



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 14, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Verizon Wireless Cell Tower - 1500 W. Shure Dr. - 1/24/24

IV. PUBLIC HEARINGS

- A. 1821 N. Verde Subdivision - PC#21-007
Preliminary and Final Plat of Subdivision, Rezoning from R-1 to R-3, Lot Width Variation
- B. Opal Massage Therapy - 825 E. Golf Rd, Suite 1530 - PC#23-019
Land Use Variation for Massage Therapy Establishment

V. OTHER BUSINESS

- A. Public Comment

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Plan Commission
2/14/2024**

Item: Verizon Wireless Cell Tower - 1500 W. Shure Dr. - 1/24/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Verizon Wireless Cell Tower - 1/24/24	Minutes

PLAN

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

COMMISSION

RE: VERIZON WIRELESS CELL TOWER - 1500 WEST SHURE DRIVE - PC #23-017
 SPECIAL USE PERMIT(S) TO ALLOW A PERMANENT COMMERCIAL ANTENNA
 ON THE PRINCIPAL BUILDING FACADE AND A TEMPORARY COMMERCIAL
 ANTENNA IN THE PARKING LOT, VARIATION FROM LANDSCAPING
 REQUIREMENT

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 24th day of January, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
 LYNN JENSEN
 JOE LORENZINI
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 JAY CHERWIN

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development

ACTING CHAIRPERSON WARSKOW: All right, at least until Sue gets here, I will take over the meeting. So, calling the Plan Commission meeting to order, can we all please stand and say the Pledge?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, I believe the first thing is roll call.

MR. LYSICATOS: Okay, Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. LYSICATOS: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. LYSICATOS: Commissioner Green.

(No response.)

MR. LYSICATOS: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. LYSICATOS: Acting Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

MR. LYSICATOS: And Commissioner Dawson is not here at the moment.

So, we have a quorum.

ACTING CHAIRPERSON WARSKOW: Okay, thank you very much.

All right, so I believe next thing, and you can correct me because I don't have my cheat sheet, is approving the minutes from the previous meeting.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Can I have a motion?

COMMISSIONER DROST: I'll make a motion to approve.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, all in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed or needs to abstain?

COMMISSIONER JENSEN: I have to abstain, yes.

COMMISSIONER SIGALOS: I have to abstain also; I was not here.

ACTING CHAIRPERSON WARSKOW: All right, so two abstains --

MR. LYSICATOS: Two abstentions?

ACTING CHAIRPERSON WARSKOW: Yes.

MR. LYSICATOS: Okay.

ACTING CHAIRPERSON WARSKOW: All right, so go right to our first petitioner.

MR. LYSICATOS: Sure, yes.

So, our first and only petitioner tonight is Verizon Wireless Cell Tower at 1500 West Shure Road, Plan Commission Application #23-017.

ACTING CHAIRPERSON WARSKOW: Okay, anyone who is going to speak on behalf of the project, if you could come forward? First thing I'm going to do is swear you in.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Okay, first thing is if I could ask you to say your name, spell your last name for the court reporter please.

MR. LEE: Sure. My name is Christopher Lee, last name is spelled L-e-e.

ACTING CHAIRPERSON WARSKOW: Oh, yes, thank you very much. Have all notices been given?

MR. LYSICATOS: They have.

ACTING CHAIRPERSON WARSKOW: All right, so please proceed with your presentation.

MR. LEE: Thank you. Good evening, Commissioners. So, I am Chris Lee, I'm here to represent Mountain Limited and Verizon Wireless. We are here to ask for your approval for two special uses; one for a temporary communications facility and one for a permanent communications facility.

So, the interest that Verizon has in this property is mostly due because they have an existing site that is about half a mile to the southwest of this property. They are actually located on an existing tower that the property owner has decided that they no longer want to lease to that tower owner. Verizon is a tenant on that tower, so they have no choice but to de-com all their equipment off that tower and move to a new location. This creates a big problem for them because without coverage to this area, there are quite a few businesses and residents that will lose critical cell phone coverage, you know, without them having some kind of facility in that area. So, they have worked out a deal with the property owners and building owners at the subject property to locate antennas on that building.

In the meantime, while we are going through the permitting processes to get the approvals to install the permanent location on the building, we are also asking for your approval to allow the temporary site in the parking lot of the building to be used so that the users of Verizon Wireless will not lose their coverage. I mean, you can imagine, you know, somebody who has Verizon Wireless and, you know, they have an emergency and they can't use it because their site went down. That would be a big problem for them.

So, this is a site that will drastically improve coverage to the area. Once again, they, you know, will be only using the temporary location tower that's in the parking lot for the amount of time that it takes to get the approvals and then install their equipment. So, it is temporary. We are asking for a waiver on the landscaping because, you know, it doesn't really make sense to put landscaping around a temporary tower that's on a truck in the middle of a parking lot. It is temporary, will be removed, it doesn't affect the use of the parking lot, and you know, once that's removed, the parking lot can go back to its full use.

So, I covered pretty much everything that's on the temporary communications facility. I mean, if you want me to describe it to you, it's just basically a 50 by 60-foot area in a parking lot that's fenced in. It's a truck that holds up a mass of antennas that's about 60 feet high. It does have guy wires that are anchored to the ground that support it. The truck does have stabilizers that come out. So, it's safe and secure and, as I mentioned, it's only a temporary solution, will be removed from the parking lot in the very near future.

This is the site plan just showing basically where that temporary communications facility is located. As you can see, it's east of the building there, right there in the

middle of the parking lot. This building does have a lot of vacant office space available, so there isn't any issue with taking up any parking spaces that need to be used. There typically isn't much parking needed there because of the open amount of available office space there in the building.

So, the permanent communications facility, Chapter 28 does require the special use. We are proposing to install antennas on the seven-story building. You know, the purpose again is to provide critical cell phone coverage. The antennas will be installed on the facade of the building. They will be painted to match so that when you're, you know, looking at the building from a distance, they kind of blend in with the facade. The antennas look very small as you're looking at them from the ground.

So, all the equipment that transmit to the antennas, the ground equipment, the cabinets if you will, will actually be installed on the roof where you can't see them. They're installed on an existing platform that was used by a previous carrier. Our engineers have of course, you know, done a lot of structural analysis and confirmed that the existing platform can hold the equipment, it's safe, and so it's completely un-visible from the ground.

This is the site plan that basically shows where the antennas will be located on the building. As you can see, there's antennas that are located in three different sections of the building. This provides the coverage that Verizon needs, fills that whole, and then you can also see where the cabinets will be located on the inner walls of the building, not visible from the ground whatsoever.

Here's a southeast elevation of what the building will look at if you were looking at the building at the southeast. So, you have antennas that, you know, are mounted right to the facade. They're on close mounts to the facade so it gives them enough room to be tilted one way or another so that they can achieve the azimuths that they need, but they're installed in a way that they are close-mounted to the building as much as possible to minimize that visual intrusiveness.

Here's a southwest elevation, and if I go too fast, please let me know. Northwest elevation. As you can see, they're all pretty much installed in the same manner. There are existing carriers that are already on this building that are installed in the same way that we're installing the equipment, so we're not doing anything different from the way that existing carriers have already installed and been approved to be there, and this is the northeast elevation.

Here are some photo simulations. Our engineering group put these together. So, if you're looking at the building from the street, the photo on the left is before the installation, the photo on the right is after. As you can see from a distance as you're driving by the building from a public road, the antennas blend in with the building. They're painted to match the same color. They're very unnoticeable unless you are looking at the building and actually looking for them. Here's another view, and here is our last view.

Thank you for your time. Do you have any questions?

ACTING CHAIRPERSON WARSKOW: Anyone have any initial questions?

COMMISSIONER DROST: Not at this time.

ACTING CHAIRPERSON WARSKOW: Okay, you can then go ahead and have a seat and we'll have our Staff presentation.

MR. LYSICATOS: Thank you, Chair.

Okay, so tonight, we're considering the Verizon Wireless tower at 1500 West Shure Drive. The property is in the M-1 Research Development and Light Industrial District, and the Comprehensive Plan identifies it offices only. So, the uses are compatible, it is an office building currently. So, there isn't anything that is incompatible with zoning although it

requires the special use permit as was mentioned for the permanent commercial antenna on the principal building facade. Then the temporary commercial antenna, we combined both applications into one special use permit as there is no regulation that covers temporary antennas. You would give permission, or they're seeking permission for that special use permit as well.

The one variation is for relief from the requirement of a landscaping plan for the temporary commercial antenna installation which is part of our code for any ground-mounted antenna.

The aerial here shows the two pins that are in question. So, the temporary tower is actually in the eastern lot, and then the permanent one is on the western lot. You can see some of the existing conditions of the building. These were taken just a few weeks ago before our first snow, so you can see the existing Sprint antennas that are on there now as a few of these antennas I believe will be removed, but a good portion of them will be staying.

Also, the temporary tower that is already there, this tower was installed with permission from the Village Board at a Proceed At Own Risk agreement that was executed in October. So, this has been deployed since then since the existing tower was taken down in the previous location to facilitate the temporary service as was mentioned.

The permanent antenna plans, I think you just have seen these, but it shows the dark black is the new antennas that are going to be installed. There are some existing in the lighter gray adjacent to a number of these towers as they have a similar range and similar need to fulfill cell phone service.

The temporary tower plan shows those guy lines as well as the truck structure itself. As you can see, it's in the middle of the parking lot so that the waiver request or the variation request is for the planting. If there were plantings to go, it would actually be disturbing the parking lot for the principal use that's here.

Again, this is the aerial that you've seen before.

So, the special use approval response was submitted by the Applicant. Basically, you've heard that response from the Applicant today about fulfilling the need for cell phone service in the area. Staff has reviewed this and this seems sufficient; we're satisfied with their response. It's rather lengthy, so it's got two pages at this time.

On the variation approval, this was sent to us recently, so it wasn't in your original packets. We are also satisfied with the response for the variation for some of the reasons that were already stated, that to remove some of the parking spaces that are there would be detrimental to the site. The site is actually under-parked at this point. It has a deficit. The temporary tower actually provides, it further provides more of a deficit of 14 spots.

We didn't want to address the parking deficit at this point as the use is really not directly related to the office building. When the office building either wants to re-tenant or wants to come in with a different use, that's when we believe it will be appropriate to address any parking variation that's needed. If one was addressed here and, you know, for instance provided, it's tough to say how that actually impacts the building. There's very little parking that's used right as I believe about 25 percent of the building is used, so we're going to allow that to be an existing nonconforming situation.

So, as a result, the Staff recommends approval for the special use permit for the permanent and temporary commercial antenna under Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for a temporary commercial antenna installation. There are four, or I should say five conditions that we have asked the Board to consider. One, to mitigate the aesthetic impacts of their permanent installation on the building

facade by painting the antennas, which you've heard they intend to do. We're asking the Petitioner to remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-61) executed with the Village of Arlington Heights. We're asking that the Petitioner remove all abandoned or unused antenna equipment from the building facade upon completion of their permanent antenna installation.

The fourth item is the Petitioner shall add the Village utility information to the engineering plans prior to the issuance of a building permit. This was during the dialogue on our round two comments, or in response to the round one comments I should say from our Engineering Department. While there might not be any digging on the site, they want to see all the utilities that are present and connecting to the building.

Lastly, the Petitioner shall comply with all federal, state, and Village codes, regulations and policies. I'll take any questions.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

COMMISSIONER DROST: I'll make a motion to approve the Staff Committee report, or Staff report.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, voice vote. All those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the Staff report is entered into the record.

I do have one question for you, Mr. Lee, so if you could come forward again? I just want to make sure the five conditions that Michael just listed you have agreed upon. I know the painting you already said, but I just want to make sure all the other conditions you're agreeing to.

MR. LEE: We have. I do feel like I should clarify one thing with the requirement to remove any unused equipment. So, there is equipment on the building that is currently not transmitting any frequencies. It's by Sprint. So, T-Mobile and Sprint have merged together, and what they are currently doing is that they are, you know, looking at all their sites and they're trying to, you know, figure out a game plan to either improve that location or remove equipment.

So, this is something that they're currently doing. They're talking to the building owners about that. They have leased, all the antennas that you see on the building are leased to be there. So, even though there is not any frequencies transmitting through those antennas, it doesn't mean that they're abandoned or they're not going to be used in the future.

So, I just wanted to clarify that point. If they do decide that they're not going to use those antennas in the future, they will remove them. As a matter of fact, ERS who is the rooftop management company, they're all over that. You know, they're very good about making sure that any equipment that's abandoned or not going to be used is removed off the building. So, that's the only thing I wanted to just clarify today.

As far as showing utilities on the site plans, I know that our engineers have been working with you to try to get those shown on there. So, yes, it is our very intent to make sure that's on there, but we may require some help just to get that on there because I think some of your engineers have some data that they can share with us.

MR. LYSICATOS: Yes. Yes, we will be happy to provide whatever GIS data we have.

MR. LEE: Right, sure.

MR. LYSICATOS: And Staff would also be amenable to changing requirement number three to just be abandoned equipment and maybe remove the language of 'or unused' so that it's something that's actually been abandoned on the building.

MR. LEE: Right, thank you.

ACTING CHAIRPERSON WARSKOW: Okay, thank you very much.

All right, so I am now going to open up public comment for this particular project. Do we have anyone in the audience who would like to speak?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, I do not see anyone interested, so I'm going to close that portion of the public comment and open up with my fellow Commissioners to see if they have any questions or comments.

Yes?

COMMISSIONER ENNES: I have one quick question, Mr. Lee. Just so I get and understand the need for this move, you're currently located, you have towers/antenna located in Arlington Heights that's on a pole?

MR. LEE: Yes, sir. There is a tower that is located at the corner of the intersection, southwest intersection of 53 and Rand Road.

COMMISSIONER ENNES: Right.

MR. LEE: It's a monopole that's there. I drove by there this morning and it looks like two or the three carriers have already removed their equipment off that tower. So, there's one left, I'm not sure who that carrier is. It's not Verizon because Verizon has already decommed their equipment.

COMMISSIONER ENNES: Okay, so why are you moving off? Did you lose your lease on that? Are they taking that tower down?

MR. LEE: Yes, sir. So, Verizon doesn't actually own the tower or that site. They only installed their equipment on a structure that's owned by a third party. That third-party has not been able to secure an extension on their lease rights with the property owner. The property owner has just, you know, the lease has probably expired or will be expiring, and the property owner has decided that they have future plans for the property. They don't want the tower there anymore. So, unfortunately, Verizon has had no choice but to remove their equipment off that tower.

COMMISSIONER ENNES: Okay, that's why the temporary antennas were put in place in that --

MR. LEE: Yes, sir. Yes, sir.

COMMISSIONER ENNES: Okay, sounds good for me. That's the only question I have.

COMMISSIONER SIGALOS: Yes, I just have a minor question. If this is approved, what is the timeframe you're looking at to put up the permanent antennas, and at which time then the temporary antenna would be removed? So, what kind of timeframe are we talking about?

MR. LEE: So, I don't have an exact number of days that it will take, but I can tell you that it typically takes between one or three months just depending on the availability of the equipment that we are ordering to install there. I mean, this isn't something that's going to take a

year or anything like that, but I think a good timeframe that I can share, just kind of a rough estimate would be between one month, best case scenario, to probably three months, worst case scenario.

COMMISSIONER SIGALOS: So, the temporary antenna could be there for three months then?

MR. LEE: Yes, sir, in a worst case scenario. I don't anticipate it will take that long, but sometimes when Verizon is trying to get special equipment that they need to build that site, those backorder, not something that they can control, but they do their best to proactively order that equipment in advance so that they reduce that timeline, but I don't typically see sites taking more than that long once they get all their approvals.

COMMISSIONER SIGALOS: Okay, and I understand that the building itself is only about 25 percent occupied. So, these parking spaces that the temporary antenna takes up will not really be a problem?

MR. LEE: Correct. I was there this morning just looking at the building, and the parking lot is completely empty, on both sides.

COMMISSIONER SIGALOS: Okay. All right, thank you.

MR. LEE: Yes, sir.

COMMISSIONER SIGALOS: That's all I have.

ACTING CHAIRPERSON WARSKOW: Okay, anyone else?
Commissioner Cherwin?

COMMISSIONER CHERWIN: No, thank you. I saw the Petitioner at the Conceptual Review Committee and I thought they did as much as they could with the circumstances and I'm good with it.

ACTING CHAIRPERSON WARSKOW: Okay, how about on this side?

COMMISSIONER JENSEN: Yes, just an informational question for Michael. What's the significance of this Proceed At Own Risk Declaration? Obviously, the Board approved it. What does that, what's the significance of that?

MR. LYSICATOS: So, the significance of the Proceed At Own Risk agreement is that there's three conditions on which the temporary tower is removed. One is that they don't apply, which they've already done. The second is that they don't get approval, which they're going through the process right now, or I believe it's the end of March, March 24th I believe is the date.

We are going to work, because the process is what it is, we are going to work with them if they need an extension because of the timeline that Commissioner Sigalos was inquiring about, working for that through Village Board, but basically that's where --

COMMISSIONER JENSEN: So, it's aimed at limiting the amount of time they have a temporary thing.

MR. LYSICATOS: Correct, correct. Then if there wasn't a good faith effort to apply and get approval or ultimately the Village Board doesn't approve it, then that temporary tower would be removed. So, we're moving along in the process and hopefully it will just be the date that we have to worry about.

COMMISSIONER JENSEN: Thank you. Mr. Lee, does Xfinity use the Verizon's network? I mean, is this network, do other people depend on it besides Verizon or not?

MR. LEE: Well, if you have Verizon as your cell phone service, then, you know, obviously, you'd be affected if that site was to go down.

COMMISSIONER JENSEN: Right.

MR. LEE: I can't confirm on, this isn't my specialty. I can't confirm, but I've heard that there are some, you know, smaller carriers that lease spectrum from --

COMMISSIONER JENSEN: I was wondering if it affects more than Verizon, that's really the essence.

MR. LEE: Yes, so that is very possible. Again, this is not my specialty, not my expertise. Just something I've heard as just, you know, being in the industry, so yes, there is a very good possibility that, you know, somebody who has some other smaller carrier that leases their spectrum would also be affected.

COMMISSIONER JENSEN: So, it could affect a number of carriers in other words?

MR. LEE: Absolutely. I mean, you know, I was there this morning and there's tons of residences and, you know, commercial buildings that surround this area, and there would be a huge impact to the area if this site was to go down. There would be at least thousands of people that would be affected.

COMMISSIONER JENSEN: Thanks for putting some perspective on that. Thank you.

MR. LEE: Yes, sir.

ACTING CHAIRPERSON WARSKOW: Joe?

COMMISSIONER LORENZINI: I have no further questions.

COMMISSIONER DROST: I'll get it moving then. I'll make a motion to approve.

A motion to recommend to the Village Board of Trustees approval of PC #23-017, a Special Use permit to allow for a permanent commercial antenna on the principal building facade, and a temporary commercial antenna in the parking lot, and the following Variation:

- **A variation from Chapter 28, Section 6.14-2.2(b) for relief from the requirement of a landscaping plan for the temporary commercial antenna installation.**

This recommendation is subject to resolution of the following:

- 1. The Petitioner shall mitigate the aesthetic impacts of the permanent installation on the building facade by painting the antennas to match the building.**
- 2. The Petitioner shall remove the temporary antenna installation according to the Proceed At Own Risk Declaration (2023-061) executed with the Village of Arlington Heights.**
- 3. The Petitioner will remove all abandoned antenna equipment from the building facade upon completion of the permanent antenna installation.**
- 4. The Petitioner shall add the Village utility information to the engineering plans prior to the issuance of a building permit.**
- 5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

ACTING CHAIRPERSON WARSKOW: All right.

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, can we have a roll call?

MR. LYSICATOS: I'm sorry, give me one moment. Just writing down my notes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. LYSICATOS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. LYSICATOS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Acting Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

All right, so you have a unanimous vote. We are though just a recommending body, so it is up to the Village Board to have the final say.

Michael, do we have a date for when they probably go before the Village Board?

MR. LYSICATOS: It will be in two weeks, the Monday two weeks from now. So, yes, they will be on the next available agenda for the Village Board.

MR. LEE: Okay, thank you.

ACTING CHAIRPERSON WARSKOW: You're very welcome.

MR. LEE: Appreciate your time, thank you.

ACTING CHAIRPERSON WARSKOW: All right, so at this time, I'm going to re-open public comment for just any other topics besides the petition that the public would like to speak to.

Do I have anyone in the public who would like to speak on another topic?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, okay. Then I will close that portion of public comment, and I don't believe there is anything else on the agenda.

COMMISSIONER CHERWIN: I'll move to adjourn.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: All right, voice vote. All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: The Plan Commission is adjourned.

(Whereupon, at 7:59 p.m., the public hearing on the above-mentioned petition was adjourned.)



Plan Commission 2/14/2024

Item: 1821 N. Verde Subdivision - PC#21-007

Department: Planning & Community Development Department

Requested Action

1. Rezoning from the R-1, One-Family Dwelling District to the R-3, One-Family Dwelling District
2. Preliminary and Final Plat of Subdivision to subdivide the property into two lots.

Variations Required

1. Chapter 28, Section 5.1-3.2, Minimum Lot Width at Building Line, to allow a 68.5' wide lot where 75' wide lots are required.
2. Chapter 29, Section 29-307b.2, to allow a 68.5' wide lot where 75' wide lots are required.

Recommendation

The Staff Development Committee has reviewed petitioners request for rezoning from the R-1 District to the R-3 District, approval of a Preliminary and Final Plat of Subdivision to resubdivide the site into two lots, and the following variations from the Municipal Code:

- A Variation from Chapter 28 of the Municipal Code, Section 5.1-3.1, to allow a 68.5' wide lot where 75' width is required.
- A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where 75' width is required.

The Staff Development Committee recommends **APPROVAL** of the application, subject to the following conditions:

1. The existing home of the subject property shall be demolished no more than six months after subdivision approval by the Village Board.
2. Prior to issuance of a building permit for a new home on Lot 1, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
3. A Design Commission application shall be required for each new home

on the subject property.

4. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to permit issuance for each new home on the subject property.

5. The petitioner shall continue to work with the Village on the final design and footprint of the homes on each proposed lot and shall preserve as many of the existing mature trees on the subject property that are in good health, as feasible.

6. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a \$8,264 fee-in-lieu of onsite detention.

