



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 14, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Para Residence - 11/29/17
- B. Hearts Place - 12/13/17
- C. Sigwalt Apartments - 1/24/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Christian Liberty Subdivision - 502 W. Euclid Ave. - T1620 Subdivision

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Para Residence - 11/29/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Para Residence - 11/29/17

Type

Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

November 29, 2017

Project Title: Para Residence PUD
Address: 132 W. Northwest Highway
Petitioner: Keith Ginnodo
33 N. Hickory Ave.
Arlington Heights, IL 60004

Requested Action:

- Planned Unit Development (PUD) to allow a 1,336 square foot seconds floor addition and an attached garage on the subject property.

Variations Required:

- Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a total combined side yard setback of 2.57' for a dwelling unit where code requires a total combined side yard setback of 12.1' for buildings with dwelling units.
- Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a rear yard setback of 1.97' for a dwelling unit where code requires a 30' rear yard setback for residential units above the first floor.

Attendees: Keith Ginnodo, Petitioner
Ellen Para – Property Owner
Michael Para – Property Owner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 5,573 square feet in size (0.13 acres) and located at the intersection of Highland Avenue and Northwest Highway in Downtown Arlington Heights. The site is currently occupied by a single-story building that is approximately 1,339 square feet in size. The existing building is vacant and previously used as an office. The site contains a six-space parking lot with access along Eastman Street at the north side of the property. Street parking is also available on both side of Eastman Street.

The Para family has purchased the property and is proposing a second floor addition to the building, which would contain a single housing unit where they intend to reside. On the northwest side of the building a single car garage would be added. Additionally, a second story deck would be added to the west elevation, which deck would include outdoor amenity space for the family. The first floor of the building would be repurposed to include space for Ottilia, a retail business owned and managed by Ms. Para that provides non-toxic beauty and wellness products as well as furniture and home accessories. Hours of operation for Ottilia would be 11:00am to 7:00pm Tuesday through Saturday. The first floor would also include a small office for Mr. Para.

Meeting Discussion:

Mr. Para explained that he and his wife had lived in Chicago for the last 15 years and had recently moved to Arlington Heights as they have family here and thought it would be a good location to open up a boutique shop. When the subject property became available for sale they were interested in it as a location for their boutique shop but also thought that they

may be able to construct a second floor and live above the shop in an apartment. The building would have Ottolia, the boutique shop, on one side of the first floor, a small office on the other side of the first floor. The residence would be located on a newly constructed second floor addition to the building.

Ms. Para said that they love the community and Downtown Arlington Heights. Ottolia would feature locally sourced and ethically responsible products. The store would be slightly different from the typical retail store in Arlington Heights and would sell skin care products both in the store and online. She said she was excited for the project and looking forward to a short commute to work.

Mr. Ginnodo said that this was an exciting project for him and thought that the live/work concept was a good one. He explained that he has tried to take a light approach to the project and site to manage costs for his clients. He thought that the project would prove a great long-term investment not only for the owners but for the village, which would be getting a great building and a good use for the property. He said that the shop and the residence would work independently so that if the owner decided in the future to sell or rent one or the other, the project would still be successful.

Mr. Ginnodo outlined the changes to the building, which included a new one-car garage that would include an outdoor rooftop space with planters and landscaping. As there was a gas station immediately to the east, there would be no openings on the eastern elevation to minimize the potential for nuisances from the gas station onto the subject property. He mentioned that they have already received the Staff Development Committee report, which seems fairly reasonable, and he had made some adjustments to the project to accommodate for some of the preliminary feedback from the Staff Development Committee.

Mr. Hubbard stated that the property was within the B-5 Downtown District, which allowed for mixed use developments. However, the B-5 District requires that any project greater than 500 square feet must obtain PUD approval, and so the proposed development had to go through the PUD process as it involved an approximately 1,300 square foot addition to the building and a new garage in the front. The Comprehensive Plan designated the property as suitable for mixed-use development, and the proposed residential and retail/office use was compatible with this designation. Based on a preliminary analysis, two variations would be required, one relating to the rear yard setback and one to the side yard setback. The size of the lot being so small, in combination with its unique orientation as a triangle, made it so that any residential addition on the site would be constrained by setback regulations and require some form of a setback variation.

Mr. Hubbard explained that the petitioner would be required to provide the written justification for all requested variations within their zoning application.

Mr. Ginnodo asked where the front and rear yard were in relation to the subject property.

Mr. Hubbard used the site plan to show Mr. Ginnodo how the yards had been determined, with the front established at the single point along Highland Ave., the exterior sides along Eastman and Northwest Highway, and the rear yard abutting the gas station to the east.

Mr. Hubbard said that the Staff Development Committee noted that the petitioner was proposing a sidewalk connection from the site to the south, which would connect to the existing sidewalk along Northwest Highway that was within the Right-of-Way (ROW). The ROW in this location was under the jurisdiction of IDOT, and so the petitioner would have to coordinate with IDOT for the necessary approvals to make this sidewalk connection within the IDOT Right-of-Way. The petitioner was also proposing an awning that would extend out within the ROW along Eastman Street, which might require a license agreement with the Village. The proposed changes to the parking lot would require the submission of preliminary engineering plans showing curbing and details on grading and drainage. The Village has asked the petitioner to consider a decorative wrought-iron style fence along Eastman Street adjacent to the parking area in that location. Also, the Village has asked the petitioner to incorporate some additional landscape plantings within the ROW along Northwest Highway to improve the appearance along this heavily trafficked corridor. A landscape plan would be required.

Mr. Hubbard mentioned that a variation may be necessary to waive the requirement for a landscape island within the

improved parking lot area. Also, a variation may be required for the 2nd story deck, as code limited decks to below the first floor. Staff would continue to analyze how the code applied to these elements once a Plan Commission application was received. One of the keys to the success of this project would be the overall appearance and compatibility of the structure to the buildings within the vicinity since the property is located at a major gateway into the downtown area. A Design Commission application would be required.

