



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
October 23, 2024
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Arlington 425 - Extension of PUD & Preliminary Plat of Resubdivision Approvals - 10/9/24
- IV. PUBLIC HEARINGS
 - A. Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. - PC#24-001
Planned Unit Development Amendment
 - B. Chapter 28 Text Amendments - Permitted Use Table - PC#24-016
- V. OTHER BUSINESS
- VI. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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, IL 60005, emercado@vah.com or 847/368-5793.

PLAN

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

COMMISSION

RE: ARLINGTON 425 - SIGWALT/CHESTNUT/HIGHLAND - PC #21-002
 EXTENSION OF PUD AND PRELIMINARY PLAT OF RESUBDIVISION APPROVALS

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 9th day of October, 2024 at the hour of 7:32 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 LYNN JENSEN
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

CHAIRPERSON CHERWIN: Moving on to our next order of business is number five, Other Business, and that is Arlington 425, Sigwalt/Chestnut/Highland. That was for PC #21-002. Up for consideration here is the extension of PUD and Preliminary Plat of Resubdivision Approvals. An extension is what they're seeking.

So, Michael, do you want to, I don't think we have a public hearing, so would you like the Petitioner to come up first?

MR. LYSICATOS: Sure. Yes, I think that would work.

CHAIRPERSON CHERWIN: That's fine. If the Petitioner could just state your name into the microphone for the record please, it would be very helpful.

MR. MESSUTTA: Good evening. My name is Steven Messutta; I am an attorney and I represent CCH, LLC, which is the developer.

MR. ADREANI: I'm Bruce Adreani with the developer, thank you.

CHAIRPERSON CHERWIN: Thank you, gentlemen. Go ahead, why don't you let us know the circumstances here?

MR. MESSUTTA: Well, we rely on the fact that you've been able to go through the Staff report, the memo, and our draft request for the extension. We've been working, we believe, very diligently with Staff since March 4th of this year to try to move forward with both the final plat approval and the three building permit applications that we were required to file, in addition to the other documentation that's required for this very complicated development. We ran into, shall we say, a few glitches.

One of the glitches occurred when the Walker consultants brought forward a letter of opinion, based upon their reading of the applicable codes, that we couldn't build our garage the way we wanted to, the way we planned, the way you approved, the way the Board approved. That took over a month to resolve.

In the meantime, we could not do final engineering. As a consequence, we couldn't apply for the MWRD permit. I just want to let you know and bring you up to date on that one, that we have now, as of October 4th, received an initial set of comments, or at least our civil engineer did. They're going through the comments right now, and hopefully we'll have a report back as to what those comments are.

We also couldn't do our dry utility ComEd or Nicor. With ComEd, my letter, my draft indicated we had no information as of yesterday. I have information that is with the rather enigmatic group at ComEd called the Capacity Planning Group, which means from what I can tell, they don't even know how much capacity we need for this development yet. So, when I said in my letter that each of these could be another 10 to 12 weeks out, that's what it is. Without those facts, without that information, we can't go forward.

So, there are other things as well. We had a meeting with Staff, very positive, very helpful, on September 23rd. Two things in particular, just for your edification. One was about the garage, we're working on that with Staff. We're waiting for some information, and hopefully we'll have that soon. But that could take quite a bit of time to work out, we'll see.

Now, the other thing was with the ordinance that we are currently working under, which is the amended PUD, okay, which is 21-013, requires that we have a license agreement with the Village for use of certain areas around the site for construction purposes. There was a draft submitted to us, and then the Walker consultants letter came through, everything was put on hold. After that, we got our response back. We were asked at the September 23rd meeting to resubmit our comments, and I took it upon myself to re-draft the agreement, to clean it up and make it readable, and we're waiting for those comments back.

So, there's a lot of puzzle pieces yet to fill in here, but I think everybody is trying to work very hard to make this happen.

CHAIRPERSON CHERWIN: Thank you.

Mr. Adreani, anything to add before we go to Staff?

MR. ADREANI: No. As Mr. Messutta has mentioned, we're working hard with Staff, Staff is working hard with us. We have our team of consultants that we meet every Tuesday via our Teams meeting in order to bring everybody up to date as to where we are. The input has been, it's a great amount of input that goes into every meeting based upon some of the changes in the plan.

I think, as Steve had mentioned, the biggest obstacle we face is that the garage comes right up to our property line. So, we're trying to --

MR. MESSUTTA: Which garage?

MR. ADREANI: Well, the Village's garage comes right up to our property line, which is basically unprecedented in most cases of municipalities like yours. So, Staff has been diligently working with us, trying to have it resolved for this particular issue, and I think we're close in what we've submitted to the Village. So, that awaits the response which will be coming shortly I think.

MR. MESSUTTA: If I could just add to that, until we know where the garage is, we can't complete the final plat and we can't bring it to you.

MR. ADREANI: Yes, right. Walker and Associates, they're the ones that represents the Village in the case of the garage.

CHAIRPERSON CHERWIN: Michael, anything to add to the synopsis?

MR. LYSICATOS: I'll kind of walk through the pieces, but for the most part, yes, these are the big items on the table, but I'll kind of walk through my report and just give you a little bit, expand a little bit on the timeline and things of that nature.

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: Do you want me to -- I can start with my report?

CHAIRPERSON CHERWIN: Oh, yes, I'm sorry, go ahead. Proceed, I'm sorry.

MR. LYSICATOS: I'm going to wind it back just a moment, go over the project background, a little bit of the timeline. As the attorney alluded to, Ordinance #21-013 was the original amended ordinance which their zoning entitlements were set to expire on May 3rd, 2023. At that point, to get a 12-month extension, the Petitioner appeared in front of the Village Board and got a one-year extension at that point. A second extension was applied for, at that time, requires an appearance before the Plan Commission, which you reviewed and recommended approval. It was subsequently approved by the Village Board and extended the current deadline to November 3rd, 2024. That's the timeline that we're running up against at this point, and the subsequent request at this point is to extend to May 6th which is just after a Village Board meeting which is approximately six months to work through a number of the issues that the Petitioner and their attorney alluded to.

I'll just give you a few of the things that have happened in that timeline and what's in my report, but I'll give you some of the broad strokes to understand just some of the dynamics in this project. In the beginning of the year, we received some modifications to the design of the building which went before Design Commission, obviously some tweaks to some of the constructability issues. Those were not seen as substantive changes. They did not come back to the Plan Commission, they were handled at Design

Commission. That really started the ball rolling towards permit review and some of the real progress towards getting a project that was ready to go.

The Petitioner had several submissions and revisions to the final plat at this point. In fact, we just submitted comments in the last week on the round; I believe this is the round 4 final plat. Those will be going out end of this week, so, or round 3 on the final plat. Well, regardless, we're sending out new final plat comments this week. We are responding to the permit today and tomorrow, so we have made a lot of progress on the issues. We're down to a handful of open items, many of which involve the Walker consultants which the Petitioner alluded to.

Walker was brought in as a third-party review. They specialize in some of the engineering analysis that would impact the public garage, with the proximity to their garage. They're only about four inches apart as it's currently designed. So, there were a number of issues that they had to run through to understand what it meant from a fire code standpoint, access standpoint, and constructability. That was a significant delay. That was something that was important from our Building Department to understand how those impacts would impact actual state code and constructability.

We've had a pretty open dialogue to that respect. It's guiding a number of the open issues that we have right now. We did have a very productive meeting in September where their design team and the Village Staff met. We have identified really the core issues of what we need to do to move forward.

Three of the big ones right now are: (1) The Highland Garage review. I alluded to the consultant, that also has a follow-up review this week that we'll be sending out. (2) The garage modifications, there are some potential changes to the garage that would ease some of the issues we've identified with constructability or any potential impact to the municipality-owned garage. This will potentially introduce a delay but we have a plan in place and an open dialogue at this point to get that done. (3) Then the license agreement, which the Petitioner provided some comments in July, or I should say in June, and some follow-up comments in July. We have sent that out with a framework for how we can get settled on the open issues for that license agreement. That's a pretty key cog in the interoperability between the public garage and the Highland Ave Garage.

So, those are what we're working through right now, but Staff has a pretty high level of confidence of what we have to handle with the Petitioner and that we can get there by the May 6th deadline.

CHAIRPERSON CHERWIN: Really quick, you mentioned the license agreement, about the interaction between the Village garage and their garage. Is that, my understanding, it was a license agreement, it was for a temporary construction use of Highland Avenue. Is that something else? Am I thinking of the wrong thing?

MR. LYSICATOS: There is. There is definitely, most of it is the temporary construction elements.

CHAIRPERSON CHERWIN: But is there a permanent element to this license agreement?

MR. LYSICATOS: I don't recall off the top of my head if there's permanent elements of it.

CHAIRPERSON CHERWIN: Okay.

MR. LYSICATOS: I think we're trying to solve all the permanent elements through the engineering aspects at this point, but I believe, every element of it is during

construction, so cleanup and debris, access and traffic, things of that nature.

CHAIRPERSON CHERWIN: I would think that that would be pretty standard for all our projects when they're using our, whether they're shutting down, you know, any kind of street downtown for anything. I don't, I mean, what's the, can you guys, is there a specific holdup on the license agreement? Is it somehow not a standard for what --

MR. MESSUTTA: When I looked at it, the original draft had much of the original Walker consultants' requirements in it, which basically would have required us to completely redesign the garage with no openings whatsoever on Highland Avenue for either of the garage entry and exit for vehicles were for our trash room which was previously approved under the ordinance. So, we had to work through that.

The other aspect is that this is not a construction site on just one of the public rights-of-way. This includes Campbell and it includes the north side of Campbell. We are required to upgrade certain portions of the north side of Campbell Street as well as the east side of Chestnut Avenue, which is part of the ordinance. But through the permitting process, we were advised that we're not allowed to perform any work in the right-of-way without some kind of agreement. So, I tried to expand the agreement to cover all of the areas that we have to work in to make sure we're covered.