7. The petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way.

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

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ATTACHMENTS:

Description	Type
PC Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 8-12-20	Minutes
Justification for Variations	Exhibits
Plat of Survey	Exhibits
Project Narrative	Exhibits
Engineering Plans	Exhibits
Engineering Opinion of Probable Costs	Exhibits
Estoppel Agreement - Draft	Agreement
Final Plat of Subdivision	Exhibits
Department Review Comments - Round 1	Correspondence
Department Review Comments - Round 1 Petitioner Response	Correspondence
Department Review Comments - Round 2	Correspondence
Department Review Comments - Round 2 Petitioner Response	Correspondence
Department Review Comments - Round 3	Correspondence
Department Review Comments - Round 3 Petitioner Response	Correspondence
Department Review Comments - Round 4	Correspondence
Department Review Comments - Round 4 Petitioner Response	Correspondence
Department Review Comments - Round 5	Correspondence
Department Review Comments - Round 5 Petitioner Response	Correspondence

Department Review Comments - Round 6 Correspondence



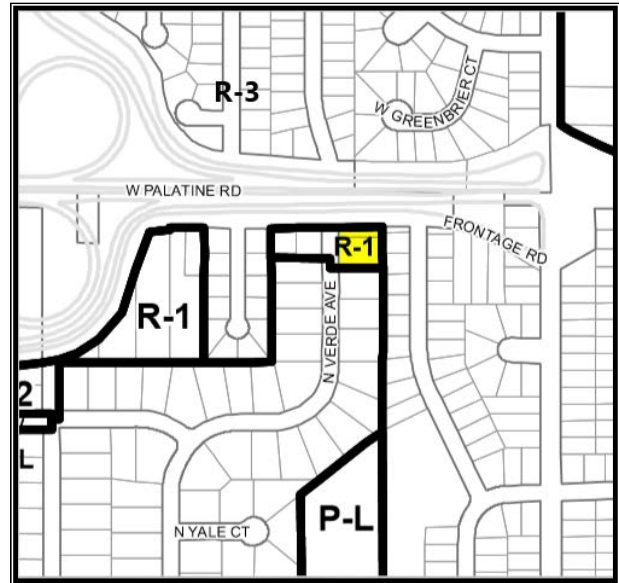
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Project Number: PC 21-007
Project Title: 1821 N. Verde Subdivision
Address: 1821 N. Verde Ave.
PIN: 08-16-202-009, 08-16-202-010

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 14, 2024
Date Prepared: February 9, 2024

Petitioner: John Van Kooten
Address: 8607 N. Osceola Ave
Niles, IL. 60714

Existing Zoning: R-1: 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 Homes	Single-Family Detached
South	R-E: One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate
East	R-3: One-Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-1: One-Family Dwelling District	Single-Family Home	Single-Family Detached

Requested Action:

1. Rezoning from the R-1, One-Family Dwelling District to the R-3, One-Family Dwelling District
2. Preliminary and Final Plat of Subdivision to subdivide the property into two lots.

Variations Required:

1. Chapter 28, Section 5.1-3.2, Minimum Lot Width at Building Line, to allow a 68.5' wide lot where 75' wide lots are required.
2. Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.

Project Background:

The subject property is located at the southeast corner of the intersection of North Verde Avenue and the Frontage Road along W. Palatine Road. There is currently a single-family home on the southern portion of the site and a detached garage on the northern portion of the site. Access to the property comes from two curb cuts along Verde Avenue, one to the existing home and attached garage, and the second to the detached garage on the northern side of the site. The property is 27,335 square feet (0.62 acres) in size and was platted in 1956 as two lots, both of equal size. However, when the Palatine Road interchange was constructed, a portion of the northern lot was acquired as Right of Way (ROW), and the home there was presumably demolished, leaving the detached garage standing in its current location on the subject property. The remaining portion of that lot was left non-compliant as it lost over 50% of its land area due to the ROW acquisition. At some point the detached garage came under the same ownership as the lot abutting to the south, which contains the existing home at 1821 North Verde Avenue. The property is currently zoned R-1, One-Family Dwelling District.

The petitioner has bought the subject property and is proposing to re-subdivide the site to create one code-compliant lot at the northern side of the site, and another lot on the southern side of the site that is 6.5 feet short of meeting the minimum code required lot width of 75 feet. Two homes would be constructed, one on each lot, which would involve the demolition of all structures currently on the subject property. In addition, the site would be rezoned into the R-3 District; both proposed lots conform to minimum lot size regulations in the R-3 District.

Zoning and Comprehensive Plan

As mentioned above, the subject property is currently zoned R-1, One-Family Dwelling District. The Comprehensive Plan shows this property as suitable for “Single-Family Detached” uses, which classification corresponds to the R-3 Zoning District. The proposed rezoning is compatible with the Comprehensive Plan. The property abutting to the east is also within the R-3 District, and all land north of the subject property (across Palatine Road) is within the R-3 District as well. There are also 12 R-3 lots located along Yale Avenue approximately 265 feet west of the subject property. The properties abutting to the south and along Verde Avenue are within the R-1 District.

The Staff Development Committee (SDC) has analyzed the proposed lot sizes in comparison to 28 existing lots in the vicinity of the subject property that are located on the south side of Palatine Road. Given that Palatine Road exists as a substantial barrier between the subject property and lots to the north, the lots on the north side of Palatine Road were considered to be outside of the established neighborhood fabric and were not included in this analysis. The table below shows the results of this analysis:

Total Number of Lots Surveyed	28
Average Lot Size of Proposed Subdivision	13,669 sq. ft.
Lot Size - Proposed Lot 1	15,465 sq. ft.
Lot Size - Proposed Lot 2	11,872 sq. ft.
Average Lot Size of Surveyed Lots	12,404 sq. ft.
Median Lot Size of Surveyed Lots	9,782 sq. ft.

The average size of the proposed lots is slightly larger than the average and median lots sizes of the 28 surveyed lots. The SDC finds that the proposed lot sizes are compatible with the existing lots in the vicinity and will not be a threat to the established neighborhood character. It should be noted that although the lots along Verde Avenue are typically no less than 20,000 square feet and are larger in size when compared to the proposed lots, the frontage along Palatine Road does not follow this trend and is classified differently on

the Comprehensive Plan (Single Family Detached vs. Single Family Detached Estate). **Exhibit II** at the end of the staff report shows the Comprehensive Plan designations in the vicinity of the subject property. The average lot size of the 6 surveyed lots fronting on Palatine Road is 11,766 square feet, which is in line with the 13,669 square foot average lot size for the proposed subdivision. **Exhibit I** at the end of the staff report shows the 28 lots surveyed and their associated lot sizes.

The proposed lots comply with the minimum lot size requirement of the R-3 District, however, Lot 2 is slightly shorter than the minimum required lot width by 6.5' (8.66% shorter than minimum requirement). A detailed analysis of the proposed lot sizes is shown below.

Zoning Requirements	Minimum Lot Size (square feet)	Minimum Lot Width (feet)
Required		
R-3 Lot	Standard Lot: 8,750 sq. ft. Corner Lot: 9,900 sq. ft.	Standard Lot: 75' (if between 8,750 - 9,999 SF) Corner Lot: 90' (if between 15,000-19,999 SF)
Proposed		
Lot 1 (corner lot)	15,465 sq. ft.	Corner lot: 90'
Lot 2 (standard lot)	11,784 sq. ft.	Standard Lot: 68.5'

As shown, Lot 2 requires the following variations:

- **Chapter 28 of the Municipal Code, Section 5.1-3.1, to allow a 68.5' wide lot where a 75' width is required.**
- **Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where a 75' width is required.**

In order for any variation to be approved, it must comply with the following criteria for approval:

- **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.**

The petitioner has provided a written response outlining how the proposed lot width complies with the standards of approval as shown above, which response has been included within the materials provided to the Plan Commission. Staff agrees that the standards of approval have been met and notes the following:

- While the lot width on Lot 2 falls 8.66% short of the minimum width requirement, the proposed lot sizes exceed the minimum allowable lot size regulations of the R-3 District by 56.2% (Lot 1) and 34.7% (Lot 2).
- Given the existing configuration of the subject property, the only way a code compliant lot width could be provided would be if the lots were flipped to where they fronted on Palatine Road to the north. This configuration would be non-traditional and would place the rear of the lots abutting the side of the home to the south and the side of the lots abutting the rear of the home to the east (classified as a "reverse corner lot"). Having the lots fronting on Verde Avenue, as proposed, results in a more traditional configuration that is more compatible in relation to the abutting homes to the south and the east.
- The previous Right-of-Way acquisition on the northern lot, which reduced the overall lot width on the subject property, is a unique circumstance that was outside of the owner's control.

The Staff Development Committee is supportive of the proposed variations.

On May 17, 2021, the petitioner invited surrounding property owners to a neighborhood meeting where they could learn more about the proposed subdivision. According to the petitioner, three surrounding neighbors showed up and their primary concern related to whether the subdivision would result in residential development. Prior to approval of a new home on Lot 1, impact fees in accordance with Chapter 29 of the Municipal Code shall be required. No less than 6 months after approval of this subdivision, the existing structures on the property shall be demolished as the new lot lines would render the existing structures non-conforming. Linkage fees in accordance Chapter 7 of the Municipal Code shall be required prior to issuance of a building permit for each new home.

Building, Site, Landscaping:

Design Commission approval shall be required prior to issuance of a building permit for all new homes on the subject property. A formal landscape and tree preservation plan is not required for subdivisions that have less than four lots. However, staff notes that there is at least one large, mature tree on the site, and several other trees that may be worth preserving. While a tree preservation plan is not a code requirement given the number of lots in this subdivision, the petitioner is encouraged to preserve any high-quality mature trees on the site that are in good condition. Based upon the final design and footprint of the homes on each proposed lot, the petitioner shall be required to work with staff on potential preservation of trees, as feasible.

Engineering and Infrastructure.

As a two-lot subdivision, no onsite detention will be required. However, the petitioner shall be required to provide a fee-in-lieu of onsite detention in the amount of \$8,264, which shall be required prior to issuance of the site development permit for the necessary infrastructure improvements. The lots will be graded to direct stormwater on the western side of the site towards Verde Avenue, where it will then flow to the north through culverts running below each proposed driveway. Stormwater on the eastern side of the site is designed to flow towards a proposed stormsewer inlet at the southeast corner of the Lot 2. From there, an underground pipe will connect to the Village stormsewer system within the Frontage Road to the north. The proposed design complies with Village and MWRD regulations and is designed to mitigate impacts on surrounding properties.

Verde Avenue is substandard relative to current code requirements and does not have curbs, gutters, sidewalks or stormsewers. The subdivider is required to bring abutting streets up to current code standards, however, it is not practical to have only one property along the entire street updated to code requirements. In lieu of updating the street to current standards, the Village has traditionally allowed the subdivider to enter into an Estoppel Agreement. This agreement would permit the petitioner to forgo immediate installation of required public improvements, but provides the Village with the option to establish a Special Assessment to implement the code required improvements when deemed necessary. Such Estoppel Agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way, which shall be in perpetuity and run with the land.

Parking and Traffic:

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will have, at a minimum, a two-car garage. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee has reviewed petitioners request for rezoning from the R-1 District to the R-3 District, approval of a Preliminary and Final Plat of Subdivision to resubdivide the site into two lots, and the following variations from the Municipal Code:

- A Variation from Chapter 28, Section 5.1-3.1, to allow a 68.5' wide lot where 75' width is required.
- A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where 75' width is required.

The Staff Development Committee recommends **APPROVAL** of the application, subject to the following conditions:

1. The existing home of the subject property shall be demolished no more than six months after subdivision approval by the Village Board.
2. Prior to issuance of a building permit for a new home on Lot 1, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
3. A Design Commission application shall be required for each new home on the subject property.
4. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to permit issuance for each new home on the subject property.
5. The petitioner shall continue to work with the Village on the final design and footprint of the homes on each proposed lot and shall preserve as many of the existing mature trees on the subject property that are in good health, as feasible.
6. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a \$8,264 fee-in-lieu of onsite detention.
7. The petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Verde Avenue Right-of-Way.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

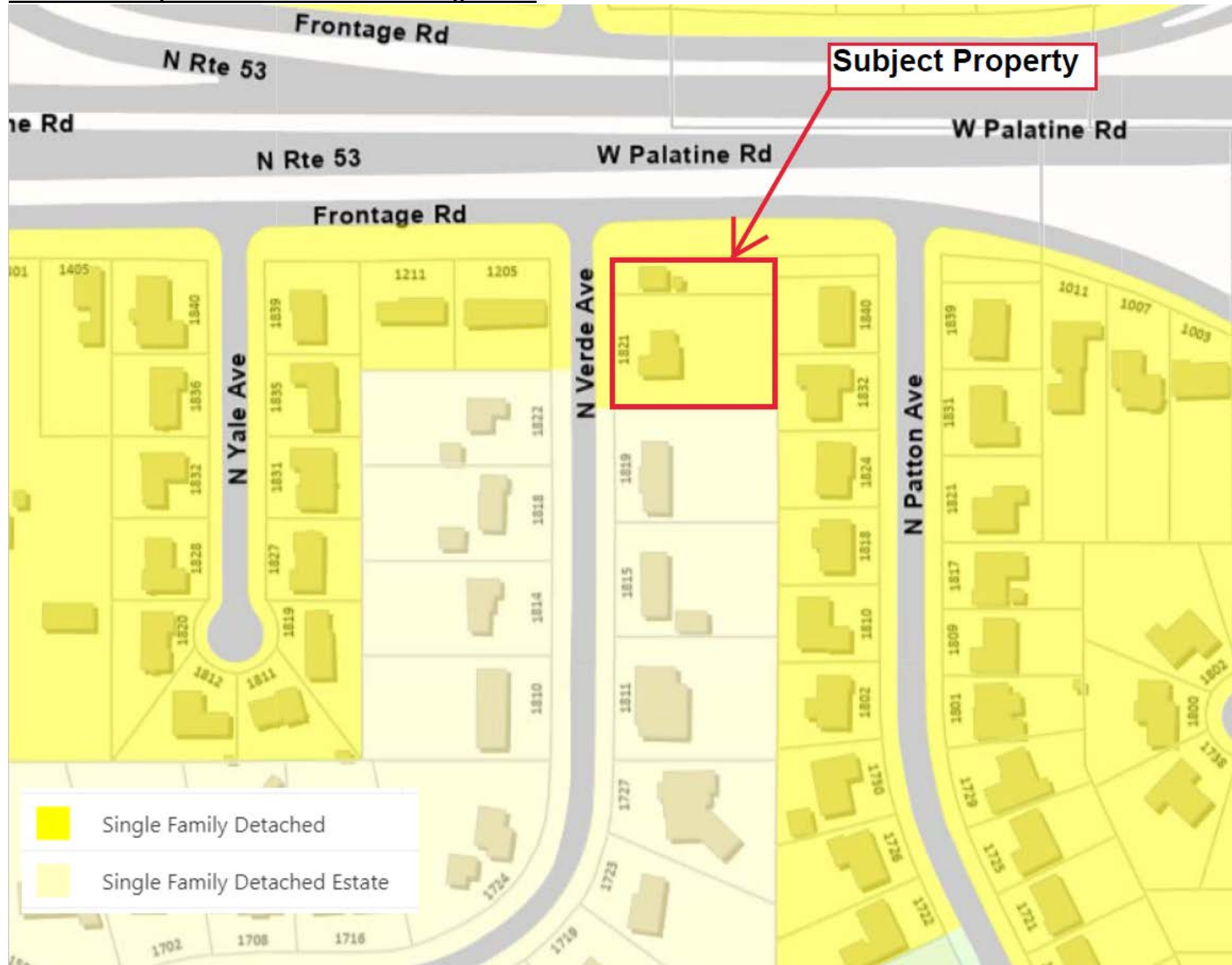
February 9, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

[illegible]

Exhibit II – Comprehensive Plan Land Use Designations



NOTIFICATION AFFIDAVIT

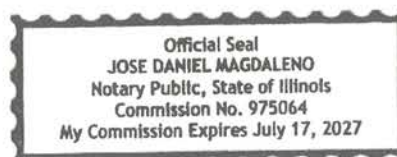
I, Marcelo Elias hereby certify as follows:

1. That on the 29th day of January, 20 24, affiant caused to be mailed in the Post Office of 1240 N Ashland Ave, 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 sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 29 day of January, 20 24.


Notary Public



RECEIVED
JAN 30 2024
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DATE

1/29/24

NOTICE OF PUBLIC HEARING

Please be advised that a Petition has been filed with the Village of Arlington Heights for Preliminary & Final Plat of Subdivision approval to resubdivide two lots into two lots, a rezoning of the subject property from the R-1, One Family Dwelling District to the R-3, One Family Dwelling District, and the following Variations from the Municipal Code:

- Chapter 28, Section 5.1-3.2, Minimum Lot Width at Building Line, to allow a 68.5' wide lot where 75' wide lots are required.
- Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.

The location of the subject property is 1821 North Verde Avenue, Arlington Heights, Illinois.

John Van Kooten and Annie Van Kooten are the beneficial owners of the property at 1821 North Verde Avenue, Arlington Heights, Illinois and are the Applicants.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

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 PM, on Wednesday, February 14, 2024.

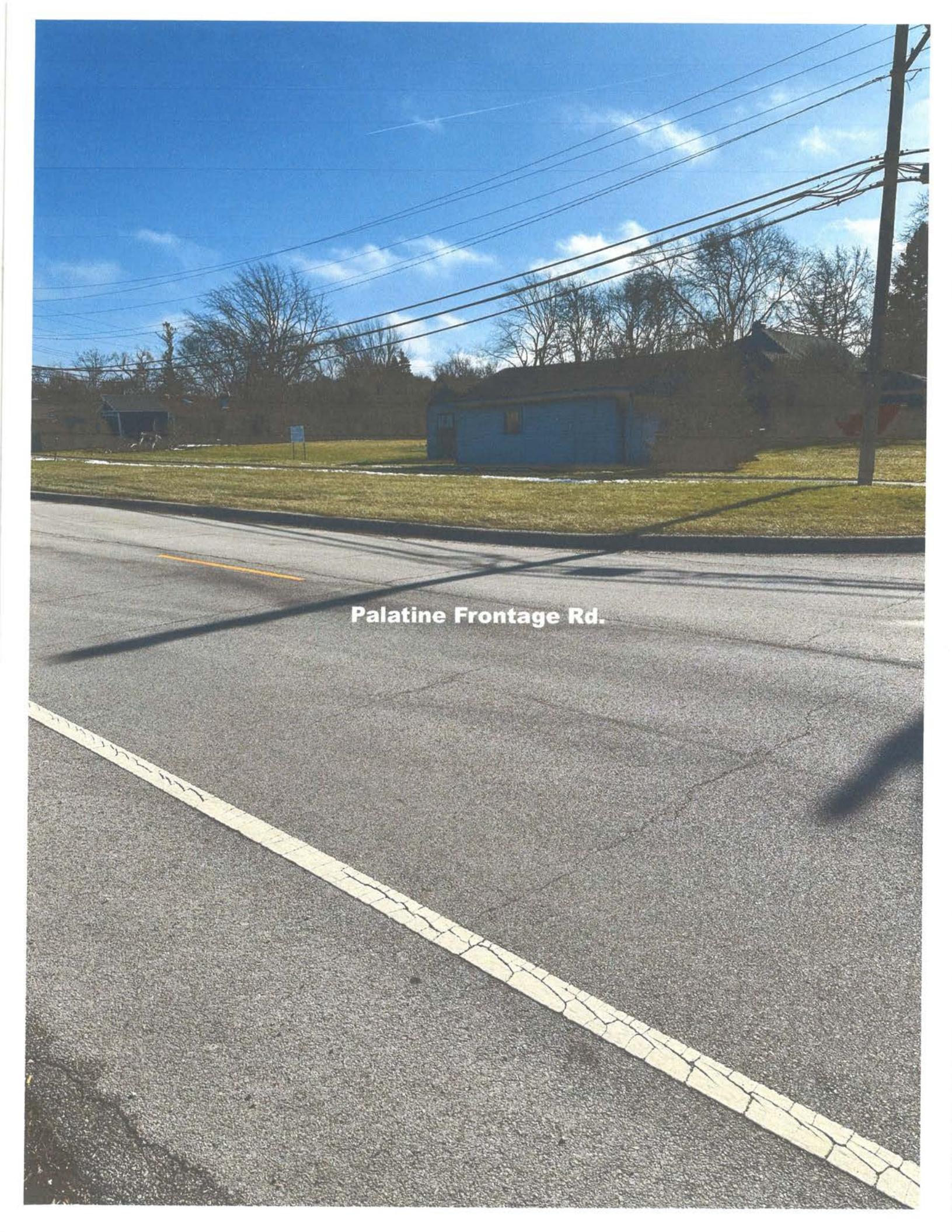

John Van Kooten


Annie Van Kooten

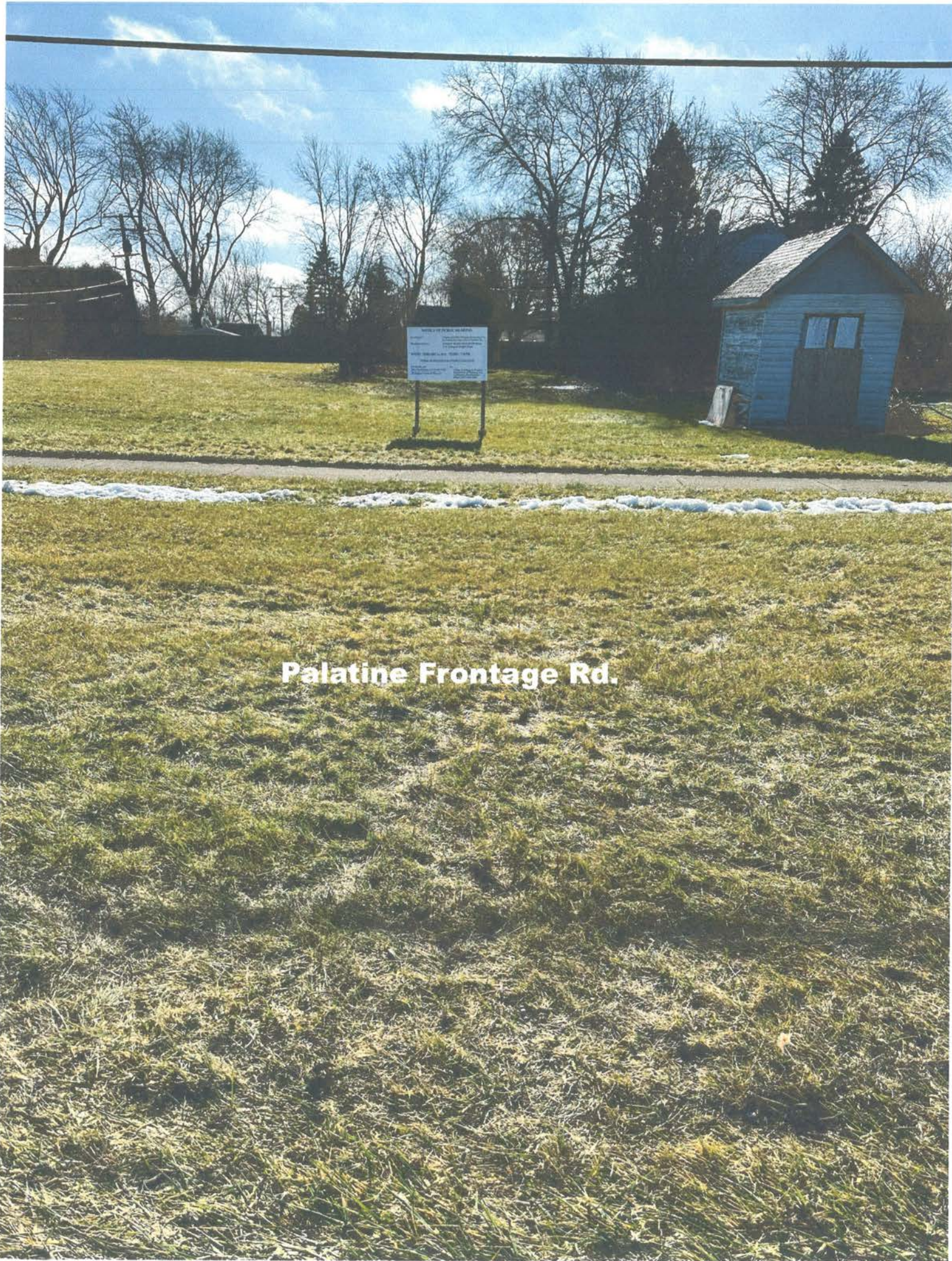
Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5793 (Voice) or 847-368-5980 (Fax) or emercado@vah.com

