #720
S Barrington, IL 60010

02-12-213-001-1066 Vivek Bhanot 1126 Cunningham Dr. Palatine, IL 60074	02-12-213-001-1067 Alexander Yufa 1094 Creekside CT 26 Wheeling, IL 60090	02-12-213-001-1068 Piotr Kaczmarowski 6877 Ellis Avenue Long Grove, IL 60047
02-12-213-001-1069 Ragini Patel 2400 Bayside Dr. Unit 3 Palatine, IL 60074	02-12-213-001-1070 Julia Ratovsky 650 Marseilles CT Buffalo Grove, IL 60089	02-12-213-001-1071 Dilipkumar B Patel 3055 N Menard Ave Chicago, IL 60634
02-12-213-001-1072 Ami Mehta & Alpesh Shah 510 Greenview Wheeling, IL 60090	02-12-213-001-1073 Ajit C Bajani Unit C 6733 Hampton Roads Pkwy Suffolk, VA 23435	02-12-213-001-1074 Narendra Patel 1101 Dearborn Ln Vernon Hills, IL 60061
02-12-213-001-1075 Shantu & Shalini Patel 2500 Bayside Dr. #3 Palatine, IL 60074	02-12-213-001-1076 Amit Chakaborty 1186 E Meadow Lake Dr Palatine, IL 60074	02-12-213-001-1077 Sayed M Adnani 482 Pleasant Avenue Highland Park, IL 60035
02-12-213-001-1078 Nirmal K Ghuman 2500 Bayside Dr. #6 Palatine, IL 60074	02-12-213-001-1079 Jose Dejuses Garcia Lo 2600 Bayside Dr. Palatine, IL 60074	02-12-213-001-1080 Taxpayer of Unit 2 2600 Bayside Dr. Unit 2 Palatine, IL 60074
02-12-213-001-1081 M & K Thakkar 585 E Thornhill Ln Palatine, IL 60074	02-12-213-001-1082 Alexsander Jankovic 2600 Bayside Dr. Unit 4 Palatine, IL 60074	02-12-213-001-1083 James Kraft 2600 Bayside Dr. Unit 5 Palatine, IL 60074
02-12-213-001-1084 P Narayanan 4270 Forest Gen Dr. Hoffman Estates, IL 60192	02-12-213-001-1085 Vladimir Gotsev 567 Sycamore Ln Wheeling, IL 60090	02-12-213-001-1086 Edward Tomkiewicz 10 W Emerson Arlington Heights, IL 6005
02-12-213-001-1087 Panaj Bhanot 2700 Bayside Dr Unit 3 Palatine, IL 60074	02-12-213-001-1088 LETICIA H TAGALA 2223 N ILLINOIS AVE ARLINGTON HTS, IL 60004	02-12-213-001-1089 DANIEL NEJMAN 5722 BROSAM DR PLAINFIELD, IL 60586
02-12-213-001-1090 GREG MIKOLAJCZYK 2700 BAYSIDE DR #6 Palatine, IL 60074	02-12-213-001-1091 AMIT PATEL 475 STRATFORD RD DES PLAINES, IL 60016	02-12-213-001-1092 DILIP SHINDE 813 PHEASANT WALK DR SCHAUMBURG, IL 60193

02-12-213-001-1093
NANDAGOPAL SANTHANAKRI
575 W HELEN ROAD
PALATINE, IL 60067

02-12-213-001-1094
ANNA MODLASIAK
3100 BAYSIDE DR UNIT 4
PALATINE, IL 60074

02-12-213-001-1095
SERGEY BORISOV
914 WEEPING WILLOW DR
WHEELING, IL 60090

02-12-213-001-1096 ARKADIUSZ LASOTA 3100 BAYSIDE DR UNIT 6 PALATINE, IL 60074	02-12-213-001-1097 WALDEMAR SZPUNAR 1509 AMHERST DR SCHAUMBURG, IL 60194	02-12-213-001-1098 DAVID DICRISTOFANO 1201 N LAKEVIEW DR PALATINE, IL 60067
02-12-213-001-1099 ASHWIN PATEL 1215 DIANE LANE ELK GRV VLG, IL 60007	02-12-213-001-1100 AVINASH J PATEL 3200 BAYSIDE DR UNIT 4 PALATINE, IL 60074	02-12-213-001-1101 LINA MCCARTHY 22960 N APPLE HILL LN LINCOLNSHIRE, IL 60069
02-12-213-001-1102 ROBERTO&LETICIA TAGALA 2223 N ILLINOIS AVE ARLINGTON HTS, IL 60004	02-12-213-001-1103 KAMALJIT SARAINA 206 S DEERPATH DR VERNON HILLS, IL 60061	02-12-213-001-1104 TRINUC LLC 33 W HIGGINS RD #720 S BARRINGTON, IL 60010
02-12-213-001-1105 SANJAY M PATEL 3300 BAYSIDE DR #3 PALATINE, IL 60074	02-12-213-001-1106 IZABELA SIKORSKI 3300 BAYSIDE DR #4 PALATINE, IL 60074	02-12-213-001-1107 MARCHELA MARKOVA 26789 W TAYLOR ST BARRINGTON, IL 60010
02-12-213-001-1108 JAYESH & PURNIMA PATEL 3300 BAYSIDE DRIVE #6 PALATINE, IL 60074	02-12-213-001-1109 BALBIR S SARAINA 206 S DEERPATH DR VERNON HILLS, IL 60061	02-12-213-001-1110 ELLEN KYRIAKOPOUCOS 2011 E AVON ARLINGTON HTS, IL 60004
02-12-213-001-1111 ZALES ENTERPRISES INC 1101 OLD BARN RD BUFFALO GRV, IL 60089	02-12-213-001-1112 MALGORZATA GMITER 3350 BAYSIDE DR UNIT 4 PALATINE, IL 60064	02-12-213-001-1113 JAI PARVATI LLC 305 E MAIN ST EAST DUNDEE, IL 60118
02-12-213-001-1114 SIMION DIORDIEV 3350 BAYSIDE DR UNIT 6 Palatine, IL 60074	02-12-213-001-1115 MURALI CHAKRAVARTHY 1112 BRANDYWYN CT BUFFALO GRV, IL 60089	02-12-213-001-1116 GUANGMING JENNES ZHANG 7983 HEDGEWOOD CIR MASON, OH 45040
02-12-213-001-1117 FAHAD ANWAR 1778 DELAWARE TRL WHEELING, IL 60090	02-12-213-001-1118 ROBERT JENSEN 16 UPPER POND ROAD S BARRINGTON, IL 60010	02-12-213-001-1119 SOMA SANYAL 1157 E PATTEN DR Palatine, IL 60074
02-12-213-001-1120 LK ARIZONA INV LLC 234 MAPLE HILL RD 234 MAPLE HILL RD , IL 60022	02-12-213-001-1121 AHMET ALEGOZ 22777 N FOXTRAIL DR KILDEER, IL 60047	02-12-213-001-1122 MARCHELA MARKOVA 26789 W TAYLOR ST BARRINGTON, IL 60010

02-12-213-001-1123
SYED ALI
3500 BAYSIDE DR #3
PALATINE , IL 60074

02-12-213-001-1124
FREDDY LARIOS
3500 BAYSIDE DR #4
PALATINE , IL 60074

02-12-213-001-1125
SHANNON MCDONOUGH
3500 BAYSIDE #5
PALATINE , IL 60074

02-12-213-001-1126
PETER MICHALSKI
418 MERRYDAKS
STREAMWOOD, IL 60107

02-12-213-001-1127
3600 BAYSIDE INC
3600 BAYSIDE DR UNIT 1
PALATINE , IL 60074

02-12-213-001-1128
VESELA DIMITROVA
3600 BAYSIDE DR #2
PALATINE , IL 60074

02-12-213-001-1129
D & L THAKKAR
10616 PICTORIAL PK DR
TAMPA, FL 33647

02-12-213-001-1130
SALVATORE INTILE
3600 BAYSIDE DR #4
PALATINE , IL 60074

02-12-213-001-1131
JOZEF KULIKOWSKI
749 S SUMMIT ST
BARRINGTON, IL 60010

02-12-213-001-1132
FAHAD ANWAR
1778 DELAWARE TRL
WHEELING, IL 60090

02-12-213-001-1133
ABRAHAM CHAVEZ PEREZ
3700 BAYSIDE DR U1
PALATINE , IL 60074

02-12-213-001-1134
ILYA KIREYEV
3700 BAYSIDE DR #2
PALATINE , IL 60074

02-12-213-001-1135
RAMU PRASHANTHA
33 W HIGGINS RD #720
S BARRINGTON, IL 60010

02-12-213-001-1136
MIROSLAW NOWICKI
3700 BAYSIDE DR #4
PALATINE , IL 60074

02-12-213-001-1137
YIJIA P BAO
518 COURT TOURAINE
DEER PARK, IL 60010

02-12-213-001-1138
JESSE SOPKO
3700 BAYSIDE DR #6
PALATINE , IL 60074

02-12-213-001-1139
PATEL
3800 BAYSIDE DR #1
PALATINE , IL 60074

02-12-213-001-1140
JAI PARVATI LLC
305 E MAIN ST
EAST DUNDEE, IL 60118

02-12-213-001-1141
HALINA TRECIAK
3800 BAYSIDE DR #3
PALATINE , IL 60074

02-12-213-001-1142
ARUNKUMAR PATEL
3800 BAYSIDE 4
PALATINE , IL 60074

02-12-213-001-1143
ANISH RAMI
615 BRIDGEPORT PL
WHEELING, IL 60090

02-12-213-001-1144
HERNANDEZ & GARCIA
3800 BAYSIDE DR 6
PALATINE , IL 60074

02-12-213-001-1145
ANDREW WILSON
3900 BAYSIDE DR UNIT 1
PALATINE , IL 60074

02-12-213-001-1146
JAI PARVATI LLC
305 E MAIN ST
EAST DUNDEE, IL 60118

02-12-213-001-1147
NORTHGATE LLC
815 MAPLE LANE
WHEELING, IL 60090

02-12-213-001-1148
AFTAB MAHMOOD
3900 BAYSIDE DR #4
PALATINE , IL 60074

02-12-213-001-1149
JAI PARVATI LLC
305 E MAIN ST
EAST DUNDEE, IL 60118

02-12-213-001-1150
PANHA MIEN
412 GLACIER DR
STREAMWOOD, IL 60107

02-12-213-001-1151
JAN PUDLO
1000 BAYSIDE DR#101
PALATINE , IL 60074

02-12-213-001-1152
SERHIY POPOVYCH & OLGA
1000 BAYSIDE DR#102
PALATINE , IL 60074

02-12-213-001-1153
J LARSEN & R LARSEN
1000 BAYSIDE DR 103
PALATINE , IL 60074

02-12-213-001-1154
MATHEUSZ DUBIEL
1000 BAYSIDE DR #104
PALATINE , IL 60074

02-12-213-001-1155
MAYA DWARAKANATH
575 W HELEN ROAD
PALATINE , IL 60067

02-12-213-001-1156
YANAMADULA
600 ACADEMY CT
SCHAUMBURG, IL 60194

02-12-213-001-1157
SHIRLEY GOLDBERG
PO BOX 371
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02-12-213-001-1158
MUHAMMAD IMRAN RAFI
WALNUT GROVE CT
LK IN THE HL, IL 60156

02-12-213-001-1159
GUILD PROPERTIES LLC
1000 BAYSIDE DR#109
PALATINE , IL 60074

02-12-213-001-1160
PATRICIA TESLA
1000 BAYSIDE DR #110
PALATINE , IL 60074

02-12-213-001-1161
RONALD JASNIOWSKI
1000 BAYSIDE DR #111
PALATINE , IL 60074

02-12-213-001-1162
MUHAMMAD IMRAN
1000 BAYSIDE DR #112
PALATINE , IL 60074

02-12-213-001-1163
ANDREW KUPFERBERG
1116 WADE
HIGHLAND PK, IL 60035

02-12-213-001-1164
LINA MCCARTHY
22960 N APPLE HILL LN
LINCOLNSHIRE, IL 60069

02-12-213-001-1165
ZOZISLAWA KOLOS
1000 BAYSIDE DR #201
PALATINE , IL 60074

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PETER MICHALSKI
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TRINUC LLC
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S BARRINGTON, IL 60010

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ROBERTO TAGALA
2223 N ILLINOIS AVE
ARLINGTON HTS, IL 60004

02-12-213-001-1169
OLUSANYA SOYANNWO
1000 BAYSIDE DR #205
PALATINE , IL 60074

02-12-213-001-1170
KRZYSZTOF SKAWINSKI
1402 PORTS O CALL #2W
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105 N BIERMANN AV
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2630 CHELSEY ST
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02-12-213-001-1173
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352 GLEN LEVEN CT
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02-12-213-001-1174
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6859 W BELMONT AVE
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1000 BAYSIDE DR
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MADHU PATEL
281 MCWALTER DR
ROSELLE, IL 60172

02-12-213-001-1183
BORIS LELCHUK
1140 HLARY LN
HIGHLAND PK, IL 60035

02-12-213-001-1184
RAMONA PADUREAN
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PALATINE , IL 60074

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P&T PROPERTIES LLC
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P&T Properties
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Jacqueline Ramos
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Susan Frederick
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Nida Sybounheuang
1025 Bayside Dr
Palatine, IL 60074

02-12-213-001-1344
Chandrashekhhar Patel
2206 Nichols Rd Apt A
ARLINGTON HEIGHTS, IL 60004

02-12-213-001-1345
Rudolfo K Pabillore MA
1027 Bayside Dr
Palatine, IL 60074

02-12-213-001-1346
Rafal Stykowski
418 Merry Oaks Rd
Streamwood, IL 60107

NOTICE OF PUBLIC HEARING

Hearing for: Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District and other variations from Chapter 28 of the Arlington Heights Municipal Code.

Hearing Location: Arlington Heights Municipal Building
33 S. Arlington Heights Road

Date: February 26, 2020 **Time:** 7:30 P.M.

PUBLIC ATTENDANCE & COMMENTS INVITED

For Details call:
Rehabilitation Institute of Chicago
d/b/a Shirley Ryan Ability Lab
c/o Kathleen A. Duncan
Phone: (312) 870-8024

OR:
Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200





NOTICE OF PUBLIC HEARING

Hearing for: Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District and other variations from Chapter 28 of the Arlington Heights Municipal Code.