CHAIRPERSON CHERWIN: Okay, the other thing is, I guess my biggest confusion here is the Walker report. It seems like such a, you know, like such a huge finding, it's ominous.

MR. LYSICATOS: Sounds so formal.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Like some kind of congressional inquiry, the Walker report. But it seems to have kind of come out of left field. I guess my concern would be when did Walker get involved and I guess why did it take so long for our Building Department to get them involved?

MR. LYSICATOS: Well, I think Walker got involved when we actually got building permits. As I alluded to earlier, the design was changed through the Design Commission early in the year which subsequently turned into summer submittals for the building permits. That's the point when we got the review, came to the Building Department, they identified specialty issues that they had to bring in Walker to do. So, they had --

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: It took some time to consult. They had to develop their comments, and there has been a back-and-forth dialogue to that effect.

MR. MESSUTTA: If I can expand on that for you, Michael, as well, our structural engineer, because of the proximity of the two structures, or at least the one now and ours-to-be, it needed drawings that had been produced for the construction of the Vail Garage --

MR. LYSICATOS: Right.

MR. MESSUTTA: -- as well as the expansion. It turned out that Walker actually did all that. It took some time for Staff to locate it because it's from 2008, okay, and then we were still looking for plans after that. There are certain plans that simply don't exist which we would prefer having and may require further testing on site, particularly when we open up the ground for footings, but that's one of the things we're trying to address the entire garage movement or shift if you will.

MR. LYSICATOS: Right. I can tell you the rounds of review right now, we have received comment, I believe we received the submission in April, August, and now we

received the latest submission of building plan. So, you can see that there's quite a bit, once we make comments, it takes quite a bit of time to go back with such a complicated piece, but it was that initial Walker piece that took sometime. But it's still a number of months to get through these reviews, but the fact is we've gotten through the vast majority of what we need to know.

We've gotten down to how those two buildings interact. Most of the other issues have been solved at this point. We have a pretty high level of confidence that we can get this done in the next few months, but we're looking at May 6th just to make sure we don't have to come back again.

CHAIRPERSON CHERWIN: Okay, I'll shut up, guys, and turn to my fellow Commissioners here.

Lynn, any questions?

COMMISSIONER JENSEN: Yes, well, just one question.

Michael, what's the significance if the May 6th date doesn't prove to be feasible? What happens then? We've had a lot of extensions.

MR. LYSICATOS: Yes, we would have to revisit it. I mean, it's one of those issues. I think the Petitioner wants to be done by May 6th, we want to be done by May 6th, and that gives us also a little bit of cushion. Even if the plans are approved, the final plat is ready to go. There's a number of documents the Staff has to prepare for the bonds that have to be put up for construction. So, that's giving us some extra time just for those mechanics --

COMMISSIONER JENSEN: There's no maximum number of extensions you can get?

MR. LYSICATOS: There's no maximum number of extensions you can get in the subdivision regulations, but each subsequent one will require to come back to the Plan Commission before being considered by the Village Board, and that assumes that the Village Board approves it to May 6th.

COMMISSIONER JENSEN: Okay, thank you.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No. No questions.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRPERSON CHERWIN: Down at the end there? John?

COMMISSIONER SIGALOS: I don't have any questions, but I'm looking at the conditions that we were given here for this amendment, and I don't think it applies to this project. I think this is for the Doctors Subdivision.

MR. LYSICATOS: What was printed for you? The green one?

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Oh, I had copied the wrong one.

COMMISSIONER SIGALOS: Okay, I just want to make that --

CHAIRPERSON CHERWIN: That's right.

Michael, I think the motion would be just a straight up extension.

COMMISSIONER SIGALOS: Right, so this doesn't apply to us.

MR. LYSICATOS: So, the motion is to grant an extension --

CHAIRPERSON CHERWIN: I like that, John, that's good attention to detail.

COMMISSIONER DROST: It was a great play, John.

MR. LYSICATOS: So, the motion is to grant an extension to the, I'm sorry, give me one moment.

CHAIRPERSON CHERWIN: Yes, that's all right.

MR. LYSICATOS: The motion is to grant an extension for the Planned Unit Development and the Preliminary Plat of Resubdivision for PC #21-002, and it's also Village Ordinance #21-013.

CHAIRPERSON CHERWIN: Okay, thank you, John.

Terry, anything?

COMMISSIONER ENNES: Financing is no longer an issue?

MR. MESSUTTA: Well, we brought our banker with.

MR. ADREANI: Financing?

COMMISSIONER ENNES: Always an issue.

MR. ADREANI: It's always an issue.

MR. MESSUTTA: It helps to know what we're building, but --

COMMISSIONER ENNES: Okay.

MR. MESSUTTA: -- we are talking with financing people and we've created a financial model, they're looking at it. Hopefully we'll be able to move forward. We actually had one, we were actually talking with a lender, not quite a mortgage broker type but a lender type back a year or two ago, but that has not panned out, so we're looking at somebody else now.

COMMISSIONER ENNES: Well, rates are coming down and that's good.

MR. MESSUTTA: That could help.

COMMISSIONER ENNES: Okay.

COMMISSIONER DROST: That's one thing.

MR. MESSUTTA: There are several factors that can help.

MR. ADREANI: Yes.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: Terry, are you going to let these gentlemen get out of here without a property tax question?

COMMISSIONER ENNES: No. Get them built so we can get some taxes.

MR. ADREANI: You know, actually one of the runs that we've had, well, this development, as large as it is, will generate almost \$2 million annually in real estate taxes.

MR. MESSUTTA: And that's just the real estate side.

MR. ADREANI: Yes. It's a huge development, and every step we take forward is with great trepidation, to make sure that everything we do is right here, because we don't want to make any mistakes. We don't.

COMMISSIONER ENNES: Well, we want to see it get built.

MR. ADREANI: And working with Staff has been a pleasure. I know we go back and forth regarding our permit issues. What are we on, third, fourth round, but I think everybody that we dealt with regarding Staff has put their thought into this development from their point of view while reviewing the plans and whatnot, has sat down with us and our team, and it's been a good working relationship. You should be proud of them.

COMMISSIONER DROST: Good.

CHAIRPERSON CHERWIN: I was going to say if anybody is stopping you, just go over to Michael, he'll get the other departments whipped into shape and keep you on.

MR. LYSICATOS: We are in constant communication from the Village side.

CHAIRPERSON CHERWIN: He has that New Jersey persuasive skill.

MR. MESSUTTA: Yes, he answers his phone.

CHAIRPERSON CHERWIN: He does, he's great. We're lucky to have him.

COMMISSIONER DROST: As far as the financing, this is probably a better opportunity as your potential cost of financing is going to be coming down because of market conditions. That should work well, and that your market data is still holding up as to filling up the house; is that correct?

MR. ADREANI: That is correct.

COMMISSIONER DROST: Yes, so it's moving along. I think from Michael's summary, that the parties are really working in good faith. We know that when you've got multiple third parties involved in these kinds of projects, there's all kinds of hiccups. It's never perfect, but we have experienced developers here and experienced staff. We'll get it done.

CHAIRPERSON CHERWIN: All right, is there a motion for an extension of the PUD and Preliminary Plat?

COMMISSIONER DROST: Yes, I'll make that motion.

A motion to recommend to the Village Board approval of a six-month extension to the PUD and Preliminary Plat of Resubdivision expiration deadline for Arlington 425 - Sigwalt/Chestnut/Highland, PC #21-002 , from November 3, 2024 to May 6, 2025.

COMMISSIONER ENNES: I'll second.

CHAIRPERSON CHERWIN: Okay, Commissioner Drost, seconded by Commissioner Ennes. Your motion is for the extension of PUD and Preliminary Plat of Resubdivision approvals, that's it.

COMMISSIONER DROST: Yes. PC #21-002, for the record.

MR. LYSICATOS: Shall I call the roll?

CHAIRPERSON CHERWIN: Please do.

MR. LYSICATOS: Commissioner Dawson.

(No response.)

MR. LYSICATOS: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. LYSICATOS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. MESSUTTA: Point of order? Do we have to mention the permits as well? Those also --

MR. LYSICATOS: The permits, so I believe that --

CHAIRPERSON CHERWIN: I thought those were standing, the ones in 28, 29, aren't those standing?

MR. LYSICATOS: Right. The building permits for the Chestnut building are already extended from 28 to 29 at this point.

CHAIRPERSON CHERWIN: Right, okay, so I think you're good.

MR. LYSICATOS: Right. So, this right now is only for the preliminary, the Planned Unit Development and the Preliminary Plat of Resubdivision.

MR. MESSUTTA: Thank you.

CHAIRPERSON CHERWIN: Roll call, please.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. LYSICATOS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. LYSICATOS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. LYSICATOS: Chair Cherwin.

CHAIRPERSON CHERWIN: Yes.

Motion passes. Congratulations, you got the extension.

MR. MESSUTTA: Thank you so very much.

CHAIRPERSON CHERWIN: Good luck. Thanks for your hard work in trying to get this project together.

COMMISSIONER GREEN: Keep at it.

CHAIRPERSON CHERWIN: Appreciate it very much, okay.

We'll move on to the next time which we have is Public Comment, item six.

Is there anybody in the audience that would like to provide a public comment?

(No response.)

CHAIRPERSON CHERWIN: None? We'll move on to the next item.

Is there a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second.

CHAIRPERSON CHERWIN: Commissioner Green and Commissioner Drost.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the meeting is adjourned.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Thank you, everybody.

(Whereupon, at 7:53 p.m., the public hearing on the above-mentioned petition was adjourned.)



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
10/23/2024**

Item: Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. -
PC#24-001
Planned Unit Development Amendment

Department: Planning & Community Development

Item Description:

The subject property is located at 2010 S. Arlington Heights Road, which is at the southwest corner of S. Arlington Heights Road and W. Seegers Road and is occupied by an approximately 40,000 square foot multi-tenant office building that was constructed in the 1970's. The structure is primarily tenanted by medical office users, which comprises approximately 61% of the existing floor area within the building. The remaining floor area is either leased to standard office users (21.3%) or is vacant (17.7%).