03-18-301-011-0000 ILLINOIS DEPT OF TRANSPORTATION HANLEY BUILDING 2300 S. DIRKSON PARKWAY SPRINGFIELD, IL 62764	03-18-301-012-0000 ILLINOIS DEPT OF TRANSPORTATION HANLEY BUILDING 2300 S. DIRKSON PARKWAY SPRINGFIELD, IL 62764	
03-18-305-016-0000 ROBERT H HAMMERL 1911 N VERDE DR ARLINGTON HT, IL 60004	03-18-305-017-0000 MATTHEW S DICKINSON 1909 N VERDE DR ARLINGTON HTS, IL 60004	03-18-305-018-0000 CZESLAW CIOCHON 1905 N VERDE DR ARLINGTON HTS, IL 60004
03-18-305-019-0000 I BUY I SELL REAL 1421 CALLEN LN DES PLAINES, IL 60016	03-18-305-037-0000 TIMOTHY B GAARE 1108 GREENBRIAR CT ARLINGTON HTS, IL 60004	03-18-305-038-0000 MARK SMITH 1114 GREENBRIER CT ARLINGTON HTS, IL 60004
03-18-305-039-0000 MARK P EPSTEIN 1120 GREENBRIER CT ARLINGTON HTS, IL 60004	03-18-305-040-0000 ARTHUR FORNAGIEL 1124 GREENBRIER LN ARLINGTON HTS, IL 60004	03-18-305-041-0000 GAIL WENTINK 1128 GREENBRIER CT ARLINGTON HTS, IL 60004
03-18-305-042-0000 PIOTR KACZMARCZYK 1125 W GREENBRIER CT ARLINGTON HTS, IL 60004	03-18-305-043-0000 STEVEN SCHULTZ L DES 1123 W GREENBRIER ARLINGTON HTS, IL 60004	03-18-305-044-0000 BOGDAN KARWOWSKI 1121 GREENBRIER CT ARLINGTON HTS, IL 60004
03-18-305-045-0000 RYAN S DUL 1119 GREENBRIER CRT ARLINGTON HTS, IL 60004	03-18-305-046-0000 BRIDGETT HARIG 1117 W GREENBRIER CT ARLINGTON HTS, IL 60004	03-18-305-047-0000 GERALD J JORZAK 1115 W GREENBRIER CT ARLINGTON HTS, IL 60004
03-18-305-048-0000 JOHN FRANCIS MORSE 1111 GREENBRIER CT ARLINGTON HTS, IL 60004	03-18-305-049-0000 AARON COLLEEN KIELAR 1109 W GREENBRIER CT ARLINGTON HTS, IL 60004	03-18-306-007-0000 CHRIS P DEMOS 1912 N VERDE DR ARLINGTON HTS, IL 60004
03-18-306-008-0000 STEVEN & TASHA SULLIVAN 1910 N VERDE DR ARLINGTON HTS, IL 60004	03-18-306-012-0000 MICHAEL ZAWACKE 1302 W PALATINE RD ARLINGTON HTS, IL 60004	03-18-306-013-0000 ERNESTO CERVANTES 1306 W PALATINE RD ARLINGTON HTS, IL 60004
03-18-306-014-0000 PETER WOOLSEY JR 1903 N YALE AVE ARLINGTON HTS, IL 60004	03-18-306-015-0000 EDWARD GODZISZEWSKI 1905 N YALE AVE ARLINGTON HTS, IL 60004	03-19-101-014-0000 ROCHELLE GUTSTADT 1819 N YALE AVE ARLINGTON HT, IL 60004
03-19-101-015-0000 EDWARD GOLIN 1827 N YALE AVE ARLINGTON HT, IL 60004	03-19-101-016-0000 P & S DYER 1831 N YALE ARLINGTON HT, IL 60004	03-19-101-017-0000 WESLEY SHEERAN 1835 YALE ARLINGTON HTS, IL 60004

03-19-101-018-0000 ARTEMIO REYES RODRIGUE 1839 N YALE AVE ARLNGTON HTS, IL 60004		03-19-103-001-0000 JOSEPH TRAJANO 1211 W PALATINE RD ARLNGTON HTS, IL 60004		03-19-103-002-0000 MARC PERKOWITZ 1205 W PALATINE RD ARLNGTON HTS, IL 60004
03-19-103-003-0000 JOHN BARONE 1822 N VERDE AVE ARLINGTON HTS, IL 60004		03-19-103-004-0000 NANCY M GANNON TRUSTEE 1818 N VERDE AVE ARLNGTON HTS, IL 60004		03-19-103-005-0000 JEFF & AUDREY SKIERA 1814 N VERDE AV ARLNGTON HTS, IL 60004
03-19-103-006-0000 THU V PHAM DORA N PH 1810 N VERDE AVE ARLNGTON HTS, IL 60004		03-19-104-001-0000 JOHN & ANNIE VANKOOTEN 2309 ROBIN CREST LANE GLENVIEW, IL 60025		03-19-104-002-0000 JOHN & ANNIE VANKOOTEN 2309 ROBIN CREST LANE GLENVIEW, IL 60025
03-19-104-003-0000 WILLIAM BAXTER 3660 VILLAGE DRIVE D CARLSBAD, CA 92008		03-19-104-004-0000 MALGORZATA BOROWSKI 8 LYNNBROOK DR PROSPECT HTS, IL 60070		03-19-104-005-0000 GREGORY R NEUMANN 1811 VERDE AV ARLNGTN HTS, IL 60004
03-19-108-025-0000 LEMAR KEENER 1844 N PATTON AVE ARLINGTON HT, IL 60004		03-19-108-026-0000 BOZENA MARIA BATKO K 1840 N PATTON AVE ARLNGTON HTS, IL 60004		03-19-108-027-0000 SHARON KOSTURIK 1832 N PATTON AV ARLNGTON HTS, IL 60004
03-19-108-028-0000 CHUA 1824 N PATTON AVE ARLNGTN HTS, IL 60004		03-19-108-029-0000 RENEE POORE 1818 N PATTON AVE ARLNGTON HTS, IL 60004		03-19-108-030-0000 BRENDA N POPOVIC TRUST 1810 N PATTON AVE ARLNGTON HTS, IL 60004
03-19-110-002-0000 MICHAEL H BERG 1843 PATTON AVE ARLINGTON HT, IL 60004		03-19-110-003-0000 DIMITRIOS ATHANASOULIA 1839 N PATTON AVE ARLNGTON HTS, IL 60004		03-19-110-004-0000 IVAN KOSTOV & ANELIYA 1831 N PATTON AVE ARLNGTON HTS, IL 60004
03-19-110-005-0000 SHELBY M AMARANTOS & K 1821 N PATTON ARLINGTON HT, IL 60004		03-19-110-006-0000 DEAN A KIESLING 1817 N PATTON ARLNGTN HTS, IL 60004		03-19-110-007-0000 KATHLEEN M CORNELL 1809 N PATTON ARLINGTON HT, IL 60004
03-19-110-033-0000 SHATONA KERNEY 12808 S JUSTINE ST CALUMET PARK, IL 60827		03-19-110-034-0000 CALVIN & SHARI NICKENS 1011 W PALATINE RD ARLNGTON HTS, IL 60004		

A photograph of a street intersection. In the foreground, a dark asphalt road with a white dashed line runs diagonally from the bottom left towards the center. A long shadow of a utility pole stretches across the road from the right. In the background, a grassy area with patches of snow is visible. A small blue building with a dark roof stands in the middle ground. Behind it are several bare trees. A utility pole with multiple power lines is on the right side of the frame. The sky is blue with some white clouds.

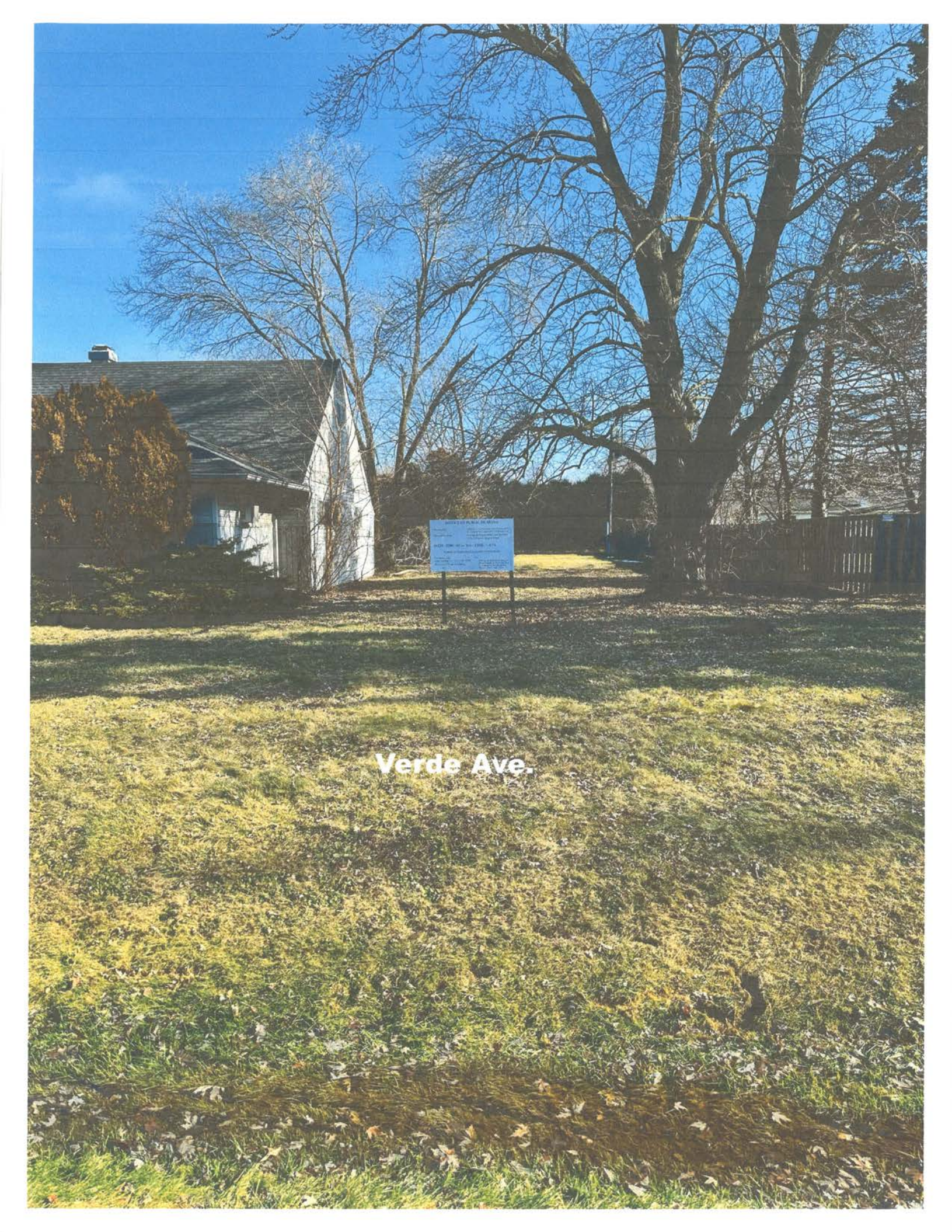
Palatine Frontage Rd.



Palatine Frontage Rd.



Verde Ave.

A photograph of a residential property. On the left is a white house with a dark roof and a chimney. A large, leafless tree stands to the right of the house. In the foreground, a grassy yard is covered with fallen leaves. A blue sign on two posts is positioned in the middle ground. The sky is clear and blue.

Verde Ave.



Map created on August 6, 2020.

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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.

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL VIRTUALLY ON:

August 12, 2020

Project Title: 1821 N. Verde Subdivision

Address: 1821 N. Verde Avenue
Arlington Heights, IL 60005

Petitioner: John Van Kooten
8607 N. Osceola Ave.
Niles, IL 60714

Requested Action:

1. Rezoning from the R-1, One-Family Dwelling District to the R-3, One-Family Dwelling District.
2. Plat of Subdivision to subdivide the property into two lots.

Variations Required:

3. A Variation from Chapter 28, Section 5.1-3.1, to allow a 68.5' wide lot where 75' width is required.
4. A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 68.5' wide lot where 75' width is required

Attendees: John Van Kooten, Petitioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located at the southeast corner of the intersection of North Verde Avenue and the Frontage Road along W. Palatine Road. There is currently a single-family home on the southern portion of the site and a detached garage on the northern portion of the site. Access to the property comes from two curb cuts along Verde Avenue, one to the existing home and its' attached garage, and the second to the detached garage on the northern side of the site. The property is 27,335 square feet (0.62 acres) in size and was platted in 1956 as two lots, both of equal size. However, when the Palatine Road interchange was constructed, a portion of the northern lot was acquired as Right of Way (ROW), and the home there was presumably demolished, leaving the detached garage standing in its' current location on the subject property. The remaining portion of that lot was left non-compliant as it lost over 50% of its land area due to the ROW acquisition, and at some point, it came under the same ownership as the lot abutting to the south, which contains the existing home on the subject property. The property is currently zoned R-1, One-Family Dwelling District.

The petitioner has bought the subject property and is proposing to re-subdivide the site to create one code-compliant lot at the northern side of the site, and another lot on the southern side of the site that is 6.5 feet short of meeting the minimum code required lot width of 75 feet. Two homes would be constructed, one on each lot, which would involve the demolition of all structures currently on the subject property. In addition, the site would be rezoned into the R-3 District; both proposed lots conform to minimum lot size regulations in the R-3 District.

Meeting Discussion:

J. Van Kooten stated that he recently purchased 1821 N. Verde. Stated that he would like to demolish he existing home and rezone to R-3 from R-1. The Comprehensive Plan supports the requested rezoning. Stated they would like to subdivide

the property for two new homes.

S. Hubbard stated that the property was approximately .62 acres and contains one single family home and a detached garage. It was platted in 1956 as two lots of equal size. When Palatine Road was expanded and additional right-of-way was needed, it is believed that land taken from the northern lot for the necessary right-of-way for Palatine Road, and the home on the northern lot was likely demolished, leaving only the detached garage on that portion of the property. At some point the leftover portion of the northern lot was purchased by the owner of the lot to the south, which is 1821 N Verde and both lots became under joint ownership. The Comprehensive Plan designates the overall property as suitable for R-3 zoning given the "Single-Family Detached" classification. The petitioner owns both lots and would like to resubdivide to adjust the lot lines, which would yield two lots that are more compliant with the R-3 zoning regulations. The current zoning on the site is R-1 and the petitioner has requested a rezoning into the R-3 district. Several of the neighboring lots in the vicinity have also been subdivided and rezoned into the R-3 district.

The proposed lot sizes comply with minimum lot area requirement; however, the interior lot is about 6 ½ feet shy of minimum required lot width of 75 feet and a variation would be required to allow the 68 ½ foot width. The Planning Department has asked the petitioner to hold a neighborhood meeting prior to appearing before the Plan Commission. The setbacks of both lots will be a product of the average of all of the existing setbacks of the frontages. Since it's only a two-lot subdivision, no onsite detention would be required, however, a fee in lieu of onsite detention would be required. Petitioner can obtain both preliminary and final plat of subdivision approval all in one process. Certain public improvements would be required. Staff is generally supportive of the application, subject to a final analysis of the proposed lot sizes in comparison to the existing lot sizes in the vicinity.

Commissioner Jensen asked for clarification on the difference between R-1 and R-3 zoning allowances.

S. Hubbard replied that the primary difference is in the minimum allowable lot size. The R-3 district allows smaller lots than the R-1 district.

Commissioner Jensen asked about the linkage fee.

S. Hubbard explained that the linkage fee was an affordable housing contribution required for all new home construction. It was a flat fee. It was not something that the Plan Commission has purview over; mentioning it in the staff report is more of a heads up to the petitioner that the fee will be required.

Commissioner Jensen asked about the requirement for measuring the existing setbacks on the frontage. Is that the responsibility of staff or the petitioner?

S. Hubbard responded that it was the responsibility of the petitioner.

Commissioner Jensen asked about the Estoppel Agreement. Was this because code required certain public improvements, which improvements were not prevalent through-out the neighborhood, so rather than make them on only this property, it would defer the requirement until the entire neighborhood was ready to make those improvements?

S. Hubbard confirmed this to be correct.

Commissioner Jensen asked why the smaller interior lot was non-compliant? Couldn't the larger corner lot be reduced in size to make a conforming interior lot?

S. Hubbard explained that the corner lot was proposed at the minimum allowable size, so to decrease the size of the corner lot to make the interior lot code compliant, it would create the need for a variation on the corner lot. Corner lots are required to be larger than interior lots since they have larger setbacks required than an interior lot. They essentially have two front yards and therefore two front yard setbacks, which setbacks are required to be larger than a side yard setback on a interior lot.

Commissioner Jensen stated that he would be open to a variation on the corner lot to make the interior lot code-compliant. Both lots would then be closer in size as opposed to a larger corner lot and a smaller interior lot. He asked the petitioner for their perspective.

J. Van Kooten stated that he was open to either approach. His preference was for the path of least resistance. He was supportive of whatever the Village thought was best.

Commissioner Sigalos stated that he has no objections to this project. Asked if the petitioner would live in one of the homes on the lots or sell both lots?

J. Van Kooten replied that he would more than likely sell both lots.

Commissioner Sigalos asked if the petitioner was aware of the fee-in-lieu of requirement and how much it would be?

J. Van Kooten responded that he didn't know what the fee would be.

S. Hubbard directed the petitioner to the Engineering Department for assistance in calculating the fee.

Commissioner Cherwin is generally supportive of the project.

J. Van Kooten asked at what point in the process is the linkage fee required?

S. Hubbard replied that it would come as part of the building permit.

B. Green stated that in general, he was not supportive of splitting larger lots into smaller lots, however, in this case it appears that the trend of development in this particular area may support the proposed subdivision. He gave the project a tentative thumbs up and encouraged the petitioner to move forward.

RECOMMENDATION

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

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

**JUSTIFICATION FOR
SPECIAL USE, LAND USE VARIATION, OR OTHER VARIATIONS
(Land Use Variation Criteria-2B)**

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

The Petitioners' request to rezone from R-1 to R-3 is in compliance with the Village of Arlington Heights' Comprehensive Plan (2015). There is existing R-3 District adjacent, east of Patton Avenue and across Verde Avenue to the west (Palatine Frontage Road and North Yale Avenue).

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

The Petitioners' purchased the subject property on July 9, 2020. The property has been vacant ever since due to the current condition of the home. The Petitioners wish to demolish the current home and construct two new single-family homes on the two (2) resulting lots, with the grant of this Variation.

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

The proposed two new single-family homes will otherwise be in full compliance with required use, bulk, open-space and building setbacks per Code.

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

The Petitioners seek Variation for the interior (Lot 2) lot's width , to be reduced by less than 10% from 75 Feet (required) to 68.57 Feet (proposed).

LEGEND

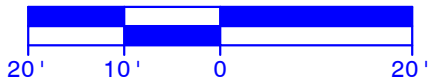
A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

PLAT OF SURVEY OF

PARCEL 1: THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:
EAST LINE OF N. VERDE DRIVE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 27,335 SQ. FT. OR 0.62 ACRES MORE OR LESS"

PALATINE FRONTAGE ROAD

CONCRETE CURB

POINT IS 81.43' SOUTH OF THE
NORTHWEST CORNER OF LOT 11

F.I.P. 1/2"
2.55' N & 9.84' E

CONCRETE

N 89°43'46" E (M)
171.83' (M)

POINT IS 80.41' SOUTH OF THE
NORTHEAST CORNER OF LOT 11

UTILITY STRUCTURE
2.2' S & 0.6' W

F.I.P. 1/2"
18.08' S & ON LINE

F.I.P. 1/2"
39.55' S & ON LINE

10' EASEMENT

159.59' (M)
S 00°00'34" E (M)

F.I.P. 1/2"
0.06' W

CENTER OF
CHAIN LINK FENCE
0.5' E

CENTER OF
CHAIN LINK FENCE
0.3' W

F.I.P. 1/2"
0.06' N & 0.59' W

CENTER OF
WOOD FENCE
0.3' S & 0.7' W

171.85' (R/M)
N 89°55'50" W (M)

CENTER OF
WOOD FENCE
0.5' S

F.I.P. 1/2"
ON LINE & 0.38' W

VERDE AVENUE

(66' R.O.W.)

EDGE OF PAVEMENT

30' BUILDING LINE

CONCRETE

FRAME
GARAGE

FRAME
SHED

2 STORY
FRAME
BUILDING

FRAME
SHED



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 29TH DAY OF MARCH, A.D. 2019, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1821 N. VERDE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DAVID FRANK ATTORNEY AT LAW

FIELDWORK DATE (CREW) 03/28/2019 (RL/SB/MH)
DRAWN BY: R.S. REVISED: JOB NO. 19-03-0365

PROJECT DESCRIPTION
1821 NORTH VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PIN's: 03-19-104-001-0000 and
03-19-104-002-0000

The Application is to change zoning for 1821 North Verde Avenue, Arlington Heights, Illinois from R-1 to R-3, One Family Dwelling District. The Petitioners, John Van Kooten and Annie Van Kooten also seek approval from the Plan Commission of Arlington Heights to sub-divide two lots for the purpose of constructing two (2) new single-family Homes (each Home will have a North Verde Avenue frontage).

The Petitioners will demolish the existing cape cod style home, which is currently in very poor condition with slab and foundation defects, rendering the property inhabitable.

The two proposed new single-family dwellings will each be two-story with a finished basement and garage. Each Home will be constructed using masonry brick and frame. Each home will have open-yard green space.

A Detention is not required on this small proposed resubdivision.

After construction, Petitioners plan to market the two new Homes to the public. The estimated list price for each Home will be between \$750,000.00 to \$850,000.00.

PROJECT DATA:

Existing Lot Area: 27,207 Square Feet

LOT 1:

Proposed Sub-divided Lot Area: 15,464 Square Feet
Proposed Lot Dimension: 90 Feet by 171.83 Feet
(Northwest corner of Palatine Frontage Road/North Verde Avenue)

LOT 2:

Proposed Sub-divided Lot Area: 11,784 Square Feet
Proposed Lot Dimension: 68.57 Feet by 171.85 Feet
(Interior lot facing North Verde Avenue)

PROJECTED TIMELINE:

Demolition-Spring 2021
Start of Construction-Late Spring 2021 or when Permits are issued.
Completion of Construction-Fall 2021

PETITIONERS' EXPERIENCE AND OTHER NEW CONSTRUCTION AND REHAB PROJECTS:

John Van Kooten:

- Managing Member of McVan Development, LLC (2004-2014).
- Illinois Licensed Real Estate Agent.

Annie Van Kooten:

- Thrush Construction-Construction Accountant.
- Renzi Corp.- Construction Accountant.
- GF Structures-Construction Accountant.

List of Other Projects:

- 5544 North California Avenue, Chicago, IL- Rehab SFH.
- 1935 South Canalport Avenue, Chicago, IL- New Construction Condominium Building.
- 2126-2128 West Van Buren Ave., Chicago, IL-New Construction Condominium Building.
- 30 North Throop Avenue, Chicago, IL -New Construction SFH.
- 3342 North Ogden Avenue, Chicago, IL-New Construction Condominium Building.