Hearing Location: Arlington Heights Municipal Building
33 S. Arlington Heights Road

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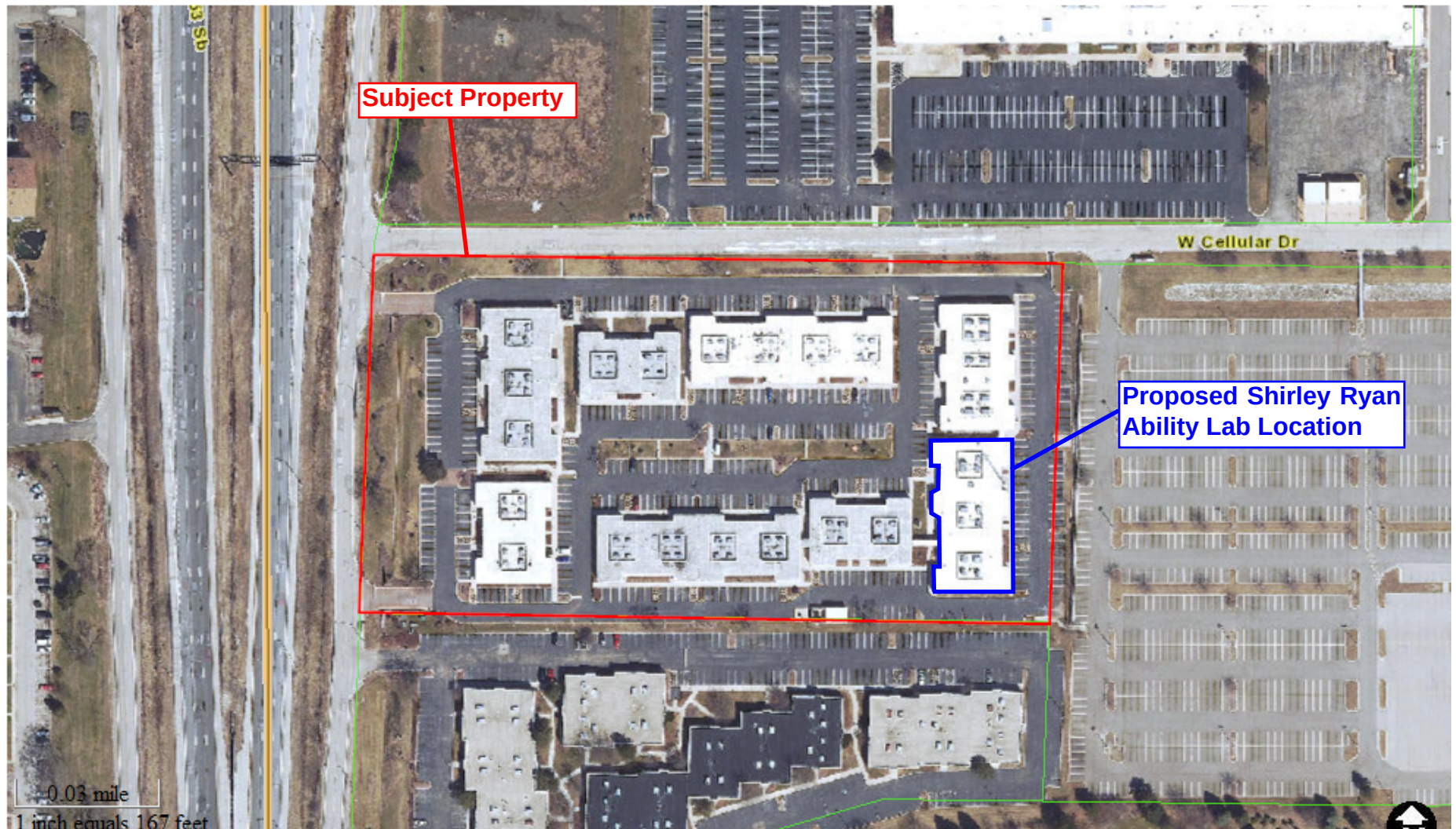
PUBLIC ATTENDANCE & COMMENTS INVITED

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Rehabilitation Institute of Chicago
d/b/a Shirley Ryan Ability Lab
c/o Kathleen A. Duncan
Phone: (312)870-8024

OR:

Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200



Map created on October 17, 2019.

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

October 23, 2019

Project Title: Shirley Ryan Ability Lab LUV
Project Address: 3201-3231 N. Wilke Rd.
Petitioner: Kathleen Duncan
Ackerman LLP
Address: 71 South Wacker Drive, 46th Floor
Chicago, IL 60606

Requested Action:

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

Variations Required:

- Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.
- Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
- Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
- Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.
- Additional variations may be identified upon submittal of detailed plans.

Attendees: Kate Duncan, Petitioner
Jean Vander Sanden, Shirley Ryan Ability Lab
Laurie Tenzer, Shirley Ryan Ability Lab
Todd Eicken, Cannon Design
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is a five building multi-tenant office complex at 3201-3231 North Wilke Road, which is located on approximately 7.96 acres of land and consists of approximately 104,684 square feet of floor area. The petitioner, Shirley Ryan Ability Lab, has signed a lease for 14,131 square feet of space within a vacant unit at the southeast corner of the development (3215 North Wilke Road). The Ability Lab provides day rehabilitation services for individuals who no longer need hospitalization but still require intensive, coordinated rehabilitation care (i.e. victims of a stroke, brain/spinal injury, car accident, etc.) in order to get back to normal independent living. Their hours of operation are 7:30am to 5:00pm Monday through Friday and their offices are closed over the weekend. Approximately 10,786 square feet of the tenant space would be built-out and occupied upon zoning approval, with the remaining 2,661 square feet to be leased but unoccupied until an expansion is warranted. At peak occupancy of the entire space, the petitioner anticipates a total of 20 employees.

Access to the site comes from two full access, non-signalized ingress/egress points along Wilke Road. To shelter individuals with accessibility limitations from inclement weather, the petitioner has proposed a canopy over the main

entrance to their unit, which would involve the removal of 13 parking spaces on the site and create a dedicated drop-off/pick-up zone for the medivans.

Meeting Discussion:

Ms. Duncan provided further detail on the responsibilities of each person on the development team. She explained that the petitioner was seeking to operate the space at 3215 N. Wilke Road as a physical rehabilitation center, which required certain zoning approvals. Although medical offices were a permitted use within the M-1 Zoning District, physical rehabilitation centers were not, and a therefore a land use variation was required. A reduction in the code required parking was also being sought, as well as a variation to waive the formal traffic study and variations to allow for a proposed canopy at the front entrance to the subject unit. The canopy was considered an accessory structure, and due to the size and height of the canopy, it needs relief from the accessory structure regulations.

Commissioner Green said that from his architectural perspective, it made sense not to connect the canopy to the building and to construct the structure as an independent accessory structure.

Ms. Duncan stated that they believed they would be able to meet all of the approval criteria for each variation requested.

Ms. Vander Sanden outlined how operations at Shirley Ryan Ability Lab (SRALab) would occur on a standard day, which operations were unique in comparison to a standard rehabilitation facility. The Arlington Heights location would allow SRALab to relocate day rehabilitation service into the community, which services currently occur in their Wheeling facility. SRALab provides physical therapy, occupational therapy, speech therapy, and physician and nursing support to individuals who have had some type of catastrophic neurological injury, such as a stroke, spinal injury, or had been in a bad car accident. As such, they treat a very specific subset of the population that need a very in depth and comprehensive therapy program. Many of their patients have just left the hospital, and due to the nature of their injuries, many are not able to drive themselves to therapy. As part of their program they provide transportation to and from the homes of their patients. A typical physical therapy session is three hours, although some patients stay for up to six hours. Their facility is only open Monday through Friday.

SRALab does not provide a typical ambulatory physical therapy session of 45 minutes, and given the longer therapy times needed by their patients, they don't see a continuous flow of cars through the site. There are usually only two waves of patients arriving and leaving the site; the first wave arrives at 8:30am and departs around 11:30am, and the second wave arrives at noon and then leaves around 3:00pm. There are four other SRALabs around the Chicagoland area and they all function with the same structure as would occur in Arlington Heights. Each wave will include about three to five vans transporting two to four patients each, and approximately 22 patients are seen during the morning and 22 during the afternoon. There would be approximately 20 employees.

Mr. Eicken provided background on the building, explaining that the particular unit under lease by SRALab was located at the rear of the subject property and was in the southeast corner of the complex. The subject property circulation was oriented so that medivans could arrive at the site, loop around to the rear to drop-off/pick-up patients, then continue around the building to circle back to the front where they would exit the site.

In order to facilitate the construction of the canopy, which would involve the removal of certain parking spaces, they would be adding two parking lot landscape islands that would define the drop-off area. The drop-off canopy would be about 50 feet by 25 feet, which would provide enough space for two vans underneath. The canopy structure would be independent of the building and would be designed to drain water back to the roof of the building. Clearance underneath would be 13.5 feet and it would be large enough for any emergency vehicle to pass below. The materials of the canopy would be designed to match the existing building. The interior of the building would be an open "gym" style space with treadmills, mat space, and associated equipment for rehabilitation services. The entrance is designed to be wider than a typical office building entrance since several patients arrive and leave at the same time.

Mr. Hubbard stated that the subject property was zoned M-1, which is a research, development, and light manufacturing district. Physical rehabilitation facilities are not classified as a permitted or special use within the M-1 district, therefore they

are prohibited from locating within the district and a land use variations is required for SRAlab. As part of this approval process, the petitioner will need to demonstrate conformance to the four criteria necessary for variation approval. The Comprehensive Plan designates the property as appropriate for research and development, warehousing, and manufacturing, which is consistent with the current M-1 zoning on the property. Since the proposed use is most similar to a medical office, and because medical offices are a permitted use in the M-1 District, the proposed use was compatible with the Comprehensive Plan.

The proposed entrance canopy would require certain variations relative to size and height, and staff was generally supportive of these variations as they recognized a need for the canopy based on the clientele of SRAlabs. The primary item to evaluate on this application relates to parking, and the petitioner is requesting a variation to waive the formal traffic and parking study requirement. Based on the proposed use and reduction in parking, a parking variation is required. Specifically, 374 parking spaces are required and 350 will be provided, which results in a deficit of 24 parking spaces. Given the business model where patients carpool in medivans and then the medivans drop off the patients, leave, and will not park on the site, staff does not believe that the proposed use will generate a high parking demand. However, being that there will be a deficit relative to code requirements, staff would like the petitioner to survey the existing parking lot usage to provide a baseline for existing parking demand. Staff will then evaluate if the proposed reduction in parking will become problematic by adding the anticipated peak parking demand to the existing peak parking demand occurring on the subject property.

As part of the Plan Commission review process, staff will inspect the site to ensure that all site landscaping is up to code and that there is no dead or missing landscaping on the site. If there are deficiencies, the onsite landscaping will need to be brought up to code requirements as part of the land use variation approval process. Bike parking will be required, and the entire site must be brought up to current code requirements for bike parking since the proposed use results in an increase in code required parking, which is what triggers the need to comply with the bike parking regulations. The petitioner will need to provide staff with details on any existing bike parking spaces within the complex, and if it is determined that there is a deficit of bike parking relative to code requirements, the petitioner would be responsible for installing the required bike racks or they can negotiate that with the landlord. Staff is generally supportive of this application subject to resolution of the items as outlined in the staff report.

Commissioner Jensen said he wanted to disclose that his wife was a client at the SRAlab in Elk Grove Village, and he thought that they operated an excellent program. He asked for clarification as to whether the Wheeling facility would close upon completion of the facility in Arlington Heights should it be approved.

Ms. Vander Sanden confirmed that the Wheeling facility would close if they were able to open a facility in Arlington Heights.

Commissioner Jensen said that he dropped his wife off and picked her up when she was done, so he recognized that the patients would not generate a high parking demand. However, the parking study would still be helpful to have, although he thought that parking would not be an issue. He stated that he did not think the bike parking should be required in this instance since the clients, given the nature of their injuries, would not be biking to the facility, and it was unlikely that the employees would either. He encouraged the petitioner to request a variation to the bicycle parking requirements if they thought that the bike parking spaces would not be utilized by the business. He was supportive of the use in this location and had yet to determine if he needed to recuse himself from the Plan Commission public hearing given that his wife was a SRAlab client.

Commissioner Cherwin stated that he would also be supportive of a waiver of the bike parking requirement for this application. He stated that this was a great project and he was totally supportive of it and he did not think that parking would be an issue given the aforementioned reasons expressed by others. He asked about emergency exiting and whether, given the clientele of SRAlab, they would need something beyond the standard emergency egress that was currently provided within the office building.

Ms. Vander Sanden explained that the existing building had more egress points than was required by code

Mr. Eicken speculated that the particular unit that SRAlab would be leasing was set up for use by three separate tenants and so it had three times the emergency egress points. Based on his analysis, they were well within the code requirements

for egress and exiting distances.

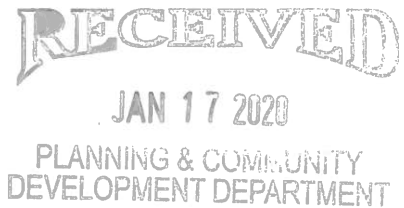
Commissioner Cherwin reiterated that he believed this was a good project and could not foresee a reason that he would be against it.

Commissioner Green stated that he would also be supportive of a bicycle parking variation. He thought it was a great project and would like to see this business come to Arlington Heights. He agreed with staff and thought that parking should not be an issue and he encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

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



NARRATIVE

3215 North Wilke Road, Arlington Heights

Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab ("SRALab") is leasing the property located at 3215 N. Wilke Road, Arlington Heights, (the "Property") which contains 14,131 rentable square feet. The Property is part of a larger complex known as Arlington Ridge Office Center, owned by 3205-3231 North Wilke Property LLC. There are five (5) total buildings in Arlington Ridge Office Center with a total of 90,929 rentable square feet. There are a total of 375 parking spaces within the office complex. SRALab is leasing the Property for use as a Physical Rehabilitation Center, as defined by the Arlington Heights Zoning Code. The Property has been vacant since at least 2015 when the current owner of the Property acquired it. The Arlington Ridge Office Center is currently 83% leased with office tenants.

The proposed use as a Physical Rehabilitation Center and as more fully described below will require a Land Use Variation for the Property in accordance with the Arlington Heights Zoning Code since the property is located in an M-1 District and Physical Rehabilitation Center is not a permitted use.

SRALab is the first of its kind translational rehabilitation hospital where clinicians, scientists, innovators and technologists work together in the same space, applying research in real time to physical medicine and rehabilitation. The organization has three levels of care, inpatient rehabilitation, day rehabilitation ("DayRehab") and outpatient rehabilitation. The main SRALab inpatient rehabilitation facility is located in Chicago at 355 E. Erie. DayRehab programs are strategically located in Chicago and surrounding communities to best serve those patients needing our care.

DayRehab is a unique level of care that provides physical therapy, occupational therapy, speech therapy, psychology, nursing and physiatry to patients who have sustained a neurological injury resulting in a significant loss of previous function. DayRehab is a unique program, only serving those patients who need intensive therapy, for a minimum of three hours per day, following a neurologic injury. SRALab does not treat patients with orthopedic injuries who require only physical therapy or only one hour of therapy per day. Examples of common diagnoses that SRALab treats at its DayRehab facilities include, but are not limited to, stroke, spinal cord injury, brain injury, multiple sclerosis and Parkinson disease. SRALab treats both adult and pediatric patients. The majority of SRALab patients are recently discharged to home following an acute rehabilitation hospitalization and are in need of continued comprehensive, intensive rehabilitation. The focus of DayRehab is helping patients return to their previous level of functional independence, including return to school, return to work, return to community based activities.

SRALab is seeking to open a DayRehab in Arlington Heights because it has assessed recent data on patient origin and Arlington Heights is a location that is central to serving patients in need of the above described services. When we assess our patient origin data, almost 50% of our patients will come from within 5 miles of Arlington Heights.

The DayRehab clinic on the Property is proposed to be open Monday through Friday, from 7:30 AM to 5:00 PM and will be closed with no activity whatsoever on Saturday and Sunday. There will be twenty (20) employees on site during peak times. A typical patient attends therapy for 3 hours a day, either from 8:30-11:30 AM or 12:00-3:00 PM, Monday through Friday. While at the clinic, patients

participate in three hours of therapy and meet with the nurse and/or physician for medical concerns. In addition to their activity in the clinic, patients also practice skills in the community, such as grocery shopping, going to the library, ordering a meal at a restaurant, all in an effort to gain independence. A typical day from the clinic perspective is as follows:

- Staff arrive on-site at 7:30 AM
- First wave of patients arrive on-site between 8:00-8:30 AM. Majority of patients arrive via medicar transport service that is contracted through SRAlab.
- Patient treatment occurs between 8:30-11:30 AM
- At 11:30 AM, the first wave of patients are picked up by medicars to return home and second wave of patients arrive.
- Patient treatment occurs between 12:00 PM -3:00PM
- At 3:10 PM, second wave of patients are picked up by medicars to return home
- Staff depart for the day at 4:00 PM

The medi-vans typically pick up 2-4 patients before coming to the site. There are typically 3-5 vans in the morning and 3-5 vans in the afternoon and an average of 22 patients in both the morning and afternoon sessions. The medi-vans transport patients to the site but do not stay on the site while treatment is occurring.