Mr. Hubbard explained that the Village had recently adopted bicycle parking regulations, and because this property was a PUD, there were no defined bicycle parking minimums. However the need for bicycle parking spaces would be determined during the Plan Commission review process.

Commissioner Sigalos stated that he did not have too many questions at this time and said that he understood what was being proposed and thought that it was an interesting project. He asked if exterior elevations had been developed.

Mr. Ginnodo stated that exterior elevations had not yet been prepared.

Commissioner Sigalos said he thought those elevations would be critical, especially for the Design Commission. He asked about the entrance to the parking area.

Mr. Ginnodo responded that the entrance would come off of Eastman.

Commissioner Jensen stated that he thought this was a good project and asked staff if the existing setbacks would be grandfathered in with the proposed variations since the new construction was not altering the existing footprint of the building.

Mr. Hubbard replied that retail and office buildings within the B-5 district had no setback requirements, however, the addition of the 2nd floor residential required setback from property lines, which created the need for these variations.

Commissioner Jensen commented that the Village has wanted mixed-use developments on the north side of the railroad tracks for a long time and this project fits in well with that long-term goal.

Commissioner Green asked about the requirements limiting decks to below the first floor, and questioned whether the proposed deck was actually more of a balcony.

Mr. Hubbard responded that the definition of a deck limited it to locations below the first floor and that there was no definition in the code for a balcony. He stated that his interpretation of a balcony was something that was not supported by posts that touched the ground; that a balcony was something that was either cantilevered or recessed within a building. The proposed structure had posts that attached to the ground.

Commissioner Green said that the area in question could theoretically be cantilevered.

Mr. Ginnodo said that cantilevering the structure would be significantly more expensive and he was hoping not to have to do that.

Mr. Green said that this was a great project. He stated his preference towards a cape-cod style roof with dormers, which he thought would provide a great exterior aesthetic and excellent space within the interior of the 2nd floor apartment. The location of the property and uniqueness of the 2nd floor residential space made this project a one-of-a-kind addition to the Village.

Commissioner Sigalos asked how the proposed 2nd story deck differed from some of the rooftop decks that were above the 2nd story within some of the high-rise developments in Downtown Arlington Heights.

Mr. Hubbard replied that he thought of rooftop decks as more a part of the primary structure and not so much like a traditional deck that was supported by posts that were anchored into the ground. The classification of the proposed deck has not yet been finalized and it was certainly possible that it would be determined more like a balcony which would not require a

variation. He stated that he had brought it up this evening only to make the petitioner and Conceptual Plan Commissioners aware that, technically, a variation may be required.

Commissioner Jensen asked about the proposed awning on the northern elevation.

Mr. Ginnodo said that the awning would cover an entryway into the building and was meant to shield the owners from the rain as they put their key into the doorway. The awning would only stick about 4-5 feet out from the building and would not be much longer than the width of the door.

Commissioner Jensen asked if the Village would charge for the awning encroachment.

Mr. Hubbard replied that if an agreement with the Village was required for the awning, it would be coordinated through the Legal Department, but he did not think this was something that would be charged for.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised the petitioner to move forward.

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



Item: Hearts Place - 12/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Hearts Place - 12/13/17

Type

Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

December 13, 2018

Project Title: Hearts Place PUD Amendment
Address: 120-122 E. Boeger Dr.
Petitioner: Richard Koenig
Housing Opportunities Dev. Corp.
2001 Waukegan Rd - PO Box 480
Techy, IL 60082

Requested Action:

1. An amendment to preliminary Planned Unit Development (PUD) Ordinance #17-028 to allow the construction of a two story, 18 unit supportive housing development, which amendment will constitute Final PUD approval.
2. Final Plat of Subdivision.

Variations Required:

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

Attendees:

Richard Koenig, Housing Opportunities Dev. Corp.
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). In July of 2017, the Village Board approved a Preliminary PUD to allow a 16 unit supportive living facility on the subject property, rezoned the property into the I, Institutional District, approved an amendment to the Comprehensive Plan to change the classification of the subject property from Commercial to Institutional, and granted Preliminary Plat of Subdivision to consolidate the two lots into one lot, and approved the several variations:

The original approval allowed a two-story building with 16 two-bedroom units, however, the petitioner is proposing an amendment to the unit mix to allow 10 one-bedroom units and 8 two-bedroom units, for a total of 18 units (2 unit increase). Programing and use of the site would remain unchanged, and the facility would still provide a home for individuals living with disabilities that are in need of supportive services.

Meeting Discussion:

Mr. Koenig began by refreshing the Commissioners on the details of the previously approved PUD. The initial proposal was for a new construction project consisting of 16 two bedroom affordable housing units. In the time since approval, the project has secured financing from the Illinois Housing Development Authority (IHDA). While the funding is available for the project as approved, a strong recommendation was made during the review process for the project; IHDA recommended that the majority of units available be one bedroom units. The petitioner is seeking to amend the PUD in order to accommodate this recommendation, which would be an increase to 18 units from 16 units. The unit mix would be 8 two-bedroom units, and 10 one-bedroom units. There would be no other modifications to the site or exterior of the building. The total number of bedrooms

would be decreased, from 32 under the initial proposal to 26 under the new proposal. Consequently, this decrease would also reduce the maximum potential number of residents. The petitioner believes that this proposal balances the goals of IHDA with the approved plans from the Village.

Mr. Hubbard explained that the project was approved for Preliminary PUD in July of 2017. The property was rezoned into the Institutional district with a corresponding change to the Comprehensive Plan. A number of variations were also approved at the time. He stated that the petitioner was proposing to increase the number of units from 16 to 18, though the overall number of bedrooms would decrease. By the density requirements governing Institutional districts, however, the maximum number of units allowed for this property would be 16. Therefore, this request for an increase to 18 units would require a density variation in addition to an amendment to the PUD.