The site contains two separate parking areas; the first is located at the front of the building and contains 65 parking spaces with access from both S. Arlington Heights Road and W. Seegers Road. The second parking area contains 62 parking spaces and is located at the rear of the building with access from W. Seegers road only. At its intersection with S. Arlington Heights Road, W. Seegers Road provides two outbound lanes of non-signalized full access (a separate right turn lane and left turn lane), as well as one inbound lane of travel.

The property owner, SG Arlington Heights MOB, LLC, purchased the property in 2021 and is requesting to be able to lease any space within the building to a medical office tenant. However, the subject property operates at a parking deficit, and without a variation being granted, only standard office users would be allowed, as medical offices require more parking than standard offices. As such, this Plan Commission application is requesting approval of a parking variation to allow 127 parking spaces where code required 200 parking spaces. Because the property is part of a Planned Unit Development (PUD), the parking variation can only be granted as part of a PUD amendment.

Requested Action:

1. Amendment to the Planned Unit Development (PUD) Ordinance #70-089 and #2-019 to modify a previously approved parking variation.

Variations Required:

1. Variation to Chapter 28, Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed Planned Unit Development Amendment Ordinance #70-089 and #02-019 to modify a previously approved parking variation, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

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

1. There shall be no more than 30,000 square feet of medical office or permitted non-general office uses within the subject property.
2. Should a parking problem occur on the site, which shall be determined at the discretion of the Village, the property owner shall construct additional parking and code-compliant landscaping in substantial conformance with Exhibit I, Concept Parking Plan – East Layout prepared by Gewalt Hamilton Associates, Inc. on 09/18/2024. Said improvements shall be installed within 120 days of a request by the Village.
3. If a parking problem continues to exist after compliance with Condition #2, the property owner shall reduce the amount of medical office occupancy or provide additional parking to the satisfaction of the Village.
4. The property owner shall provide a three-foot-high landscaping screen between public rights-of-way and the adjacent parking area along S. Arlington Heights Road and W. Seegers Road to comply with Chapter 28, Section 6.15. Landscaping compliant with this section shall be installed no later than June 30, 2025.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. Staff Report
2. Legal Ad
3. Aerial
4. CPRC Minutes 1-10-24
5. Project Description
6. Plat of Survey
7. Parking Study
8. Department Comments - Round 1
9. Department Comments - Round 1 Addendum with PD Comments
10. Petitioner Response - Round 1
11. Department Comments - Round 2
12. Petitioner Response - Round 2

Project Background:

The subject property is located at 2010 S. Arlington Heights Road, which is at the southwest corner of S. Arlington Heights Road and W. Seegers Road and is occupied by an approximately 40,000 square foot multi-tenant office building that was constructed in the 1970's. The structure is primarily tenanted by medical office users, which comprises approximately 61% of the existing floor area within the building. The remaining floor area is either leased to standard office users (21.3%) or is vacant (17.7%).

The site contains two separate parking areas; the first is located at the front of the building and contains 65 parking spaces with access from both S. Arlington Heights Road and W. Seegers Road. The second parking area contains 62 parking spaces and is located at the rear of the building with access from W. Seegers road only. At its intersection with S. Arlington Heights Road, W. Seegers Road provides two outbound lanes of non-signalized full access (a separate right turn lane and left turn lane), as well as one inbound lane of travel.

The property owner, SG Arlington Heights MOB, LLC, purchased the property in 2021 and is requesting to be able to lease any space within the building to a medical office tenant. However, the subject property operates at a parking deficit, and without a variation being granted, only standard office users would be allowed as medical offices require more parking than standard offices. As such, this Plan Commission application is requesting approval of a parking variation to allow 127 parking spaces where code required 200 parking spaces. Because the property is part of a Planned Unit Development (PUD), the parking variation can only be granted as part of a PUD amendment.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District and the original PUD on the property was approved in 1970 via Ordinance 70-089. This PUD was to occur as a two phased development with the building on the subject site (2010 S. Arlington Heights Road) consisting of Phase I, and Phase II to involve either a second building to the south, or a building addition to the Phase I building along the southern side. Phase II was never constructed; however, the PUD was subdivided in 1975 to create a singular lot for the subject property (Lot 1 – 2010 S. Arlington Heights Road), and the second lot for the Phase II site (Lot 2 – 2020 S. Arlington Heights Road). In 2002, the PUD was amended to allow development of the Phase II site with an office building for non-medical office tenants, and a parking variation was granted to the Phase II site to allow 157 parking spaces where 203 parking spaces were required. The second building in the PUD was subsequently constructed on Lot 2 and is currently occupied by the Occupational Safety and Health Administration (OSHA). Between the two sites, a total of 284 parking spaces are provided.

The Comprehensive Plan classifies this property as appropriate for "Offices Only" land uses and the existing and proposed medical office uses on the subject property are compatible with this designation.

South Arlington Heights Road Corridor Plan

In 2018, the Village adopted the South Arlington Heights Corridor Plan, which recommends modifications to the right-of-way for South Arlington Heights Road, including the portion adjacent to this subject property. These improvements include center running raised medians with landscaping. These medians have been preliminarily explored by the Village and if they move forward, they may impact turning movements in and out of this subject property. There are no imminent plans for the construction of these medians.

Building, Site, Landscaping:

The petitioner is not proposing any site or building modifications as part of their request; however, Village staff has requested the petitioner to provide a plan to expand and more efficiently arrange parking on the subject site if or when the existing parking cannot meet the demand of the existing or proposed medical tenants in the future. This plan would include site modifications, which would be required to be reviewed by the Village prior to approval and construction. Further details are provided in the *Parking & Traffic* section in this report.

The site is currently not code compliant in providing a 3-foot tall landscape screen between the adjacent public rights-of-way and the adjacent parking lot on S. Arlington Heights Road and W. Seegers Road. Staff has requested that the property owner provide landscaping to comply with Chapter 28, Section 6.15 during the 2025 planting season. A condition of approval is recommended by the SDC to require this landscape installation.

Parking & Traffic:

Per Section 6.12-1(2)(a), the petitioner was required to provide a detailed traffic and parking study prepared by a certified traffic engineer. The preliminary review of this petition by the Staff Development Committee (SDC) and the Conceptual Plan Review Committee (CPRC) requested that the study assess parking primarily as the SDC was not aware of any traffic related issues relating to this PUD and as such, a detailed traffic analysis was not necessary. A detailed parking study was requested, which surveyed existing parking usage on the overall PUD (2010 and 2020 S. Arlington Heights Road) over a three-day period, as well as the adjacent street parking located along W. Seegers Road. The study was also requested to provide an estimation of the future parking demand based on full occupancy of the 2010 S. Arlington Heights Road property with entirely medical office users by using Institute of Transportation Engineers (ITE) demand projections, Village code requirements, and extrapolated parking survey results.

The petitioner provided such a study prepared by Gewalt Hamilton Associates, Inc, which is included as an attached document to this agenda item. The study provided existing conditions of access to the site from both S. Arlington Heights Road and W. Seegers Road and found no issues with traffic flow or circulation. It should be noted that in 2002 when the Phase II site was reviewed by the Village, traffic optimization considerations were reviewed to reduce the number of curb cuts on S. Arlington Heights Road (there are two for the subject site and one for the OSHA building) and relocate the eastern site access from W. Seegers Road further away from the intersection of S. Arlington Heights Road and W. Seegers Road. The improvements were ultimately not required with the 2002 PUD amendment; however, they were reviewed and evaluated if modifications to the parking field were made in the future. These improvement concepts were used by the petitioner to prepare a contingency parking plan, discussed in more detail below.

As noted above, the petitioner has requested the following parking variation:

- **Chapter 28, Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.**

In order to justify the request, the parking variation must comply with the following standards 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 detailed parking study provides a survey of three days (Appendix B of the study), which included a Thursday in February 2024 and a Thursday and Saturday in March 2024. The survey results indicate a maximum of 46% (58 of 127) parking spaces occupied on Thursday. The weekend day was less occupied at 26%. Using these survey results, the study estimates future parking demand if the entire 40,000 square-foot building would be occupied by medical office users. There is approximately 11,400 square-feet of vacant tenant space in the building that the petitioner would like to be able to use as medical office. The parking study estimated the amount of parking that would be needed if the vacant tenant space was occupied with a medical user on an hourly basis using ITE standards (See Appendix E of the Study). When these are applied to the existing demand as identified in the survey, the future tenant parking demand would be highest at 11:00 am with a maximum demand of 97 spaces or 76% occupied (55 spaces surveyed + 42 spaces required per ITE hourly demand at 11:00 am for future medical office users within the entire building). When estimating demand based on Village parking

requirements of 1 space per 200 square-feet of medical office floor area, this increases to a maximum of 112 spaces or 88% occupied when the entire building is used for medical office space. The parking survey and analysis indicate that the existing 127 parking spaces on site accommodate future demand for parking if the entire building at 2010 S. Arlington Heights Road was used for medical office based on parking survey results, ITE hourly projections and Village code requirements. The parking survey was conducted with office space accounting for approximately 21% of the building and operating at a lower parking demand than medical office and approximately 17% of the building being vacant.

Although there is no distinction between types of medical office land uses from a parking perspective, the Village has observed disparity in the demand for parking at medical offices based on the type of medical office proposed. For instance, a minute clinic, dental or pediatrician office generally incurs a higher demand for parking than a psychiatrists or counseling uses. There are two existing tenants within the building that are calculated as professional offices that amount to approximately 8,500 square-feet. The SDC is concerned that if those portions of the building were to be re-occupied with a higher intensity medical office land use, a potential parking problem could occur.