SRAlab is proposing to make interior modifications to the Property to suit the proposed program and is also seeking to add a new canopy to the exterior of the building in accordance with the attached drawings, which, because of its size as an accessory structure, will require a Variation. Please note that in constructing the canopy, 13 existing parking spaces will be displaced by the construction of the new canopy and surrounding sitework. The canopy provides protected drop-off and pick-up for patients in inclement weather. The patient population at this facility need extended time to load and unload as compared to many other patient types making the need for good coverage even more important. The canopy is proposed to be constructed out of brick and metal with colors to complement the existing buildings. Finally, the height of the proposed canopy exceeds 15 feet, requiring an additional variation, which is as a result of three factors: (1) the canopy must be tall enough to fit a fire truck underneath; (2) the canopy must overlap the existing building which allows for drainage off of the canopy onto the roof of the office building; and (3) the required thickness of the roof structure to span the distance required. The canopy will be approximately 17'-1" above the pavement.

At the outset SRAlab will not use all space in the building, but rather, 2,661 s.f. of the space will be existing space reserved for future operations. While that area may not be used at the outset, SRAlab does not anticipate that the statistics herein, including estimated hours, patient counts and employees, will significantly change as a result of the future use of this space.

Finally, Arlington Heights Village Staff has determined that 1 space per 200 square feet is required parking for the proposed Physical Rehabilitation Center. Applicant SRAlab has prepared a parking analysis which is attached hereto. In accordance with the attached analysis, a parking variation will also be required.

RECEIVED

JAN 17 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

JUSTIFICATION FOR REQUESTED VARIATIONS

**Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab (“SRAlab”)
3215 North Wilke Road, Arlington Heights (the “Property”)**

1. Land Use Variation – to allow a Physical Rehabilitation Center within the M-1 Zoning District

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

First, SRAlab is proposing to use the existing building on the Property with interior modifications and some minor exterior modifications (described further below) to fit its outpatient DayRehab program. (For additional details on the “DayRehab” program, please see the Narrative included herewith.) Since the existing building will be reused, it continues to remain compatible with the locality in terms of site planning, building scale, and project design.

With respect to the proposed operations of the DayRehab program and its compatibility with the existing uses and operating characteristics of the site, SRAlab’s operations are reasonably compatible with other office uses occurring in the office complex, particularly when considering the proposed flow of patients to the program – with a first group starting at 8:30 a.m. and leaving at 11:30 a.m. and a second group starting at 12:00 p.m. and leaving at 3:00 p.m. Patients are not coming-and-going all throughout the day like at a typical doctor’s office, but rather come to the facility in two different groups, lessening the impact on the surrounding properties. Further, while the proposed DayRehab program is somewhat unique, it is similar in nature to a medical office use which is a permitted use in the M-1 District, and arguably is less impactful on the surrounding area than a medical office might be.

As a result, SRAlab believes the proposed use of the property for a Physical Rehabilitation Center will not alter the character of the locality and will be compatible with the existing uses and zoning of nearby property.

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

SRAlab’s DayRehab program is a unique program that serves a very distinct population of patients, as described in the Narrative, and is unlike other typical Physical Rehabilitation Centers such as Athletico, or other orthopedic rehabilitation centers. DayRehab is distinct from these other physical therapy centers in that its patients need a higher level of care and come to DayRehab for extended hours. Further, most patients coming to DayRehab need assistance with transportation due to the nature of their injuries so traffic generation will be

minimal in comparison to a traditional physical therapy center or even a traditional doctor's office.

Please note that the Property has been unoccupied since at least 2015, when the existing owner acquired the Property.

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

SRAlab is a well-known and established provider of DayRehab. The proposed land use variation is harmonious with the intent of the Zoning Code in that the proposed DayRehab use is compatible with the other existing uses in the office complex and further is similar to a medical office, which is a permitted use in the M-1 District. The DayRehab use is also distinct from a typical physical therapy center in that patients at DayRehab are in need of higher levels of care and are at the Property for extended hours.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

The proposed land use variation to allow a Physical Rehabilitation Center in an M-1 District is the minimum variation necessary in order to allow the use of the Property for DayRehab.

2. Variation to Section 10.4, to reduce the number of required parking spaces on the subject property from 375 to 354.

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

As set forth in the Narrative, expected traffic generation from the DayRehab use will be minimal when compared to a traditional doctor's office or a traditional physical rehabilitation center, since patients will receive services for approximately 3 hours daily with only two waves of patients, most of whom will arrive via medivan or other shared transportation that is provided by SRAlab. There will be approximately 20 employees on site during peak times with approximately 44 patients expected each day.

As set forth in the Parking Study performed by KLOA, the office complex currently has 375 parking spaces and at peak occupancy over the course of four weekdays, there was a maximum of 242 vehicles using the parking spaces. With the addition of the DayRehab use there will be elimination of 21 parking spaces resulting in a total of 354 spaces, but only an additional demand of 26 parking spaces, which demonstrates that there is adequate parking on site to meet the needs of the existing uses and also the proposed DayRehab.

Accordingly, SRAlab does not believe the character of the locality will be altered by the reduction in parking and the proposed reduced parking will be compatible with the existing uses and zoning of nearby properties.

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

The DayRehab use is unique when compared to traditional doctor's offices or traditional physical therapy centers with parking and traffic operating at minimal levels in comparison, as set forth in the Parking Study performed by KLOA. Therefore the request to reduce the number of required parking spaces is one that is due to unique circumstances.

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

The proposed variation – to reduce the required parking – is in harmony with the spirit and intent of the Chapter when considering the proposed unique DayRehab use and the amount of parking proposed to be associated with it compared with the overall available parking in the office complex.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

As mentioned at the outset, Applicant did engage KLOA, a licensed traffic engineer, to perform a parking study and is only requesting a variation to reduce the number of parking spaces that allows its reasonable use of the property since the proposed unique DayRehab use and the traffic and parking proposed are minimal when compared with more traditional uses.

3. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.

Please note that while SRAlab is requesting a variation to waive a full traffic study by a certified traffic engineer, SRAlab has provided a parking study related to the Property performed by KLOA, a certified traffic engineer.

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

As set forth in the Narrative, expected traffic generation from the DayRehab use will be minimal when compared to a traditional doctor's office or a traditional physical rehabilitation center, since patients will receive services for approximately 3 hours daily with only two waves of patients, most of whom will arrive via medivan or other shared transportation that is provided by SRAlab. There will be approximately 20 employees on site during peak times with approximately 44 patients expected each day. As a result, SRAlab does not believe the character of the locality will be altered and the proposed use will be compatible with the existing uses and zoning of nearby properties.

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

The DayRehab use is unique when compared to traditional doctor's offices or traditional physical therapy centers with parking and traffic operating at minimal levels in comparison. Therefore the request to waive the formal traffic study is one that is due to unique circumstances.

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

The proposed variation – to waive the formal traffic study – is in harmony with the spirit and intent of the Chapter when considering the proposed unique DayRehab use and the amount of traffic and parking proposed to be associated with it.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

As mentioned at the outset, Applicant did engage KLOA, a licensed traffic engineer, to perform a parking study and is only requesting a variation to waive the formal traffic study since the proposed unique DayRehab use and the traffic and parking proposed are minimal when compared with more traditional uses.

4. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 s.f. where code limits the maximum size to 300 s.f.

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

SRAlab is proposing to install a canopy over the building entrance in order to protect patients during drop-off and pick-up during inclement weather. The patient population needs extended time to load and unload as compared to most other patient types making the need for coverage extremely important. The Property is located at the rear of the office complex and is not visible from Wilke Road, the main public right of way so the proposed canopy will not be visible from the main road. Further the canopy could be attached to the building and then this variation would not be required, however, the canopy has been designed in such a way so that it is slightly taller than the roof height so that emergency vehicles can fit beneath it, in order to accommodate some of the vehicles that patients will be transported in to the Property. The proposed canopy will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

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

As mentioned above, the patient population using the Property is unique, with protection from inclement weather being critical during extended loading and unloading time into the facility, making the size and height of the canopy necessary in order to provide a comfortable experience for patients. A traditional doctor's office or physical rehabilitation center does not serve the same type of patients. Therefore, due to the unique nature of the DayRehab program and the patients it serves, the circumstances SRAlab faces are unique.

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

The canopy has been designed to match the existing architecture of the building and it will not encroach on any setbacks required for the building. As a result, the canopy is in harmony with the spirit and intent of the Zoning Code.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

In order to cover the area where patients will be loaded and unloaded, the size and height of the canopy is necessary. SRAlab has designed the canopy to minimum dimensions needed to accommodate vehicles and to provide covered loading for its patients. Therefore, the variation requested is the minimum variation needed to allow for the covered access.

5. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

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

As set forth above, the proposed canopy has been designed to accommodate the height needed so that an emergency vehicle can pull up to the door underneath the canopy. The particular patient population served at the DayRehab programs needs extended time to load and unload as compared to most other patient types, making the need for coverage extremely important. The Property is located at the rear of the office complex and is not visible from Wilke Road, the main public right of way so the proposed canopy will not be visible from the main road. Further the canopy could be attached to the building and then this variation would not be required, however, the canopy has been designed in such a way so that it is slightly taller than the roof height so that emergency vehicles can fit beneath it, in order to accommodate some of the vehicles that patients will be transported in to the Property. The proposed canopy will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

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

As mentioned above, the patient population is unique, with protection from inclement weather being critical during extended loading and unloading time into the facility, making the size and height of the canopy necessary in order to provide a comfortable experience for patients. A traditional doctor's office or physical rehabilitation center does not serve the same type of patients. Therefore, due to the unique nature of the DayRehab program and the patients it serves, the circumstances SRAlab faces are unique.

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

The canopy has been designed to match the existing architecture of the building and it will not encroach on any setbacks required for the building. As a result, the canopy is in harmony with the spirit and intent of the Zoning Code.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property.*

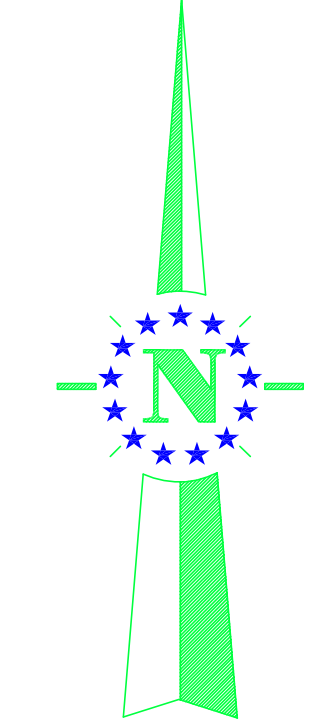
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NORTH WILKE ROAD
PUBLIC RIGHT OF WAY WITH VARIES
(ADJUST FOR WIDTH VARIES)

TORBURN PARTNERS NORTH
PARCEL No. 03-07-100-006-0000
DOCUMENT No. 18222025

W CELLULAR DRIVE
(30'± ASPHALT ROAD)
PUBLIC RIGHT OF WAY

3105 N. WILKE, LLC
PARCEL No. 03-07-100-019-1001



PROJECT NUMBER
150175-S

SHEET
2 OF 2

DRAWN BY: MFC CHECKED BY: MWS

SURVEYED BY:

FREELEAD-CLINCSALES
& ASSOCIATES, INC.
1001 DUNDAS EAST
SUITE 200
WILLOWDALE, ONTARIO
M2H 1G7
PHONE: (416) 881-1000 FAX: (416) 881-4239

NO. DATE REVISION

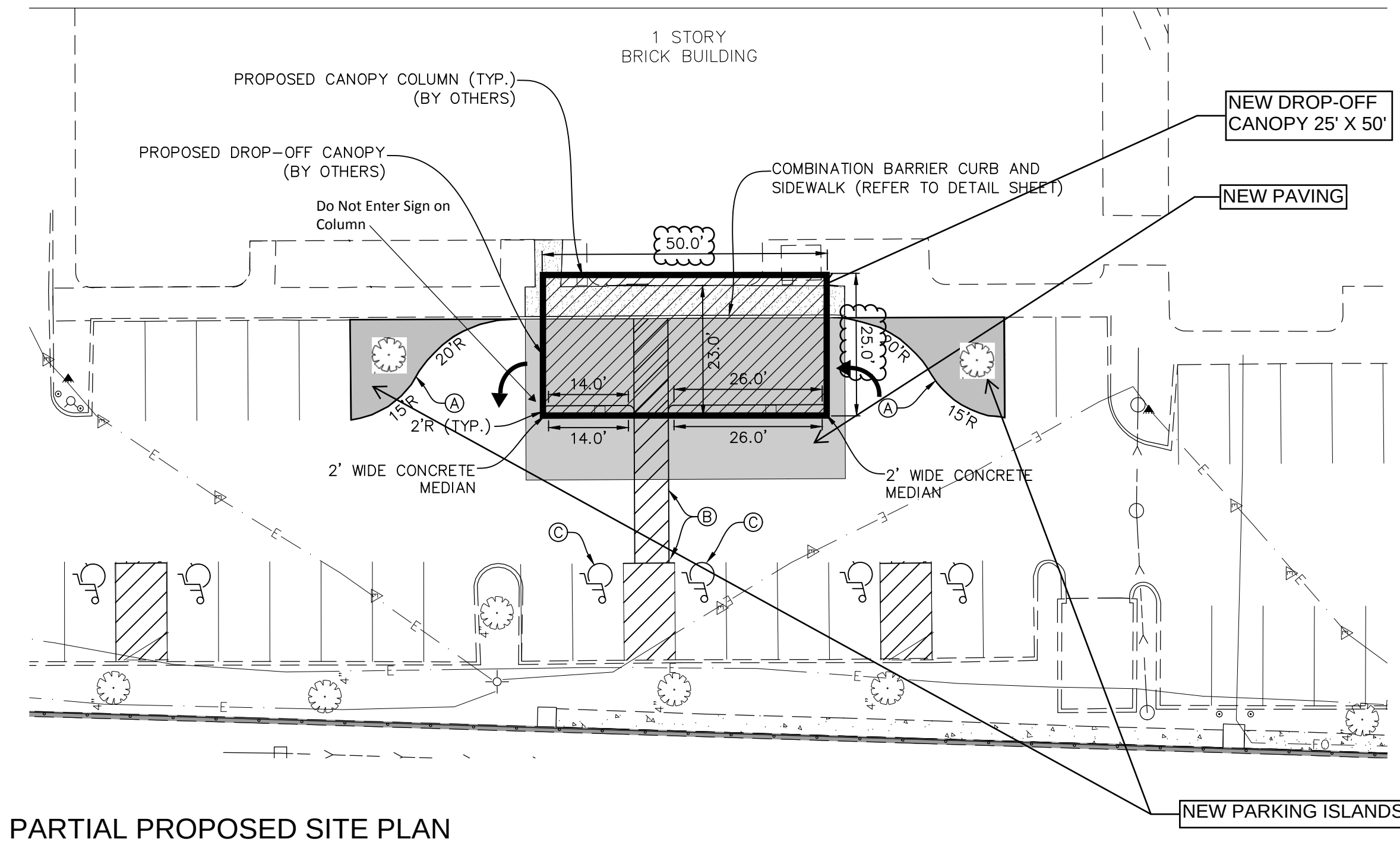
NO.	DATE	REVISION
1.	03/25/15	ORCDS COMMENTS
2.	03/31/15	UPDATED EXCEPTION LIST
3.	4/11/15	UPDATED ZONING
4.		
5.		
6.		
7.		