Mr. Hubbard stated that the change to the number of units also increases the code-required amount of parking. Under the previous proposal, the site had a 1-space surplus with 33 spaces provided. Under the new proposal, 37 spaces are required, resulting in a 4-space deficit. Therefore, the petition requires a variation for parking with the new proposal. Staff is supportive of the parking variation, as the petitioner has provided data that indicating that supportive living developments have lower a parking demand than a typical apartment building. Staff is generally supportive of the density increase as well, especially considering that the overall number of bedrooms will be reduced. Per the Building Code occupancy standards, the maximum number of residents would also decrease despite the increase in units. To supplement this, Staff has also asked the petitioner to provide data from their comparable supportive developments to illustrate typical number of residents living in one and two bedroom units. The petitioner had provided this data on the day of the meeting, and a preliminary examination of the data corroborated the theory that the increase in units does not correlate with an increase in population.

Mr. Hubbard said that there were still a few unresolved issues as outlined within the Preliminary PUD Conditions of Approval, one of which was resolving the cross access easement to the Popeye's site north of the development. If the petitioner provides all documents needed to address the items as outlined in the Preliminary PUD Conditions of Approval, and all items needed for Final Plat of Subdivision approval, the Preliminary PUD amendment approval would also constitute Final PUD approval. Although changes to code have eliminated the requirement for Final PUD approval, since Final PUD approval was specified as a Condition of Approval in the initial ordinance, in this case it would be required. Staff is generally supportive of the amendment, with comments limited to the concerns already expressed.

Commissioner Cherwin stated that as far as he's concerned, the proposed increase in density translates to a decrease in individuals. Considering the type of use on the property, he has no issue with the variation of parking. He stated that he had no questions regarding the project.

Commissioner Jensen stated that the definition of density per code is odd. He assumes that the density controls are aimed at controlling the number of people, not necessarily the number of rooms. He believes that the code should define density on the basis of what should be controlled, in this instance the number of people. In his opinion, the developer is proposing a decrease in density, whereas the Village code defines the proposed change as an increase in density. In the future, when examining changes to code the density definition should be changed. In regard to parking, the data provided illustrated that the people occupying these units did not create a parking demand close to that of a typical apartment building. He stated that he had no other concerns, as the petitioner is only proposing a change to the unit mix and the Village Board has already approved the project.

Commissioner Green stated that his only comment was that, in the past, when projects similar to the one proposed have been reviewed, the logic has been that if the development as proposed fails, it has sufficient parking. In this instance, if this project fails and is converted into standard apartments, it would be under-parked with no guest parking. That is his primary concern. Also, in regard to density, when Commissioner Green has previously approached the Village Attorney regarding changing the metric to people, the response he received was that it is most likely unconstitutional to limit the number of people you can have in your dwelling unit. By this logic, the maximum density would be the highest number of people that could be fit into the unit. He stated that, for this reason, the issue of density is a non-starter for him, it has no basis in reality and cannot be policed.

Commissioner Jensen asked if, because of that reason, that is why density is defined by number of units rather than number of people.

Commissioner Green stated that it was his understanding that one could have 400 people in a one-bedroom unit if they all fit. While that is an extreme example, that is why he holds the sentiment he does in regard to density.

Mr. Hubbard said he believed the definition of “family”, not density, was what made it difficult to regulate how many people can live in a housing unit or single-family home. Specifically, “family” could not be defined as “anyone related by blood” due to the many variations in what constitutes a modern family. As such, there could be a family of 15 people all occupying a single-family house, provided that the house had the appropriate number of bedrooms. In that regard, classifying a structure or zoning district as “single-family” did not provide a means to limit the density. However, the Building Code limits density based on occupancy standards for bedrooms. As such, 15 people could not live in a single bedroom without violating Building Code. The occupancy regulations outlined in the building code were the best means to regulate density of any unit.

Commissioner Green stated that, going back over it, Fire Code should be a limiting factor on the maximum number of occupants.

Commissioner Jensen asked the petitioner if any of the other facilities surveyed as part of the traffic study had any issues with the number of people in units.

Mr. Koenig stated that, per their policy, anyone occupying a unit needs to be on the lease. As such, if there is anyone extra living there the management usually finds out during a site visit.

Commissioner Jensen asked how many people were usually allowed per unit.

Mr. Koenig answered that the standard number of people allowed is 2 per bedroom. Some communities allow additional family, which pushes the limit, so typically they go with the code limit of maximum occupancy for a bedroom.

Commissioner Jensen asked if having 10 people in a bedroom would violate the policy.

Mr. Koenig said that management would have to find out first.

Commissioner Jensen asked if after finding out, management would be able to take action as they would be exceeding the maximum occupancy allowed by code for the unit.

Mr. Koenig reiterated that they would not allow more than two people per bedroom.

Commissioner Green stated that it would be a policing issue, as management cannot simply barge into a unit.

Mr. Koenig stated that his company requires regular (twice yearly) unit inspections. Residents are given 48 hours notice, and management physically enters the unit to look around.

Commissioner Green stated that he understands. He stated that there are issues in the Village with two separate families occupying one house, and that many inspectors do not want to confront that issue.

Commissioner Cherwin pointed out that the management for this development would not be relying on the Village for enforcement, as they have their own standards and procedures for inspecting units.

Commissioner Green said he agreed, and that the petitioner had a better opportunity to police those kinds of situations.

Commissioner Jensen said he didn't see the petitioner having any issue with the full Plan Commission as long as the petitioner deals with the issues raised by Staff in their report.

Commissioner Green said the petitioner will need to deal with the issues raised in the Staff Report in order to obtain final PUD approval. He also reiterated that his concerns were the same as they were with the prior proposal. Specifically, that the site was too small.

Commissioner Jensen mentioned that the Village Board had ruled in favor of the project. He said that the unit mix in the new proposal is more sensible, though he doesn't know what metric the petitioner used to determine this new mix.

Commissioner Cherwin said he believed it was based on demand experienced with other similar projects.

Commissioner Green said that he had not voted in favor of the proposal last time. He said that if he had voted for denial last time he would vote for denial this time for the same reasons. He said that if the project was a block away, it would be perfect. If the project was located on a site that was two acres in size, the project would conform to the zoning regulations and wouldn't have any zoning issues.