ENGINEERING PLAN

1821 VERDE AVENUE

ARLINGTON HEIGHTS, ILLINOIS

LEGEND

EXISTING	PROPOSED	
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		FLARED END SECTION
		WATER VALVE BOX
		BUFFALO BOX (B.BOX)
		WATER VALVE & VAULT
		FIRE HYDRANT
		WELL
		GAS VALVE
		GAS METER
		COMMUNICATION CANISTER
		COMMUNICATION HANDHOLE
		ELECTRIC CANISTER
		ELECTRIC HANDHOLE
		ELECTRIC MANHOLE
		ELECTRIC METER
		TRAFFIC SIGNAL
		TRAFFIC HANDHOLE
		TRAFFIC CONTROL BOX
		UTILITY POLE
		UTILITY POLE W/ LIGHT
		STREET LIGHT
		STREET SIGN
		BORING LOCATION
		MAILBOX
		SPOT ELEVATIONS
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		SETBACK LINE
		RIGHT OF WAY LINE
		STORM SEWER LINE
		SANITARY SEWER LINE
		WATERMAIN LINE
		UNDERGROUND GAS LINE
		UNDERGROUND COMM. LINE
		UNDERGROUND ELECTRIC
		OVERHEAD UTILITY
		FENCE LINE
		GUARDRAIL LINE
		CONTOUR LINE

	DECIDUOUS TREE
	EVERGREEN TREE
	OVERLAND FLOOD ROUTE
	DRAINAGE ROUTE
	DOWNSPOUT
	SILT FENCE LINE
	DEPRESSED CURB
	SOIL EROSION GEOTEXTILE PROTECTION
	CONCRETE
	BRICK
	ASPHALT
	BUILDING
	GRAVEL
	STONE

PROJECT LOCATION



PROJECT LOCATION MAP

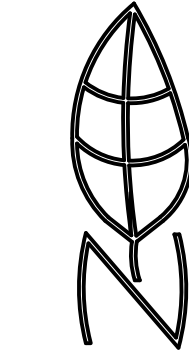
PREPARED FOR
JOHN VANKOOTEN
1821 VERDE AVENUE
ARLINGTON HEIGHTS, IL 60005

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)



INDEX OF SHEETS

- COVER SHEET
- EXISTING CONDITIONS
- PRELIMINARY ENGINEERING
- DETAILS

COVER SHEET
1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	01/29/2021
SCALE:	HORIZ - VERT -
SHEET	1
OF 4 SHEETS	
PROJ # 20-10-1003	

SOURCE BENCHMARK	
DESIGNATION	- LD020
PID	- DM3897
STATE/COUNTY	- IL/COOK
USGS QUAD	- PALATINE (2018)
THE STATION IS ON THE SOUTHWEST CORNER OF N. WILKE ROAD AND N. CHICAGO AVENUE, 164.0 FT NORTH OF WATER PUMPING STATION AT 1720 N. CHICAGO AVENUE, 72.2 FT SOUTH OF THE EDGE OF PAVEMENT OF N. WILKE ROAD, 18.0 FT WEST OF THE EDGE OF PAVEMENT OF N. CHICAGO AVENUE, 9.8 FT EAST OF A CONCRETE DIVIDER WALL.	
NAVD88 ELEVATION:	734.95

SITE BENCHMARK #1	
NW BOLT OH FIRE HYDRANT ON WEST SIDE OF N. VERDE AVENUE APPROXIMATELY 39 FEET NORTH OF SOUTHWEST PROPERTY CORNER.	
ELEVATION =	726.13 NAVD88



Know what's below.
Call before you dig.

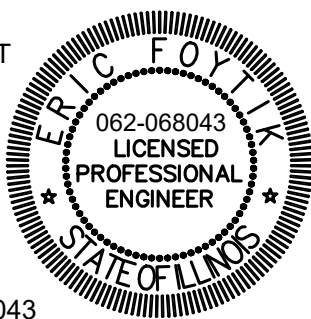
ENGINEER'S CERTIFICATION

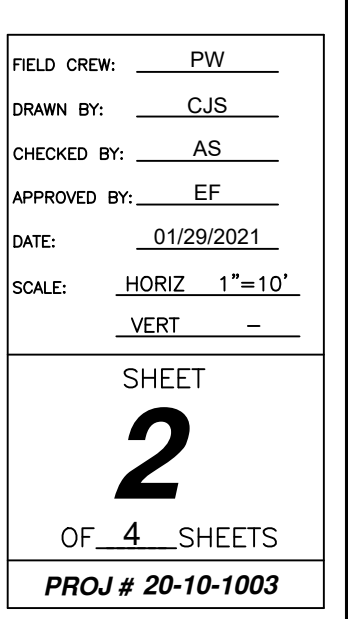
STATE OF ILLINOIS)
COUNTY OF DuPAGE)

I, ERIC FOYTIK, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 25TH DAY OF OCTOBER, A.D. 2023

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-068043
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2023





NOTES:

1. EXISTING WELL TO BE ABANDONED ACCORDING TO IEPA REGULATIONS.
2. EXISTING SEPTIC SYSTEM IS TO BE ABANDONED ACCORDING TO IEPA REGULATIONS.

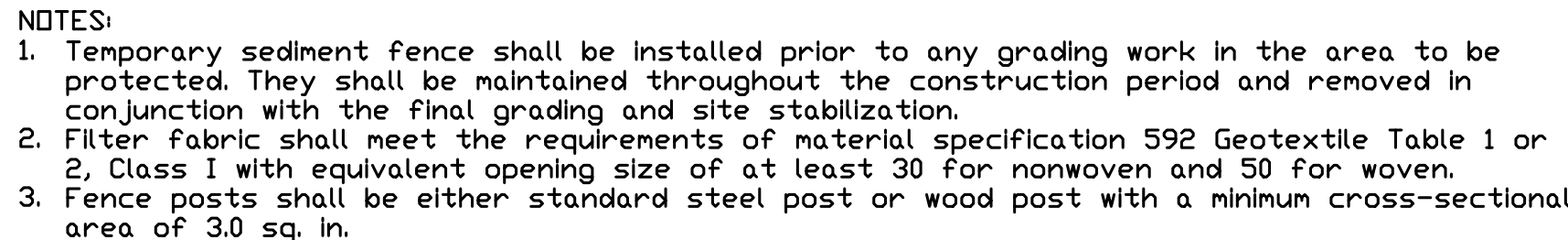


PRELIMINARY ENGINEERING
1821 VERDE AVENUE ARLINGTON HEIGHTS, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 01/29/2021
SCALE: HORIZ 1"=10'
VERT -

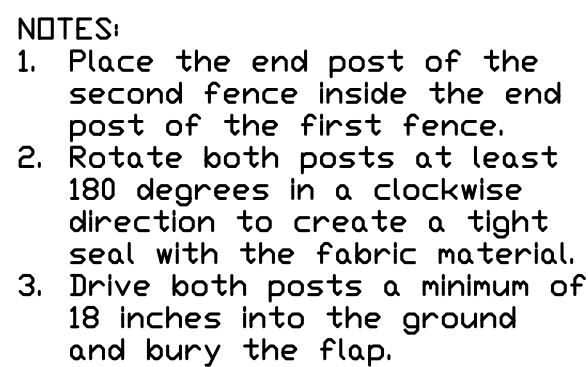


REFERENCE	
Project	_____
Designed	_____ Date _____
Checked	_____ Date _____
Approved	_____ Date _____



STANDARD DWG. NO.
IL-620
SHEET 1 OF 2
DATE 11-20-01

SILT FENCE
PLAN
SHEET 1 OF 2

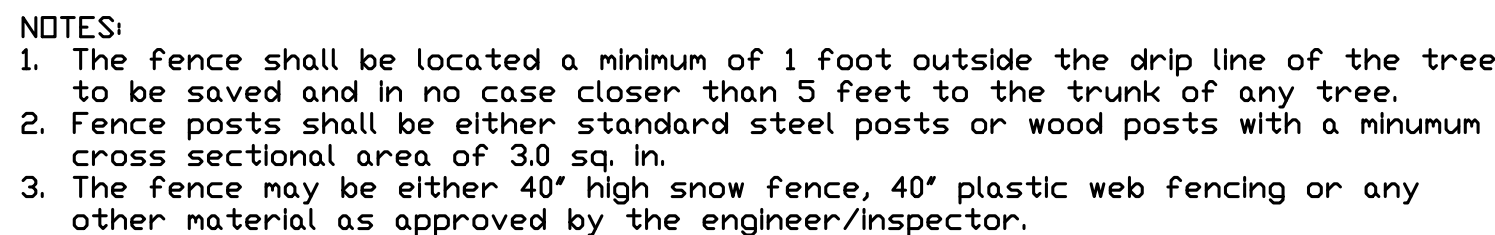


REFERENCE	
Project _____	
Designed _____	Date _____
Checked _____	Date _____
Approved _____	Date _____



STANDARD DWG. NO.
IL-620(W)
SHEET 2 OF 2
DATE 1-29-99

SILT FENCE
PLAN
SHEET 2 OF 2

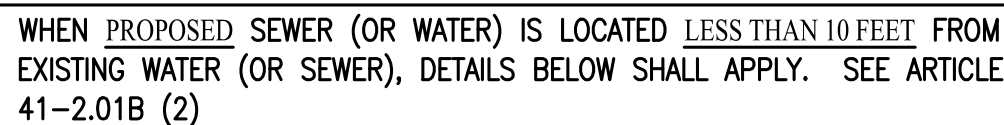
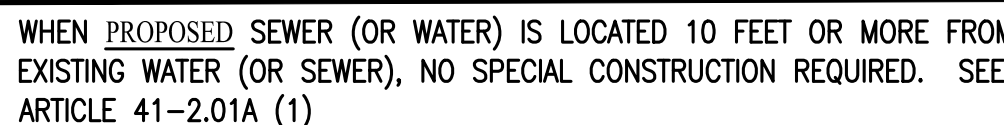
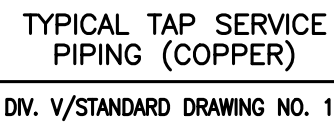


REFERENCE	
Project _____	
Designed _____	Date _____
Checked _____	Date _____
Approved _____	Date _____



STANDARD DWG. NO.
IL-690
SHEET 1 OF 1
DATE 4-7-94

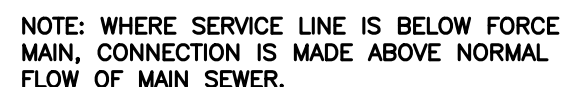
TREE PROTECTION FENCING



**WATER AND SEWER
SEPARATION
REQUIREMENTS**

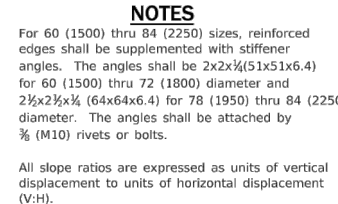
HORIZONTAL SEPARATION

STANDARD DRAWING NO.18



NOTE: RISERS TO BE CONSTRUCTED IN LIEU OF
WYES WHERE SEWER DEPTH EXCEEDS 12'-0".
FOR PIPE MATERIAL AND CONCRETE SEE
SPECIFICATIONS.

TYPICAL
RISER FOR
SERVICE LATERAL

[illegible]

TYPE 1
For 12 (1000) to 24 (5000) only
(See Note 1)

TYPE 2
For 25 (1750) and 36 (9000) only
(See Note 1)

TYPE 3
(See Note 2)

TYPE 4
(See Note 3)

Band strap bolted to end member with 1/8" (16.0) bolts.

Threaded rod

End member length

Connector

Red rubber

Connector section (See Note 2)

NOTES

Types 1 and 2 for pipes with annular ends only.

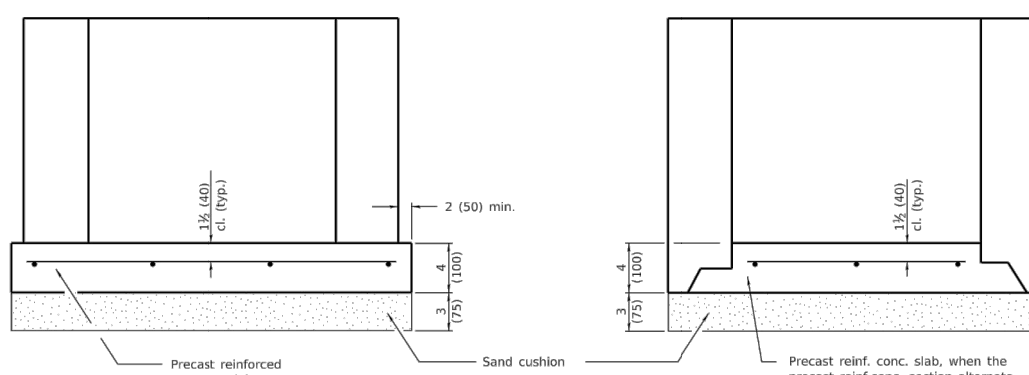
Type 3 connection may be used for all pipe sizes and includes 12 (300) of the pipe length. The connector section shall be attached to the end section by rivets or bolts and shall be the same metal thickness as the end section. Stud shall be either 2½ (64) pitch x ½ (13) depth or 3 (75) pitch x 1 (25) depth annular corrugated pipe.

Type 4 connection can be used for all nine sizes.

**METAL FLARED END
SECTION FOR
PIPE CULVERTS**

STANDARD 542401-04

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (260)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

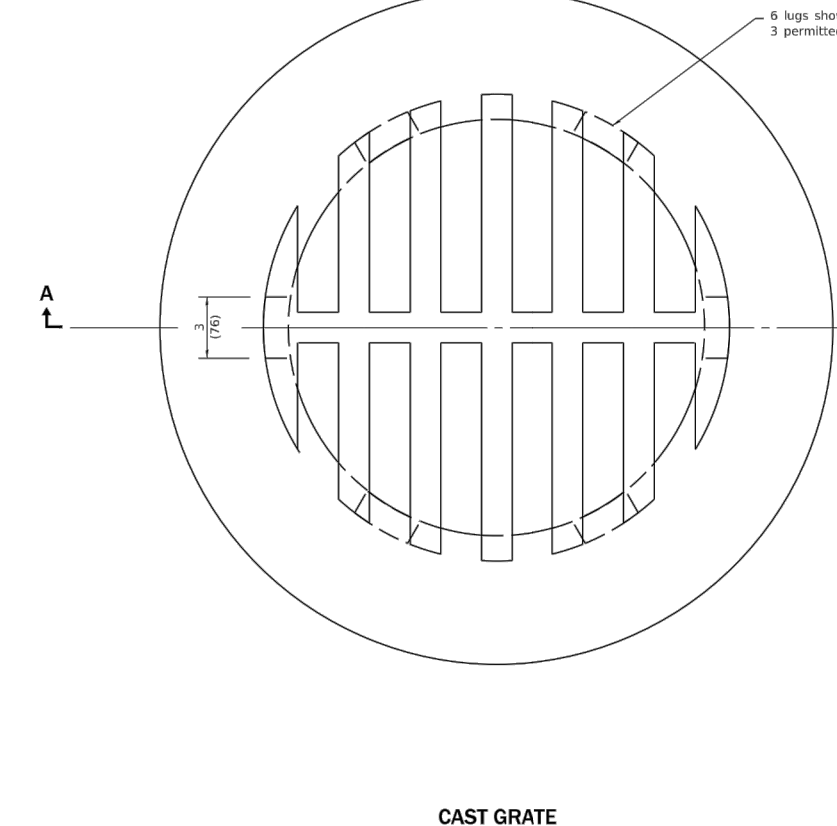
Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to 72 (1060) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height.

INLET - TYPE A

STANDARD 602301-04



All d

GRATE TYPE 8

STANDARD 604036-0

DETAIL SHEET

1821 VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
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FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 01/29/2021
SCALE: HORIZ —
VERT —

SHEET

4

OF 4 SHEETS

PROJ # 20-10-1003

1821 Verde Avenue, Arlington Heights

ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work

	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>ITEM COST</i>	<i>SUM COST</i>
Site Grading	LS	1	\$20,000.00	\$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	\$10,000.00	\$10,000	
Silt Fence	LS	1	\$5,000.00	\$5,000	
2'-Dia Storm Inlet w/Type 8 Grate	EA	2	\$1,600.00	\$3,200	
4'-Dia Catch Basin w/Type 8 Grate	EA	1	\$3,200.00	\$3,200	
Storm 6" SDR 26 PVC	FT	72	\$28.00	\$2,016	
Storm 12" RCP	FT	151	\$85.00	\$12,835	
Connect to Ex Inlet	EA	1	\$1,000.00	\$1,000	
Sidewalk Remove and Replace	LS	1	\$2,000.00	\$2,000	
Curb and Gutter Remove and Replace	LS	1	\$1,000.00	\$1,000	
Water Service	EA	2	\$5,000.00	\$10,000	
Sanitary Service	EA	2	\$5,000.00	\$10,000	
Street Light	LS	1	\$20,000.00	\$20,000	

Run Date 10/23/2023 EDF

TOTAL SITEWORK COSTS: \$100,251

ESTOPPEL AGREEMENT

WHEREAS, John C. Van Kooten and Annie Van Kooten, are the Owners of the property legally described as:

PARCEL 1:

THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-19-104-001-0000 and 03-19-104-002-0000

and commonly described as 1821 North Verde, Arlington Heights, Illinois.

WHEREAS, it is the desire of the owners of said previously described property to add structural improvements to the property; and

WHEREAS, Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners, and

WHEREAS, the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said public improvements will be guaranteed for future installation in the manner hereinafter set forth,

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington heights (hereinafter referred to as "VILLAGE") and John C. Van Kooten and Annie Van Kooten (hereinafter referred to as "OWNERS") as follows:

1. THAT the OWNERS will not object to any special assessment which may be levied by the VILLAGE concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1821 North Verde, Arlington Heights, Illinois, adjacent to the property. If the VILLAGE should determine to proceed to install the improvement without special assessment proceeding, the OWNERS agree to proceed to place in escrow with the VILLAGE a sum of money in the amount representing the OWNERS' proprietary value of the cost of said improvement. Such funds shall be deposited with the VILLAGE within 30 days after receiving notice in writing of the total amount to be deposited. Such dollar amount shall be determined by the Village Engineer. The actual amount finally expended shall be based upon actual cost of construction and the OWNERS shall be entitled to examine the books and records of the VILLAGE relating to the cost of such improvements.

2. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

3. This Agreement shall be recorded in the Office of the Recorder of Deeds, in Cook County, Illinois.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this _____ day of _____ 2023.

John C. Van Kooten, Owner

Annie Van Kooten, Owner

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, being a Notary Public in and for said County and State aforesaid, CERTIFY THAT John C. Van Kooten and Annie Van Kooten, stated to me to be the Owners of the above described property in the Village of Arlington Heights, Illinois, did appear before me this day in person and acknowledge that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____ 2023

Notary Public

Accepted by the VILLAGE OF ARLINGTON HEIGHTS:

Village Manager

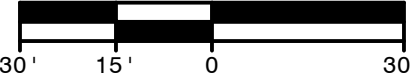
Dated: _____

ATTEST:

Village Clerk

FINAL PLAT OF
VAN KOOTEN'S RESUBDIVISION
OF

PIN NUMBERS
03-19-104-001
03-19-104-002



BASIS OF BEARING:
EAST LINE OF N. VERDE DRIVE AS FOUND
MONUMENTED AND OCCUPIED.
N 00°00'00" E (ASSUMED)

*THE ACTUAL REQUIRED EXTERIOR SIDEYARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 31.4' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(c) OF CHAPTER 27 ALLOWS THE EXTERIOR SIDE YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 10 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

**THE ACTUAL REQUIRED EXTERIOR FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 39.1' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(a) OF CHAPTER 27 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

ADDRESS OF LOT 1: _____

ADDRESS OF LOT 2: _____

NOTE: THE EXISTING 30 FOOT BUILDING LINE PER DOCUMENT 16513014 HAS BEEN INCREASED TO 39.1 FEET.

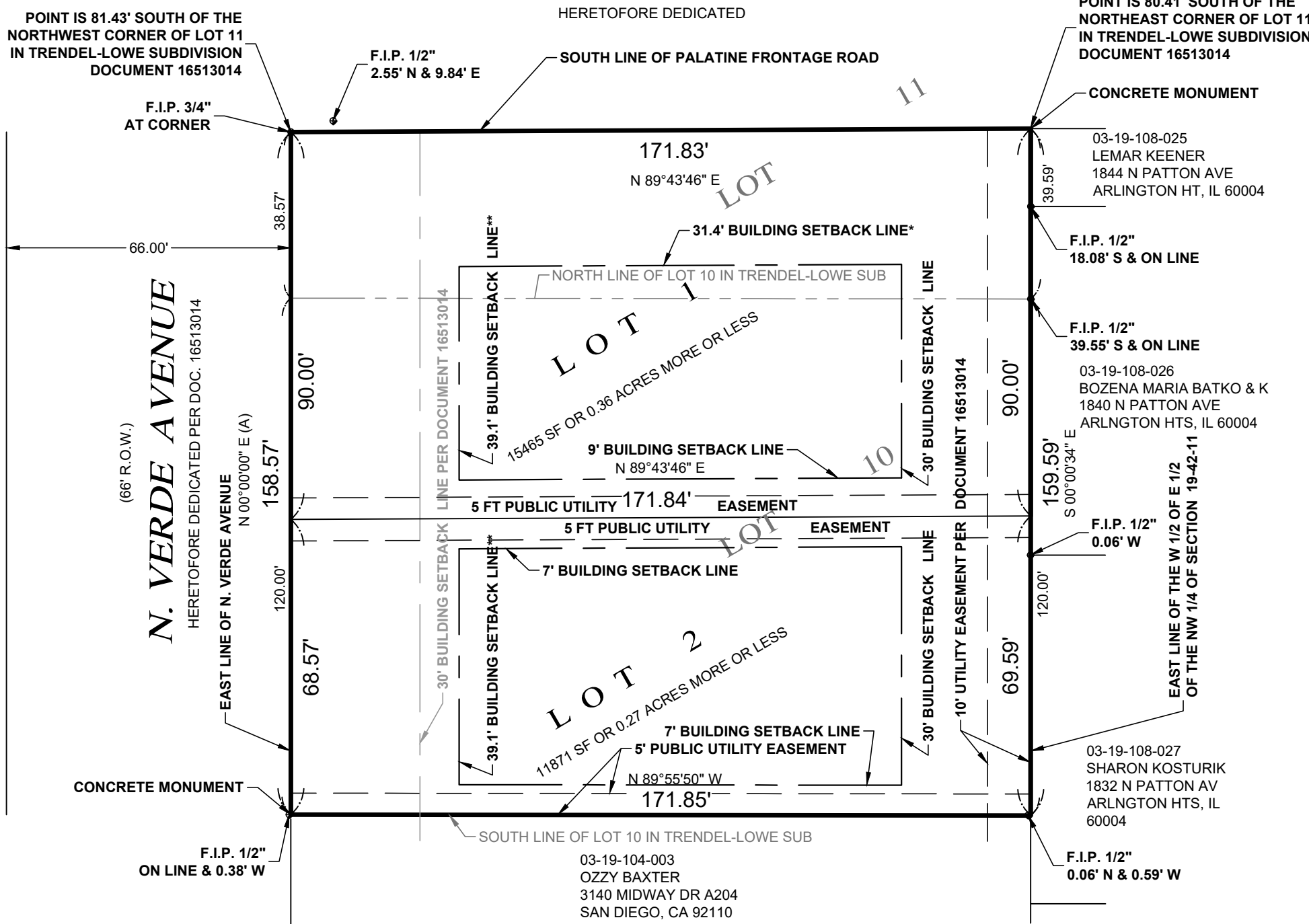
SEND TAX BILL TO:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

SUBDIVIDED BY:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

LOT 10 AND PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16513014 IN COOK COUNTY, ILLINOIS.