Due to the scale of the variation request (36.5% or 73 spaces) and the existing parking variation already in place, staff requested a contingency parking plan to better accommodate the potential change in tenants to more medical office uses. Staff worked with the petitioner to provide a parking plan that reconfigures the existing access, optimizes the parking layout, and provides more efficient site circulation to account for a potential increase in parking demand on the subject site. The contingency parking plan (also titled Proposed Concept Plan – East Lot) is attached as Exhibit I to this report. The plan provides a reconfigured parking and site layout for the eastern parking field that reduces the site access onto S. Arlington Heights Road from two (2) to one (1) to utilize that space for additional parking. The access from W. Seegers Road is shown slightly further west to provide a larger distance from the intersection of W. Seegers Road and S. Arlington Heights Road. This plan also accounts for parking lot island and accessibility space requirements to comply with current code requirements where the existing parking lot may not. The contingency parking plan would be required to be implemented at the discretion of the Village based on issues with parking supply observed by the Village on 2010 S. Arlington Heights Road consisting of complaints, code violations relating to parking of vehicles, or similar parking issues. If this contingency parking plan is required to be implemented by the Village, plans shall be prepared and reviewed by Village staff prior to demolition or construction of any of the plan elements. The contingency parking plan would provide an increase in parking and more efficient site circulation to account for future parking demands if it is needed. A condition of approval has been recommended by the SDC to this effect.

Below is the parking analysis for the subject property at 2010 S. Arlington Heights Road showing the current tenant list, as well as the required parking ratios, required parking spaces, and deficits under the current and requested conditions.

2010 S. Arlington Heights Rd Parking Requirements							
Unit	Unit Type	Tenant Name	Square Area	Parking Ratio <i>Existing</i>	Required Parking <i>Existing</i>	Parking Ratio <i>Requested</i>	Required Parking <i>Requested</i>
41/45	Vacancy	VACANT	4,144	1/ 300	14	1/ 200	21
100	Vacancy	VACANT	1,329	1/ 300	4	1/ 200	7
101	Medical	Nihon Medical Clinic	5,909	1/ 200	29	1/ 200	29
110	Medical	Better Health LLC	2,742	1/ 200	13	1/ 200	13
121	Medical	McNelis Family Eye Care	2,742	1/ 200	13	1/ 200	13
141	Medical	Midwest Professional Med Care	1,349	1/ 200	7	1/ 200	7
200	Vacancy	VACANT	1,565	1/ 300	5	1/ 200	8
209	Medical	Accumed Center/Patel	3,150	1/ 200	16	1/ 200	16
210	Office	Exponent, Inc.	2,313	1/ 300	8	1/ 200	12
215	Medical	Chicago Family Wellness	1,229	1/ 200	6	1/ 200	6
218	Medical	Dr. Edward Shim, DDS	1,231	1/ 200	6	1/ 200	6
219	Medical	Verne A. Schwager, MD, SC	1,416	1/ 200	7	1/ 200	7
225	Medical	Prisms Group LLC	1,223	1/ 200	6	1/ 200	6
235	Medical	SIWA Enterprises Inc	1,745	1/ 200	9	1/ 200	9
240	Medical	ARC Fertility Ventures	1,762	1/ 200	9	1/ 200	9
300	Office	Advanced Sleep Therapy, Ltd.	6,229	1/ 300	21	1/ 200	31
TOTAL REQUIRED (per Code)			40,078		173		200
TOTAL PROVIDED					127		127
SURPLUS / (DEFICIT)					(46)		(73)
SURPLUS / (DEFICIT) w/Landbanked Parking (+11 spaces)					(35)		(62)

The requested variation creates an additional 27 space deficit which translates to a 36.5% reduction. This is due in part to the fact that the parking survey incorrectly designates existing office space as medical office compounding the parking variation. The SDC recommends limiting the maximum amount of medical office within the building to 30,000 square-feet to reduce the requested variation to 30.6% (31.0% and 24.6% with the contingency plan). The SDC recommendation reduces the variation required to be more in line with other granted parking variations for medical office. This still provides

flexibility to the petitioner to increase the amount of medical office space within the building by approximately 5,500 square feet.

The table below demonstrates the parking requirements for three items: (1) the existing parking requirements with vacant spaces calculated at 1 space per 300 square feet (professional office); (2) the petitioners request to allow all medical office at 1 space per 200 square feet; and (3) the SDC Recommendation to limit medical office to 30,000 square-feet. The chart below illustrates how a limit on medical office space would mitigate the variation and potential parking demand as the intensity and demand of such uses varies between types of medical office.

	Existing		Petitioner Request		SDC Recommended	
Professional Office 1 space/300 s.f.	15,580 s.f.	52	0 s.f.	0	10,000 s.f.	33
Medical Office 1 space/200 s.f.	24,498 s.f.	121	40,078 s.f.	200	30,000 s.f.	150
Provided Parking	127		127		127	
Required Parking	173		200		183	
SURPLUS/(DEFICIT)	(46) 26.6%		(73) 36.5%		(56) 30.6%	
SURPLUS / (DEFICIT) w/Landbanked Parking (+11 spaces)	(35) 20.2%		(62) 31.0%		(45) 24.6%	

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed Planned Unit Development Amendment Ordinance #70-089 and #02-019 to modify a previously approved parking variation, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 10.4-2, to allow 127 parking spaces where code requires 200 parking spaces.

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

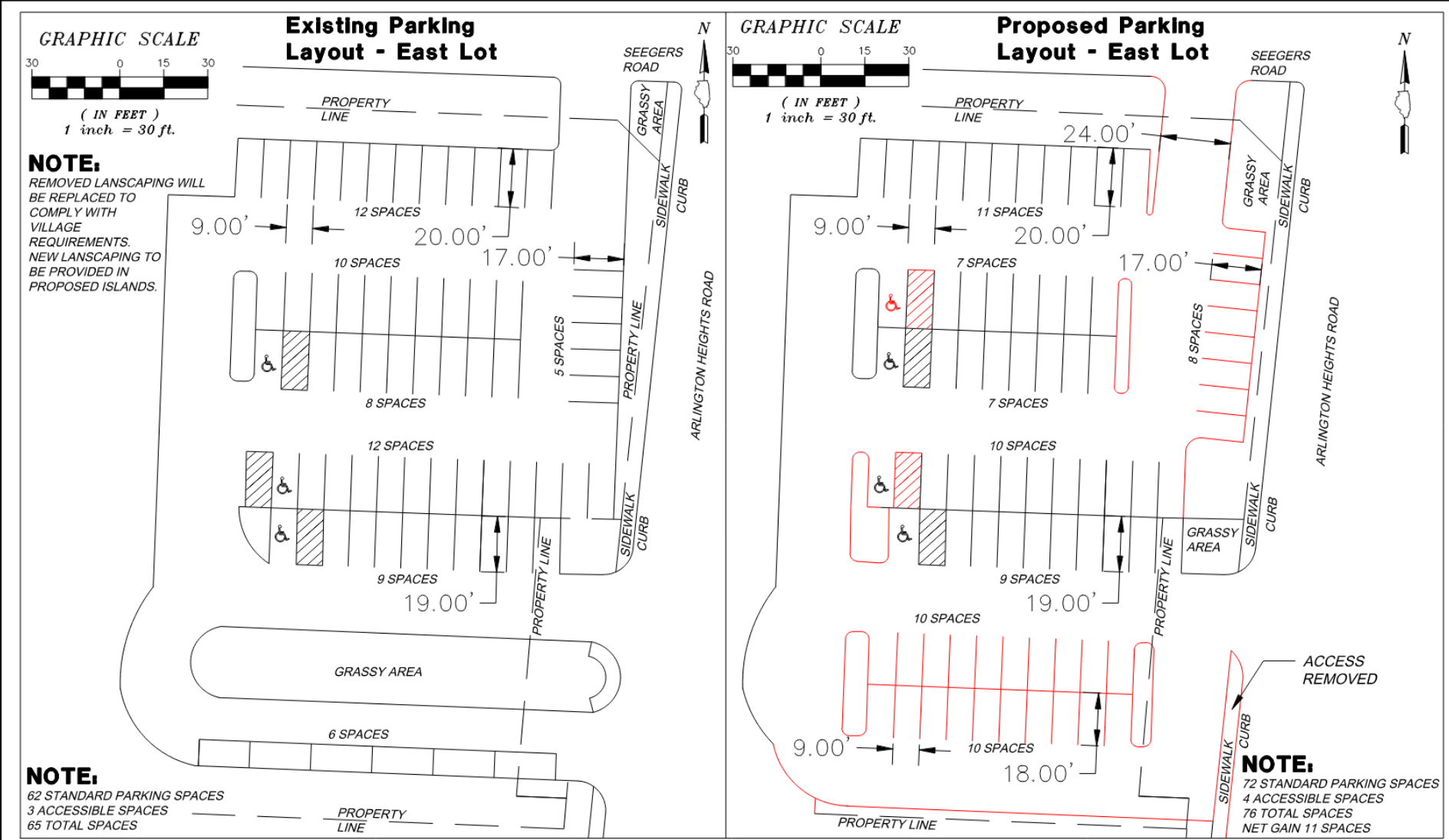
1. There shall be no more than 30,000 square feet of medical office or permitted non-general office uses within the subject property.
2. Should a parking problem occur on the site, which shall be determined at the discretion of the Village, the property owner shall construct additional parking and code compliant landscaping in substantial conformance with Exhibit I, Concept Parking Plan – East Layout prepared by Gewalt Hamilton Associates, Inc. on 09/18/2024. Said improvements shall be installed within 120 days of a request by the Village.
3. If a parking problem continues to exist after compliance with Condition #2, the property owner shall reduce the amount of medical office occupancy or provide additional parking to the satisfaction of the Village.
4. The property owner shall provide a three-foot-high landscaping screen between public rights-of-way and the adjacent parking area along S. Arlington Heights Road and W. Seegers Road to comply with Chapter 28, Section 6.15. Landscaping compliant with this section shall be installed no later than June 30, 2025.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

October 16, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT I – Contingency Parking Plan



GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive • Vernon Hills, IL 60061
Tel.: 847.478.9700 • Fax.: 847.478.9701

PARKING LAYOUT
CONCEPT PARKING PLAN - EAST LOT
2010 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

FILE: Parking Plan.dwg	
DRAWN BY:	DW
DATE:	09/18/2024
CHECKED BY:	DB
GHA PROJECT #	6066.900
SCALE	1" = 30'

P:\6050-6099\6066.900 - ARLINGTON HEIGHTS PARKING STUDY\TRAFFIC DESIGN\TRAFFIC IMPACT STUDY\STUDY\EXHIBITS\PARKING PLAN.DWG 9/19/2024 11:23 AM

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON OCTOBER 23, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-001 to request for an Amendment to Planned Unit Development Ordinance #70-089 and Ordinance #02-019 to modify a previously approved parking variation to permit 127 parking spaces where 200 parking spaces are required on the property, located at 2010 S. Arlington Heights Road in Arlington Heights, Illinois. The PIN for the subject property is 08-16-200-071.