Commissioner Jensen asked when the petitioner would be going before the Plan Commission.

Mr. Hubbard said they first needed to submit their application.

Commissioner Jensen asked the petitioner how close they were to submitting their application.

Mr. Koenig said they were aiming to submit their application the following week.

Mr. Hubbard said it would most likely go before the Plan Commission in early 2018.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

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



Item: Sigwalt Apartments - 1/24/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Sigwalt Apatments - 1/24/18

Type

Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

January 24, 2018

Project Title: Sigwalt Street Apartments
Address: 37-45 S. Chestnut St.; 36-40 S. Highland St.
Petitioner: Michael Porto
CA Ventures
130 E. Randolph St. – Suite 2100
Chicago, IL 60601

Requested Action:

1. A rezoning from R-3, One-Family Dwelling District to R-7, Multiple-Family Dwelling District
2. A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
3. Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

Variations Required:

4. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
5. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
6. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 49' setback.
7. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 49' setback.
8. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 39' setback.
9. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
10. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 63'-8".
11. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
12. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
13. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balconies to project 5.3' into the required front, exterior side, and side yards.
14. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
15. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

Attendees:

Michael Porto, CA Ventures
Mike Firsell Atty., Firsell Ross
Mark Hopkins, HKM Architects
Sam Hubbard, Development Planner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner

Project Summary:

The subject property is located along Sigwalt Street between Highland Avenue and Chestnut Avenue, and is currently vacant. The property is within the R-3, One-Family Dwelling District and the developer has proposed rezoning the property into the R-7, Multiple-Family Dwelling District. Additionally, the developer is seeking Planned Unit Development (PUD) approval and Plat of Subdivision approval to consolidate the property into one lot to accommodate a multi-family development. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as High Density Multi-Family. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

A previous version of this project appeared before the Plan Commission on September 22, 2017, and received a recommendation of approval by a 4-3 vote. Ultimately, the project was denied by the Village Board due to concerns related to parking, density, loading and deliveries, the mass, height, and setbacks of the structure, and the extent of the variations required for the proposed development. Since this meeting, the petitioner has revised their proposal to address some of the concerns raised by the Plan Commission, Village Board, and surrounding community.

The revised plans propose a five-story residential apartment building with a recessed fifth floor. The building has been shifted slightly to the east to increase the separation between the building and the single-family residential areas to the west. The number of units has been reduced from 88 to 80, and the proposed bedroom mix has been modified. The number of on-site parking spaces has increased from 110 to 120 spaces, which now complies with the parking regulations within the R-7 District. Additionally, the Sigwalt Street building setback has been increased to comply with code requirements. Finally, the overall number of required variations has decreased from 15 variations (as approved by the Plan Commission in September of 2017) to 12 variations under the current proposal.

The developer is still proposing a per unit affordable housing contribution of \$25,000 for every affordable unit required but not provided. The affordable housing contribution is calculated as a percentage of the total number of units, and since the number of units has decreased by eight; one less affordable unit is required per the Multi-Family Affordable Housing Policy. Specifically, 13 affordable units were required in conjunction with the proposed 88-unit development, and the revised 80-unit development requires only 12 affordable units. As the developers proposed fee in lieu-of providing these affordable units remains at \$25,000 per unit not provided, the overall contribution amount would be reduced from \$325,000 to \$300,000.

Meeting Discussion:

Mr. Firsell said that as this was the second time this project has come before the Committee, he would be brief and focus only on the changes from the previous proposal. Under the new proposal, there has been a reduction in units (From 86 to 80), and 120 parking spaces will be provided, resulting in a ratio which meets code required parking for the R-7 District. The fifth floor of the proposed building has also been modified, with the exterior walls now being shifted inward, away from the property lines, to reduce the mass of the building.

Mr. Firsell stated that the primary focus of the developers has been complying with the goals and objectives of the Downtown Master Plan, which calls for a 4 to 6 story development on the subject property. The proposed building is 5 stories. The height of the building on the west end is 60 feet, rising to 62 feet from grade on the east end due to the slope of the property. The building as a whole has also been shifted east 4 feet from the previous proposal, increasing the setback along Chestnut Street. The front of the building was also modified from the previous proposal, with a dedicated inset lane added to accommodate deliveries and drop off/pick-up traffic, as well as street parking. The healthy landscaping proposed previously has been unaltered for this new proposal.

Mr. Hopkins explained that the overall footprint of the building is the same as it was in the previous proposal, with slight changes made based on feedback from the various Commissions the project has been presented to. The building has been shifted east towards Highland Avenue, to relieve the setback variation needed on Chestnut. The fifth floor is set back from the main profile of the building, specifically, it is setback 10 feet from the edge of the building on Highland and Chestnut, and setback 13 feet from the edge on the Sigwalt Street side. This has softened the appearance of the building. Changes in colors and cladding have also help to soften the appearance, and previously proposed metal panels have been replaced with siding. The biggest changes to the site plan have been the new parking configuration and drop off/loading zone in front of the building. The previous plan proposed no changes to the existing curb line, whereas this new proposal includes the loading zone, and per neighbor comments, a "knuckle" at the corners which would increase pedestrian safety and define the

new street parking spaces. Currently, the new plan would add 6 street parking spaces, however it is likely that only 5 would be added due to concerns from Engineering.

Mr. Hopkins showed updated renderings and described the changes made in order to soften the appearance of the building. He noted some minor revisions, such as a redesign of the front entry to improve symmetry, and the extension of the “garden” architecture to the street. The color of the pergola and canopy for the roof deck will also be changed, per Design Commission recommendations.