LAND AREA = 27,336 SF
OR 0.63 ACRES MORE OR LESS

PALATINE FRONTAGE ROAD



CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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 _____

UTILITY CERTIFICATE

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: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT JOHN AND ANNIE VAN KOOTEN, AS DEVELOPERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYORS CERTIFICATE WHICH WILL BE KNOWN AS VAN KOOTEN'S RESUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25, TOWNSHIP HIGH SCHOOL DISTRICT 214, AND HARPER COMMUNITY COLLEGE DISTRICT 512, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

BY: _____

DEED OF DEDICATION

WE, THE UNDERSIGNED, JOHN AND ANNIE VAN KOOTEN, 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 VAN KOOTEN'S RESUBDIVISION, 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 HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET AND 10 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 AN TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIP 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.

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 ERRECTED OR MAINTAINED IN VIOLATION THEREOF, 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____.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN VAN KOOTEN AND ANNIE VAN KOOTEN AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS IS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APORTIONED AGAINST THE TRACT FO LAND INCLUDED IN THE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____

COUNTY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND ON THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20____

BY: _____

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THIS PROPERTY APPEARS, BY SCALED MEASUREMENT, TO FALL WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0201J WITH AN EFFECTIVE DATE OF 8/19/2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

IRON RODS AND CONCRETE MONUMENTS WILL BE SET AT PROPERTY CORNERS UPON COMPLETION OF MASS GRADING.

DATED, THIS 2ND DAY OF NOVEMBER, A.D., 2023, AT LISLE, ILLINOIS.

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: JOHN & ANNIE VAN KOOTEN



Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



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: 1821 N Verde Subdivision – Subdivision, Rezoning from R-1 to R-3, Lot Width Variation

PC#: 21-007 – Round 1

Date: April 1, 2021

General Comments:

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

Sam...

No comments at this time.

RECEIVED
APR 01 2021
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007

Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN AND ANNIE VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.

Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642

Phone #: (773) 862-7200

Fax #: (773) 862-0600

E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000

Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004

Rezoning: Current: R-1 Proposed: R-3

Subdivision: TRENDEL-LOWE SUBDIVISION

of Lots: 2 Current: 2 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current:

Proposed:

Site Gross Area:

of Units Total:

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

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

FIRE PREVENTION

No comments

[Signature]
Director

3/22/21
Date

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision
1821 N Verde Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, widening the east half of Verde Ave to Village standards, public sidewalk, street lighting and possibly storm sewer. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. 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
14. 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 Subdivision, 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.
15. No public improvement plans have been submitted. Subdivision code, Chapter 29, requires public improvements as part of the subdivision. The Village may consider an estoppel agreement provided that certain public improvements will be guaranteed for future installation.
16. Final subdivision approval will require final engineering plans.

17. Being a two lot resubdivision, fee-in-lieu of detention is acceptable. Maximum impervious lot coverage for the proposed parcels is 50%. Attached is the Village's detention calculations showing a required volume of 8,246 cubic feet. The Village's current rate for fee-in-lieu is \$1.00 per cubic foot; therefore, the fee will be \$8,246.

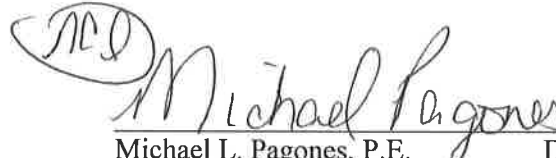
Public Works

18. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
 - a) The system(s) will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
 - c) 8" perforated pipe is not permitted, private storm sewer shall be 6" solid PVC
19. Verify and document the condition of the edge of the roadways on N Verde Ave.
20. Verify and document the condition of the sidewalk on Palatine Frontage Road.
21. Culvert pipe for the driveways and respective maintenance will be the responsibility of the homeowner.
22. Provide culvert elevation for the property to the south.
23. There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th Edition or newer.
24. The water service line shall be buried at least 5.5 ft.
25. It is our understanding that the residence is on a private well. If the well is not going to be used, then the water service connection to the residence must be disconnected and verified and the well abandoned in accordance with IEPA regulations. If the well is going to continue to serve the property, a backflow device will need to be connected to protect the Village's water service.
26. If there is a septic system on the property, the septic system shall be abandoned in accordance with IEPA regulations.
27. The 724.5 high point is not accurate as high point for the south side of Lot 2. Please revise.

Preliminary Plat of Subdivision:

28. Title should be Preliminary Plat (or Final Plat) of Van Kooten's Resubdivision.
29. Provide a 5 ft utility easement along the south property line of Lot 2, and along the common lot line between Lots 1 and 2.
30. Show the westerly right-of-way for Verde Ave, and the right-of-way for Palatine Frontage Road.
31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-6, 10 and 11 are complete. Use the checklist to complete the rest of the items.

32. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist.
- a) Item o, the Plan Commission statement should be updated.
 - b) Item p, the Surveyor's statement should be updated.
 - c) Item q, the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
 - d) Item u, provide a location to identify the address of each new lot.
33. Add the utility signature blocks.

 4/2/2021
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
Detention Calculations

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

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

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.

Signature

(SURVEYOR'S SEAL)

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: _____

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60126

224-229-5850

[Ted Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)

Alternates:

Bob Schulter (Department Supervisor), Martha Agieras (Assistant)

Bob_Schulter@comcast.ncom

Martha_Gieras@comcast.com

Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi
ComEd
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

630-576-6530

Mark.Cozzi@ComEd.com

Ms. Gwen Borjon
NICOR Gas
1844 W Ferry Rd
Naperville, IL 60563

630-388-2976

gborjon@southernco.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

847-465-6086

sm9231@att.com

Mr. Dominick Silvio
WOW Internet Cable
4350 Weaver Parkway
Warrenville, IL 60555

630-536-3121

dominick.silvio@wowinc.com

Ms. Abigail Robinson
IDOT Permits
201 W Center Court
Schaumburg, IL 60196

847-705-4541

Abigail.L.Robinson@illinois.gov

Mr. Michael Sterr, P.E.
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St
24th Floor
Chicago, IL 60602

312-603-1670

michael.sterr@cookcountyil.gov

hwy.permits@cookcountyil.gov

4/1/2021

A Runoff Factor "C"	B C		D Updated Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K		
	Storm Duration							Storage Required		
	(min)	(hrs)						(cu-ft)	(Ac-ft)	
0.725	5	0.083	12.34	0.626	5.60	0.113	5.49	1640	0.038	
0.725	10	0.167	10.80	0.626	4.90	0.113	4.79	2879	0.066	
0.725	15	0.25	9.26	0.626	4.20	0.113	4.09	3681	0.084	
0.725	20	0.33	7.97	0.626	3.62	0.113	3.50	4163	0.096	
0.725	30	0.50	6.34	0.626	2.88	0.113	2.76	4976	0.114	
0.725	40	0.67	5.27	0.626	2.39	0.113	2.28	5496	0.126	
0.725	50	0.83	4.52	0.626	2.05	0.113	1.94	5792	0.133	
0.725	60	1.00	4.03	0.626	1.83	0.113	1.72	6178	0.142	
0.725	90	1.50	3.03	0.626	1.38	0.113	1.26	6816	0.156	
0.725	120	2.00	2.49	0.626	1.13	0.113	1.02	7323	0.168	
0.725	180	3.00	1.83	0.626	0.83	0.113	0.72	7749	0.178	
0.725	240	4.00	1.48	0.626	0.67	0.113	0.56	8045	0.185	
0.725	300	5.00	1.25	0.626	0.57	0.113	0.45	8178	0.188	
0.725	360	6.00	1.07	0.626	0.49	0.113	0.37	8049	0.185	
0.725	420	7.00	0.97	0.626	0.44	0.113	0.33	8246	0.189	
0.725	480	8.00	0.87	0.626	0.39	0.113	0.28	8117	0.186	
0.725	540	9.00	0.79	0.626	0.36	0.113	0.25	7956	0.183	
0.725	600	10.00	0.72	0.626	0.33	0.113	0.21	7696	0.177	
0.725	660	11.00	0.67	0.626	0.30	0.113	0.19	7567	0.174	
0.725	720	12.00	0.62	0.626	0.28	0.113	0.17	7274	0.167	
0.725	1080	18.00	0.45	0.626	0.20	0.113	0.09	5912	0.136	
0.725	1440	24.00	0.36	0.626	0.16	0.113	0.05	4353	0.100	
A*D*E					F-G		C*H*3600	J/43560		

Orifice Computation

- $$Q = C \cdot a \cdot (\sqrt{2 \cdot g \cdot h})$$

Q (cfs) = 0.00 0.000

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1821 N Verde Subdivision Subdivision, Rezoning

Round 1 Review Comments

03/22/2021

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

Approved by:

RECEIVED

MAR 23 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sgt. [Signature]
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

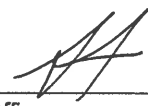
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007Petitioner: JOHN C. VAN KOOTENOwner: JOHN C. VAN KOOTENContact Person: DANIEL G. LAUER, ESQ.Address: 1424 WEST DIVISION STREET
CHICAGO, IL 60642Phone #: (773) 862-7200Fax #: (773) 862-0600E-Mail: Dan@dglpc.comP.I.N.# 03-19-104-001-0000 and 13-19-104-002-0000Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004Rezoning: Current: R-1 Proposed: R-3Subdivision: TRENDEL-LOWE SUBDIVISION# of Lots: Current: 2 Proposed: 2PUD: For: Special Use: For: Land Use Variation: For: Land Use: Current: Proposed: Site Gross Area: # of Units Total: 1BR: 2BR: 3BR: 4BR: *(Petitioner: Please do not write below this line.)*1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
MAR 23 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres

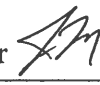


3/19/21

Environmental Health Officer

Date

James McCalister



3/19/21

Director
Date

for

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-007

Petitioner: JOHN C. VAN KOOTEN

Owner: JOHN C. VAN KOOTEN

Contact Person: DANIEL G. LAUER, ESQ.

Address: 1424 WEST DIVISION STREET

CHICAGO, IL 60642

Phone #: (773) 862-7200

Fax #: (773) 862-0600

E-Mail: Dan@dglpc.com

P.I.N.# 03-19-104-001-0000 and 03-19-104-002-0000

Location: 1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004

Rezoning: Current: R-1 Proposed: R-3

Subdivision: TRENDEL-LOWE SUBDIVISION

of Lots: 2 Current: 2 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Land Use: Current:

Proposed:

Site Gross Area:

of Units Total:

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

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

YES NO

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

Comments:

PLEASE SEE ATTACHED COMMENTS.

[Signature]

4.9.21
Date

Planning & Community Development Dept. Review

April 9, 2021



REVIEW ROUND 1

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

7. The following approvals have been requested:
 - a. **Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.**
 - b. **Rezoning of the subject property from the R-1, One Family Dwelling District to the R-3, One Family Dwelling District.**
 - c. **Variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size, to allow a 68.5' wide lot where 75' wide lots are required.**
 - d. **Variation from Chapter 29, Section 29-307b.2., to allow a 68.5' wide lot where 75' wide lots are required.**
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 May 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 it appears you are proceeding with Preliminary Plat of Subdivision approval at this time. Should you be intending to combine preliminary **and** final plat approval into one process, as outlined in comment #8 above, please coordinate with the Engineering Division to determine what additional plans may be needed.
10. 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.
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 within the proposed subdivision

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-007</u>	P.I.N.# <u>03-19-104-001-0000 and 03-19-104-002-0000</u>
Petitioner: <u>JOHN C. VAN KOOTEN</u>	Location: <u>1821 VERDE DRIVE, ARLINGTON HEIGHTS, IL 60004</u>
	Rezoning: _____ Current: <u>R-1</u> Proposed: <u>R-3</u>
	Subdivision: <u>TRENDAL-LOWE SUBDIVISION</u>
	# of Lots: <u>2</u> Current: <u>2</u> Proposed: <u>2</u>
Owner: <u>JOHN C. VAN KOOTEN AND ANNIE VAN KOOTEN</u>	PUD: _____ For: _____
	Special Use: _____ For: _____
	Land Use Variation: _____ For: _____
Contact Person: <u>DANIEL G. LAUER, ESQ.</u>	
Address: <u>1424 WEST DIVISION STREET</u>	Land Use: _____ Current: _____
<u>CHICAGO, IL 60642</u>	Proposed: _____
Phone #: <u>(773) 862-7200</u>	Site Gross Area: _____
Fax #: <u>(773) 862-0600</u>	# of Units Total: _____
E-Mail: <u>Dan@dglpc.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

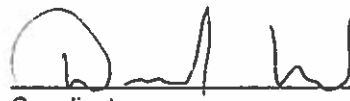
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

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

Comments:

It is recommended that any existing trees be preserved where feasible.

 4/2/21
Coordinator Date

November 22, 2021

**1821 N. Verde Ave.
Van Kooten's Resubdivision
#21-007, Round 1 – Petitioners Response**

- **Plan Commission**

- 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.
 - Petitioners acknowledge this and accepts this disclaimer.
- 12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, widening the east half of Verde Ave to Village standards, public sidewalk, street lighting and possibly storm sewer. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
 - Per discussions had in the zoom meeting on May 24, 2021, 1:30pm with village planners and engineers, petitioners agree to the villages request for the addition of one streetlight at the far south end of the property, storm sewer improvements for both proposed lots and to estoppel agreements for street widening, curbs and sidewalks. Petitioners agree to provide the village with Engineers estimate of construction costs for the public improvements at least three weeks prior to final Plan Commission meeting.
- 13. Final engineering plans shall be georeferenced by using State Plane Coordinate System- Illinois East.

- Petitioners will comply.
- 14. 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 Subdivision, 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.
 - Petitioners acknowledge this and accepts this disclaimer.
- 15. No public improvement plans have been submitted. Subdivision code, Chapter 29, requires public improvements as part of the subdivision. The Village may consider an estoppel agreement provided that certain public improvements will be guaranteed for future installation.
 - Petitioners second set of preliminary engineering plans include the addition of separate storm sewer connections for each of the two proposed lots, the addition of a village approved streetlight to be erected on Verde Ave. at the south end of the proposed interior lot and an estoppel agreement for street widening, curbs and sidewalks.
- 16. Final subdivision approval will require final engineering plans.
 - Petitioners acknowledge same.
- 17. Being a two lot resubdivision, fee-in-lieu of detention is acceptable. Maximum impervious lot coverage for the proposed parcels is 50%. Attached are the Village's detention calculations showing a required volume of 8,246 cubic feet. The Village's current rate for fee-in-lieu is \$1.00 per cubic foot; therefore, the fee will be \$8,246.
 - Petitioners acknowledge this and will accept responsibility for this fee

- **Public Works**

- 18. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately. a) The system(s) will be the maintenance responsibility of the homeowner. b) The storm sewer shall discharge to Palatine Frontage Road right-of-way. c) 8" perforated pipe is not permitted, private storm sewer shall be 6" solid PVC

- The petitioners second set of preliminary engineering plans include the addition of separate storm sewer designs for each of the two proposed lots, as described.
- 19. Verify and document the condition of the edge of the roadways on N Verde Ave.
 - The roadway edge of N. Verde Ave. is in very good condition. Photos labeled “Exhibit A” have been included.
- 20. Verify and document the condition of the sidewalk on Palatine Frontage Road.
 - The sidewalk on Palatine Frontage Rd. is in excellent condition and includes accessibility ramps at Verde Ave. Photos labeled “Exhibit B” have been included.
- 21. Culvert pipe for the driveways and respective maintenance will be the responsibility of the homeowner.
 - Acknowledged, note added to Preliminary Engineering Plans.
- 22. Provide culvert elevation for the property to the south.
 - No culvert was located on the Engineers topo.
- 23. There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th Edition or newer.
 - Acknowledged, note added to Preliminary Engineering Plans.
- 24. The water service line shall be buried at least 5.5 ft.
 - Acknowledged, note added to Preliminary Engineering Plans.
- 25. It is our understanding that the residence is on a private well. If the well is not going to be used, then the water service connection to the residence must be disconnected and verified and the well abandoned in accordance with IEPA regulations. If the well is going to continue to serve the property, a backflow device will need to be connected to protect the Village's water service.
 - Acknowledged, note added to Preliminary Engineering Plans.

- 26. If there is a septic system on the property, the septic system shall be abandoned in accordance with IEPA regulations.

- Acknowledged, note added to Preliminary Engineering Plans.

- 27. The 724.5 high point is not accurate as high point for the south side of Lot 2. Please revise.

- Acknowledged, 724.5 is not a high point. The high point was incorrectly added to the grade shot.

- **Preliminary Plat of Subdivision**

- 28. Title should be Preliminary Plat (or Final Plat) of Van Kooten's Resubdivision.

- Acknowledged

- 29. Provide a 5 ft utility easement along the south property line of Lot 2, and along the common lot line between Lots 1 and 2.

- The required 5 ft utility easements for each proposed lot have been added to the final plat

- 30. Show the westerly right-of-way for Verde Ave, and the right-of-way for Palatine Frontage Road.

- The proposed plat does show both but if required, the engineer will show Palatine Frontage Rd. on the final Engineering plans.

- 31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items # 1-6, 10 and 11 are complete. Use the checklist to complete the rest of the items.

- 7. The required 5 Foot utility easements have been added to the Final Plat.
 - 8. No alley is proposed, existing streets are shown, and sidewalks respectfully will not be required.
 - 9. The layout, number and area of each lot has been added to the Final Plat
 - 12. The building set back lines have been added to the Final Plat
 - 13. All the required owner names and last known addresses have been added to the Final Plat

- 32. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. a) Item o, the Plan Commission statement should be updated. b) Item p,

the Surveyor's statement should be updated. c) Item q, the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. d) Item u, provide a location to identify the address of each new lot.

- Item o, has been added to the Final Plat
- Item p, has been added to the Final Plat
- Item q, has been added to the Final Plat
- Petitioners would request addresses of “**1823 N. Verde Ave.**” for proposed Lot 2 and “**1831 N. Verde Ave.**” for proposed Lot 1. Blocks have been provided for the addition of addresses to the Final Plat.

- 33. Add the utility signature blocks.

- Utility signature blocks have been added to the Final Plat

- **Arlington Heights Fire Dept.**

- No Comments were submitted for Round 1

- **Arlington Heights Police Dept.**

- 1. Character of use: The character of use is consistent with the area and is not a concern.

- Petitioners acknowledge same.

- 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.

- Petitioners acknowledge same.

- 3. Present traffic problems? There are no traffic problems at this location.

- Petitioners acknowledge same.

- 4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

- Petitioners acknowledge same.

- 5. Traffic problems that may be created by the development. This development should not create any additional traffic problems.
 - Petitioners acknowledge same.
- 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.
 - Petitioners have submitted an emergency contact card with the Village Arlington Heights Police Dept. Copy labeled “Exhibit C” has been included.
- **Health Services Dept.**
 - No comments were submitted for Round 1
- **Planning and Community Development Dept.**
 - 7. The following approvals have been requested: a. Preliminary & Final Plat of Subdivision to subdivide two lots into two lots. b. Rezoning of the subject property from the R-1, One Family Dwelling District to the R-3, One Family Dwelling District. c. Variation from Chapter 28, Section 5.1-3.1, Minimum Lot Size, to allow a 68.5’ wide lot where 75’ wide lots are required. d. Variation from Chapter 29, Section 29-307b.2., to allow a 68.5’ wide lot where 75’ wide lots are required.
 - Petitioners agree that items a. – d. are indeed the requested approvals.
 - 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 May 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 proceed in 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.

- Acknowledged and noted.
- 9. Please note that it appears you are proceeding with Preliminary Plat of Subdivision approval at this time. Should you be intending to combine preliminary and final plat approval into one process, as outlined in comment #8 above, please coordinate with the Engineering Division to determine what additional plans may be needed.
 - Acknowledged and noted.
- 10. 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.
 - Acknowledged and noted.
- 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).
 - Petitioners acknowledge and will comply
- 12. Please note that a Design Commission application will be required for any proposed home on the newly consolidated lot.
 - Acknowledged and noted.
- 13. Impact fees will be due in accordance with Chapter 29 at time of permit issuance for any new home within the proposed subdivision
 - Acknowledged and agreed.
- 14. A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required.
 - Petitioners acknowledge and agree.
- 15. Please make sure all revised plans are labeled with a revision date.

- Acknowledged and completed.
- 16. A neighborhood meeting shall be required prior to appearing before the Plan Commission. Please contact me for further details.
 - Petitioners acknowledge same and will comply.
- 17. All structures on the property must be demolished within six months of Village Board approval of the Final Plat of Subdivision.
 - Petitioners acknowledge same and will comply.
- 18. The required minimum side yard setbacks for are 10% of the lot width. Please revise the Final Plat document and engineering plans to show the required 9' side yard setback (south) for Lot 1, and the 7' required side yard setback (north and south) for Lot 2.
 - The required minimum side yard setbacks have been added to the Final Plat.
- 19. The required minimum exterior side yard setbacks for Lot 1 is 31.4'. Please revise the plat to show the required exterior side yard setback (north) for Lot 1. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required exterior side yard building setback line may be less than or greater than 31.4' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(c) of Chapter 28 allows the exterior side yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 10 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."
 - The required minimum exterior side yard setback for Lot 1 has been added to the Final Plat.
- 20. The required minimum front yard setbacks for Lot 1 and Lot 2 is 39.1'. Please revise the plat to show the required front yard setback (west) for both lots. The setback shall include an asterisk that refers to a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 39.1' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing setbacks of the frontage when 40% or more of the frontage is developed with yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."

- The required minimum front yard setback for both Lot 1 and Lot 2 with asterisk and separate note has been added to the Final Plat.
- 21. The required 30' rear yard setback shall be shown on each lot.
 - The required minimum rear yard setback for both Lot 1 and Lot 2 has been added to the Final Plat.
- 22. The Plat of Subdivision shall be revised so that each proposed lot includes a square footage measurement.
 - A square foot measurement for each proposed lot has been added to the Final Plat.
- 23. Is the County Board Commissioner signature block necessary?
 - The County Board Commissioner signature block has been removed from the Final Plat.
- 24. Please provide the required public infrastructure as identified within the Engineering Division review comments, or work out details on an acceptable Estoppel Agreement, if applicable.
 - Petitioners agree to the addition of one streetlight at the far south end of the property, storm sewer improvements for both proposed lots and to work out the details of an estoppel agreement for street widening, curbs and sidewalks.
- 25. Regarding the Deed of Dedication, since no date is proposed, you can remove the middle paragraph, which starts with "The forgoing covenants...." and ends with "... full force and effect."
 - The middle paragraph of the Deed of Dedication has been removed from the Final Plat.

- **Landscape & Tree Preservation**

- It is recommended that any existing trees be preserved where feasible
 - Petitioners agree to preserve existing trees where feasible.

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 2

34. The petitioner's response to Comment Nos. 11, 13, 14, 16, 17, 19, 20, 21, 23, 24, 27, 28, 30, and 33 are acceptable.
35. The petitioner's response to Comment No. 12 is noted. The street light is not shown on the engineering plans and the proposed storm sewer improvements as shown are not acceptable. The engineering plan also does not show the easterly portion of the lot. Please see the response to Comment No. 18 for further information on the storm sewer improvements.
36. The petitioner's response to Comment No. 15 is not acceptable. The street light is not shown on the engineering plans and the storm sewer improvements as shown are not acceptable.