COORDINATED BY:

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A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

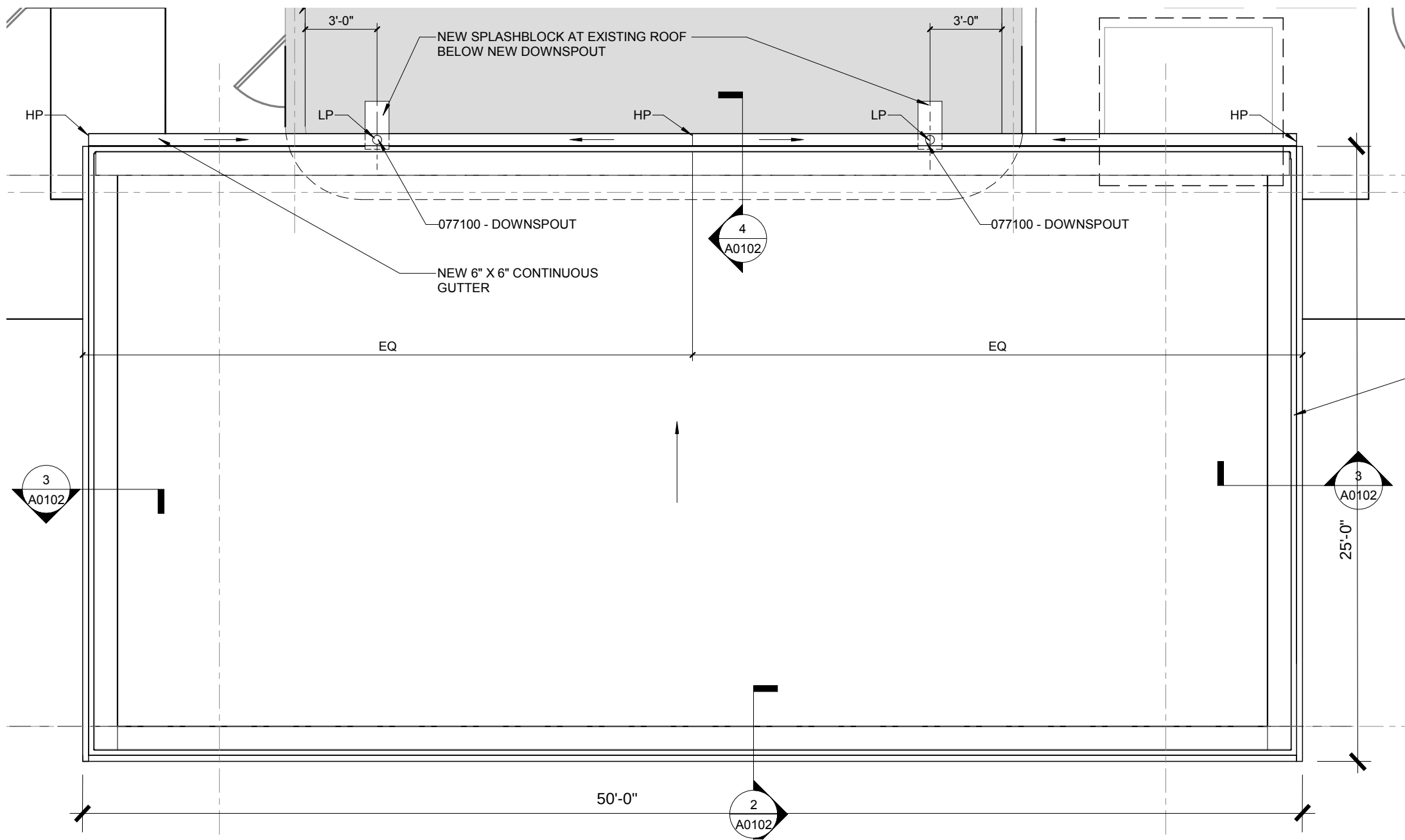
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4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

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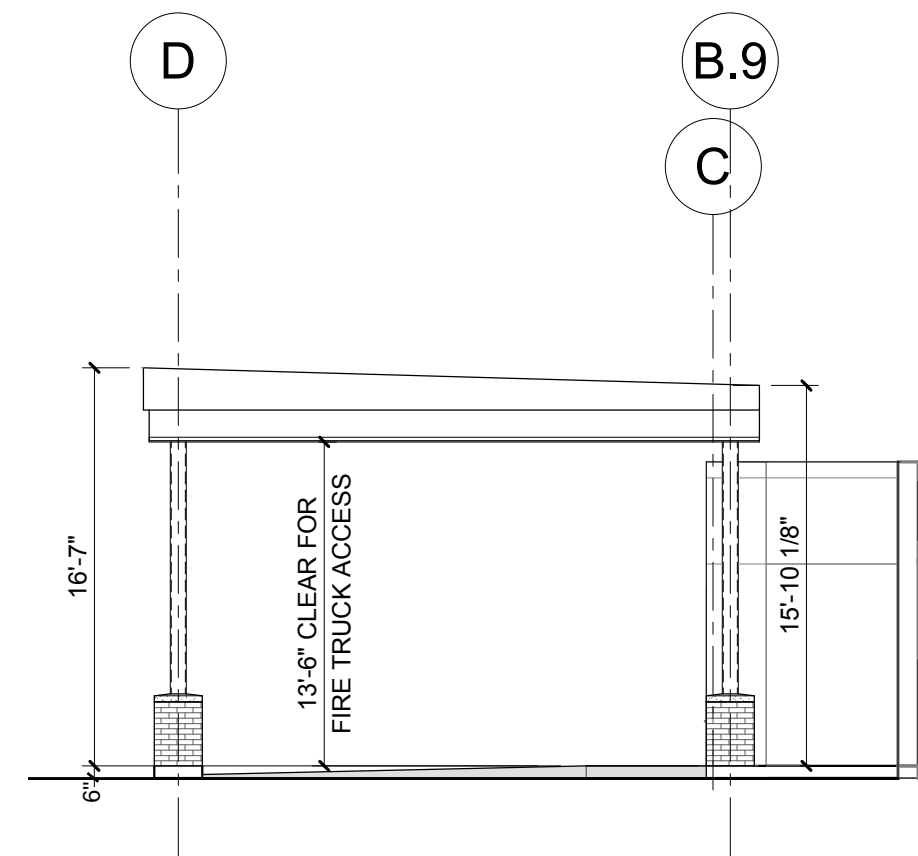