Mr. Hubbard explained that staff was supportive of the project the first time it came before the Plan Commission, and that staff believes the proposed changes to the previous design are positive. Staff is still supportive of the plan as presently proposed; the development complies with the Comprehensive Plan and Downtown Master Plan. There are still a significant number of variations required for this project, though the number has dropped from 15 to 12 under the new proposal. Some of the remaining 12 variations have decreased in their extent. Regarding setbacks, staff believes the changes are positive. The project now complies with the code-required setback on Sigwalt, and it has an increased setback on Chestnut. The recessed fifth floor decreased the Floor Area Ratio, and consequently decreases the variation required. The fifth floor overall has been decreased by 21%, which decreased the mass and bulk of the building. Parking now conforms to code requirements.

Mr. Hubbard mentioned that the petitioner has already held a neighborhood meeting regarding the new proposal, and would be holding another the following evening with one of the local condo buildings. At the time that the Staff Report had been drafted, the Design Commission had recommended denial of the project in a 3-2 vote at their January 9th meeting. Mr. Hubbard believed that the Design Commission liked the overall design of the building, but had denied the project due to concerns that it wasn't compatible with the neighborhood.

Mr. Hubbard explained that one night ago, the Design Commission entertained a motion for reconsideration of the project. The motion passed and the project was reconsidered by the Design Commission, which resulted in a 4-1 motion for approval of the project. The Design Commission changed their vote due to the fact that the purview of the Design Commission is limited to the design of the building. Since their previous denial was based on neighborhood context, and the Commission had approved of the overall design, the Design Commission had changed their recommendation to a recommendation of approval.

Mr. Hubbard stated that staff still has a number of recommended approval conditions that should be considered by the Plan Commission and Village Board. He asked that the petitioner provide additional details on the height of the building as during their presentation they stated that the height of the building was 62 feet, however, the plans submitted to staff showed the building as 63 feet and 8 inches in height. From a staff perspective, he recommended that the petitioner try to lower the height of the building in order to reduce the extent of the setback variations, as the required setback is directly related to building height. Additionally, staff believes that moving forward, it will be important for the petitioner to address the standards of approval for variations and planned unit developments, as outlined in the Village code. Staff hopes to see those points integrated into the petitioner's presentation.

Commissioner Sigalos asked what the height would need to be reduced to in order to trigger a change in the setback variation.

Mr. Hubbard explained that the setback variation is proportional to height, for every foot over 45 feet, 1 linear foot of additional setback is required. If the height is reduced by 1 foot, the required setback is reduced by 1 foot.

Commissioner Sigalos asked what changes were made to the proposal between the January 9th Design Commission denial and the Design Commission approval the previous evening.

Mr. Hopkins stated that there were no changes and that it was the same proposal presented at both meetings.

Commissioner Sigalos stated that he believes that the current proposal is greatly improved from the proposal they brought

in a few months ago, particularly in regards to provided parking. The recessed fifth floor is also a notable improvement that diminishes the mass and bulk of the building.

Commissioner Cherwin expressed that while he was not as concerned with parking in the previous proposal, he is glad that it has been addressed and that the petitioner has been reactive to feedback from the neighborhood. He stated that he understood the trade off in moving the parking to Sigwalt from Highland, due to the lack of support. He asked for clarification on the cladding comment, and asked about what “metal” was being removed from the setback portion of the building.

Mr. Hopkins stated that the dark charcoal portions of metal cladding were being replaced with a warm charcoal hardi-board.

Commissioner Cherwin asked if the new rooftop created by recessing the fifth floor would remain a rooftop, or if it would be utilized as community space.

Mr. Hopkins stated that the fifth floor units have balconies on the roof, still recessed from the main profile of the building, however residents would be restricted from walking from those balconies onto the roof. To minimize height, the roof parapet is as small as possible. Access out onto the roof was still a work in progress.

Commissioner Jensen asked if the petitioner believes that the Village Board’s concerns with the previous proposal have been addressed to the extent that they would be receptive to the project.

Mr. Hubbard stated that he does not like to predict the Village Board, though he thinks there have been positive changes in the new proposal, and that the new proposal received positive comments when it went for Early Review before the Village Board.

Commissioner Jensen asked if, during that Early Review meeting, there were any resident comments or if it was open to public comment.

Mr. Hubbard stated that it was a public meeting, but he would need to review the minutes to see if there were any resident comments.

Mr. Firsel stated that he was at the Early Review meeting and that the Trustees were appreciative of some of the changes, but that there were still some questions and items to address. The Trustees had told the petitioner to go back through the process, which the petitioners are now doing and why they are hoping to appear again before the Plan Commission. Mr. Firsel reiterated that they have another neighborhood meeting the following evening with some neighbors to the east in Downtown. Specifically, with residents from Metropolitan Condos and other condo developments that were not on the original mailing list. He stated that he does not know how the Board will react, though they have tried to comply with as much of the code as possible. He also stated that Mr. Hubbard’s points earlier were well taken, and they are not taking any of the variances they are requesting for granted. However, he pointed out that many of the other Downtown developments have similar variances. He also stated that, if the proposed changes to code are approved and adopted, that the variances requested for this project would be reduced under those new standards.

Commissioner Jensen stated that he thinks this is a good project, and he hopes the petitioner makes the proposed changes.

Commissioner Green stated that he likes how the fifth floor is set back, and that the design helps the building. He asked if the 63 foot 8 inch height mentioned earlier is to the top of the fifth floor.

Mr. Hopkins replied yes, and that it was to the height of the flat roof inside the parapet. He stated that the building grew by a foot from the last proposal as a result of recessing the fifth floor, as more structure was needed to support it.

Commissioner Green repeated that it was nice the fifth floor was set back, and that it was a plus that the 3 foot setback was to the top of the recessed fifth floor, rather than for a full five story building. He also liked the idea of changing the

SIGWALT STREET APARTMENTS – TEMP FILE 1617

material from metal to siding. He stated that his only concern with the previous proposal was parking, so by bringing the provided parking up to code, the petitioner eliminated that concern. He stated that he believes the project is a positive, and he looks forward to seeing the petitioner at Plan Commission.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

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



Item: Christian Liberty Subdivision - 502 W. Euclid Ave. - T1620

Department: Planning & Community Development

Requested Action

Plat of Subdivision

Variations Required

1. Chapter 29, Section 29-307(a)3, to allow residential lot widths of 60.3 feet where code requires a minimum width of 70 feet.
2. Chapter 29, Section 29-307(a)4, to allow residential lot areas of 7,876 square feet where code requires a minimum area of 8,750 square feet.
3. Chapter 28, Section 5.1-3.5, to allow residential lot widths of 60.3 feet where code requires a minimum width of 70 feet.
4. Chapter 28, Section 5.1-3.4, to allow residential lot areas of 7,876 square feet where code requires a minimum area of 8,750 square feet.