The subject property is legally described as follows:
LOT 1 IN DOCTOR'S SUBDIVISION OF PART OF LOT 6 IN THE SUBDIVISION OF JOSEPH A BARNES' FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NUMBER 94176541), IN COOK COUNTY, ILLINOIS.

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.

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.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Oct. 8, 2024 (263425)

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 10/08/2024 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

Designee of the Publisher of the Daily Herald

Control # 263425





Subject Property
2010 S Arlington
Heights Rd

Doctor's
Subdivision
PUD Boundary

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

January 10, 2024

Project Title: Doctor's Subdivision PUD Amendment
 Address: 2010-2020 S. Arlington Heights Road
 Petitioner: Samuel A. Orticelli, Esq.
 Address: 432 Tremingham Way
 Venice, FL 34293

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation.

Variations Required:

1. Chapter 28, Section 10.4-2, to allow 127 parking stalls where code requires 200 parking stalls.

Attendees: Sam Orticelli, Attorney
 Jay Cherwin, Plan Commissioner
 George Drost, Plan Commissioner
 Bruce Green, Plan Commissioner
 Michael Lysicatos, Planning Department
 Sam Hubbard, Planning Department

Project Summary:

The subject property is located at the southwest corner of Arlington Heights Road and Seegers Road and is occupied by an approximately 40,000 square foot multi-tenant office building that was constructed in the 1970's. The structure is primarily tenanted by medical office users, which comprise approximately 61% of the existing floor area within the building. The remaining floor area is either leased to standard office users (21.3%) or is vacant (17.7%). Several of the existing medical office tenants are expected to vacate the building in 2024 as their leases are set to expire.

The site contains two separate parking areas; the first is located at the front of the building and contains 65 parking stalls with access from both Arlington Heights Road and Seegers Road. The second parking area contains 62 parking stalls and is located at the rear of the building with access from Seegers Road. At its intersection with Arlington Heights Road, Seegers Road provides two outbound lanes of non-signalized full access (a separate right turn lane and left turn lane), as well as one inbound lane of travel.

The petitioner purchased the property in 2021 and would like to have the ability to lease any space within the building to a medical office tenant. However, the subject property operates at a parking deficit, and without a variation being granted, only standard office users would be allowed. As such, they are intending to submit a Plan Commission application requesting approval of a parking variation. Because the property is part of a Planned Unit Development (PUD), the parking variation can only be granted as part of a PUD amendment.

Meeting Discussion:

Mr. Orticelli – introduced himself and explained that he was representing the owners of the building at 2010 S. Arlington Heights Road. He was hoping to clear up a parking problem that he believe stemmed back to 2002. The building was initially built in 1970 as part of a PUD. The original plans were to build this building and then a second phase was to occur about two years later. The second phase was never built, but the PUD stipulated that 241 parking spaces were to be provided across both phases. The development is called the Doctor Subdivision and has always been meant to accommodate medical

offices, used by medical tenants. When the second phase wasn't built, the owners of the 2010 building subdivided the property into two lots and then they sold off the second lot (2020 S Arlington Heights Rd). There was an amendment to the PUD to allow development on the second lot and that amendment allowed 157 spaces on the second lot, whereas the original PUD was to contain a total of 241 parking spaces. The 157 spaces on the second lot equated to 22.7% reduction in code required parking on that lot where 203 parking spaces were required.

With regards to the 2010 building, per his calculations, 200 spaces are required. This figure is calculated by taking the gross floor area of the 2010 building, which we've determined to be approximately 40,000 square feet and assigning one parking space for every 200 square feet of medical floor area. This equates to 200 spaces required for the 2010 building.

Mr. Orticelli questioned the zoning ordinance and specifically section 28-10-10.1, sharing that it says *where a building permit has been issued prior to the effective date of this section and provided that construction has begun within six months of such effective date and diligently pursued the completion, parking and loading facilities as required here and after need not be provided*. Mr. Orticelli shared his interpretation of Section 28 10-10.1, which in his opinion means that the 2010 property does not need to comply with the one parking space per 200 square feet of medical office floor area, but that the parking requirement should be based on the regulations that were in effect prior to the effective date of that amendment, which were one space for every 250 square feet of floor area, plus one space for every three staff members.

Calculating the parking requirement for the medical office building under this premise, he arrives at a requirement for 176 spaces, opposed to the 200 that the Village has calculated. He reiterated that when the 2002 amendment was passed to allow development at 2020 S Arlington Heights Road, a variance was granted to allow a reduction from 203 to 157 parking stalls, that's a 22% reduction. He hoped that staff might consider a similar reduction that works out to a reduction for the 2010 building, which would equate to a requirement for 136 spaces. Currently there are 127 spaces on the site, so under this allowance there would be a deficit of nine.

Mr. Orticelli shared in the in the 2002 amendment to the PUD, it was encouraged that there be an agreement between the owner of the 2020 building to have shared parking. He noted that in order for this to be accomplished, it would take a lot of construction due to the parking lots are on different levels.

Mr. Orticelli visited the lot, and of the 127 spaces on Lot 1 (2010 building), only 33% of the spaces were being used, while the rest were empty at 1:30 pm. In summary, our request is to see the current 127 spaces approved or at worst increase the deficit by 9 spaces. There have been no other parking problems on the property.

Mr. Hubbard – shared that there is complicated history on these two properties. This medical office building, the subject of this request, is part of a PUD. It is a two-lot PUD. Originally approved in 1970 as a two-phased development, and the second phase was never built. The property was subdivided into two lots and sold off. The second lot was eventually developed in 2002, and is home to the OSHA building. At that time, a parking variation was granted to the OSHA building, and its development was authorized via a PUD amendment. One of the requirements of approval of that PUD was that the two property owners within the PUD negotiate and pursue a shared parking agreement. This condition of approval did not strictly require shared parking to be executed and recorded, but it was a hope that the two property owners would be able to negotiate and record it.

The intention was that if parking was shared between the two sites, the unified approach to parking would be able to maximize the amount of parking in sum, rather than each site maximizing their own individual parking separately, which resulted in less parking overall. In other words, together they could provide more parking than just individually on each site.

Each site operates at a significant deficit relative to parking, the goal was to bring the PUD closer to compliance and make it a more feasible site for higher parking demand uses. That agreement was never reached in 2002, although the PUD amendment was approved to allow construction of the OSHA building.

Now in 2024, the petitioner is requesting a variation to allow all medical office tenancy within the northern building of the site (2010 building), and because this is part of a PUD it requires a variation through the PUD process. As part of this request and per Code, the Village is asking the petitioner to provide a parking study that surveys parking on both lots and on adjacent streets over a three-day period, to ascertain the existing parking demand. Then forecast out what that parking demand would be if the site is tenanted completely with medical office uses. Staff is also asking that as part of this process, the two sites agree to a shared parking agreement that would allow them to maximize the parking between both sites as was designed and contemplated back in 2002.

Staff is also asking that the medical office building analyze and revise the front parking area, which would maximize parking there if reconfigured, and would allow more onsite parking to get closer to parking compliance and reduce the extent of any variation. The petitioner has submitted an initial response to the parking variation approval criteria. Staff will evaluate that once the full application has been received, along with the parking surveys and the parking data from the parking study. Staff is generally supportive, subject to being able to resolve some of these issues, and the petitioner is encouraged to move forward if they're able to prove up that parking can be viable, and implement some of these parking changes and negotiate a successful shared parking agreement to allow both sites to be closer in compliance to code requirements.

Commissioner Drost – inquired about the argument of grandfathering the parking surplus that was would have been generated at the time of the original PUD approval, does that have any merit to it?

Mr. Hubbard – the original parking for the overall PUD as approved in 1970 was for 241 parking stalls. It was not possible to grandfather in that amount of parking for the overall PUD; there exist no plans showing what that second phase involved that generated the requirement for 241 stalls. In order to take advantage of that amount, the PUD today would need to be substantially compliant with what was approved in 1970. When the PUD was amended in 2002, it completely changed what that parking calculation, so the 241-parking stall amount was obsolete upon approval of the amended PUD. Relative to the Code section that Mr. Orticelli brought up, it was his understanding that the section being referenced was a holdover from the original 1959 Zoning Code, so anything prior to 1959 would probably be allowed, but he did not think it applies to development from 1970. Staff could look into it as part of any Plan Commission review process.

Mr. Orticelli – stated that the 241 overall PUD parking requirement was a combination of phase one and the projected phase two parking requirement. As Mr. Hubbard said, there are no plans in the file for phase two. However, it's reasonable to assume that the 241-parking stall requirement was arrived at by the medical office use, using the standard of 1 space per 250 square feet of gross floor area, plus one space for every three staff members. The 241-parking stall amount was actually reduced from 250 required in 1970 due to certain land banked parking areas as part of the original PUD plan.