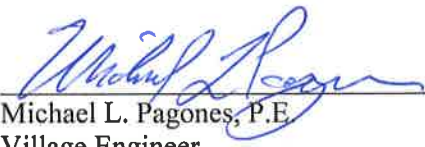
Public Works

37. The petitioner's response to Comment No. 18 is not acceptable. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
 - a) The system(s) will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
38. The petitioner's response to Comment No. 22 is not acceptable. Village records indicate a CMP in front of the property to the south. Additional information must be provided for the existing ditch/culvert drainage system on the property to the south.
39. The petitioner's response to Comment No. 25 is noted. The note for the existing well is not shown on the set of plans submitted for review.
40. The petitioner's response to Comment No. 26 is noted. The note for the septic system is not shown on the set of plans submitted for review.
41. If the water services are to be open cut, the roadway must have a 2 ft surface patch beyond the trench.

Preliminary Plat of Subdivision:

42. The petitioner's response to Comment No. 29 is noted. The 5 ft utility easement is shown only on the south property line for Lot 2. The 5 ft utility easement must also be shown on both sides of the common lot line between Lots 1 and 2, creating a 10 ft easement. Revise the Final Plat accordingly.
43. The petitioner's response to Comment No. 31 is noted. The Final Plat must be revised to show the 5 ft utility easement on both sides of the common lot line between Lots 1 and 2.

44. The petitioner's response to Comment No. 32 is noted. The following Final Plat of Subdivision Checklist must be addressed:
- a) Item b., only the boundary of the plat shall be in a heavy line. The common lot line between Lots 1 and 2 shall be a lighter weighted line.


Michael L. Pagones, P.E. Date 12/6/21
Village Engineer

Planning & Community Development Dept. Review

December 8, 2021



REVIEW ROUND 2

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

26. The response to comments #7, #10, #12-15, #17, #19, and #21-23 are acceptable.
27. The response to comments #8 and #9 is noted. Please note that final engineering plans & documents are required prior to processing preliminary and final plat of subdivision concurrently. Please either provide all final engineering plans & documents in your forthcoming resubmittal and response to these comments, or clarify in your response to these comments that you are only proceeding with Preliminary Plat of Subdivision approval at this time.
28. The response to comment #11 is noted. Please be aware that we are now holding public hearings in person and changes will be needed to the previously submitted drafts of both the public hearing signage and public hearing notification letters. In addition, please note that the draft of mailing labels provided on 4/27/21 is missing several addresses. Please reach out to me independently to address these issues.
29. The response to comment #16 is noted. Was a neighborhood meeting held on May 17th? If so, please provide a summary of the meeting (approximate number of attendees, questions asked/concerns raised, and responses given). If a neighborhood meeting has not yet taken place, please work with me to schedule one.
30. The response to comment #19 is noted. Please revise the language in the asterisk to reference Section 5.1-3.3(c) for the single asterisk, and Section 5.1-3.3(a) for the double asterisk.
31. The response to comment #20 is noted. Please remove the 30' setback line as the proposed resubdivision will establish a new required front yard setback for these lots.
32. The response to comment #24 is not acceptable. Please see comment #36 from the Engineering Division.
33. The word HEREON within the Surveyor's certificate is misspelled. Please correct.
34. Please be aware that Sheet 3 of the engineering plans show the front yard setback of both building footprints as encroaching into the required front yard setback for each lot. Additionally, the building footprint for Lot 1 is encroaching into the required exterior side yard setback to the north. When building permits are submitted for each property, the structures must comply with the setbacks as shown on the Plat of Subdivision.
35. Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd and Ameritech/SBC Global require additional language added to the plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.

Prepared by: SAM J. KUBARKI

1821 N. Verde Subdivision

PC #21-007

December 8, 2021

Landscape/Tree Preservation

No Comments

RECEIVED

JUL 20 2022

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 2
Petitioner's Responses

34. The petitioner's response to Comment Nos. 11, 13, 14, 16, 17, 19, 20, 21, 23, 24, 27, 28, 30, and 33 are acceptable.
35. The petitioner's response to Comment No. 12 is noted. The streetlight is not shown on the engineering plans and the proposed storm sewer improvements as shown are not acceptable. The engineering plan also does not show the easterly portion of the lot. Please see the response to Comment No. 18 for further information on the storm sewer improvements.
- The revised engineering plans show, the public streetlight, the corrected storm sewer system, and the easterly portion of the lot.
36. The petitioner's response to Comment No. 15 is not acceptable. The streetlight is not shown on the engineering plans and the storm sewer improvements as shown are not acceptable.

- The revised engineering plans show, the public streetlight and the corrected storm sewer system.

Public Works

37. The petitioner's response to Comment No. 18 is not acceptable. The proposed storm sewer along the common lot line is providing drainage for both lots; however, as the resubdivision will be two separate lots and this system will be private, the drainage needed for each lot should be shown separately.
- The revised engineering plans shows the redesigned separate storm sewer systems for each proposed lot.
 - a) The system(s) will be the maintenance responsibility of the homeowner.
 - Shown on the revised engineering plans.
 - b) The storm sewer shall discharge to Palatine Frontage Road right-of-way.
 - Both lots will drain to storm sewer installed in Verde Ave right-of-way which discharges to Palatine Frontage Rd right-of-way.
38. The petitioner's response to Comment No. 22 is not acceptable. Village records indicate a CMP in front of the property to the south. Additional information must be provided for the existing ditch/culvert drainage system on the property to the south.
- The revised engineering plans now include ditch information and culvert inverts of the property to the south.
39. The petitioner's response to Comment No. 25 is noted. The note for the existing well is not shown on the set of plans submitted for review.
- Note related to existing well is on sheet 2 of the revised engineering plans.

40. The petitioner's response to Comment No. 26 is noted. The note for the septic system is not shown on the set of plans submitted for review.

- Note related to existing septic system is on sheet 2 of the revised engineering plans.

41. If the water services are to be open cut, the roadway must have a 2 ft surface patch beyond the trench.

- Note added to the plans that the water service is to be augured under the street.

Preliminary Plat of Subdivision:

42. The petitioner's response to Comment No. 29 is noted. The 5 ft utility easement is shown only on the south property line for Lot 2. The 5 ft utility easement must also be shown on both sides of the common lot line between Lots 1 and 2, creating a 10 ft easement. Revise the Final Plat accordingly.

- Final Plat has been revised accordingly

43. The petitioner's response to Comment No. 31 is noted. The Final Plat must be revised to show the 5 ft utility easement on both sides of the common lot line between Lots 1 and 2

- Final Plat has been revised accordingly

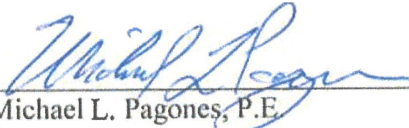
44. The petitioner's response to Comment No. 32 is noted. The following Final Plat of Subdivision Checklist must be addressed:

Item b., only the boundary of the plat shall be in a heavy line. The common lot line between Lots 1 and 2 shall be a lighter weighted line.

- Final Plat has been revised accordingly

If there are any comments regarding the above, please do not hesitate to contact me directly via email, eric@ecivil.com or by phone, (630) 271-0770 ext. 350.

Sincerely,

 12/6/21
Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review



REVIEW ROUND 2

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

26. The response to comments #7, #10, #12-15, #17, #19, and #21-23 are acceptable.

27. The response to comments #8 and #9 is noted. Please note that final engineering plans & documents are required prior to processing preliminary and final plat of subdivision concurrently. Please either provide all final engineering plans & documents in your forthcoming resubmittal and response to these comments or clarify in your response to these comments that you are only proceeding with Preliminary Plat of Subdivision approval at this time.

- Petitioners are submitting final engineering plans and wish to proceed with Final Plat approval.

28. The response to comment #11 is noted. Please be aware that we are now holding public hearings in person and changes will be needed to the previously submitted drafts of both the public hearing signage and public hearing notification letters. In addition, please note that the draft of mailing labels provided on 4/27/21 is missing several addresses. Please reach out to me independently to address these issues.

- Noted and acknowledged

29. The response to comment #16 is noted. Was a neighborhood meeting held on May 17th? If so, please provide a summary of the meeting (approximate number of attendees, questions asked/concerns raised, and responses given). If a neighborhood meeting has not yet taken place, please work with me to schedule one.

- Yes, a neighborhood meeting was held on May 17th, 2021. There were 3 attendees, and they were all in support of the proposed resubdivision. They just wanted to make sure it was going to be for residential use.

30. The response to comment #19 is noted. Please revise the language in the asterisk to reference Section 5.1-3.3(c) for the single asterisk, and Section 5.1-3.3(a) for the double asterisk.

- The Final Plat has been revised accordingly

31. The response to comment #20 is noted. Please remove the 30' setback line as the proposed resubdivision will establish a new required front yard setback for these lots.

- The 30' set back has been reduced to very light print on the Final Plat

32. The response to comment #24 is not acceptable. Please see comment #36 from the Engineering Division.

- The revised engineering plans shows the redesigned separate storm sewer systems for each proposed lot.

33. The word HEREON within the Surveyor's certificate is misspelled. Please correct.

- Surveyor has corrected the misspelling on the Final Plat

34. Please be aware that Sheet 3 of the engineering plans show the front yard setback of both building footprints as encroaching into the required front yard setback for each lot. Additionally, the building footprint for Lot 1 is encroaching into the required exterior side yard setback to the north. When building permits are submitted for each property, the structures must comply with the setbacks as shown on the Plat of Subdivision.

- Noted and acknowledged

35. Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd and Ameritech/SBC Global require additional language added to the plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.

- Noted and acknowledged

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 3

45. The petitioner's response to Comment Nos. 34, 38, 39-44 are acceptable.
46. The petitioner's response to Comment No. 35 and 36 is noted. The street light shall be located at the property line.
47. The petitioner's response to Comment No. 36 is not acceptable. The existing culvert under Verde Ave is back pitched and the existing ditch drainage on both Verde Ave and Palatine Road does not function efficiently. Storm sewer shall be installed, connecting to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the east of the property.

Public Works

48. The petitioner's response to Comment No. 37 is not acceptable.
- a) The system(s) on the individual lots will be private and will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall connect to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the west of the property.
 - c) Storm sewer installed in the rear yard easement shall be constructed to Village standards. The section of storm sewer in the easement and the storm sewer constructed on Palatine Frontage Road shall be dedicated to the Village.
49. Provide additional topography for the property to the south, including the existing top of foundation. The proposed top of foundation for the two new homes may need to be adjusted upon review of the additional information.

Final Plat of Subdivision:

50. Final Plat of Subdivision item u, provide a location to identify the address of each new lot.


Michael L. Pagones, P.E. 8/1/22
Village Engineer Date

Planning & Community Development Dept. Review

August 2, 2022



REVIEW ROUND 3

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

36. The responses to comments #26, #29, and #33-35 are acceptable.
37. The response to comments #27 is noted and the Village will proceed with the request for resubdivision as a combined Preliminary & Final Plat of Subdivision approval process. Please be aware that the Final Plat 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 Plan Commission hearing date. Additionally, 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. Once all items have been addressed relative to the Final Plat and engineering plans, we will work with you on a date for the Plan Commission hearing.
38. The response to comment #28 is noted. As it has been over one year since the addresses for each PIN were obtained, you must obtain new and current ownership information for each PIN. Please note that the following PIN's were missing from the mailing label sheet and must be included in the mailing:
- a. 03-18-301-011-0000, 03-18-306-007-0000, 03-18-306-008-0000, 03-18-306-012-0000, 03-18-306-013-0000, 03-18-306-014-0000, and 03-18-306-015-0000.
- The mailing label document must be revised/updated and provide to me for final review. Additionally, I will provide you with a revised notification letter as the necessary language required within the letter has changed since the last draft you provided in 2021. Finally, please provide a draft of the public hearing notification signage as outlined within the Plan Commission application. Signage and letters must be installed and mailed no less than 15 days prior to any public hearing on this application. **Please do not post the signage or mail the notification letters until you've check with me first.**
39. The response to comment #30 is noted. Please revise the language in each asterisk to reference Chapter 28 (not Chapter 27). Additionally, please remove the word "Exterior" from the first line of the double asterisk.
40. The response to comment #31 is unacceptable. Remove the existing 30' Front Yard Setback and associated note (located on the right side of the Plat). A new front yard setback will be established as part of this resubdivision, which will make the previous setback obsolete. It must be removed for clarity.
41. The response to comment #32 is noted. Based on comment #47 from the Engineering Division and comment #48 from the Public Works Department, additional modifications are needed to the engineering plans. Please be aware that once the design of the public improvements has been finalized, an Engineer's Estimate of Probable Costs (EOPC) will be required.

Prepared by: SAM J. [Signature]

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 3
Petitioners Responses

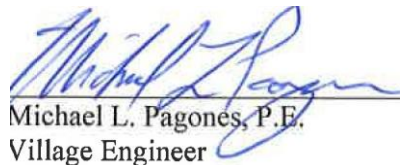
45. The petitioner's response to Comment Nos. 34, 38, 39-44 are acceptable.
46. The petitioner's response to Comment No. 35 and 36 is noted. The street light shall be located at the property line.
47. The petitioner's response to Comment No. 36 is not acceptable. The existing culvert under Verde Ave is back pitched and the existing ditch drainage on both Verde Ave and Palatine Road does not function efficiently. Storm sewer shall be installed, connecting to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the east of the property.
- The engineering design has been modified as described above, and we received preliminary approval from the Village via email on 10/13/22, between Eric Foytik, Moris Engineering, Inc (petitioner's engineering firm) and Nanci C. Julius P.E. (Village of AH): *"Eric, Apologies for not following up with you sooner. The mark-up is acceptable. I'm assuming the private storm sewer to Verde would be removed? Depending on how the grades work out, it would be best to have as much of the water going to the rear of the property (downspouts, sumps, etc)."*

Public Works

48. The petitioner's response to Comment No. 37 is not acceptable.
- a) The system(s) on the individual lots will be private and will be the maintenance responsibility of the homeowner.
 - b) The storm sewer shall connect to the Village storm sewer system on Patton Ave at Palatine Frontage Road, or possibly the existing storm sewer system on Palatine Frontage Road to the west of the property.
 - c) Storm sewer installed in the rear yard easement shall be constructed to Village standards. The section of storm sewer in the easement and the storm sewer constructed on Palatine Frontage Road shall be dedicated to the Village.
- As addressed in the previous response to item #47
49. Provide additional topography for the property to the south, including the existing top of foundation. The proposed top of foundation for the two new homes may need to be adjusted upon review of the additional information.
- Included in the updated engineering plans

Final Plat of Subdivision:

50. Final Plat of Subdivision item u, provide a location to identify the address of each new lot.
- Blank blocks are included in Final Plat for each lot address TBD


Michael L. Pagones, P.E. 8/1/22
Village Engineer Date

Planning & Community Development Dept. Review

August 2, 2022



REVIEW ROUND 3

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

36. The responses to comments #26, #29, and #33-35 are acceptable.
37. The response to comments #27 is noted and the Village will proceed with the request for resubdivision as a combined Preliminary & Final Plat of Subdivision approval process. Please be aware that the Final Plat 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 Plan Commission hearing date. Additionally, 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. Once all items have been addressed relative to the Final Plat and engineering plans, we will work with you on a date for the Plan Commission hearing.
 - Petitioners acknowledge the same
38. The response to comment #28 is noted. As it has been over one year since the addresses for each PIN were obtained, you must obtain new and current ownership information for each PIN. Please note that the following PIN's were missing from the mailing label sheet and must be included in the mailing:
 - a. 03-18-301-011-0000, 03-18-306-007-0000, 03-18-306-008-0000, 03-18-306-012-0000, 03-18-306-013-0000, 03-18-306-014-0000, and 03-18-306-015-0000.

The mailing label document must be revised/updated and provide to me for final review. Additionally, I will provide you with a revised notification letter as the necessary language required within the letter has changed since the last draft you provided in 2021. Finally, please provide a draft of the public hearing notification signage as outlined within the Plan Commission application. Signage and letters must be installed and mailed no less than 15 days prior to any public hearing on this application. **Please do not post the signage or mail the notification letters until you've check with me first.**

 - Petitioners acknowledge the same and are waiting for a revised notification letter from Sam Hubbard
39. The response to comment #30 is noted. Please revise the language in each asterisk to reference Chapter 28 (not Chapter 27). Additionally, please remove the word "Exterior" from the first line of the double asterisk.
 - Changes have been made to revised Final Plat
40. The response to comment #31 is unacceptable. Remove the existing 30' Front Yard Setback and associated note (located on the right side of the Plat). A new front yard setback will be established as part of this resubdivision, which will make the previous setback obsolete. It must be removed for clarity.
 - Changes have been made to revised Final Plat
41. The response to comment #32 is noted. Based on comment #47 from the Engineering Division and comment #48 from the Public Works Department, additional modifications are needed to the engineering plans. Please be aware that once the design of the public improvements has been finalized, an Engineer's Estimate of Probable Costs (EOPC) will be required.
 - Petitioners acknowledge the same

Prepared by:

Sam Hubbard

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 4

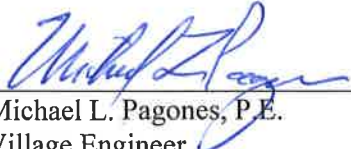
51. The petitioner's response to Comment Nos. 45, 46 and 48 are acceptable.
52. The petitioner's response to Comment No. 47 is noted.
- a) Separate culverts shall be provided at the driveways. The individual culverts shall be maintained by the homeowners. This can be addressed at permit.
 - b) The location of the rear yard storm sewer may need to be adjusted to avoid the overhead utilities. This can be addressed at permit.
 - c) A permit from the Illinois Department of Transportation (IDOT) is required for the storm sewer connection and work within IDOT right-of-way.
53. Provide an Engineer's Estimate of Probable Cost for the fee letter, public improvement bond and maintenance bond.
54. Provide an estoppel agreement for the street widening, curb & sidewalks.

Public Works

55. The petitioner's response to comment no. 49 is noted. Grades have been provided for the area immediately adjacent to the south property line; however, additional grades further south should be provided to better evaluate the existing drainage patterns. This can be addressed at time of permit for the new single-family home.

Final Plat of Subdivision:

56. Final Plat of Subdivision item i, provide 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.


Michael L. Pagones, P.E. 12/9/22
Village Engineer Date

Planning & Community Development Dept. Review

December 20, 2022



REVIEW ROUND 4

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

42. The responses to comments #39 and #40 are acceptable.
43. The response to comments #37 is noted. In order to prepare the project for Preliminary and Final Plat of Subdivision approval as one process, please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement, per the Engineering Division comments #53 and #54.
44. The response to comment #38 is noted. Please confirm that all of the addresses contained on the mailing label list were reviewed to ensure no change of ownership occurred since the original mailing labels were prepared in 2021. A copy of the mailing labels is attached, which includes mailing addresses for 3 of the PIN's listed as tax exempt. A copy of the revised letter has also been attached. Please provide a draft of the signage as requested in comment #38. **Please do not post the signage or mail the notification letters until you've check with me first.**
45. The response to comment #43 noted. Please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement as per the Engineering Division comments #53 and #54.

Prepared by:

[Handwritten Signature]

PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 4
Petitioners Responses

51. The petitioner's response to Comment Nos. 45, 46 and 48 are acceptable.

- **Petitioners acknowledge the same**

52. The petitioner's response to Comment No. 47 is noted.

- a) Separate culverts shall be provided at the driveways. The individual culverts shall be maintained by the homeowners. This can be addressed at permit.
- b) The location of the rear yard storm sewer may need to be adjusted to avoid the overhead utilities. This can be addressed at permit.
- c) A permit from the Illinois Department of Transportation (IDOT) is required for the storm sewer connection and work within IDOT right-of-way.

- **Petitioners acknowledge the same**

53. Provide an Engineer's Estimate of Probable Cost for the fee letter, public improvement bond and maintenance bond.

- **Engineers' estimates are attached with petitioners' Round 4 documents submittal**

54. Provide an estoppel agreement for the street widening, curb & sidewalks.

- **A draft of the estoppel agreement is attached with the petitioners' Round 4 documents submittal**

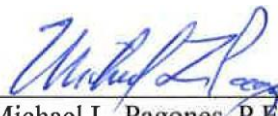
Public Works

55. The petitioner's response to comment no. 49 is noted. Grades have been provided for the area immediately adjacent to the south property line; however, additional grades further south should be provided to better evaluate the existing drainage patterns. This can be addressed at time of permit for the new single-family home.

- **Petitioners acknowledge the same**

Final Plat of Subdivision:

56. Final Plat of Subdivision item i, provide 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.



Michael L. Pagones, P.E.
Village Engineer

12/9/22

Date

Planning & Community Development Dept. Review

December 20, 2022



REVIEW ROUND 4

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

42. The responses to comments #39 and #40 are acceptable.

•Noted

43. The response to comments #37 is noted. In order to prepare the project for Preliminary and Final Plat of Subdivision approval as one process, please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement, per the Engineering Division comments #53 and #54.

•Addressed on the 1st page of this Round 4 #53 & #54

44. The response to comment #38 is noted. Please confirm that all of the addresses contained on the mailing label list were reviewed to ensure no change of ownership occurred since the original mailing labels were prepared in 2021. A copy of the mailing labels is attached, which includes mailing addresses for 3 of the PIN's listed as tax exempt. A copy of the revised letter has also been attached. Please provide a draft of the signage as requested in comment #38. ***Please do not post the signage or mail the notification letters until you've check with me first.***

•Addresses were checked and confirmed. Awaiting final instructions on mailing and signage

45. The response to comment #43 noted. Please provide the Engineer's Estimate of Probable Costs (EOPC) and Estoppel Agreement as per the Engineering Division comments #53 and #54.

•Addressed on the 1st page of this Round 4 #53 & #54

Prepared by:

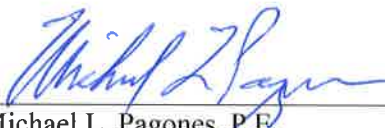
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PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 5

57. The petitioner's response to 51, 52 and 55 are acceptable.
58. The petitioner's response to comment no. 53 is noted. The unit price for the 12" RCP storm sewer and inlet are not acceptable. A recent Village drainage project received a unit price of \$148 per foot for 12" RCP, and a unit price of \$1,810 for a Type A inlet, TY 8 grate. The structure in the public right-of-way shall be a catch basin, and the connection to the structure requires the removal and replacement of the curb and gutter. Provide a unit price for a catch basin and the curb and gutter, and revise the Engineer's Estimate to address the unit price for the 12" RCP and the inlet.
59. The existing invert of the structure located along the south side of Palatine Frontage Road should be verified to ensure that the structure is deep enough to allow for the storm sewer connection. This should be verified before proceeding with approval of the final plat.
60. The petitioner's response to comment no. 54 is noted. Attached is the most recent Estoppel Agreement that has been executed as part of a recent subdivision. Refer to the wording in this Estoppel Agreement and revise accordingly.

Final Plat of Subdivision:

61. The petitioner did not provide a response to item 56 and the Final Plat has not been revised. Final Plat of Subdivision item i, provide 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.


Michael L. Pagones, P.E. 9/26/23
Village Engineer Date



1915817025

Doc# 1915817025 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2019 10:34 AM PG: 1 OF 2

ESTOPPEL AGREEMENT

WHEREAS. Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp, are the Owners of the property legally described as:

Lot 1 in Lynnwood Subdivision Unit No. Two, being a subdivision in the East ½ of the West ½ of the Northwest ¼ of Section 19 and in the West ½ of the East ½ of the Northwest ¼ of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-19-107-005-0000

and commonly described as 1400 W Thomas St, Arlington Heights, Illinois.