Recommendation

The Staff Development Committee reviewed the proposed resubdivision and is generally supportive of the project subject to the following conditions:

1. For each requested variation, the petitioner shall provide a written response to each of the hardship criteria necessary for variation approval, as summarized below:
 - That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.
2. A fee-in-lieu of detention will be required.
3. The existing "carriage walk" sidewalk must be removed and relocated as required by the Engineering Department.

4. A Design Commission application will be required for each new home within the subject property.
5. Engineering plans will be required.
6. A landscape and tree preservation plan will be required.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Plat of Survey
Proposed Subdivision

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits



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

Temp File Number: T1620

Project Title: Christian Liberty Subdivision

Address: 502 W. Euclid Ave.

PIN: 03-30-216-005, 03-30-216-023,
03-30-216-024

To: Conceptual Plan Review Committee

Prepared By: Sam Hubbard, Development Planner

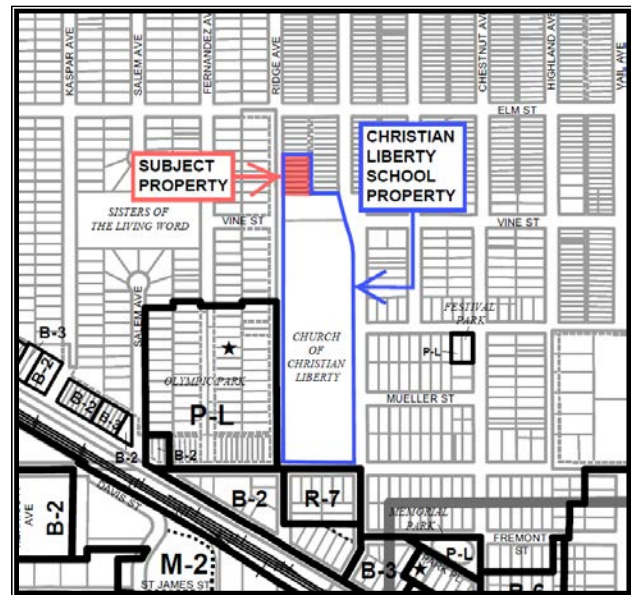
Meeting Date: February 14, 2018

Date Prepared: February 9, 2018

Petitioner: Calvin Lindstrom - Pastor

Address: 502 W. Euclid Ave.
Arlington Heights, IL 60004

Existing Zoning: R-3: One-Family Dwelling District



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-3, One-Family Dwelling District	Christian Liberty School	Institutional
East	R-3, One-Family Dwelling District	Single-family homes	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-family homes	Single-Family Detached

Requested Action:

1. Plat of Subdivision

Variations Required:

1. Chapter 29, Section 29-307(a)3, to allow residential lot widths of 60.3 feet where code requires a minimum width of 70 feet.
2. Chapter 29, Section 29-307(a)4, to allow residential lot areas of 7,876 square feet where code requires a minimum area of 8,750 square feet.
3. Chapter 28, Section 5.1-3.5, to allow residential lot widths of 60.3 feet where code requires a minimum width of 70 feet.
4. Chapter 28, Section 5.1-3.4, to allow residential lot areas of 7,876 square feet where code requires a minimum area of 8,750 square feet.

Project Background:

The subject property is part of the Christian Liberty School site and is located on the northern edge of the school property. The Christian Liberty school site is approximately 10.27 acres, and the subject portion of this site totals 23,934 square feet in size (just over ½ an acre). The subject property consists of seven existing lots of record which were platted in 1876. All of the seven lots are substandard in size and measure approximately 26' x 132 feet. Currently, the subject site is occupied by a portion of the schools' track and field course, as well as an accessory structure that is about 1,096 square feet in size and used for storage. Access to the site comes from a singular curb cut on Ridge Avenue, which serves the existing storage building.

The school has proposed the resubdivision of this small portion of their property in order to create three single-family residential lots that would be sold off to a developer to raise funds for the school. The portion of the track and field course that falls within the subject property would be relocated to another area on the school site, and the items stored within the accessory structure could be accommodated elsewhere within the school building.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, and the proposed residential uses are permitted within the R-3 District. In order to resubdivide the property, the petitioner must submit an application to the Planning Department outlining their request and provide a Preliminary Plat of Subdivision for review and approval by the Plan Commission and Village Board. The petitioner may also opt to submit both a Preliminary and Final Plat of Subdivision should they desire to obtain zoning approval all at one time.

Staff notes that the proposed lots do not meet the minimum lot size requirements for the R-3 District and therefore, variations to the minimum required lot area and lot width would be necessary. The table below outlines the minimum size requirements relative to the proposed lots and also includes data on the existing single-family residential lots located on the frontage:

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)
Required:		
R-3 Lot	8,750	70' (when lot size is between 8,750 and 10,000 sq. ft.)
Proposed:		
Lot 1	7,978	60.38'
Lot 2	7,978	60.38'
Lot 3	7,978	60.38'
Existing Single-Family Lots on Frontage:		
833 N. Ridge Ave	10,296	78'
827 N. Ridge Ave	6,864	52'
825 N. Ridge Ave	6,864	52'

For the required lot width and lot area variations, the petitioner must provide written justification outlining how each variation meets the hardship criteria as outlined below:

- ***That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***

- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality.***

Staff has analyzed the proposed lot sizes relative to not only the frontage, but also in comparison to the lot sizes of the homes directly across the street and behind the subject property. **Exhibit I** at the end of this report illustrates this relationship. Staff is generally supportive of the proposed variations since the proposed lot sizes are, in general, slightly larger compared to the surrounding residential lots.