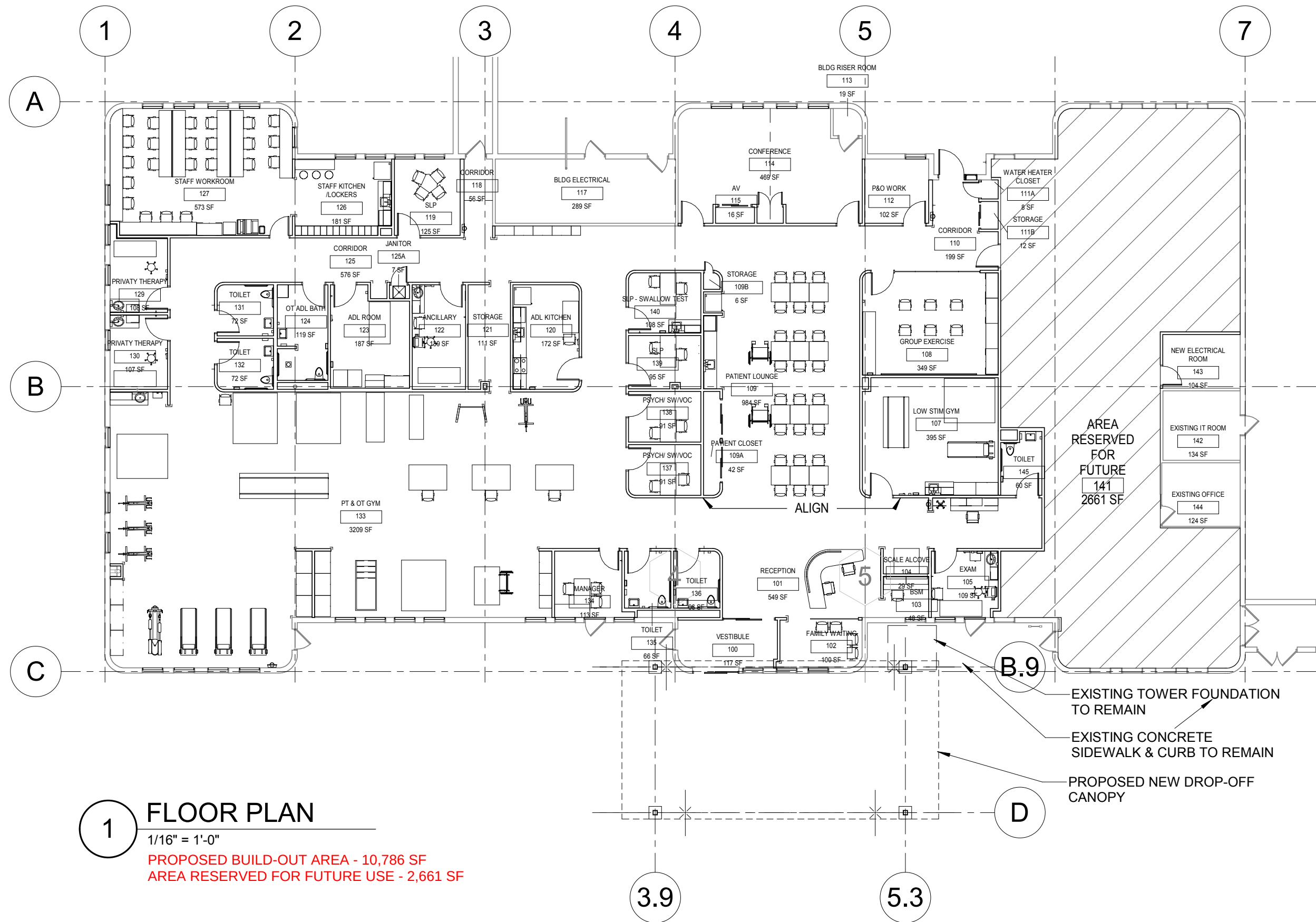
Proposed Canopy



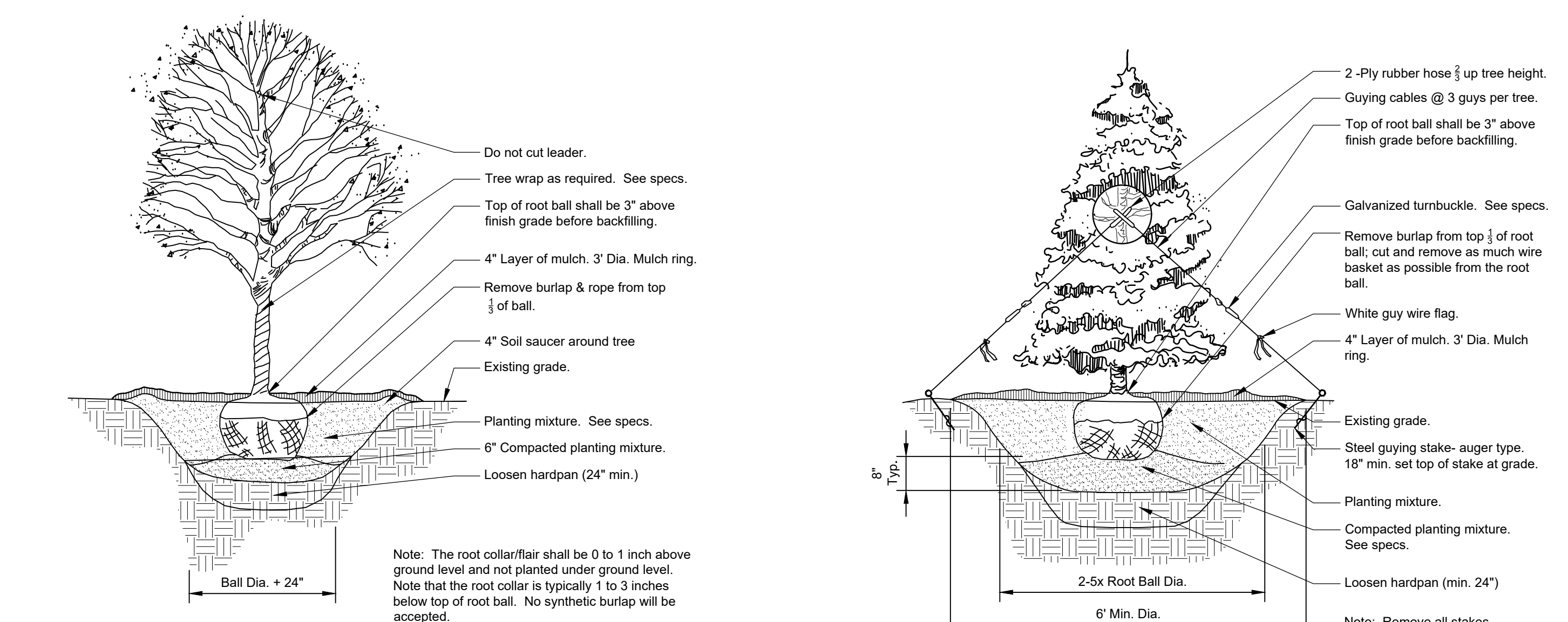
PARTIAL PROPOSED ROOF PLAN



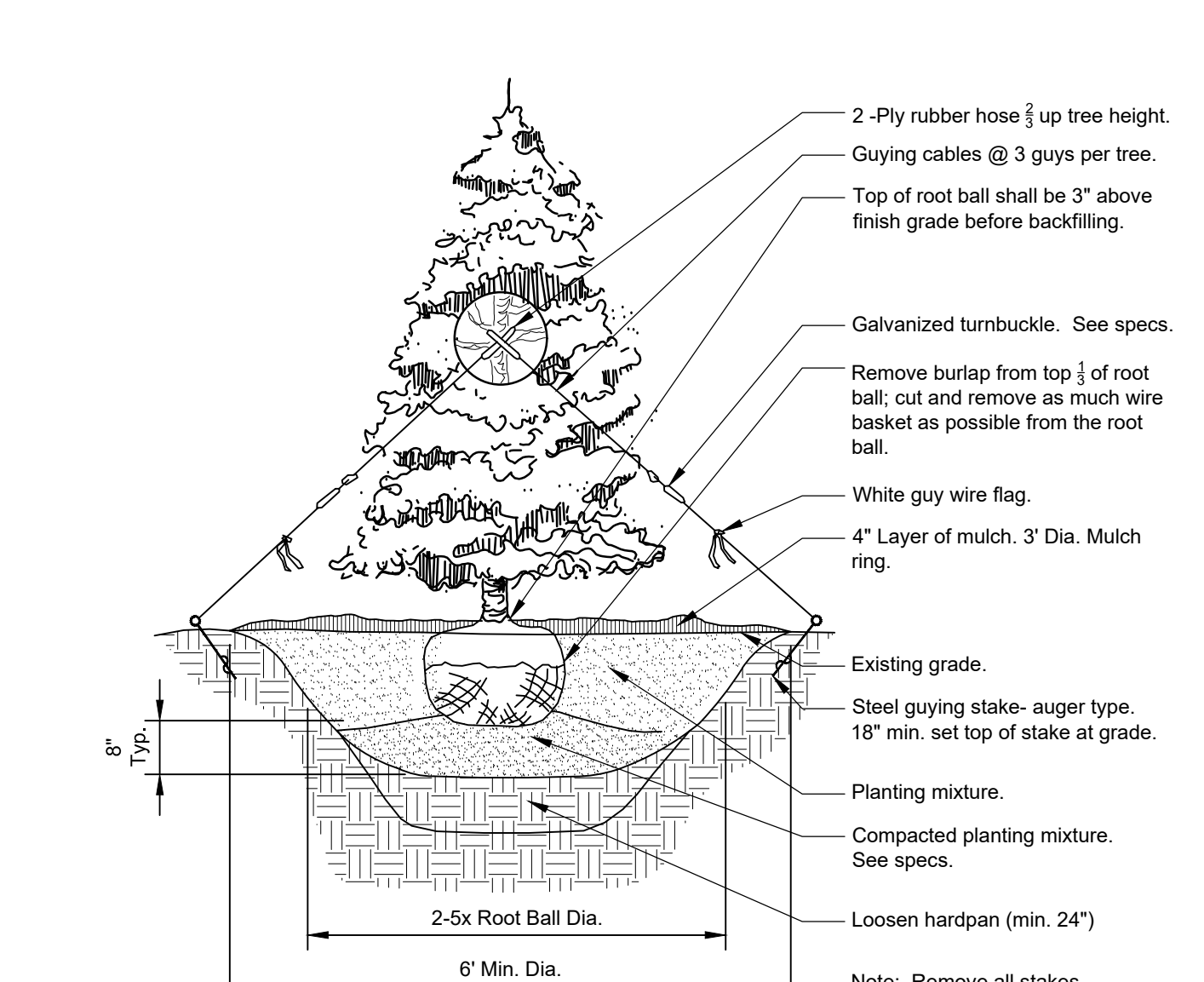
PROPOSED ELEVATION



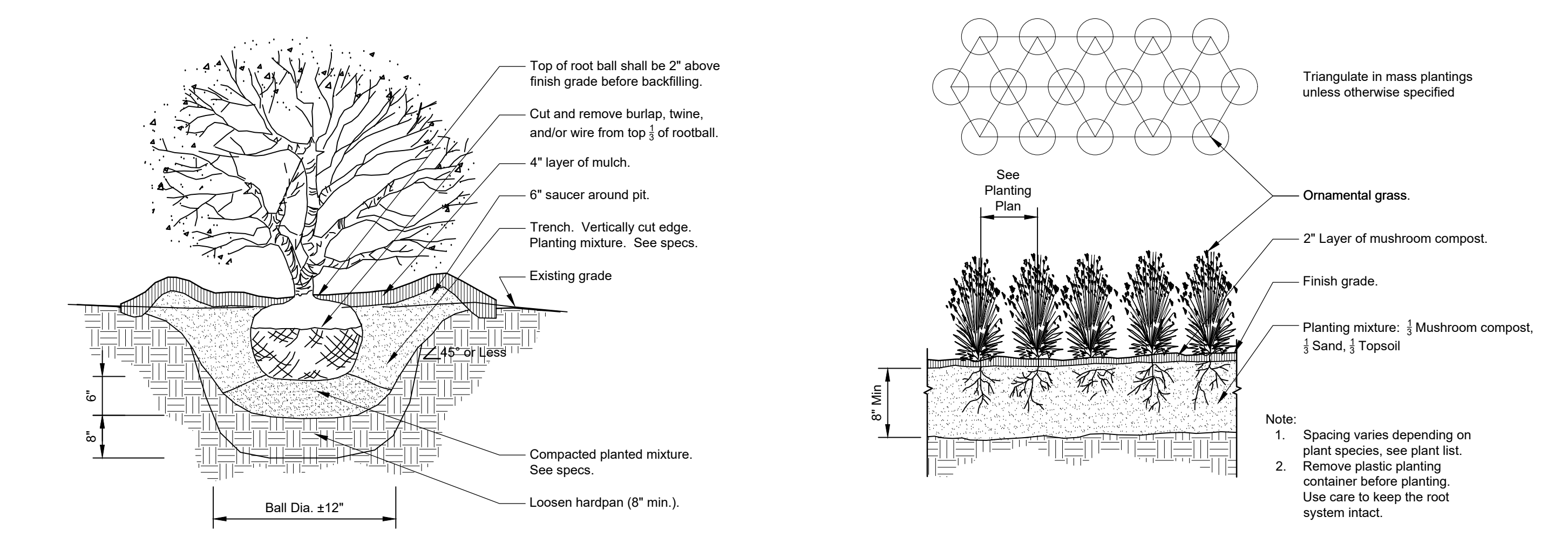
\\msk-ar-ar-proj\proj-32-9343-33-20\Drawings\Final\Landscaping\Final\Landscaping\Plan Set\1-L-FINAL LANDSCAPE PLAN.dwg
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9/19/2019 11:51:35 AM



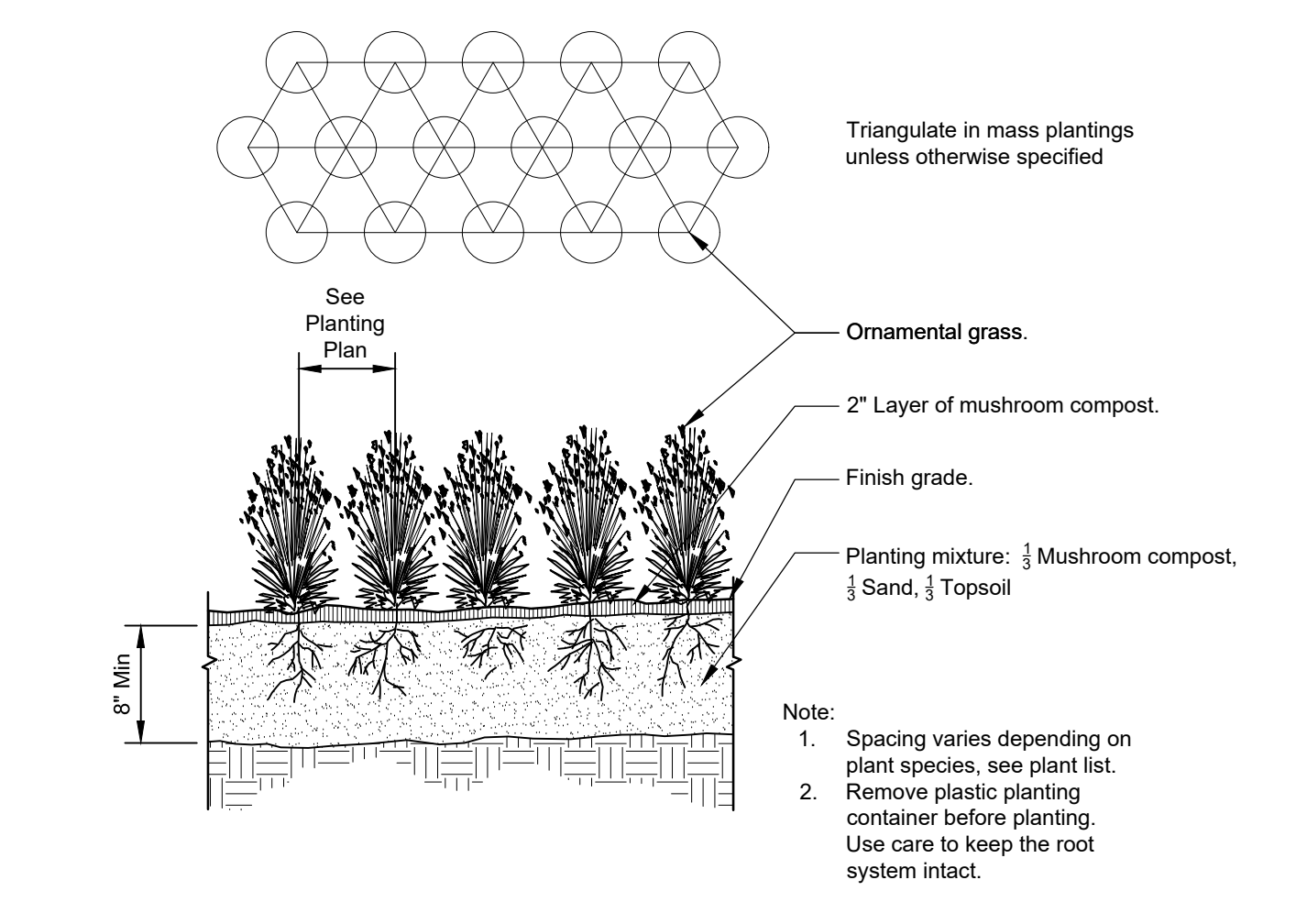
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343.33-20



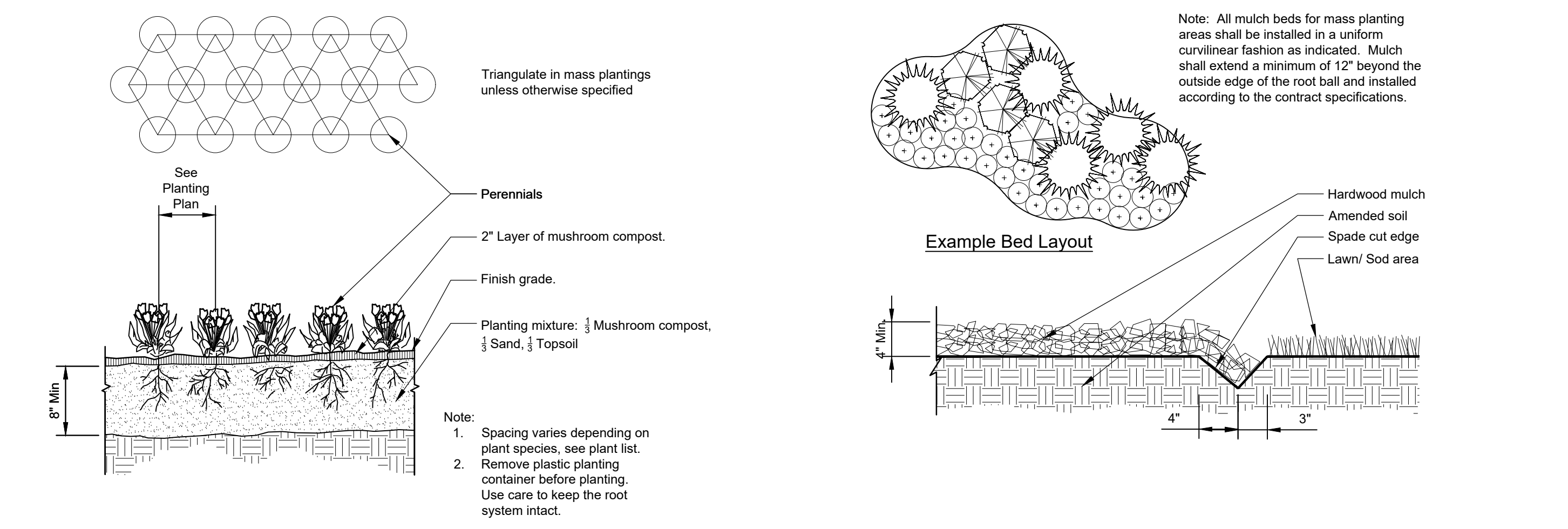
2 CONIFER TREE PLANTING
1/4" = 1'-0" 32 9343.46-01



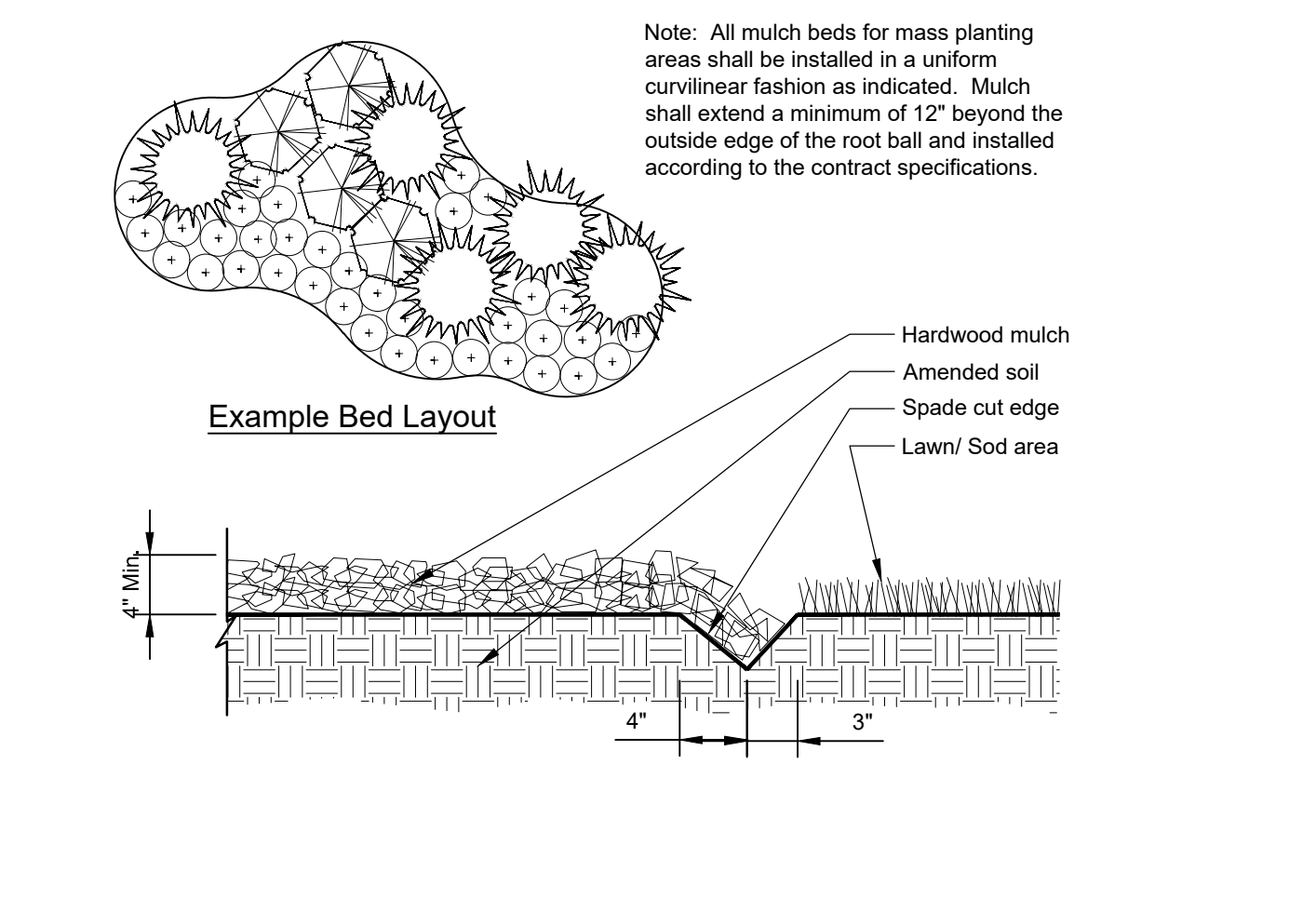
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333.16-05