WHEREAS. it is the desire of the owners of said previously described property to add structural improvements to the property; and

WHEREAS, Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners, and

WHEREAS, the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said public improvements will be guaranteed for future installation in the manner hereinafter set forth,

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington Heights (hereinafter referred to as "**VILLAGE**") and Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp (hereinafter referred to as "**OWNERS**") as follows:

1. **THAT** the **OWNERS** will not object to any special assessment which may be levied by the **VILLAGE** concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1400 W Thomas St, Arlington Heights, Illinois, adjacent to the property. If the **VILLAGE** should determine to proceed to install the improvement without special assessment proceeding, the **OWNERS** agree to proceed to place in escrow with the **VILLAGE** a sum of money in the amount representing the **OWNER'S** proprietary value of the cost of said improvement. Such funds shall be deposited with the **VILLAGE** within 30 days after receiving notice in writing of the total amount to

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1821 Verde Avenue, Arlington Heights
ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work

	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>ITEM COST</i>	<i>SUM COST</i>
Site Grading	LS	1	\$20,000.00	\$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	\$10,000.00	\$10,000	
Silt Fence	LS	1	\$5,000.00	\$5,000	
Storm Inlet	EA	3	\$1,000.00	\$3,000	
Storm 6" SDR 26 PVC	FT	72	\$28.00	\$2,016	
Storm 12" RCP	FT	151	\$30.00	\$4,530	
Connect to Ex Inlet	EA	1	\$1,000.00	\$1,000	
Sidewalk Remove and Replace	LS	1	\$2,000.00	\$2,000	
Water Service	EA	2	\$5,000.00	\$10,000	
Sanitary Service	EA	2	\$5,000.00	\$10,000	
Street Light	LS	1	\$20,000.00	\$20,000	

Run Date 1/19/2023 EDF

TOTAL SITEWORK COSTS: \$87,546

Planning & Community Development Dept. Review

October 23, 2023



REVIEW ROUND 5

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

46. The response to comments #42 is acceptable.
47. The responses to comments #43 and #45 have not resolved the issue with the Estoppel Agreement and Engineer's Estimate of Probable Costs (EOPC). Please see the Engineering Division comments #58 and #60.
48. The response to comment #44 is noted. The PIN's contained within the "Revised Labels" document are the correct PIN's that must receive notification. However, the addresses associated with each PIN (i.e. the taxpayer of record/property owner address) may need to be updated. Please confirm the date when the address information for each PIN was pulled. Additionally, the draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

Prepared by:

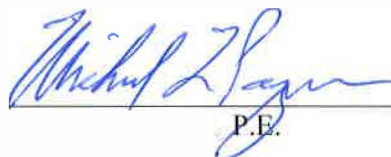
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PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 5

57. The petitioner's response to 51, 52 and 55 are acceptable.
- The Petitioner's acknowledge same
58. The petitioner's response to comment no. 53 is noted. The unit price for the 12" RCP storm sewer and inlet are not acceptable. A recent Village drainage project received a unit price of \$148 per foot for 12" RCP, and a unit price of \$1,810 for a Type A inlet, TY 8 grate. The structure in the public right-of-way shall be a catch basin, and the connection to the structure requires the removal and replacement of the curb and gutter. Provide a unit price for a catch basin and the curb and gutter, and revise the Engineer's Estimate to address the unit price for the 12" RCP and the inlet.
- The Engineer's Estimate has been revised based on currently available prices and experience.
59. The existing invert of the structure located along the south side of Palatine Frontage Road should be verified to ensure that the structure is deep enough to allow for the storm sewer connection. This should be verified before proceeding with approval of the final plat.
- The Invert has been added to the plans and the proposed inverts have been revised to work.
60. The petitioner's response to comment no. 54 is noted. Attached is the most recent Estoppel Agreement that has been executed as part of a recent subdivision. Refer to the wording in this Estoppel Agreement and revise accordingly.
- A revised estoppel agreement is being submitted accordingly as part of Round 5

Final Plat of Subdivision:

61. The petitioner did not provide a response to item 56 and the Final Plat has not been revised. Final Plat of Subdivision item i, provide 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.
- A "Certificate as to Special Assessments" signature block has been added to the Plat of Survey


P.E. Date 9/26/23

Michael L. Pagones,
Village Engineer



Doc# 1915817025 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2019 10:34 AM PG: 1 OF 2

ESTOPPEL AGREEMENT

WHEREAS. Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp, are the Owners of the property legally described as:

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P.I.N. 03-19-107-005-0000

and commonly described as 1400 W Thomas St, Arlington Heights, Illinois.

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WHEREAS, Section 20-107 of the Arlington Heights Municipal code requires the purchase and installation of paving, curb and gutter, storm sewer and public sidewalks which is fully known, recognized and acknowledged by the Owners. and

WHEREAS, the Village of Arlington Heights is willing to permit the construction of said structural improvement provided that said public improvements will be guaranteed for future installation in the manner hereinafter set forth,

NOW THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, it is agreed by and between the Village of Arlington Heights (hereinafter referred to as "**VILLAGE**") and Marc J. Heidkamp and Mary Cecilia Glueckert-Heidkamp (hereinafter referred to as "**OWNERS**") as follows:

1. **THAT** the **OWNERS** will not object to any special assessment which may be levied by the **VILLAGE** concerning paving, curb and gutter, storm sewer and sidewalk improvements to 1400 W Thomas St, Arlington Heights, Illinois, adjacent to the property. If the **VILLAGE** should determine to proceed to install the improvement without special assessment proceeding, the **OWNERS** agree to proceed to place in escrow with the **VILLAGE** a sum of money in the amount representing the **OWNER'S** proprietary value of the cost of said improvement. Such funds shall be deposited with the **VILLAGE** within 30 days after receiving notice in writing of the total amount to

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1821 Verde Avenue, Arlington Heights
ENGINEER'S ESTIMATE OF PROBABLE COST - Site Work

	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT PRICE</i>	<i>ITEM COST</i>	<i>SUM COST</i>
Site Grading	LS	1	\$20,000.00	\$20,000	
Topsoil, 4" and Seed & Blanket	LS	1	\$10,000.00	\$10,000	
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Connect to Ex Inlet	EA	1	\$1,000.00	\$1,000	
Sidewalk Remove and Replace	LS	1	\$2,000.00	\$2,000	
Water Service	EA	2	\$5,000.00	\$10,000	
Sanitary Service	EA	2	\$5,000.00	\$10,000	
Street Light	LS	1	\$20,000.00	\$20,000	

Run Date 1/19/2023 EDF

TOTAL SITEWORK COSTS: \$87,546

Planning & Community Development Dept. Review

October 23, 2023



REVIEW ROUND 5

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

The response to comments #42 is acceptable.

- Petitioner's acknowledge same

The responses to comments #43 and #45 have not resolved the issue with the Estoppel Agreement and Engineer's Estimate of Probable Costs (EOPC). Please see the Engineering Division comments #58 and #60.

- Revised Engineering plans and Estoppel Agreement are attached

- ✓✗ The response to comment #44 is noted. The PIN's contained within the "Revised Labels" document are the correct PIN's that must receive notification. However, the addresses associated with each PIN (i.e. the taxpayer of record/property owner address) may need to be updated. Please confirm the date when the address information for each PIN was pulled. Additionally, the draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

- ✓+ - Verification documentation is attached

Prepared by:



PLAN COMMISSION PC #21-007
1821 N Verde Resubdivision & Final Plat
1821 N Verde Ave
Round 6 Revised

62. The petitioner's response to comment nos. 57, 60 and 61 are acceptable.
63. The petitioner's response to comment no. 58 is noted. Regarding the Engineer's Estimate of Probable Cost:
- a) The unit price for the 12" RCP storm sewer of \$85 per LF is not acceptable. A recent Village drainage project received a unit price of \$148 per foot for 12" RCP. The Engineer's Estimate of Probable Cost will be updated by the Village to reflect this unit price. The letter outlining the required deposit amounts will be based on the new total.
 - b) The structure in the public right-of-way is shown to be an inlet, this structure must be a catch basin. The catch basin is referenced in the Engineer's Estimate of Probable Cost but is not shown on the plan. This can be addressed at permit.
64. The petitioner's response to comment no. 59 is noted. The invert for the structure located along the south side of Palatine Frontage Road is shown to be 618.56. It is assumed this elevation should be 718.56. Verify the invert and update the plans accordingly. This can be addressed at permit.
65. Comment no. 52 from Round 4 indicated that separate culverts shall be provided at the driveways. The culvert is still shown to be continuous through both driveways. Municipal Code **Section 20-115 Parkway Maintenance** states that:

All parkways located in the front or side yard of any property shall be maintained by the property owner. This includes private driveway approaches, the flare from the pavement edge extended for a private driveway approach, and service walks from curb or pavement edge to the public sidewalk and/or the public sidewalk to the building. Maintenance includes, but is not limited to, the following:

- a. Mowing of grass or ground cover,*
- b. Keeping mailboxes and support structures in good condition,*
- c. Keeping the culvert opening free of debris, and*
- d. Replacement or repair of culvert upon failure of the culvert.*

As the culverts are the maintenance responsibility of the property owners, the culvert cannot be continuous through both driveways and separate culverts must be provided. Prior to receiving permit approval, the petitioner shall revise the final engineering plans to show separate culverts at each driveway, along with the invert elevations verifying positive flow through the culverts and ditch from the existing culvert on the property to the south to the existing culvert at the southeast corner of Verde Ave and Palatine Frontage Road.


Michael L. Pagonis, P.E. 12-29-23
Village Engineer Date

Improvements to include street light & storm sewer
Estoppel agreements for street widening, curb & sidewalks
Fee in lieu \$8,246 due

Planning & Community Development Dept. Review

January 11, 2024



REVIEW ROUND 6

Project: 1821 N Verde Ave.
Proposed Two Lot Subdivision

Case Number: PC 21-007

General:

49. The response to comment #46 is acceptable.
50. The responses to comment #47 is noted. With regards to comment #63 from the Engineering Division, they will update the EOPC to reflect the accurate costs for the storm sewer and inclusion of the catch basin.
51. The response to comment #48 is noted. Via email it has been confirmed that the addresses were pulled in November of 2023. However, a draft of the public hearing notification signage is still required, as outlined in comment #44 from December of 2022 and comment #48 from November of 2023. For a template of the signage, please see the Plan Commission application which is available online, and please reach out should you have any questions or need assistance.

Prepared by:

SAM J. WISNIEWSKI



**Plan Commission
2/14/2024**

Item: Opal Massage Therapy - 825 E. Golf Rd, Suite 1530 - PC#23-019

Department: Planning & Community Development Department

Requested Action

1. Land Use Variation to allow a Massage Establishment in the O-T District.

Variations Required

1. None required at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the O-T District and recommends APPROVAL of the application subject to the following conditions:

1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.
2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Ad	Exhibits
Aerial	Exhibits
CPRC Minutes 11-8-23	Minutes
Floor Plan	Exhibits
Department Review Comments - Round 1	Correspondence
Department Review Comments - Round 1	Correspondence
Petitioner Response	Correspondence
Department Review Comments - Round 2	Correspondence



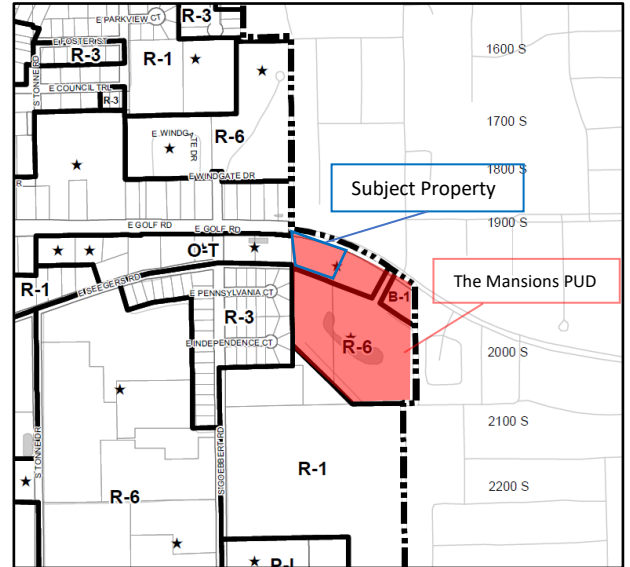
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: PC #23-019
Project Title: Opal Massage Therapy
Address: 825 E Golf Rd Suite 1530
PIN: 08-15-104-047

To: Plan Commission
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: February 14, 2024
Date Prepared: February 7, 2024

Petitioner: Gabriela Perez & Samuel Olvera
Opal Massage Therapy
Address: 7 Oak Creek Dr Apt 3710
Buffalo Grove, IL 60089

Existing Zoning: O-T, Office Transitional District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	- Village of Mount Prospect -		
South	R-6, Multiple Family Dwelling District	Orion Lakes Apartments	Moderate Density Multi-Family
East	O-T, Office Transitional District	Multi-Tenant Office Complex	Offices Only
West	O-T, Office Transitional District R-3, One Family Dwelling District	Signature Square Office Complex Single Family Homes	Offices Only Single Family Detached

Requested Action:

1. Land Use Variation to allow a Massage Establishment in the O-T District.

Variations Required:

1. None required.

Project Background:

The subject property is occupied by an approximately 30,000 square foot multi-tenant office building located along Golf Road. The site is within The Mansions Planned Unit Development, which has a total area of 23 acres and consists of two office buildings, 7 multi-family residential buildings, and the Premier on Golf Shopping Center. The Mansions PUD was approved in 1978. The two office buildings originally shared one lot, whereas they were re-subdivided in 1994 to create two lots, one for each building, with a shared parking easement. The two buildings, 825 & 855 E Golf Road, share a parking lot with 226 parking spaces. The office buildings are occupied by a mix of professional and medical offices, and the shopping center to the East of the subject property is occupied by a mix of retail and restaurant tenants. Access to the site comes from two curb cuts along a private road, which leads to a full-access signalized intersection with Golf Rd.

The petitioner, Opal Massage Therapy, currently operates in Mount Prospect, and is looking to expand at a new location in Arlington Heights. They are interested in a 1,755 square foot vacant office unit, in which the proposed floor plan consists of 3 private massage rooms, a reception area, a lunch room, and a storage room. Their business offers a variety of massage services, including therapeutic massages, Swedish massages, hot stone massages, and pregnancy massages for pain management, stress reduction, and overall wellness. The hours of operation are 8:00am-8:00pm Monday through Friday and 8:00am-2:00pm on Saturday. They will have 7 to 8 employees, with each massage therapist possessing a license from the State of Illinois and current malpractice insurance.

Zoning and Comprehensive Plan

The property is located in the O-T, Office Transitional District. The proposed use is classified as a “Massage Establishment”, which is not allowed in any zoning district within Arlington Heights. Accordingly, 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 and which response has been included in the packet transmitted to the Plan Commissioners and placed online as part of the record for this application:

- **The proposed variation 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.**

The Staff Development Committee has reviewed the petitioner’s response to the approval criteria and believe that the necessary standards for approval have been met. With regards to the preservation of community health, safety, morals and the general welfare, the Village has reached out to authorities in Mount Prospect and verified that the existing business owned by the petitioners is in good standing. Additionally, the Staff Development Committee notes that the proposed massage therapy use is compatible with the other businesses within the office complex. Finally, the petitioners have surveyed the parking and found a surplus of available spaces, which will be suitable for accommodating the parking demand from Opal Massage Therapy. Additional details on traffic and parking will be included within the Traffic and Parking Section of this report.

The Comprehensive Plan classifies this property as appropriate for “Office Only” land uses. The proposed use is classified as a Massage Establishment, but the business activities are similar to those of a medical office

use, which includes services on an out-patient basis. The Illinois Department of Financial and Professional Regulation (IDFPR) requires that all massage therapists be licensed. Accordingly, all massage therapists working at the Opal Massage Therapy must be licensed per applicable IDFPR requirements. The petitioner have acknowledged this requirement and expressed that each massage therapist will possess a license from the State of Illinois and current malpractice insurance.

Building, Site and Landscaping

The petitioners are not proposing any changes to the exterior of the building or site. As such, no Design Commission review is required. The subject unit was previously occupied by a doctor's office and is well suited for conversion into a massage establishment. However, the petitioners have plans to add a dividing wall to create another private massage room in the unit, creating a total of 3 massage rooms, which will require a building permit. The interior alteration shall Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit.

During review of this application, the Planning and Community Development Department did not observe any issues with the site's landscaping.

Parking and Traffic:

Per Code, a traffic and parking study by a certified traffic engineer is only required for Land Use Variations abutting a major arterial and involve uses that are greater than 5,000 square feet in floor area. As the subject unit is 2,400 square feet in size and located along Algonquin Road, which is classified as a major arterial, no traffic and parking study is required. The Staff Development Committee does not believe the proposed massage establishment will have a substantial impact on traffic generation within the PUD.

The two separately owned office building lots within The Mansions PUD each share parking, which was established via a reciprocal parking easement during the 1994 subdivision that created both lots. The buildings share 224 parking spaces, whereas staff calculations indicate that 210 spaces are required. Therefore, there is a surplus of 14 parking spaces on-site. The required parking calculations include vacant units, which are calculated using the parking ratio for general office uses. Detailed parking calculations can be found at the end of this report.

The petitioners surveyed the parking lot to ascertain parking demand and availability, in which they surveyed the parking area adjacent to the 825 building on the subject property. Specifically, they surveyed 132 parking stalls over a three-day period during Opal Massage Therapy's hours of operation. This survey was conducted on Friday, November 17th, Saturday, November 18th, and Monday, November 20th. Pursuant to the study, the weekday peak hour parking demand occurred Monday, November 20th at 4:30pm, in which 50 (38%) of the 132 parking stalls were occupied. The weekend peak parking demand occurred Saturday, November 18th at 12:30pm, in which 9 (7%) of the 132 parking stalls were occupied. At the time of the survey, the 825 building was 69% occupied and the 855 building was 94% occupied.

To account for vacant tenant spaces, staff calculated the estimated peak parking demand onsite by adding the number of required parking stalls for the vacant units to the observed peak parking demand. Therefore, if all of the vacant units in the 825 building were occupied, the expected peak parking demand would be 112 (85%) of 132 stalls onsite. For the 855 building, the expected peak parking demand would be 80 (87%) of 92 stalls onsite. Since the expected peak parking demand is less than the total parking supply, the Staff Development Committee is of the opinion that there is sufficient parking onsite to accommodate both the existing and proposed uses.

Since the tenant space was previously occupied by a medical office, which have a higher parking requirement than a spa/salon, the requirement for the provision of bike parking spaces is not triggered.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the O-T District and recommends **APPROVAL** of the application subject to the following conditions:

1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.
2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 7, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit 1 – Parking Calculations

Building	Unit	Tenant	Use	SF	Parking Ratio	Required Parking
825	1100	Gemological Research and Training	Office	1,263	300	4
825	1140	Telecommunications Equipment Supplier	Office	669	300	2
825	1150	Vacant	Office	604	300	2
825	1160	Counseling	Office	461	300	2
825	1170	Logistics	Office	715	300	2
825	1200	Financial Services	Office	604	300	2
825	1220	Vacant	Office	1,265	300	4
825	1260	VMC Group LLC	Office	1,753	300	6
825	1400	Delta Consulting Services LLC	Office	420	300	1
825	1410	Old Oak Psychological Health Center LLC	Office	809	300	3
825	1420	Vacant	Office	565	300	2
825	1430	Medical	Medical Office	1,677	200	8
825	1500	Hoff & Associates	Office	1,031	300	3
825	1520	Financial Services	Office	669	300	2
825	1530	Opal Massage Therapy LLC	Service	1,755	250	7
825	2000	Vacant	Office	16,207	300	54
855	1123	Dovbenko Insurance	Office	435	300	1
855	1124	Robert Sabin (Lawyer)	Office	440	300	1
855	1125	Visco Technologies	Office	500	300	1
855	1126 & 1143	Kattech Technologies	Office	500	300	2
855	1127	North by Northwest	Office	400	300	1
855	1128	Jade Travel	Office	475	300	2
855	1131	Tria Murphy	Office	500	300	2
855	1132-1133	A. Block Marketing	Office	900	300	3
855	1134	Sowa Insurance	Office	500	300	2
855	1135	Witold Tybor Agency	Office	500	300	2
855	1136	Tenant's Common Use Conference Room	Office	375	300	1
855	1137	Tax Experts, Ltd.	Office	500	300	2
855	1138-1139	Parcelink Systems	Office	1,600	300	5
855	1140	Vacant	Office	400	300	1
855	1142	Cannizzaro Insurance	Office	375	300	1
855	1143	Gammerlertech	Office	375	300	1
855	1144	AKAP Home	Office	500	300	2
855	1145	MassMutual	Office	500	300	2
855	1146	Korf/Rominiski	Office	500	300	2
855	1147/1148	Golden Title Insurance	Office	1,000	300	3
855	2125	AMS Senior Location	Office	375	300	1
855	2126/27/28/29/30/31	Signature Advisors	Office	2,300	300	8
855	2127	MidAmerican Japanese	Office	500	300	2
855	2131	Midwest Therapy	Office	500	300	2
855	2132	Absolute Home Care	Office	500	300	2
855	2133	Home Visiting Physician	Office	375	300	1
855	2135	Advanced Acupuncture	Medical Office	500	200	3
855	2136	Epcot Technologies	Office	375	300	1
855	2137/38/39/40/41	Dirksen Neuropsychology	Medical Office	2,400	200	12
855	2142	Andrea M. Kosten (Therapist)	Office	400	300	1
855	2143/44	Vacant	Office	875	300	3
855	2145/46/47/48	Center of IL Home Care	Office	2,000	300	7
855	Common Areas	Common Areas	General	7,758	300	26
Total SF				60,600		
Total Number of Parking Spaces Provided						224
Total Number of Parking Spaces Required						210
Surplus / (Deficit)						14

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 14, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-019, a request for a Land Use Variation to allow a Massage Establishment in the O-T District. The subject property is located at 825 East Golf Road Suite 1530 in Arlington Heights, Illinois. The PIN for the subject property is 08-15-104-047 and the subject property is legally described as follows:

PARCEL 1: LOT 1 IN THE MANSIONS OFFICE AND COMMERCIAL CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 27 AND 28 IN THE MANSIONS, BEING A SUBDIVISION OF PARTS OF LOTS 7, 8, 9, AND 10 IN MEIER BROTHERS SUBDIVISION IN THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF VACATED SEEGER ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1995, AS DOCUMENT 95146996, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PORTION OF BLACKTOP DRIVEWAY AND PARKING AREA AND THE FRAME GARAGE ENCLOSURE, ALONG WITH ACCESS TO THE SIGN LOCATED ON LOT 2 AFORESAID SUBDIVISION CREATED BY EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 95147340.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.voh.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

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

Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald January 30, 2024 (4611109)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/30/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4611109



NOTIFICATION AFFIDAVIT

I, Gabriela Perez Lopez hereby certify as follows:

1. That on the 29th day of January, 2024, affiant caused to be mailed in the Post Office of Buffalo Grove, 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.

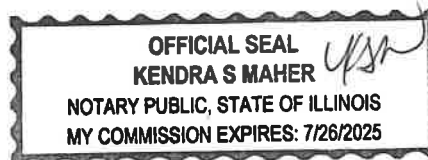


Signature

Subscribed and Sworn to before me
this 30 day of January, 20 24.



Notary Public



Date: **01/22/2024**

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for a Land Use Variation to allow a Massage Establishment in the O-T District.

The location of the property is: **825 E Golf Road Ste 1530 Arlington Heights IL 60005.**

L Moats LLC is the beneficial owner of the property.

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

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 7:30PM, on Wednesday, February 14th, 2024.