The Comprehensive Plan classifies this property as “Single-Family Detached” and the proposed development is consistent with this designation.

It should be noted that in 1985, Christian Liberty was granted a Special Use Permit to allow the private school that currently operates there. Condition “c” of the approval ordinance (Ordinance #85-88) states that “No green space shall be converted to other uses without the approval of the Village, nor shall any structure be modified without the approval of the Village.” Approval of the proposed resubdivision shall constitute as “approval of the Village” relative to the governing ordinance and therefore no amendment to the existing Special Use Permit would be required.

Building:

The petitioner has not proposed any building plans as they intend to sell the property to a developer upon completion of the subdivision process. Staff notes that prior to applying for a building permit for construction of each new home, a Design Commission application will be required for each proposed home within the resubdivision.

Engineering and Detention:

The petitioner will be required to submit engineering plans in conjunction with the proposed resubdivision, which must outline the existing topography of the site, the proposed grading, and a utility exhibit illustrating the location of nearby utilities. In addition, the sidewalk along Ridge Avenue directly abuts the street, but the sidewalk at the north of the site is setback from the street to create a parkway as required by code. The petitioner will be required to provide plans showing the relocation of the existing sidewalk so that it matches the sidewalk to the north and creates a parkway setback from the street. Moreover, utility and drainage easements for each lot will need to be established via the Plat of Subdivision. Finally, a fee-in-lieu of detention will be required as onsite detention is only required for subdivisions involving four or more lots.

Landscaping:

Subdivisions of three or more lots are required to submit a landscape and tree preservation plan. With exception to one rather large tree in the northeast corner of the site (that may or may not be located on the subject property), the site does not contain any trees. The petitioner should verify if the tree at the northeast corner of the site is within the subject property boundaries. Additionally, there are several trees within the ROW adjacent to the street, most of which will likely require removal to accommodate for the relocated sidewalk. New parkway trees will must be planted as part of the resubdivision. The petitioner must submit a tree preservation and landscape plan with along with their application for subdivision.

Traffic & Parking

According to the Village’s Subdivision Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a three-lot development, no traffic study will be required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed resubdivision and is generally supportive of the project subject to the following conditions:

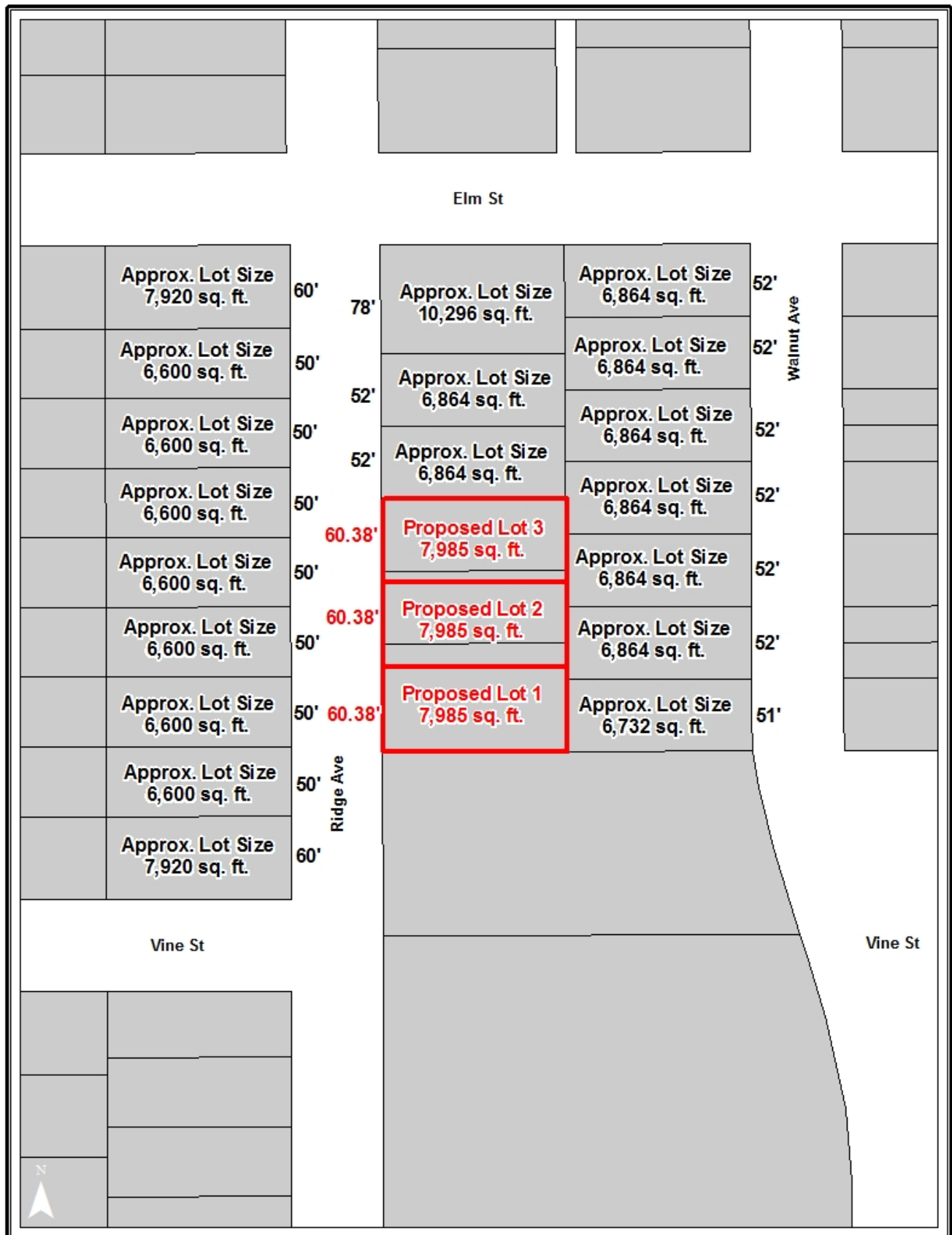
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February 9, 2018