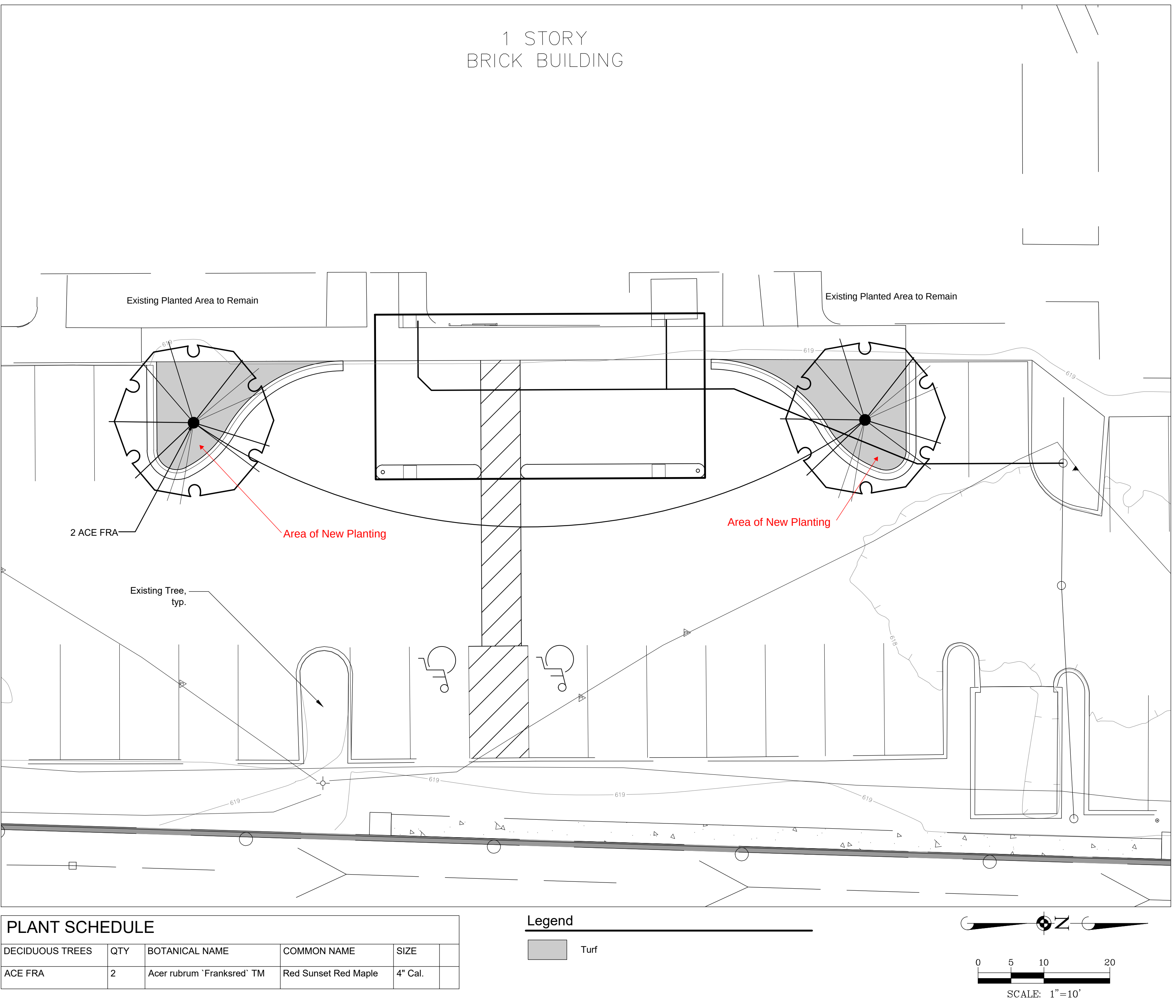
4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01



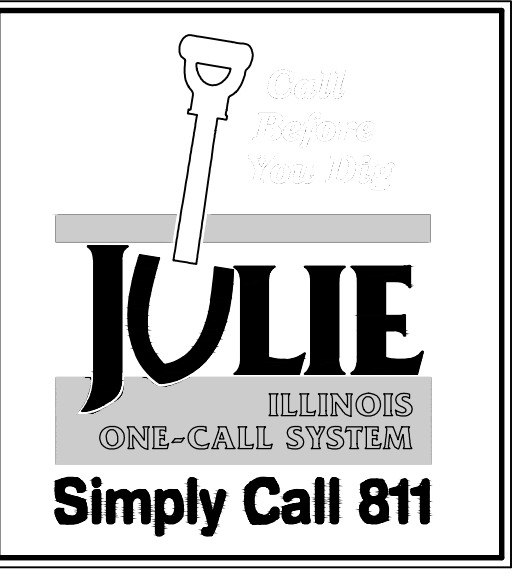
5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113.26-01



- Landscape Notes:**
- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
 - Contractor responsible for erosion control in all seeded/ sodded areas.
 - Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
 - Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
 - All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
 - Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
 - For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
 - For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
 - It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
 - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
 - Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
 - A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
 - Contractor shall promptly repair all damages to existing site at no cost to owner.
 - Refer to landscape specifications for additional conditions, standards, and notes.



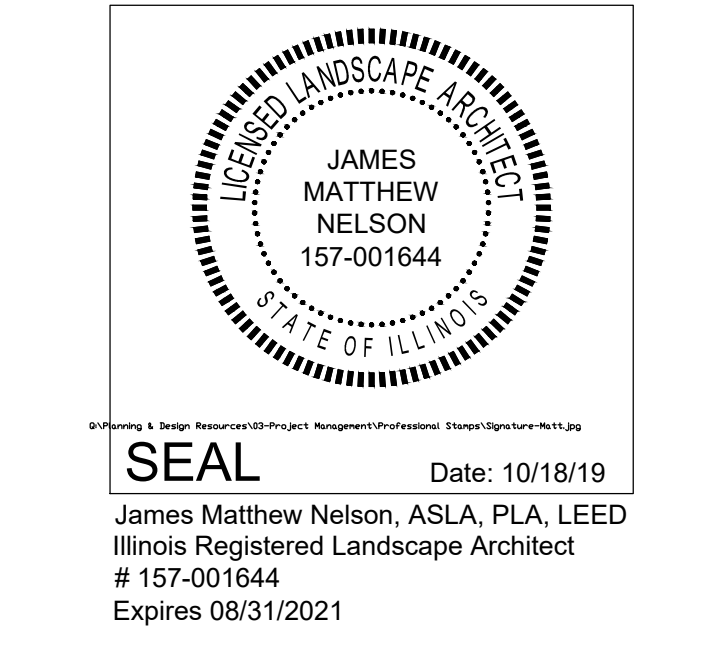
ARLINGTON HEIGHTS
DAY REHAB TENANT
IMPROVEMENTS

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Manhard Consulting
Civil Engineer
700 Springer Drive
Lombard, IL 60148
630.691.8500



Tenant Fill-Out Bidding & Permit 08 NOV 2019

Rev. Description Date

Drawing Title:

FINAL LANDSCAPE PLAN

Project No.: 005934.05 Checked by: JH

L0101

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MEMORANDUM TO: Laurie Tenzer
Shirley Ryan Ability Lab

FROM: Elise Purguette
Consultant

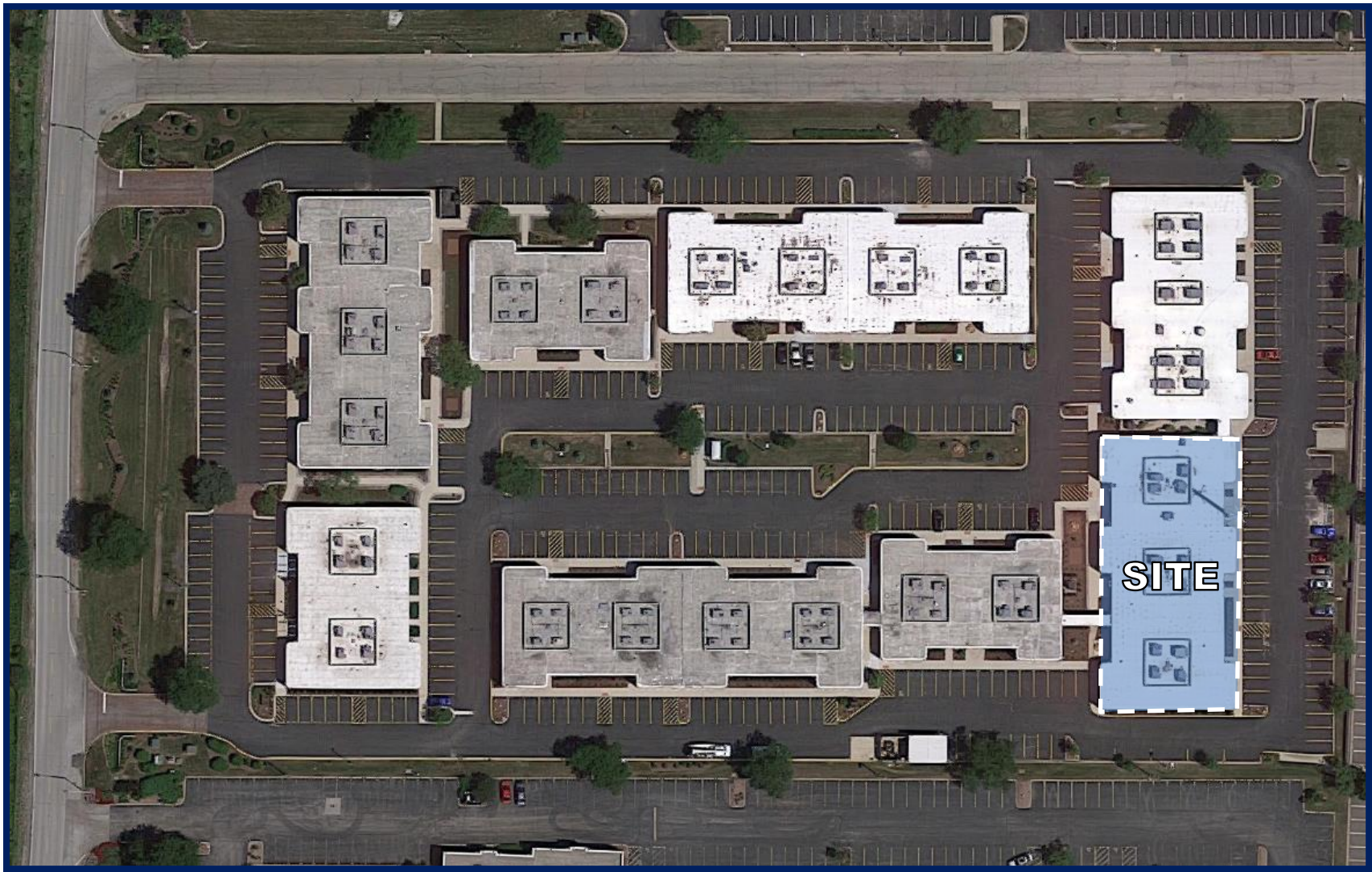
Luay R. Aboona, PE, PTOE
Principal

DATE: December 17, 2019

SUBJECT: Parking Study
Shirley Ryan Ability Lab
Arlington Heights, Illinois

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Shirley Ryan Ability Lab (SRA lab) to be located at 3215 North Wilke Road in Arlington Heights, Illinois. As proposed, SRA lab will occupy approximately 14,131 square feet of space within an office complex known as Arlington Ridge Office Center located at 3201-3231 North Wilke Road. **Figure 1** shows an aerial view of the site. The purpose of this study was to determine the existing parking demand of the office complex and whether sufficient parking is available to accommodate the parking demand of the proposed SRA lab and the other tenants within the complex. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. at the office complex on four weekdays from 7:30 A.M. to 5:00 P.M.
- Projected parking demand was generated for the proposed SRA lab
- The adequacy of the available parking within the office complex was evaluated to assess its ability to accommodate the estimated parking demand of the proposed SRA lab and the other tenants within the complex.



Aerial View of Site

Figure 1

Arlington Ridge Office Center Parking Occupancy Surveys

In order to determine the existing parking demand, parking occupancy surveys were conducted at Arlington Ridge Office Center on Thursday, November 7, 2019; Friday, November 8, 2019; Tuesday, November 12, 2019; and Wednesday, November 13, 2019. The counts were conducted by rows in half-hour intervals from 7:30 A.M. to 5:00 P.M., as illustrated in **Figure 2**. The parking occupancy surveys are summarized in **Tables 1** through **4**, respectively. Furthermore, **Table 5** is also prepared summarizing the peak occupancy for each survey day. (All tables are included in the Appendix.) The results of the parking occupancy surveys indicated the following:

- The office complex has approximately 375 parking spaces including 12 handicapped parking spaces.
- Peak occupancy on Thursday, November 7, 2019 was 229 vehicles (61 percent) occurring at 2:30 P.M., resulting in a surplus of 146 parking spaces.
- Peak occupancy on Friday, November 8, 2019 was 200 vehicles (53 percent) occurring at 11:30 A.M., resulting in a surplus of 175 parking spaces.
- Peak occupancy on Tuesday, November 12, 2019 was 231 vehicles (62 percent) occurring at 11:30 A.M., resulting in a surplus of 144 parking spaces.
- Peak occupancy on Wednesday, November 13, 2019 was 242 vehicles (65 percent) occurring at 11:00 A.M., resulting in a surplus of 133 parking spaces.

As such, the peak occupancy over the four weekdays was 242 vehicles.

Projected Parking Demand of the Proposed SRA lab

As previously indicated, the proposed SRA lab will occupy approximately 14,131 square feet of space within an office building that is approximately 104,684 square feet in size. Based on information provided by the operator, SRA lab will be open from 7:30 A.M. to 5:00 P.M. Monday through Friday and will be closed on weekends. Morning rehabilitation will generally occur between 8:30 A.M. to 11:30 A.M. and afternoon rehabilitation will generally occur between 12:00 P.M. to 3:00 P.M. Furthermore, the proposed SRA lab will have up to 20 employees during the peak hours and will treat approximately 44 patients a day (22 patients in the morning and 22 patients in the evening) with approximately 75 percent of the patients arriving in medivans. The remaining 25 percent will drive themselves. It should be noted that the medivans do not stay on site while treatment is occurring. Furthermore, it is important to note that 13 parking spaces will be removed to accommodate a canopy for the proposed SRA lab and eight parking spaces will be removed due the transition of 15 existing parking spaces to seven handicapped parking spaces using a shared striped zone. As a result, the office complex will provide a total of 354 parking spaces.

In order to determine the projected parking demand of the proposed SRA lab, the parking demand was estimated based on the schedule visits and the number of employees due to the unique characteristics of this special use. Based on that and as described earlier, approximately six patients in the morning and six patients in the evening will park on site as well as 20 employees. Therefore, the parking demand for the proposed SRA lab is 26 parking spaces.

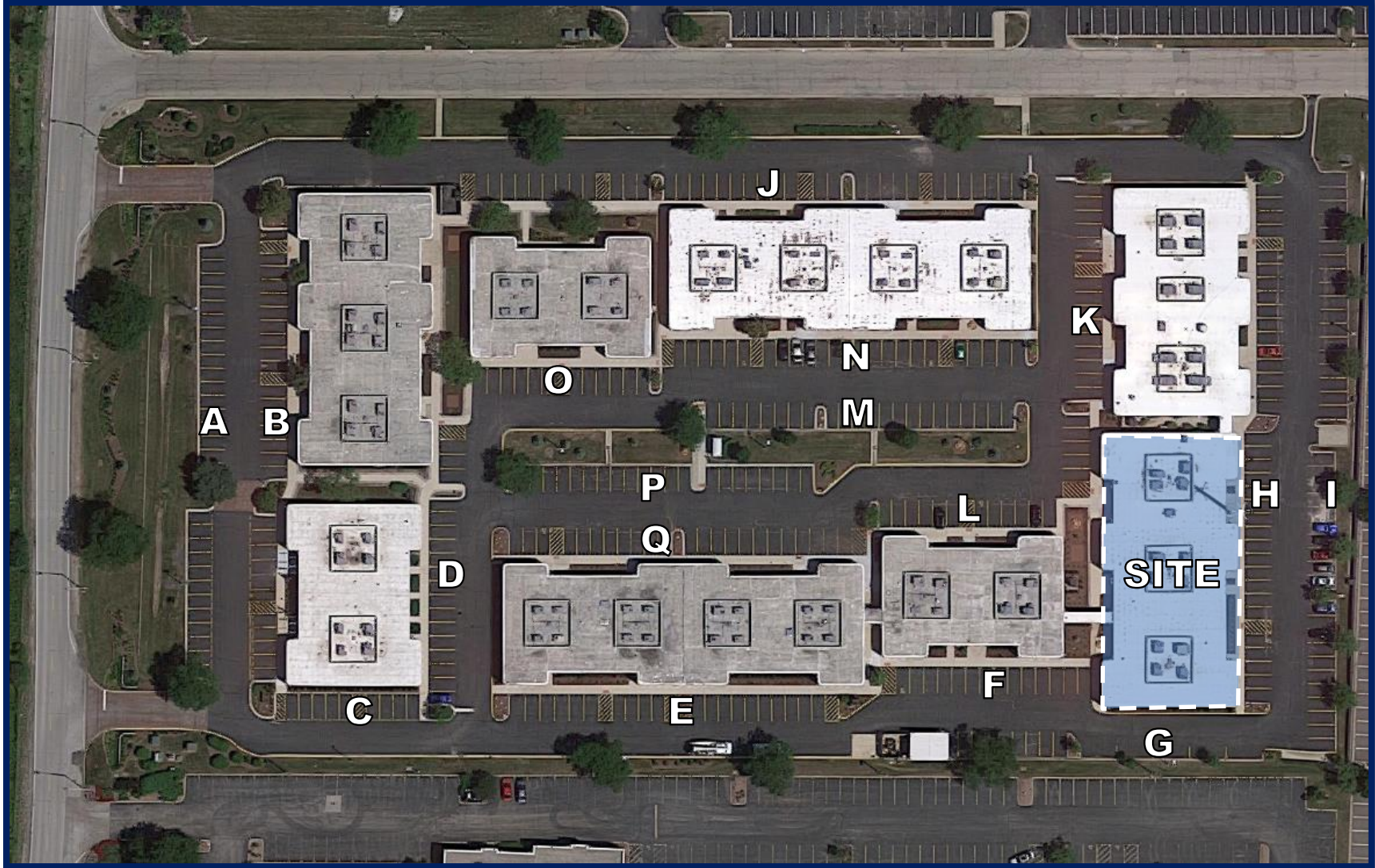
Parking Evaluation

In order to determine the projected peak parking demand of the proposed SRA lab and the other tenants within the office complex, the projected parking demand for the proposed SRA lab was added to the peak parking occupancy over four days of surveys. As previously indicated, the proposed parking inventory will be 354 parking spaces. As such, the projected peak parking occupancy will be 268 parking spaces (76 percent) which will be adequate in accommodating the projected peak parking demand of the office complex.