Gabriela Perez Leyva

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5793 (Voice) or 847-368-5980 (Fax) or emercado@vah.com

PINS	Name	Street	Town
0810302039	AFFILIATED RLTY & MTG	900 LIVELY BLVD	ELK GRV VIL, IL 60007
0810302040	AFFILIATED RLTY MGMT	900 LIVELY BLVD	ELK GROVE, IL 60007
0810302041	AFFILIATED RLTY MGMT	900 LIVELY BLVD	ELK GROVE, IL 60007
0810302042	AFFILIATED RLTY MGMT	900 LIVELY BLVD	ELK GROVE, IL 60007
0810302043	AFFILIATED RLTY MGMT	900 LIVELY BLVD	ELK GROVE, IL 60007
0815104014	ANDREW & JENNY MANTIS	636 PENNSYLVANIA CT	ARLNGTN HTS, IL 60005
0810306018	ANGELO VITTORINI	716 NOAH TERRACE	MT PROSPECT, IL 60056
0810306022	ATANAS POPOV	715 S NOAH TERR	MT PROSPECT, IL 60056
0815101005	CHICAGOLAND COMMERCIAL	1240 W NORTHWEST HWY	PALATINE, IL 60067
0815101006	CHICAGOLAND COMMERCIAL	1240 W NORTHWEST HWY	PALATINE, IL 60067
0810306023	CLAUDE A VALERA JR	713 NOAH TERR	MT PROSPECT, IL 60056
0810306016	DENNIS R BIELARZ	712 NOAH TERRACE	MT PROSPECT, IL 60056
0815104044	EDUARDO ISRAEL	620 PENNSYLVANIA CT	ARLINGTON HT, IL 60005
0815104049	GB PROPERTY	125 N HALSTED ST#203	CHICAGO, IL 60661
0815104037	HOME PROPERTIES	300 CLINTON SQ	ROCHESTER, NY 14604
0815104038	HOME PROPERTIES	300 CLINTON SQ	ROCHESTER, NY 14604
0810306017	IONUT DOCI	714 S NOAH TER	MT PROSPECT, IL 60056
0815104015	JAMES DIANE PAGANO	631 PENNSYLVANIA CT	ARLINGTON HT, IL 60005
0815104048	JFE INVESTMENT CO	855 E GOLF RD STE 1148	ARLNGTON HTS, IL 60005
0815104046	LATITENDU DEO	632 PENNSYLVANIA	ARLNGTON HTS, IL 60005
0815102002	LUCITA D GARVIN	718 NOAH TER	MT PROSPECT, IL 60056
0810306019	LUCITA D GARVIN	718 S NOAH TERR	MT PROSPECT, IL 60056
0810306026	LUCY DIMARTINO	707 NOAH TERR	MT PROSPECT, IL 60056
0810306021	MADHUKAR S KALARIA	717 NOAH TERRACE	MT PROSPECT, IL 60056
0810306024	MICHAEL JOSEPH EAGER	711 S NOAH TER	MT PROSPECT, IL 60056
0815102004	MICHAEL PATEL	717 NOAH TERR	MT PROSPECT, IL 60056
0815102003	MIKE KUHLMAN	719 NOAH TERR	MT PROSPECT, IL 60056
0810306020	MIKE KUHLMAN	719 NOAH TERRACE	MT PROSPECT, IL 60056
0815104045	TERESIA TOMIC	626 PENNSYLVANIA CT	ARLINGTON HT, IL 60005
0810306025	THOMAS DOTE	709 S NOAH TER	MT PROSPECT, IL 60056
0810306036			

NOTICE OF PUBLIC HEARING
LAND USE VARIATION TO ALLOW A MASSAGE
ESTABLISHMENT IN THE O-T DISTRICT.
HEARING FOR:
HEARING LOCATION: ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL 60005
DATE: FEBRUARY 14, 2024 TIME: 7:30 PM
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL: OR: VILLAGE OF ARLINGTON HEIGHTS
GABRIELA PEREZ LEYVA DEPARTMENT OF PLANNING AND
847-732-2199 COMMUNITY DEVELOPMENT
PHONE: (847) 368-5200

For L
200 - 20,000

www.Moats
847-35



E Council Trl

E Windgate Dr

Private

Meier Rd

58

58

E Golf Rd

E Golf Rd

E Seegers Rd

Private

E Pennsylvania Ct

Private

S Goebbert Rd

MOUNT PROSPECT

58

Golf Rd

Private

Private

Private

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

November 8, 2023

Project Title: Opal Massage Therapy
Address: 825 E. Golf Road Ste 1530-1570
Petitioner: Gabriela Perez Leyva & Samuel Olvera
Address: 7 Oak Creek Dr. Apt 3710
Buffalo Grove, IL 60089

Requested Action:

1. Land Use Variation to allow 1,755 sq. ft. massage establishment in the O-T District.

Variations Required:

1. None identified at this time.

Attendees: Samuel Olvera, Petitioner
Gabriela Perez Leyva, Petitioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The subject property is located within The Mansions Planned Unit Development, which was approved in 1978. The PUD is 23 acres, consisting of two office buildings, 7 multi-family residential buildings, and the Premier on Golf Shopping Center. The office buildings are mainly occupied by medical offices, and the shopping center is occupied by a mix of retail and restaurant tenants. Access to the site comes from two curb cuts along a private road, which is accessed by one curb cut on Golf Rd. There is a shared parking lot with total of 226 parking spots that serves the two office buildings, 825 E Golf Rd and 855 E Golf Rd.

The petitioner, Opal Massage Therapy, currently operates in Mount Prospect, and is looking to expand at a new location in Arlington Heights. They are interested in a 1,755 square foot vacant office unit, in which the proposed floor plan consists of 3 private massage rooms, a reception area, a lunch room, and a storage room. Their business offers a variety of massage services, including therapeutic massages, Swedish massages, hot stone massages, and pregnancy massages for pain management, stress reduction, and overall wellness. They will have 7 to 8 employees, with each massage therapist possessing a license from the State of Illinois and current malpractice insurance. The hours of operation are 8:00am-8:00pm Monday through Friday and 8:00am-2:00pm on Saturday.

Meeting Discussion:

Ms. Perez Leyva – is a licensed massage therapist who currently operates a massage therapy business in Mt. Prospect, hoping to relocate and expand in Arlington Heights.

Mr. Olvera – shared that he markets the business, oversees the website, and handles the finances.

Ms. Nichols – verbally outlined the above project summary. Massage establishments are not permitted use in the Village

Arlington Heights, but Land Use Variations have been approved in the past. A completed Plan Commission application has not yet been received, but the petitioners have provided a written response to each of the four hardship criteria necessary for land use variation approval.

The Comprehensive Plan classifies this property as appropriate for “Office Only” land uses. Staff finds the proposed massage therapy business is compatible of the proposed use with this designation is contingent upon meeting the Land Use Variation criteria. The previous tenant was a medical office so the space is compatible for their needs.

A building permit will be needed for interior renovation A detailed parking analysis is required for this project, staff is requesting a tenant list for 825 & 855 E Golf Road, as a part of their Plan Commission application.

Staff is generally supportive of the proposed special use.

Commissioner Cherwin – inquired of the petitioner the reason for leaving Mt. Prospect. Ms. Perez Leyva shared that they have been in Mt Prospect for 4 years, but found Arlington Heights location to be more fitting. The petitioner has entered into a lease with tenant currently, and prefer this new layout, newer building.

Commissioner Sigalos – inquired about the medical use of the building. Ms. Perez Leyva felt that their business would fit with the other tenants of physical therapists and acupuncturists, they will fit right in.

Commissioner Sigalos – inquired about clients following to Arlington Heights, Ms. Perez Leyva felt that yes the clients will be coming to Arlington Heights.

Commissioner Jensen – inquired on how many therapists will there be in the practice. Ms. Perez Leyva shared there is one other therapist beside myself currently, looking to hire two more therapists, with a receptionist/spa assistant. Looking to recruit from Harper college where she was educated.

Commissioner Green – great idea, we support your plan.

RECOMMENDATION

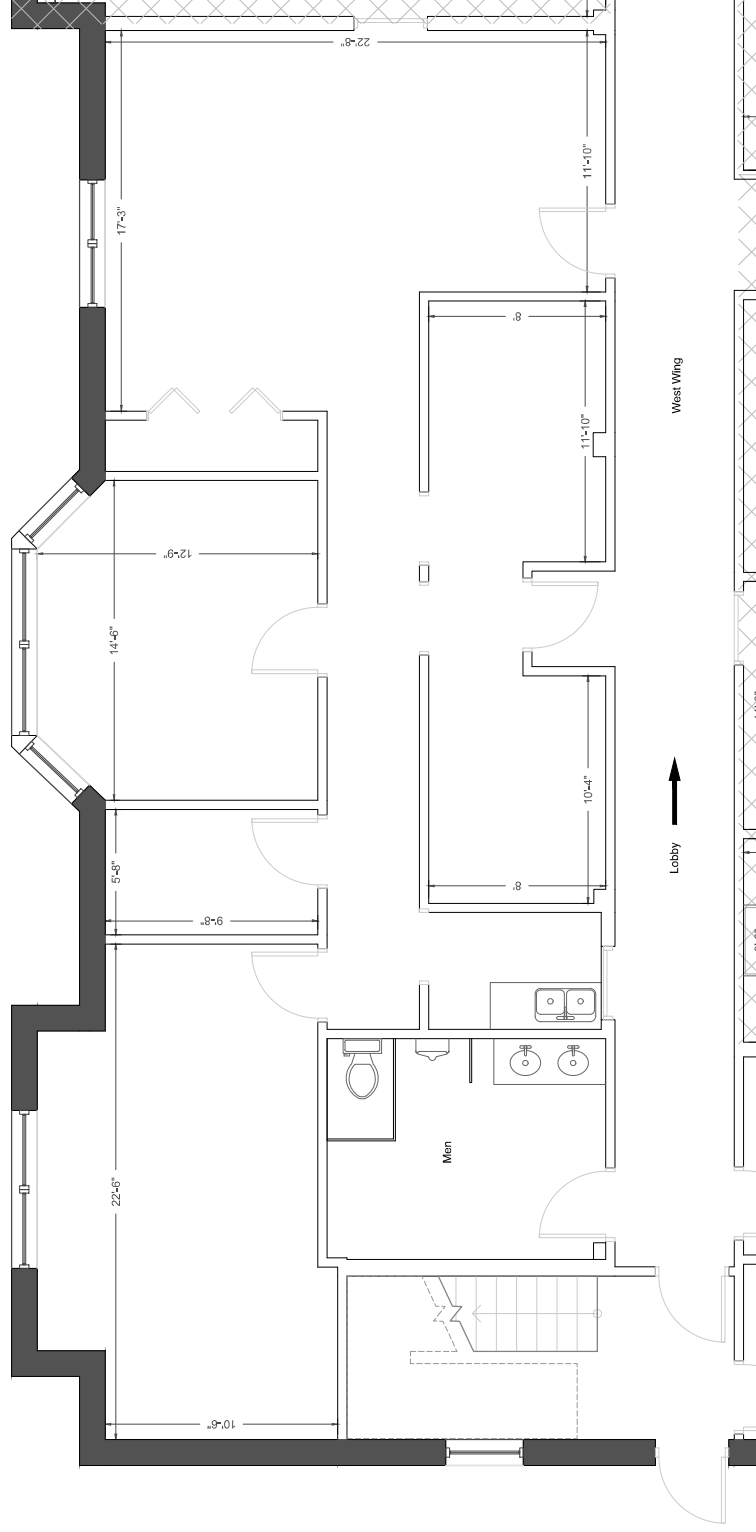
The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**



825 E Golf Rd, Arlington Heights

825 E Golf Rd, Suite 1530
1,755 Rentable Square Feet



Scale: 1/4" = 1'-0"

Office: 847-359-2121
Ryan: 847-363-9700
Larry: 847-630-1700

MOATS
OFFICE PROPERTIES

PO Box 1189
Palatine, IL 60078



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: PC 23-019 (Opal Massage Therapy) – 825 E. Golf Road, Arlington Heights, IL 60005

Date: December 13, 2023

General Comments:

If no interior alterations are contemplated, then the Building & Life Safety staff offer no review comments. Building & Life Safety will conduct a business license inspection prior to the business opening, and periodically thereafter. These inspections ensure fire/life safety means of egress, and accessibility compliance.

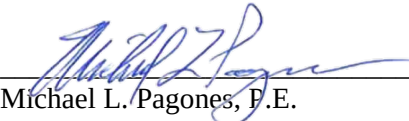
If interior alterations are contemplated, then the following comments are applicable:

1. Interior remodel of space shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Existing Building Code with amendments
 - c. 2018 International Fire Code with amendments
 - d. 2018 International Fuel Gas Code with amendments
 - e. 2018 International Mechanical Code with amendments
 - f. 2018 Illinois Energy Conservation Code with state amendments
 - g. 2018 Illinois Accessibility Code
 - h. 2014 Illinois Plumbing Code with amendments
 - i. 2017 National Electrical Code with amendments
2. Drawings, produced by an Illinois licensed architect, may be required for permit submittal. The plans do not appear to conform to this requirement.
3. Counter height at the reception desk is not indicated. Maximum height is 34 inches. In order to verify compliance, please provide the height of the counters at the reception desk.
4. Door openings are not dimensioned. Provide info on required accessible door clear widths and hardware. Information was not provided.
5. Provide a life safety plan that shows the location of any/all fire-resistance rated construction, and travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.
6. High and low drinking fountain shall be provided in common area or provide commercial bottled water. Information was not provided.

7. Provide info on required accessible door clear widths and hardware. Information was not provided.
8. One spa room shall be accessible. Information was not provided.
9. Separate men and women toilet rooms shall be provided. Information on women toilet rooms is not provided.
10. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"
11. If required, separate permits are required for the following:
 - Fire Alarm alteration
 - Fire Suppression alteration
 - Signage

PLAN COMMISSION PC #23-019
Opal Massage Therapy
825 E Golf Road
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 Public Works Department and Engineering Division have no further comments.



Michael L. Pagones, P.E. 12-13-23
Village Engineer Date



Village of Arlington Heights

Interoffice Memorandum

To: Hailey Nicholas
From: Div Chief David Roberts
Department: Fire Deptment
File Number: PC 23_019
Project: Opal Massage Therapy/825 E Golf Road
Review Round: Round 1
Date: December 19th, 2023

GENERAL COMMENTS:

1. Please ensure if any locks are changed that the associated keys are changed out in the Knox Box (key box).

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Opal Massage Therapy
825 E Golf Road

Round 1 Review Comments

10/17/2023

1. Character of use:

The character of use is consistent with the area and is not a concern. The Mount Prospect location has been in business since 2019. I did an incident search of the Mount Prospect location and there have been no calls for service of significance pertaining to this business.

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.

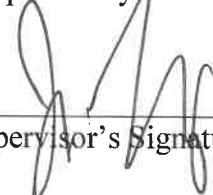
6. General comments:

- 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.

 #350

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

 #583

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-019

Petitioner: Gabriela Perez Lopez
7 Oak Creek Dr unit 3710
Buffalo Grove IL (847) 732-2199Owner: L Monte LLC
Po Box 1159 Palatine IL
847-859-2121Contact Person: Samuel Okeke
Address: 7 Oak Creek Dr unit 3710
Buffalo Grove IL 60089Phone #: 224-578-6133

Fax #: _____

Email: info@openmont.comP.I.N.# 08-15-104-047-0000Location: 825 E Golf Rd Ste 1530

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: Massage TherapyLand Use Variation: X For: Massage Therapy

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

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

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres

12/12/23

Environmental Health Officer

Date

James McCalister

12/12/23

Director

Date

Planning & Community Development Department Review

December 21, 2023



REVIEW ROUND 1

Project: Opal Massage Therapy
825 E Golf Rd Suite 1530

Case: PC 23-019

General:

- 7) The following approvals are required:
 - a. Land Use Variation for a Massage Establishment in the O-T District.
- 8) Please provide a Plat of Survey that includes a legal property description. The property owner should be able to provide this to you.
- 9) The Planning Department will recommend that any approval of this Land Use Variation be applicable to the petitioners only (Gabriela Perez Leyva & Samuel Olvera) and the Land Use Variation will not be transferrable to another owner(s).
- 10) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Prepared by: Hailey Nicholas

**Community Development
Department Review**

December 18, 2023

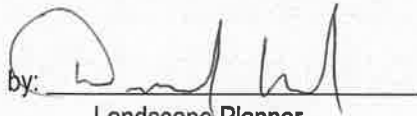
REVIEW ROUND 1

Project: Opal Massage Therapy
825 E Golf Rd Suite 1530-1570

Case Number: PC 23-019

General:

1. No comments

Prepared by: 

Landscape Planner

Response Letter

Round 1 Review Comments - Opal Massage Therapy, LLC – 825 E Golf Rd

Village of Arlington Heights Building & Life Safety Department – GENERAL COMMENTS:

If interior alterations are contemplated, then the following comments are applicable:

1. Interior remodel of space shall comply with the following adopted codes:

- a. 2018 International Building Code with amendments
- b. 2018 International Existing Building Code with amendments
- c. 2018 International Fire Code with amendments
- d. 2018 International Fuel Gas Code with amendments
- e. 2018 International Mechanical Code with amendments
- f. 2018 Illinois Energy Conservation Code with state amendments
- g. 2018 Illinois Accessibility Code
- h. 2014 Illinois Plumbing Code with amendments
- i. 2017 National Electrical Code with amendments

Response: We acknowledge that we have to abide by the codes mentioned above (a-i) for future alterations planned for the office.

2. Drawings, produced by an Illinois licensed architect, may be required for permit submittal. The plans do not appear to conform to this requirement.

Response: We understand and will comply with necessary information.

3. Counter height at the reception desk is not indicated. Maximum height is 34 inches. In order to verify compliance, please provide the height of the counters at the reception desk.

Response: We have noted that the max height of the reception desk is 34 inches. We have not yet picked out a reception desk but will abide to the max height rule before moving forward with a purchase.

4. Door openings are not dimensioned. Provide info on required accessible door clear widths and hardware. Information was not provided.

Response: We will comply with the necessary information once we get approved for the building permit. We have not yet started any construction within the suite.

5. Provide a life safety plan that shows the location of any/all fire-resistance rated construction, and travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.

Response: Will provide and comply with required information once we begin construction within the suite. We will begin construction once we get approved for the building permit.

6. High and low drinking fountain shall be provided in common area or provide commercial bottled water. Information was not provided.

Response: There are drinking fountains located in the lobby of the building we will also provide bottled water in our suite.

7. Provide info on required accessible door clear widths and hardware. Information was not provided.

Response: Will comply with required information once we start construction. No construction has begun. We will begin once we are approved for the building permit.

8. One spa room shall be accessible. Information was not provided.

Response: All spa rooms will be accessible. We acknowledge and will comply.

9. Separate men and women toilet rooms shall be provided. Information on women toilet rooms is not provided.

Response: There is a separate men and women restroom at each side of the office. We acknowledge and understand.

10. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"

Response: We acknowledge that a transmittal letter will be required.

11. If required, separate permits are required for the following:

- Fire Alarm alteration
- Fire Suppression alteration
- Signage

Response: We acknowledge and will comply.

PLAN COMMISSION PC #23-019

Opal Massage Therapy

825 E Golf Road

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.

Response: We acknowledge and understand.

12. The Public Works Department and Engineering Division have no further comments.

PLAN COMMISSION REVIEW
FIRE DEPARTMENT
Village of Arlington Heights
Interoffice Memorandum

GENERAL COMMENTS:

1. Please ensure if any locks are changed that the associated keys are changed out in the Knox Box (key box).

Response: In the case that the keys are changed we will provide spares for the knox box.

ARLINGTON HEIGHTS POLICE

DEPARTMENT
Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Opal Massage Therapy
825 E Golf Road

Round 1 Review Comments

1. Character of use:

The character of use is consistent with the area and is not a concern. The Mount Prospect location has been in business since 2019. I did an incident search of the Mount Prospect location and there have been no calls for service of significance pertaining to this business.

Response: Acknowledged

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.

Response: Acknowledged.

3. Present traffic problems?

There are no traffic problems at this location.

Response: Acknowledged.

4. Traffic accidents at particular location?

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

Response: Acknowledged.

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

This development should not create any additional traffic problems.

Response: Acknowledged.

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.

Response: Acknowledged and will provide the required information.

HEALTH SERVICES DEPARTMENT

GENERAL COMMENTS:

No comments at this time.

Response: Acknowledged.

Planning & Community Development Department Review

General:

7) The following approvals are required:

a. Land Use Variation for a Massage Establishment in the O-T District.

Response: Acknowledge and understand.

8) Please provide a Plat of Survey that includes a legal property description. The property owner should be able to provide this to you.

Response: Will comply and submit the required information.

9) The Planning Department will recommend that any approval of this Land Use Variation be applicable to the petitioners only (Gabriela Perez Leyva & Samuel Olvera) and the Land Use Variation will not be transferrable to another owner(s).

Response: We acknowledge this is not transferable.

10) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Response: We understand and will comply.

Community Development Department Review

General:

1. No comments

Response: Acknowledged.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: Plan Commission Round 2 Submission: PC 23-019 (Opal Massage Therapy)

Date: January 11, 2024

General Comments:

The Building & Life Safety Department has reviewed the SDC: Plan Commission Round 2 Submission for PC 23-019 (Opal Massage Therapy). Because the applicant responded, "We Acknowledge and will Comply" with the requested information during the building permit submittal process, in their January 10, 2024 resubmittal, B&LS Department offer no new comments during the "Round 2 Dept Reviews".

PLAN COMMISSION PC #23-019
Opal Massage Therapy
825 E Golf Road
Round 2

12. The petitioner's response to Comment no. 11 is acceptable. The Public Works Department and Engineering Division have no further comments.



Michael L. Pagones, P.E.
Village Engineer

1/10/24

Date

Nicholas, Hailey

From: Roberts, David
Sent: Thursday, January 18, 2024 2:02 PM
To: Nicholas, Hailey; Pecora, Nicholas; Murphy, Joseph; Harris, Lance
Cc: Hubbard, Sam; Lysicatos, Michael
Subject: RE: Plan Commission Round 2 Submission: PC 23-019 (Opal Massage Therapy)

No additional comments from the FD.

David Roberts

Division Chief
Community Risk Reduction
Arlington Heights Fire Department
1150 North Arlington Heights Rd.
Arlington Heights, IL 60004
847-368-5450



ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

PC 23-019 (Opal Massage Therapy)
825 E Golf Rd

Round 2 Review Comments

01/10/2024

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.



#358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:



583

Supervisor's Signature

Nicholas, Hailey

From: Freres, Sean
Sent: Wednesday, January 10, 2024 11:40 AM
To: Nicholas, Hailey
Cc: McCalister, James
Subject: FW: Plan Commission Round 2 Submission: PC 23-019 (Opal Massage Therapy)

Health has no comments at this time.

Sean Freres
Environmental Health Officer
Village of Arlington Heights
(847) 368-5783

Planning & Community Development Department Review

January 16th, 2024



REVIEW ROUND 2

Project: Opal Massage Therapy
825 E Golf Rd Suite 1530

Case: PC 23-019

General:

11) Your responses to #7-10 are sufficient. The Planning and Community Development Department has no further comments.

Prepared by: Hailey Nicholas

**Community Development
Department Review**

January 17, 2024

REVIEW ROUND 2

Project: Opal Massage Therapy
825 E Golf Rd Suite 1530-1570

Case Number: PC 23-019

General:

1. No comments

Prepared by: 

Landscape Planner