Mr. Hubbard – stated the 1970 approval and allowances were not relevant at this point because we don't have a plan showing what was approved that equated to 241 stalls; the approval could have hypothetically been for a 10,000 square foot phase two building addition, whereas what was actually constructed is the OSHA building at 60,000 square feet. The 1970 approval was amended and the opinion of the Planning Department was that the 1970 parking allowance is obsolete at this point.

Mr. Orticelli – explained the OSHA building is a training facility and has approval for a reduction of parking spaces of 22.7%. The building has students coming and going and there is a much higher need for parking with a building like that than there is for a medical office building. Ownership has the goal of receiving approval for 100% occupancy for the 2010 building by medical tenants. Some of the medical related tenants may be things like a sleep therapy clinic, which would not have a high parking demand. They would like to have the ability to lease all spaces to medical tenants, but the actual tenant mix with standard offices, could be different.

Commissioner Drost – explained that parking demand and community demographics change over time, and what made sense in 1970, and in 2002, may no longer make sense today. One of the major reasons the Plan Commission granted a parking variation to the OSHA property was that much of the parking demand came from students. They are transitory, they weren't permanent office workers or occupants, and in that particular building many of them arrived by shared rides or walk from neighboring hotels.

Commissioner Drost – asked about utilization of the OSHA parking lot. He stated that when he has driven by it does not appear to be at full capacity.

Mr. Hubbard – responded that they were asking for the parking survey of the OSHA building to determine demand on that site, which would be evaluated as part of the Plan Commission process. When the petitioner observed a low parking demand on that site, it could have been during a time when training was not taking place.

Commissioner Cherwin – stated that many times the OSHA trainees do not have their own cars and arrive by other means.

He asked the petitioner if ownership was open to a shared parking agreement with OSHA.

Mr. Orticelli – replied that ownership was having trouble leasing the 2010 site and did not see parking demand warranting shared parking. They were having trouble keeping the building afloat and could not justify a large capital investment of constructing additional parking areas that they didn't believe they needed. They were open to a stairway connection between the two sites.

Commissioner Cherwin – suggested that maybe offering a small-scale improvement like that could help to get people behind this project, along with the future allowance for shared parking. He was open to discussing a connection between the two sites to maximize parking and was interested in moving forward from the past and defining the true need of medical building parking. He also asked the Village to consider differing parking requirements for the various types of medical office uses that more adequately captured their parking demand. Not all medical office tenants had such a high parking demand as others.

Mr. Orticelli – replied that they would be open to a stairway connection and doing a parking study. They were open to additional striping to create more parking stalls. There were also about 11 parking stalls along Seegers that could accommodate demand. He reiterated that there was no current parking problem onsite and he was never aware of one existing.

Commissioner Cherwin – explained that the site had not been fully occupied for some time and may never have been fully occupied by high parking demand generating office tenants. He wasn't strictly opposed to allowing 100% medical office uses on the site but wanted to make sure that they were creating problems down the road and that there were mechanisms in place to prevent future problems.

Commissioner Drost – pointed out that one of the Village's goals was to improve the Arlington Heights Road corridor and he was somewhat wary of putting too much on the site if it was not able to accommodate for it.

Mr. Orticelli – stated that he was not in favor of paving over greenspace to create more parking just to satisfy a code requirement when there was no real parking demand to justify the need.

Commissioner Green – stated it would make sense that if it became a problem, the Village had the right to require the greenspace to be converted to parking. He supported the Village interpretation that the original parking amount from 1970 was not grandfathered in.

Mr. Hubbard – clarified that the specific conditions that the Village was considering was a requirement to expand the parking in the front and between the two uses, but only at the discretion of the village should staff observe a parking problem. We're not going to require it upfront just to meet code, unless the parking data comes back and the forecasts that there would be a parking problem if tenanted 100% by medical users. Staff wants to see the data and we are certainly supportive of keeping green space and not paving it if it's not needed. To enable any future shared parking, an agreement should be put in place as part of these approvals. We would explore options for maximizing the existing parking lot with different layouts that may allow an increase in parking stalls but not entail new paving.

Commissioner Green opened the floor for public comment.

Mr. Moens – encouraged the CPRC to complete their minutes and post them online in a more expedited way.

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

PROJECT DESCRIPTION

SG Arlington Heights MOB LLC, a Georgia limited liability company (the "Owner"), is the owner of 2010 Arlington Heights Road ("Lot 1"), having acquired it in December of 2021. The Owner is seeking an amendment to PUD Ordinances #70-089 and #02-019 to approve a variance to allow 127 parking stalls which currently exist on Lot 1 where the Village contends that the Zoning Code requires a minimum of 200 parking stalls and the Owner contends that the code requires 176 parking stalls.

LOT 1 IN DOCTOR'S SUBDIVISION OF PART OF LOT 6 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT 94176541), IN COOK COUNTY, ILLINOIS.

AREA= 114,608.98 SQ. FT. (MORE OR LESS)
PERIMETER= 1,517.39 FT. (MORE OR LESS)
ACREAGE= 2.63106014692 (MORE OR LESS)

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings, structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 17031C021J, with a date of identification of 08-19-2008, for Community Number 170069, in COOK County, State of ILLINOIS, which is the current Flood Insurance Rate Map of the community in which said Property is situated; ZONE X

E. The property has direct physical access to SEEGER ROAD & ARLINGTON HEIGHTS ROAD, a public street or highway;

F. The number of striped parking spaces located on the subject property is 124 PARKING STALLS, and to the extent possible, are graphically shown hereon.

C. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

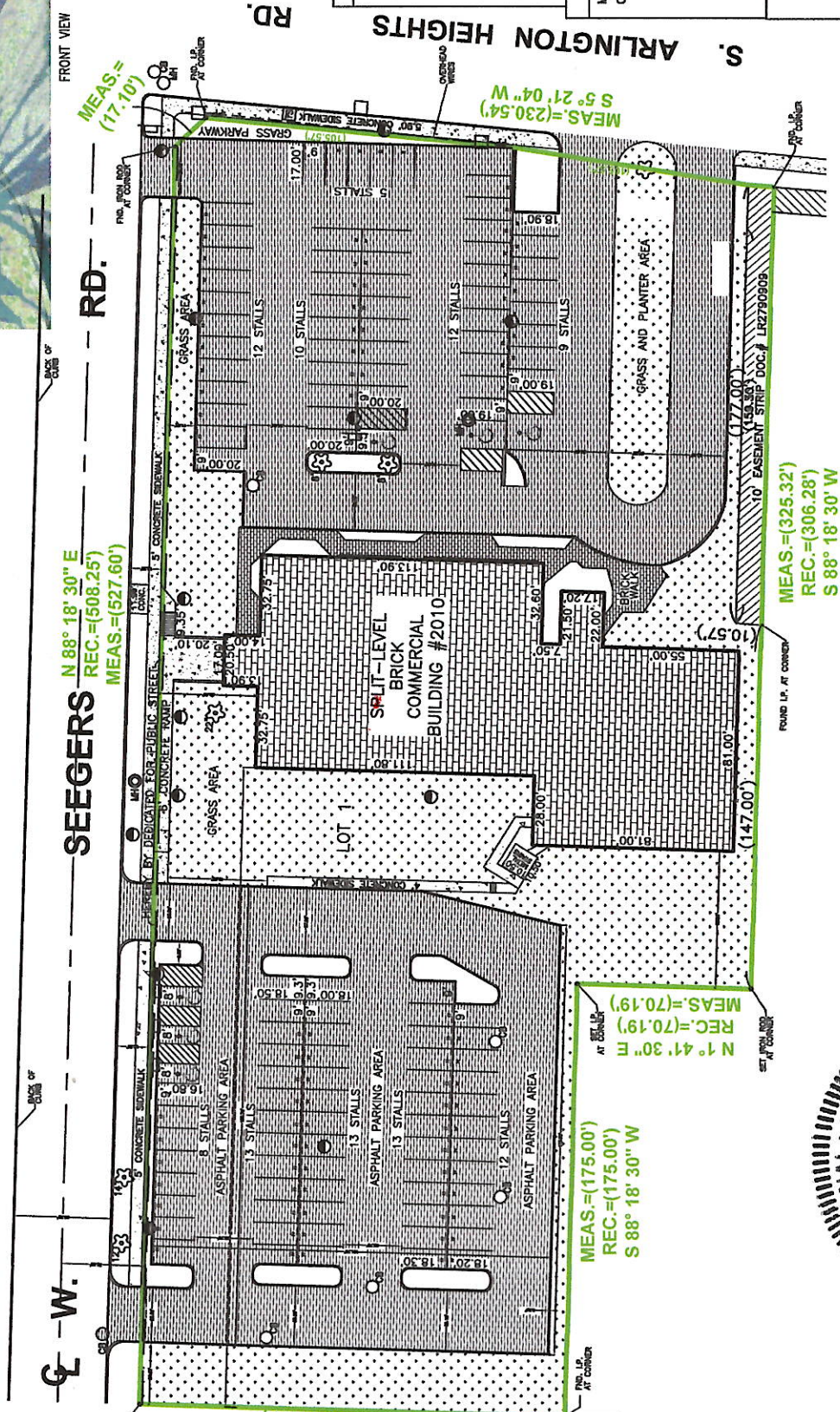
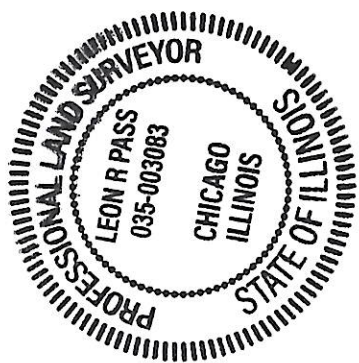
H. The undersigned has received and examined a copy of Title Insurance Commitment No(s). 21000150357, dated AUGUST 4, 2021, issued by STEWART TITLE GUARANTY COMPANY for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

- SG ARLINGTON HEIGHT MOB LLC
- FIRST CAROLINA BANK, AND ITS SUCCESSORS AND ASSIGNS
- STEWART TITLE GUARANTY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA an NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a) 11, 13, 14 and 20 of table A thereof.