Conclusion

The proposed parking supply of 354 parking spaces will continue to be adequate in accommodating the projected peak parking demand of the proposed SRA lab together with the existing demand of the office complex.

Appendix



Parking Survey Zones

Figure 2

Table 1

PARKING OCCUPANCY BY ZONE THURSDAY, NOVEMBER 7, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	0	2	1	4	1	0	0	0	0	7	3	4	13	21	2	4	2	64
8:00 AM	7	6	2	6	3	0	1	0	0	12	7	4	16	21	5	9	6	105
8:30 AM	13	13	3	8	7	2	1	1	0	15	12	8	16	22	8	12	10	151
9:00 AM	16	17	3	13	8	5	1	2	0	21	14	9	20	22	9	21	11	192
9:30 AM	16	19	4	14	9	5	2	4	0	21	13	8	20	23	8	19	13	198
10:00 AM	20	20	3	14	11	4	1	4	0	24	14	9	21	21	11	14	12	203
10:30 AM	24	22	5	16	13	6	2	3	0	26	17	10	21	21	11	14	16	227
11:00 AM	21	22	3	17	11	4	2	5	0	24	16	9	20	20	10	17	16	217
11:30 AM	22	20	4	15	10	4	3	5	1	23	13	9	18	19	10	19	15	210
12:00 PM	19	23	4	17	11	3	3	4	0	21	16	7	21	21	10	15	11	206
12:30 PM	21	22	3	16	14	4	3	4	1	19	17	8	20	20	11	18	14	215
1:00 PM	19	20	2	18	15	2	3	5	1	22	14	6	17	21	10	16	12	203
1:30 PM	18	21	3	17	16	2	3	5	1	23	16	8	18	21	11	18	13	188
2:00 PM	19	21	4	16	16	2	3	4	0	24	17	9	19	20	11	20	13	218
2:30 PM	19	22	5	14	16	5	3	3	0	26	17	10	21	21	11	20	16	229
3:00 PM	20	22	4	15	14	3	5	4	0	23	17	9	20	16	11	15	14	212
3:30 PM	18	19	3	16	15	4	5	4	0	22	19	11	20	13	9	16	13	207
4:00 PM	19	21	4	16	12	3	2	5	0	20	17	9	18	12	10	13	16	197
4:30 PM	17	19	4	13	11	3	2	5	0	17	13	8	14	10	8	9	17	170
5:00 PM	12	12	3	14	9	2	2	4	0	7	8	8	6	6	3	10	13	119
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 2
PARKING OCCUPANCY BY ZONE FRIDAY, NOVEMBER 8, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	0	4	1	1	3	0	1	0	0	5	5	2	11	21	3	5	3	65
8:00 AM	1	7	1	5	4	0	1	0	0	16	10	9	19	21	7	8	4	113
8:30 AM	9	10	3	13	8	2	1	0	0	19	10	9	19	21	7	8	7	146
9:00 AM	15	15	5	14	14	3	1	0	0	21	13	8	20	21	8	11	12	181
9:30 AM	17	18	5	16	16	3	1	0	0	23	14	8	19	17	8	11	12	188
10:00 AM	19	19	5	17	17	3	1	0	0	22	14	8	19	17	8	12	12	193
10:30 AM	19	19	5	17	16	2	1	2	0	23	14	8	19	17	8	12	11	193
11:00 AM	19	19	6	17	13	3	1	2	1	24	14	8	21	18	8	12	12	198
11:30 AM	18	18	5	18	15	3	1	4	0	24	14	8	21	17	8	12	14	200
12:00 PM	15	14	5	18	15	3	1	2	1	17	9	7	16	15	9	10	13	170
12:30 PM	11	14	5	14	17	2	1	2	1	20	11	8	16	17	9	9	12	169
1:00 PM	14	15	5	17	16	3	1	3	0	21	12	10	18	18	9	13	14	189
1:30 PM	17	17	5	16	16	3	1	3	0	23	13	10	17	16	10	15	13	190
2:00 PM	18	17	5	15	15	3	1	3	0	24	13	9	16	13	10	16	12	190
2:30 PM	16	18	4	17	16	2	1	3	2	23	13	9	15	13	10	15	11	188
3:00 PM	17	16	4	18	17	3	1	3	3	23	14	9	14	13	11	13	9	188
3:30 PM	17	14	4	17	15	3	1	3	2	23	14	8	14	12	11	13	11	182
4:00 PM	17	14	4	16	14	4	1	3	2	14	14	8	13	9	9	10	13	165
4:30 PM	16	14	2	14	11	4	1	3	1	10	8	8	6	5	5	8	10	126
5:00 PM	12	9	2	14	9	2	1	3	1	7	5	7	5	7	2	7	5	98
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 3
PARKING OCCUPANCY BY ZONE TUESDAY, NOVEMBER 12, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	1	1	1	3	0	0	1	0	1	6	6	3	12	19	2	5	2	63
8:00 AM	1	5	1	6	0	2	1	1	1	17	10	8	19	20	6	7	4	109
8:30 AM	10	12	2	11	0	4	1	2	1	22	13	9	20	20	8	10	7	152
9:00 AM	14	17	4	13	7	5	1	3	1	22	15	9	21	20	10	15	13	190
9:30 AM	18	19	4	17	11	5	2	3	1	24	14	9	21	20	11	17	15	211
10:00 AM	23	21	4	17	12	5	2	3	1	26	15	9	21	20	11	20	17	227
10:30 AM	23	22	3	16	14	5	1	4	1	26	15	9	21	20	10	20	16	226
11:00 AM	23	22	3	17	13	5	1	5	1	27	17	9	21	18	11	21	15	229
11:30 AM	23	21	4	18	12	5	1	5	1	28	17	8	22	19	11	21	15	231
12:00 PM	20	21	4	17	11	5	1	5	1	25	15	7	20	20	10	19	14	215
12:30 PM	18	17	4	16	10	5	1	5	1	22	14	7	20	21	10	18	14	203
1:00 PM	17	18	5	16	12	3	1	5	1	23	13	5	22	21	11	18	16	207
1:30 PM	19	20	5	17	12	4	1	6	1	25	14	7	21	19	11	18	16	216
2:00 PM	20	22	5	17	11	5	1	6	1	27	14	8	19	17	10	18	16	217
2:30 PM	21	21	5	17	11	6	1	6	1	27	14	8	18	18	10	18	16	218
3:00 PM	22	20	5	16	12	6	1	6	1	27	14	8	18	14	10	16	14	210
3:30 PM	21	20	5	18	13	6	1	6	1	25	14	8	16	11	10	15	16	206
4:00 PM	21	20	4	16	12	6	1	6	1	24	13	8	14	10	9	15	15	195
4:30 PM	21	19	5	15	13	6	1	5	1	17	8	8	8	4	6	11	14	162
5:00 PM	20	17	5	15	14	5	1	5	1	12	8	7	8	5	4	11	10	148
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 4

PARKING OCCUPANCY BY ZONE WEDNESDAY, NOVEMBER 13, 2019

Time	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	Total
7:30 AM	0	1	1	3	1	0	1	0	1	4	4	2	12	19	4	3	2	58
8:00 AM	1	2	1	4	5	1	1	1	1	17	10	7	19	22	8	5	2	107
8:30 AM	9	13	4	12	8	3	2	2	1	21	11	9	22	22	9	7	4	159
9:00 AM	16	18	3	14	11	3	2	1	1	22	13	9	22	22	11	11	11	190
9:30 AM	21	22	4	15	14	3	3	3	1	26	13	9	22	22	11	13	13	215
10:00 AM	25	22	4	18	15	3	3	3	1	27	12	9	22	22	11	17	16	230
10:30 AM	25	23	8	18	16	3	2	6	1	27	13	8	22	22	11	17	16	238
11:00 AM	25	23	8	18	16	3	3	6	1	27	15	8	22	21	10	18	18	242
11:30 AM	23	22	7	15	18	3	2	6	1	28	15	8	22	22	10	17	19	238
12:00 PM	20	21	6	13	15	3	3	6	1	25	15	8	20	22	10	17	17	222
12:30 PM	18	19	6	13	16	3	3	5	1	23	12	7	22	22	8	18	16	212
1:00 PM	19	22	5	14	19	4	2	6	1	22	12	8	22	22	9	18	16	221
1:30 PM	21	22	5	15	19	4	2	6	1	24	13	8	21	22	10	18	17	228
2:00 PM	21	21	5	16	19	4	2	6	1	25	14	7	20	21	10	17	17	226
2:30 PM	22	19	5	16	19	4	2	6	2	26	16	5	16	19	11	18	16	222
3:00 PM	21	20	4	16	18	4	2	6	2	25	16	5	15	15	11	19	14	213
3:30 PM	21	19	3	16	18	5	2	6	2	26	16	5	14	11	10	17	13	204
4:00 PM	21	18	3	17	16	5	2	5	1	24	16	4	11	9	9	15	13	189
4:30 PM	21	17	3	15	12	5	2	5	1	16	12	5	4	3	7	12	12	152
5:00 PM	21	16	3	14	10	5	2	4	1	8	8	4	3	4	5	10	10	128
Inventory	29	28	9	18	20	14	14	35	39	36	20	12	22	23	12	21	23	375

Table 5
PARKING OCCUPANCY BY DAY

Time	Thursday, November 8, 2019	Friday, November 9, 2019	Tuesday, November 12, 2019	Wednesday, November 13, 2019
7:30 AM	64	65	63	58
8:00 AM	105	113	109	107
8:30 AM	151	146	152	159
9:00 AM	192	181	190	190
9:30 AM	198	188	211	215
10:00 AM	203	193	227	230
10:30 AM	227	193	226	238
11:00 AM	217	198	229	242
11:30 AM	210	200	231	238
12:00 PM	206	170	215	222
12:30 PM	215	169	203	212
1:00 PM	203	189	207	221
1:30 PM	188	190	216	228
2:00 PM	218	190	217	226
2:30 PM	229	188	218	222
3:00 PM	212	188	210	213
3:30 PM	207	182	206	204
4:00 PM	197	165	195	189
4:30 PM	170	126	162	152
5:00 PM	119	98	148	128



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

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

Subject: 3215 N Wilke Rd – Shirley Ryan Ability Lab – LUV to allow a Physical Rehabilitation Facility, Variations

PC#: 20-003– Round 1

Date: January 21, 2020

Sam –

I do not have any objections for the Land Use Variation and other variations.

RECEIVED
JAN 22 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 003
 Petitioner: Rehabilitation Institute of Chicago d/b/a Shirley
Ryan AbilityLab, 355 E. Erie St., Chicago, IL 60611
 Owner: 3205-3231 North Wilke Property, LLC
c/o Boxer Property, 720 N. Post Oak Rd., Suite 500
Houston, TX 77024
 Contact Person: Kathleen A. Duncan, attorney
 Address: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606
 Phone #: 312-870-8024
 Fax #: _____
 E-Mail: kathleen.duncan@akerman.com

P.I.N.# _____
 Location: 3215 N. Wilke Rd.
 Rezoning: _____ Current: M-1 Proposed: M-1
 Subdivision: N/A
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: N/A For: _____
 Special Use: N/A For: _____
 Land Use Variation: ☒ For: Physical Rehabilitation
Center
 Land Use: _____ Current: Vacant commercial space
 Proposed: Physical Rehab. Center
 Site Gross Area: 14,796 s.f.
 # of Units Total: N/A
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION

See attached


 Director

Date



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 1/22/2020

P.C. Number: 20-003 Round 1

Project Name: Shirley Ryan Ability Lab LUV

Project Location: 3215 N. Wilke Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. For information purposes the proposed use is a change of occupancy. Village code amendments state no change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this Code for such division or group of occupancies.
2. All currently adopted codes shall apply.
3. The fire sprinkler system shall be capable of meeting the criteria for the proposed use. Certification of the fire suppression system indicating such compliance is required to be provided.
4. The fire alarm shall meet the code requirements for the proposed use.
5. Separate permits are required for any work on the fire suppression system and/or the fire alarm system.
6. Fire protection equipment and service rooms shall be identified in an approved manner.
7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
8. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
9. A key safe (Knox Box) shall be provided and contain keys to gain necessary access.
10. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements.
11. Exit signs shall be illuminated at all times and have emergency power backup.

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DEVELOPMENT DEPARTMENT

12. Buildings shall have approved address numbers.
13. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
14. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 01-22-20

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 4, 2020
Subject: 3215 N Wilke Road, PC# 20-003

With regard to the new construction of Shirley Ryan Ability Lab LUV, I have the following comments:

1. The proposed building is currently fed from two master water meters. Verify the use and how payment from these common lines will occur. There are no sub-meters maintained or read within this shopping center.
2. The RPZ will be sized upon submittal of plumbing plans.

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 003Petitioner: Rehabilitation Institute of Chicago d/b/a Shirley
Ryan Ability Lab, 355 E. Erie St., Chicago, IL 60611Owner: 3205-3231 North Wilke Property, LLC
c/o Boxer Property, 720 N. Post Oak Rd., Suite 500
Houston, TX 77024Contact Person: Kathleen A. Duncan, attorneyAddress: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606Phone #: 312-870-8024

Fax #:

E-Mail: kathleen.duncan@akerman.comP.I.N.# 03-07-100-007-DDDDLocation: 3215 N. Wilke Rd.Rezoning: _____ Current: M-1 Proposed: M-1Subdivision: N/A

of Lots: _____ Current: _____ Proposed: _____

PUD: N/A

For: _____

Special Use: N/A

For: _____

Land Use Variation: ☒ For: Physical Rehabilitation CenterLand Use: _____ Current: Vacant commercial space
Proposed: Physical Rehab. CenterSite Gross Area: 14,796 s.f.# of Units Total: N/A

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

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water

NO

Sanitary Sewer

Storm Sewer

b. Surface Improvement

Pavement

Curb & Gutter

Sidewalks

Street Lighting

c. Easements

Utility & Drainage

Access

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

b. IDOT

c. ARMY CORP

d. IEPA

e. CCHD

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES

NO

COMMENTS

X

X

N/A

X

X

X

X

X

X

MINOR REVISION NEEDED
TO SITE PLAN

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY:

CANINDU DESAI

DATE OF PLANS:

JANUARY 17, 2020

Director

VILLAGE ENGINEER

Date

1/30/2020

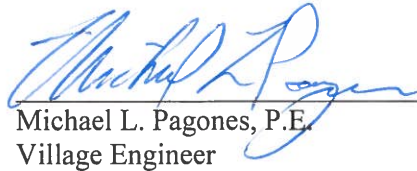
PLAN COMMISSION PC #20-003
Shirley Ryan Ability Lab LUV
3215 N Wilke Rd
Round 1

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JAN 30 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

13. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.
14. The proposed site plan shows two handicap accessible parking stalls. Verify that two stalls meet Village code and Illinois Accessibility code. This can be addressed at permit.
15. The drive aisle below the canopy is too narrow to accommodate two-way traffic. The site plan shall be revised with the necessary signage and striping for one way only under the canopy. This can be addressed at permit.