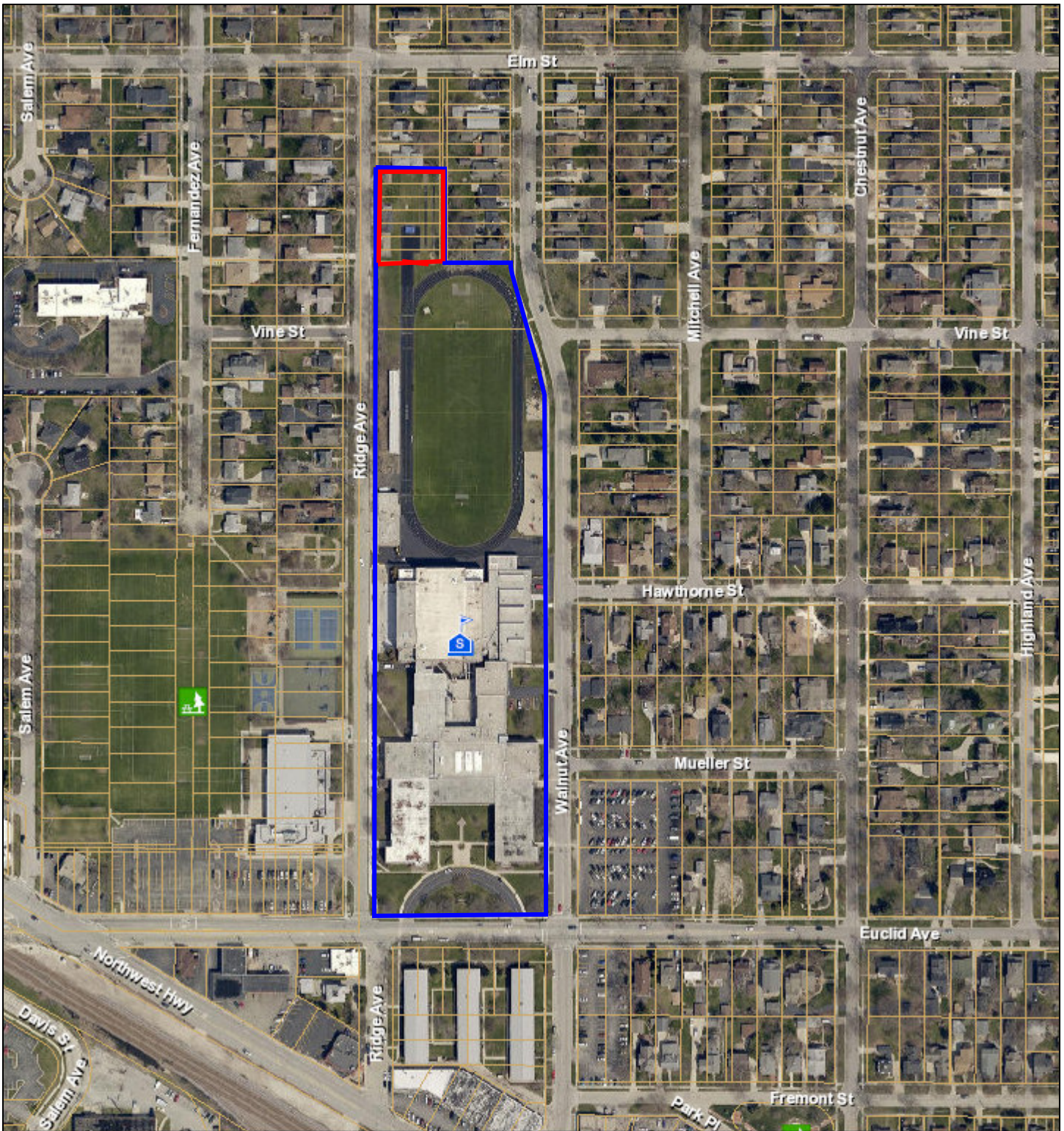
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1620

Exhibit I

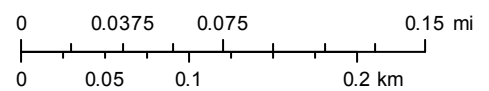


Christian Liberty School Subdivision



February 8, 2018

1:4,514



- Christian Liberty School Property**
- Proposed Subdivision Area**



PROPERTY DEVELOPMENT PROPOSAL

Church of Christian Liberty

502 W. Euclid Avenue
Arlington Heights, IL 60004

847-385-2003
pastor@christianliberty.com

Property Development Proposal

Introduction

Since 1985, the Church of Christian Liberty and its educational ministries have been blessed to serve in Arlington Heights, IL. The old Arlington Heights High School facility has been a great base of operation for our church and educational ministries. Thousands of students have been blessed to attend CLA locally. Our property has given us the opportunity to serve families across the United States and the world.

We currently serve a little over 500 students on campus and approximately 2000 students off campus through our educational programs. With increasing costs and a smaller student base, we face the need to raise funds to continue and improve the ministry that God has given to us.

PROPOSAL

At the back of our property is an area that measures 181.49 feet in width and 132.35 feet in depth. This property contains one small storage building of approximately 1,096 square feet and space that is used for some track events. The items in storage can easily be moved to another part of our property. The areas that are used for track can also be relocated on a different part of our soccer field area.

To raise funds to support the mission of the Church of Christian Liberty, we propose to sell this back property to a developer for residential housing.

We propose to divide the area into three lots with a width of approximately 60 feet and a depth of 132 feet. This is a lot size of 7,985.6 square feet.

We are requesting approval to sell this property and a variance to allow development on these three lots since they are smaller than the new minimum standard for lot sizes.

Block 9
MITCHELL'S ADDITION TO ARLINGTON HEIGHTS
Doc. No. 68007

Block 9
MITCHELL'S ADDITION TO ARLINGTON HEIGHTS
Doc. No. 68007