DATE OF PLAT OR MAP. OCTOBER 21, 2021
LEON R. PASS, P.L.S. #3083

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3083
LICENSE EXPIRATION DATE: 11/30/24



UTILITY LEGEND	LEGEND
8" ----- / WATER	○ SET IRON PIPE
12" -----) SEWER	● IRON PIPE FOUND
-----) GAS	+ CUT CROSS- FOUND OR SET
----- ELECTRICAL	℄ PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	○ NOTCH
	— PLASTIC FENCE
	/ WOOD FENCE (W.F.)
	W WOOD & METAL FENCE (W.M.F.)
	X CHAIN LINK FENCE (C.L.F.)

LEGEND		MAN HOLE	HEDGES/BUSHES	PP	POWER POLE w/ LIGHT
⊙	MAN HOLE	⊙	⊙	PP	POWER POLE
⊙	CATCH BASIN	⊙	⊙	PP	POWER POLE
⊙	CW	⊙	⊙	⊙	INLET
⊙	GAS	⊙	⊙	⊙	SIGN
⊙	WATER VALVE	⊙	⊙	⊙	BILLBOARD
⊙	TELEPHONE	⊙	⊙	⊙	COMMONWEALTH EDISON
⊙	FIRE HYDRANT	⊙	⊙	⊙	TREE
⊙	LIGHT POLE	⊙	⊙	⊙	

**P.O. Box 43559
Chicago, Illinois 60643
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassoc@yahoo.com**

P.I.N.#	08-16-200-071 & -070
DRAWN BY: D.J.	DATE: 10-25-2021
CHECKED BY: L.R.P.	DATE: 10-25-2021
BOOK NO.: G.P.	SURVEYOR: S.S.
PROJECT NO.: 2109-2456	SCALE: 1"=20'

1 of 1

1 of 1

Memorandum

To: Shannon Zimmerman
Paralegal

From: Milan Patel, P.E., PTOE
CC: David Westergreen, GHA

Date: April 12th, 2024

Subject: Traffic and Parking Analysis
SG Arlington Heights MOB LLC
2010 S. Arlington Heights Rd
Arlington Heights, Illinois 60005

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Parking Analysis for the existing multi-purpose property, SG Arlington Heights MOB LLC. The property is located at located at 2010 S. Arlington Heights Road, at the southwest corner of Arlington Heights Road & Seegers Road, in Arlington Heights, IL. It is an approximately 40,078 square-foot building containing multiple different tenant spaces and businesses occupying those spaces. Most of these spaces can be classified under the umbrella of Walk in Medical Clinics.

The property is served by a total of 127 (0.63 spaces / 200 square feet) parking spaces in the parking lot including 6 accessible spaces. There are 3 full access driveways to the building along Seegers Road and 2 full access driveways at Arlington Heights Road. Parking is available at both the front and back of the building.

The following provides a summary of existing conditions, site traffic characteristics and the Parking Analysis conducted. *Exhibits* and *Appendices* referenced are located at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map as well as a map of the existing parking network.

Roadway Network

Arlington Heights Road is a north-south, principal arterial roadway providing a six-lane cross-section (3 travel lanes in each direction) with a posted speed limit of 35 mph in the site vicinity. There is a signalized intersection northeast of the property at Arlington Heights Road and Golf Road. At its signalized intersection, Arlington Heights Road expands to open northbound dual left turns lane onto Golf Road. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation.

Seegers Road is an east-west, local road roadway providing a 2-lane cross-section (one travel lanes in each direction) and no posted speed limit, therefore a speed limit of 25 miles per hour (mph) is assumed. Seegers

Road does not intersection with any other major road except for Arlington Heights Road. Seegers Road is under the jurisdiction of the Village of Arlington Heights.

At the intersection of Seegers Road and Arlington Heights Road, Seegers Road provides both an exclusive left turn and right turn lane. There is also a northbound left turn lane onto Seegers Road from Arlington Heights Road. Currently, there is no existing southbound right turn lane onto Seegers Road from Arlington Heights Road.

Pedestrian Facilities

A sidewalk is provided along both the east and north side of the site. A crosswalk is maintained across Seegers Road, which is a stop controlled 3-way intersection with Arlington Heights Road.

Part III. Parking Evaluation

Parking Requirements

Based on the parking requirements outlined in the Village of Arlington Heights Municipal Code, 1 parking spot is required for every 200 square feet (1 space / 200 SF) of floor area for medical or dental clinics. The excerpt of the Village Code can be found in **Appendix A**.

Parking Supply and Occupancy Survey – 2010 Arlington Heights Road

A parking supply and occupancy survey of the parking serving the 2010 Arlington Heights Road property was conducted on 3 separate days per client request. The parking counts were performed on Thursday, February 1st, 2024, Thursday, March 14th, 2024, between the hours of 8:00 AM – 6:00 PM, and Saturday, March 9th, 2024, between the hours of 9:00 AM – 3:00 PM. Per on-site analysis, it was found that most tenants had business hours between 9:00 AM – 5:00 PM on weekdays and 9:00 AM – 2:00 PM on weekends. The results of the parking survey are summarized on the exhibit contained in **Appendix B**. Weekdays were shown to have much more parking demand throughout the day than weekends.

Per information provided by the property owner (see **Appendix C**), the property had an occupancy of 82.4% with 33,024 square feet of 40,078 total square feet at the time of the initial parking survey on February 1st. During the dates of the latter two parking surveys, the occupancy of the property was reduced to 71.5% with 28,686 square feet of 40,078 total square feet occupied. Per client update, units 219, 225, and 235 were listed as vacated. Parking generation rates published by the Institute of Transportation Engineers (ITE) in the 6th Edition of the Parking Generation Manual were used to determine the anticipated traffic for the full occupancy of the property assuming the vacant space would also be similar walk-in clinic businesses. (see **Appendix D**). Note: the average rate was used rather than the fitted curve equation for a conservative approach.

The findings of the survey are summarized below:

- A total of 127 parking spaces were surveyed: 62 spaces to the rear of the building (areas A to C on the map), 65 parking spaces within the front parking field (areas D to H).
- Approximately 46 percent (58 of 127) of the total parking spaces surveyed were occupied at the building's peak occupancy, which occurred at 2:00 PM.
- Based on the maximum occupied parking spaces (58), and the occupied tenant space of 28,656 square feet, the observed peak parking ratio for the existing property is 0.40 spaces / 200 SF, which is less than required by the Village Municipal Code (1 space / 200 SF).
- ITE provides a percentage of parking demand (Attached as **Appendix E**) that can be used to determine how many vehicles would be expected to park in the property on an hourly basis. GHA applied these demand

percentages to the required demand of the vacant spaces in the property. The calculations can be found on **Exhibit 2** and show that the peak hour would change from 2:00 PM to 11:00 AM and the peak percentage of occupied spaces in the lots would rise from 46% to 76%.

- Based on the maximum occupied parking spaces (55) plus the additional calculated for full occupancy at its new peak time per the provided ITE Percentage of parking demand by time of day (42). The parking ratio for full occupancy is 0.48 spaces / 200 SF, which is less than required by the Village Municipal Code (1 space / 200 SF).
- 57 spaces would be demanded based on the village code for the required number of parking spaces for the vacant space in the property. **Exhibit 3** illustrates the calculations combining current existing demand and future demand of the vacant space using the village code. The peak hour would again change from 2:00 PM to 11:00 AM and the occupied spaces in the lots would rise from 46% to 88%.
- Based on the maximum occupied parking spaces during the new peak hour (55) plus the additional required parking per municipal code (57). The parking ratio for full occupancy, at its peak, is 0.56 spaces / 200 SF, which is less than required by the Village Municipal Code (1 space / 200 SF).
- As a guideline, parking demand should not exceed 90% of the supply. Based on our observations and calculations the parking supply at 2010 Arlington Heights Rd is sufficient to accommodate existing and full occupancy of the property.

Note: Approximately 340 feet of on-street parking was measured on Seegers Road. 20 feet per parking space was used to calculate a total of 17 available parking spaces on Seegers Road. Therefore, the total parking available to the property could be considered as 144 spaces (0.72 spaces / 200 SF). The survey for on-street parking can also be found in **Appendix B** under Parking Bay I. These spaces were not used in the calculations made in the parking study.

Part IV. Recommendations and Conclusions

A Parking Analysis was performed for the existing multi-purpose property, SG Arlington Heights MOB LLC. The property is located at 2010 S. Arlington Heights Road at the southwest corner of Arlington Heights Road & Seegers Road, in Arlington Heights, IL. Overall, the existing parking space available is sufficient to handle the parking demand necessary at its existing 71.5% tenant occupancy. Based on the parking analysis, it can be concluded the development provides sufficient parking spaces to accommodate the existing 71.5% tenant occupancy and potential full occupancy of the property.

Accordingly, the existing and anticipated peak parking demand would be expected to be accommodated within the available parking supply despite village code.