Michael L. Pagones, P.E. 1/30/2020
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Shirley Ryan Ability Lab
3215 N Wilke Rd.
LUV

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

01/27/2020

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. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no 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:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. Ovington #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

[Signature] #557

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-003
Petitioner: Rehabilitation Institute of Chicago d/b/a Shirley
Ryan AbilityLab, 355 E. Erie St., Chicago, IL 60611
Owner: 3205-3231 North Wilke Property, LLC
c/o Boxer Property, 720 N. Post Oak Rd., Suite 500
Houston, TX 77024
Contact Person: Kathleen A. Duncan
Address: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606
Phone #: 312-870-8024
Fax #: _____
E-Mail: kathleen.duncan@akerman.com

P.I.N.# _____
Location: 3215 N. Wilke Rd.
Rezoning: _____ Current: M-1 Proposed: M-1
Subdivision: N/A
of Lots: _____ Current: _____ Proposed: _____
PUD: N/A For: _____
Special Use: N/A For: _____
Land Use Variation: ✓ For: Physical Rehabilitation
Center
Land Use: _____ Current: Vacant commercial space
Proposed: Physical Rehab. Center
Site Gross Area: 14,796 s.f.
of Units Total: N/A
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres, LEHP 1/24/20
Environmental Health Officer Date

James McCalister SM 1/24/20 for Director
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-003
 Petitioner: Rehabilitation Institute of Chicago d/b/a Shirley
Ryan AbilityLab, 355 E. Erie St., Chicago, IL 60611
 Owner: 3205-3231 North Wilke Property, LLC
c/o Boxer Property, 720 N. Post Oak Rd., Suite 500
Houston, TX 77024
 Contact Person: Kathleen A. Duncan
 Address: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606
 Phone #: 312-870-8024
 Fax #: _____
 E-Mail: kathleen.duncan@akerman.com

P.I.N.# _____
 Location: 3215 N. Wilke Rd.
 Rezoning: _____ Current: M-1 Proposed: M-1
 Subdivision: N/A
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: N/A For: _____
 Special Use: N/A For: _____
 Land Use Variation: ✓ For: Physical Rehabilitation
Center
 Land Use: _____ Current: Vacant commercial space
 Proposed: Physical Rehab. Center
 Site Gross Area: 14,796 s.f.
 # of Units Total: N/A
 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:

PLEASE SEE ATTACHED COMMENTS.

[Signature]

2.4.20

Date



Planning & Community Development Dept. Review

February 4, 2020

REVIEW ROUND 1

Project: 3215 N Wilke Rd.
Shirley Ryan Ability Lab LUV

Case Number: PC 20-003

General:

7. The Plan Commission must review and approve the following actions:
- a) Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.
 - b) Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property. The extent of this variation must be verified, please see the comments below for further clarification.
 - c) Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.
 - d) Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
 - e) Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Parking & Tenant List:

8. Please verify the current and proposed number of parking spaces. The Plat of Survey notes that there are 373 parking spaces on the site, however, the project narrative and parking study state that there are 375 parking spaces on the site. Furthermore, the parking study notes that 15 standard parking spaces will be converted to 7 handicap parking spaces, however, only 2 new handicap parking spaces are shown on the plans. Please revise the site plans to show where all new handicap parking spaces will be located.
9. Please note the following definition relative to parking requirements: **Floor Area** (*For determining off-street parking and loading requirements*). *The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings.* Please note that when the square footage of "Unit 1" is added to the total floor area for the remaining buildings within the development as shown on the Plat of Survey, the total square footage for the development is approximately 104,000 sq. ft. Furthermore, the total floor area for the development as shown within the PUD approval ordinance is 103,740 sq. ft. However, the tenant list provides a grand total of 89,888 sq. ft. for the development. Please clarify the overall square footage and provide a tenant list that accounts for the total floor area as per the above definition.
10. Many of the tenants on the tenant list are within spaces that are between 75 sq. ft. and 200 sq. ft. in size. Are these individual units or does the complex operate on a shared space/co-working model? If so, please revise the tenant list to include the overall size of the co-working space/unit. The line item in the tenant list would be revised to remove each individual tenant within the co-working office space and provide only the overall size of the co-working office space.

Prepared by: SAM HUBBARD

Shirley Ryan Ability Lab - LUV
3215 N. Wilke Rd.
PC #20-003
January 22, 2020

1. The landscaping must be consistent with the approved landscape plan pursuant to ordinance 79-84. There are code required trees at the ends of some of the parking rows where the tree is absent. Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4 inch caliper shade tree.



Kathleen A. Duncan

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

February 10, 2020

VIA EMAIL & MESSENGER

Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Shirley Ryan AbilityLab ("Applicant")
3215 North Wilke Road ("Property")

Dear Mr. Hubbard:

In response to your enclosed email regarding "Round 1 Departmental Review Comments" please see as follows:

Building & Life Safety Department – Fire Safety Review

1. *For information purposes the proposed use is a change of occupancy. Village code amendments state no change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this Code for such division or group of occupancies.*

- Applicant acknowledges this comment and will comply with any requirements as a result of the change of occupancy.

2. *All currently adopted codes shall apply.*

- Applicant acknowledges this comment and will comply with any requirements as a result of the change of occupancy.

3. *The fire sprinkler system shall be capable of meeting the criteria for the proposed use. Certification of the fire suppression system indicating such compliance is required to be provided.*

- The proposed fire sprinkler system will be certified and proof of certification will be provided.

4. *The fire alarm shall meet the code requirements for the proposed use.*
 - Applicant agrees that the fire alarm will meet code requirements for the proposed use.
5. *Separate permits are required for any work on the fire suppression system and/or the fire alarm system.*
 - Applicant shall apply for all required permits related to the fire suppression system and the fire alarm system.
6. *Fire protection equipment and service rooms shall be identified in an approved manner.*
 - Applicant agrees that all fire protection equipment and service rooms will be identified in an approved manner.
7. *Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.*
 - Applicant shall provide and maintain approved access for all fire protection equipment in its leased area.
8. *A zoning indicator panel and the associated controls, or fire alarm control panel shall be located within the closest proximity to the front main entrance.*
 - Applicant shall provide all requested equipment and this will be shown on the permit drawings.
9. *A key safe (Knox Box) shall be provided and contain keys to gain necessary access.*
 - Applicant shall provide a key safe as required.
10. *Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements.*
 - Applicant does not believe a fire pump is needed at this location.
11. *Exit signs shall be illuminated at all times and have emergency power backup.*
 - Applicant shall provide illuminated exit signs with emergency power backup.
12. *Buildings shall have approved address numbers.*
 - The Property does have an approved address number – 3215 N. Wilke Rd.
13. *Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.*
 - Applicant shall post any necessary signs.
14. *Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.*
 - Applicant shall post any necessary signs.

Engineering Department

11. *The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.*

- Applicant acknowledges the aforementioned comment.

12. *Final engineering plans shall be georeferenced by using State Plan Coordination System – Illinois East.*

- Applicant acknowledges the aforementioned comment.

13. *If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaries. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.*

- Applicant acknowledges the aforementioned comment and will provide required detail at permit.

14. *The proposed site plan shows two handicap accessible parking stalls. Verify that two stalls meet Village code and Illinois Accessibility code. This can be addressed at permit.*

- Applicant acknowledges the aforementioned comment and will provide required detail at permit. Please note that Applicant believes 6 handicap accessible parking stalls are required as depicted on the enclosed drawings and that the proposed stalls meet Village code and Illinois Accessibility code.

15. *The drive aisle below the canopy is too narrow to accommodate two-way traffic. The site plan shall be revised with the necessary signage and striping for one way only under the canopy. This can be addressed at permit.*

- Applicant acknowledges the aforementioned comment and will provide required detail at permit. Please note that the enclosed drawings have been revised to incorporate notes on required signage and striping for one way only under the canopy.

Arlington Heights Fire Department

1. The Fire Department will defer to Don Lay from the Building and Life Safety Department as to whether the change of occupancy changes any code requirements for existing structures.

- Applicant acknowledges this comment and will comply with any requirements as a result of the change of occupancy.

Arlington Heights Police Department – Community Services Bureau

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

- Acknowledged.
- 2. *Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.*
 - Applicant will provide lighting for its leased space in according with the requirements of the Village of Arlington Heights code. We are proposing to add exterior lighting at the new canopy which will be depicted in the permit drawings.
- 3. *There are no traffic problems at this location.*
 - Acknowledged.
- 4. *This is not a problem area in relation to traffic accidents.*
 - Acknowledged.
- 5. *This development should not create any additional traffic problems.*
 - Acknowledged.
- 6. *Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.*
 - Applicant will complete the contact card and return it to the Arlington Heights Police Department.

Planning & Community Development Department

- 7. *The Plan Commission must review and approve the following actions:*
 - a. *Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.*
 - b. *Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property. The extent of this variation must be verified, please see the comments below for further clarification.*
 - c. *Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.*
 - d. *Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.*
 - e. *Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.*
 - Acknowledged.

8. *Please verify the current and proposed number of parking spaces. The Plat of Survey notes that there are 373 parking spaces on the site, however, the project narrative and parking study state that there are 375 parking spaces on the site. Furthermore, the parking study notes that 15 standard parking spaces will be converted to 7 handicap parking spaces, however, only 2 new handicap parking spaces are shown on the plans. Please revise the site plan to show where all new handicap parking spaces will be located.*

- The traffic engineer engaged to perform the parking study was physically on-site and physically counted 375 parking spaces on the site. Therefore, the project narrative and parking study are accurate.

- Applicant's Parking Study sets forth that the DayRehab use creates a demand of 26 parking spaces. If 26 parking spaces are required by the Village, then to meet Village Code and Illinois Accessibility Code, 20% of these spaces, or 6, handicap accessible parking spaces are required. Applicant has updated the site plan, enclosed herein, to depict the location of all new handicap parking.

- With the addition of the DayRehab use, 17 parking spaces will be eliminated: fourteen (14) spaces because of the construction of the canopy and parking islands and three (3) spaces because of conversion into six (6) handicap accessible parking spaces. Therefore, the overall office park will have 358 total parking spaces.

9. *Please note the following definition relative to parking requirements: Floor Area (for determining off-street parking and loading requirements). The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. Please note that when the square footage of "Unit 1" is added to the total floor area for the remaining buildings within the development as shown on the Plat of Survey, the total square footage for the development is approximately 104,000 s.f. Furthermore, the total floor area for the development as shown within the PUD approval ordinance is 103,740 s.f. However, the tenant list provides a grand total of 89,888 s.f. for the development. Please clarify the overall square footage and provide a tenant list that accounts for the total floor area as per the above definition.*

- Please note that "Unit 1" is a separate owner of property and is owned by Abcor Home Health. "Unit 1" is part of the office condominium association but is owned separately and operated as Abcor Home Health's Arlington Heights location.

- Attached is an updated "Tenant Roster" that includes the Abcor Home Health space. We believe this updated Tenant Roster should now reflect the total floor area for the entire office park development.

10. *Many of the tenants on the tenant list are within spaces that are between 75 s.f. and 200 s.f. in size. Are these individual units or does the complex operate on a shared space/co-working model? If so, please revise the tenant list to include the overall size of the co-working space/unit. The line item in the tenant list would be revised to remove each individual tenant*

within the co-working office space and provide only the overall size of the co-working office space.

- We have confirmed that there are no work sharing or co-working units in the complex. Each tenant on the list has its own space and its own lease with the property owner, even though several of these are quite small.

1. *The landscaping must be consistent with the approved landscape plan pursuant to 79-84. There are code required trees at the ends of some of the parking rows where the tree is absent. Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4 inch caliper shade tree.*

- Applicant acknowledges this comment and will work with the Landlord to ensure that the ends of all parking rows contain a 4 inch caliper shade tree when the weather permits planting of trees.

Public Works Department

1. *The proposed building is currently fed from two master water meters. Verify the use and how payment from these common lines will occur. There are no sub-meters maintained or read within this shopping center.*

- In accordance with Applicant's Lease, (Sec. 7(a)(1)) Landlord is obligated to furnish water to Tenant for the Property at Landlord's expense.

2. *The RPZ will be sized upon submittal of plumbing plans.*

- Applicant acknowledges the aforementioned comment and will provide required detail at permit.

We look forward to your review of this response. If we can answer any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kate Duncan".

Kathleen A. Duncan



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 2/17/2020

P.C. Number: 20-003 Round 2

Project Name: Shirley Ryan Ability LUV

Project Location: 3215 N. Wilke Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

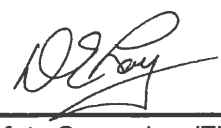
The information provided is conceptual only and subject to a formal plan review.

1. No additional comments at this time.

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 02-17-20

Reviewed By:


Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 19, 2020
Subject: 3215 N Wilke Road, PC# 20-003 Round 2

With regard to the new construction of Shirley Ryan Ability Lab LUV, I have the following comments:

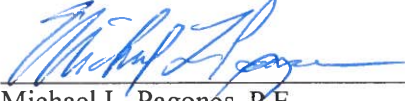
1. No further comments at this time.
2. Comments will be made upon receipt of the construction plans.
- 3.

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

C. file

PLAN COMMISSION PC #20-003
Shirley Ryan Ability Lab LUV
3215 N Wilke Rd
Round 2

16. The petitioner's response to Comment No.s 11, 12 and 13 is acceptable.
17. The petitioner's response to Comment No. 14 is noted. In the event the 6 proposed handicap stalls does not meet Village code and Illinois Accessibility Code, additional stalls may need to be provided. This can be addressed at permit.
18. The petitioner's response to Comment No. 15 is acceptable.

 2/19/2020

Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-003

Project Name

Shirley Ryan Ability Lab

Project Location

3215 N. Wilke Road

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date February 14, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Shirley Ryan Ability Lab
3215 N Wilke Rd.
LUV

Round 2 Review Comments

02/18/2020

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557
Supervisor's Signature

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 20, 2020



REVIEW ROUND 2

Project: 3215 N Wilke Rd.
Shirley Ryan Ability Lab LUV

Case Number: PC 20-003

General:

11. The response to comment #7 is acceptable. Based on the final tenant list and unit sizes, the parking variation has been clarified. The Plan Commission must review and approve the following actions:

- a) Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.
- b) Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 370 spaces to 361 spaces.
- c) Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.
- d) Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
- e) Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Parking & Tenant List:

12. The response to comment #8 is noted. Further clarification has been requested in a follow up email dated 2/20/20. It is believed, as based on a count from four separate aerial images from 2019, that there are 376 existing parking spaces on the property. Based on the elimination of parking spaces as a result of the proposed canopy, landscape islands, and additional handicap parking spaces, it appears that only 361 parking spaces would exist on the property upon completion of the site modifications.

13. The responses to comments #9 and #10 are acceptable.

14. Compliance with the bicycle parking regulations is required. 19 bike parking spaces must be provided on the subject property. Please install 4 spaces, which is the number allocated to this use, and the Village will coordinate with the landlord to ensure that the remaining 15 spaces are installed.

Prepared by:

[Handwritten Signature]