Part V. Technical Addendum

The following *Exhibits* and *Appendices* were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Exhibits

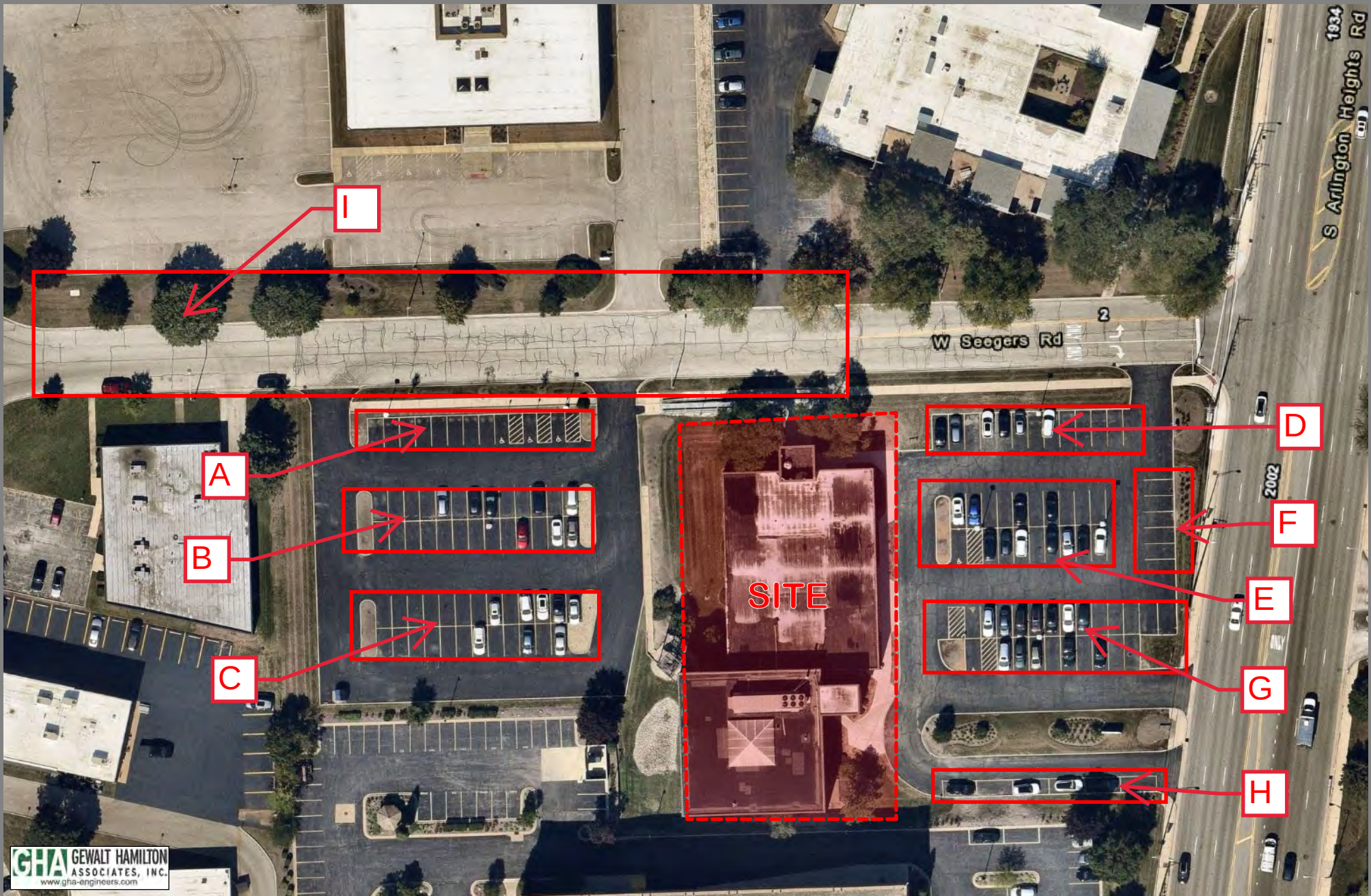
1. Location Map
2. Parking Calculations
3. Parking Calculations – With Municipal Code Future Parking

Appendices

- A. Village of Arlington Heights Municipal Code Excerpts
- B. 2010 Arlington Heights Road – Parking Occupancy Survey
- C. Tenant Square Foot & Business
- D. ITE Parking Generation Excerpts
- E. ITE Percentage of Peak Parking Demand

6066.900_Arlington Heights Parking Study.docx

EXHIBITS



GHA GEWALT HAMILTON
ASSOCIATES, INC.
www.gha-engineers.com



1 inch = 100
Feet

Exhibit 1 - Location Map

2010 Arlington Heights Road
Arlington Heights, IL, 60005

Exhibit 2
Weekday Peak Parking Calculations
SG Arlington Heights MOB LLC, 2010 Arlington Heights Rd, Arlington Heights, IL

1. Current Demand

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127 (Max)	10 ^a	37 ^c	49 ^c	55 ^a	52 ^c	46 ^c	58 ^c	54 ^c	37 ^c	22 ^c	6 ^c
	% Occupied	8%	29%	39%	43%	41%	36%	46%	43%	29%	17%	5%

2. Future tenant Parking

Future Tenant Parking
11,422 sf

42 Spaces Req'd
% use - Weekday

25	39	41	42	34	31	37	37	32	18	6
59%	92%	97%	100%	80%	74%	89%	89%	75%	44%	14%

Per ITE % peak demand by hour

3. Future Demands

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127	35	76	90	97	86	77	95	91	69	40	12
	% Occupied	28%	60%	71%	76%	68%	61%	75%	72%	54%	31%	9%

Parking Occupancy Key

≤ 60% occupied	
≤85% but >60% occupied	
>85% occupied	

^a Count taken on Thursday, February 1st, 2024

^b Count taken on Saturday, March 9th, 2024

^c Count taken on Thursday, March 14th, 2024

Exhibit 3
Weekday Peak Parking Calculations - With Municipal Code Future Parking
SG Arlington Heights MOB LLC, 2010 Arlington Heights Rd, Arlington Heights, IL

1. Current Demand

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127 (Max)	10 ^a	37 ^c	49 ^c	55 ^a	52 ^c	46 ^c	58 ^c	54 ^c	37 ^c	22 ^c	6 ^c
	% Occupied	8%	29%	39%	43%	41%	36%	46%	43%	29%	17%	5%

2. Future tenant Parking

Future Tenant Parking

11,422 SF / 200 SF =	57 Spaces Req'd	34	52	55	57	46	42	51	51	43	25	8
	% use - Weekday	59%	92%	97%	100%	80%	74%	89%	89%	75%	44%	14%

Per ITE % peak demand by hour

3. Future Demands

A. Weekday Parking

		8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Total =	127	44	89	104	112	98	88	109	105	80	47	14
	% Occupied	35%	70%	82%	88%	77%	69%	86%	83%	63%	37%	11%

Parking Occupancy Key

≤ 60% occupied	
≤85% but >60% occupied	
>85% occupied	

^a Count taken on Thursday, February 1st, 2024

^b Count taken on Saturday, March 9th, 2024

^c Count taken on Thursday, March 14th, 2024

APPENDIX A

Village of Arlington Heights Municipal Code Excerpts

ARLINGTON HEIGHTS MUNICIPAL CODE

service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property.

- e. The Police Chief, or duly appointed representative, may authorize the parking of commercial vehicles designed for providing emergency services applying the same procedures and restrictions as used for RVs.

10.2-14.3 No inoperable or unlicensed vehicle shall be permitted on any residential property for more than 48 hours unless it is in an enclosed garage.

10.3 Location of Accessory Off-Street Parking Facilities. The location of off street parking spaces in relation to the use served shall be as prescribed hereinafter. All distances specified shall be walking distances between such parking spaces and a main entrance to the use served.

10.3-1 For Uses in an R-E, R-1, R-2, R-3, or R-4 District. Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served.

10.3-2 For Uses in an R-5, R-6 or R-7 District. All parking spaces shall be within 500 feet of the use served, except that spaces accessory to a multiple-family dwelling or apartment-hotel shall be within 300 feet of the use served. However, no parking spaces accessory to a use in an R-5 or R-7 District shall be located in an R-E, R-1, R-2, R-3 or R-4 District.

10.3-3 For Uses in Business and Manufacturing Districts. All required parking spaces shall be within 1,000 feet of the use served, except for spaces accessory to dwelling units (other than those located in a transient hotel), which shall be within 300 feet of the use served. However, no parking spaces accessory to a use in a Business or Manufacturing District shall be located in a Residence District.

(Ord. #2022-035)

10.4 Schedule of Parking Requirements. Accessory off-street parking spaces for the following uses shall be provided as required herein.

USE

REQUIREMENTS

Housing for Elderly

One space for each multi-family dwelling unit. Single family detached and attached dwelling units require two parking spaces per unit.

Dormitories

Two spaces per three residents, plus one space for each staff member.

10.4-1 RESIDENTIAL USES

USE

REQUIREMENTS

Multiple Family Dwellings
in the R-5 and R-6 Zoning Districts

Two spaces for each dwelling unit

Multiple Family Dwellings
in the R-7 Zoning District

One and one-half spaces for each dwelling unit

One & Two Family Dwellings

Two spaces for each dwelling unit

10.4-2 RETAIL - COMMERCIAL AND SERVICES USES

<u>USE</u>	<u>REQUIREMENTS</u>
Adult Use Cannabis Dispensary	One space for each 200 square feet of floor area
Amusement Device Arcades	One space for each 300 square feet of floor area
Automobile Service Stations	One space for each employee plus three spaces for each service bay
Banks	One space for each 300 square feet of floor area
Beauty Shop	One space for each 250 square feet of floor area
Bowling Alleys	Three spaces for each alley plus the required spaces for restaurants that are provided
Dance Studio	One space for each 250 square feet of floor area
Furniture and Appliance Stores	One space for each 600 square feet of floor area
Health Clubs	One space for each 250 square feet of floor area
Motor Vehicle Sales and Machinery Sales	One space for each 600 square feet of floor area
Offices - Business, Professional & Governmental	One space for each 300 square feet of floor area
Offices - Medical or Dental Clinics	One space for every 200 square feet of floor area
Medical Center	(Refer to State of Illinois Accessibility Standards for additional requirements.)
Personal Trainer	One space for each 250 square feet of floor space
Restaurant - Carry-Out	One space for each 300 square feet of floor space
Restaurant - Sit-Down	One space for each 45 square feet of seating area
Retail Stores - Not Otherwise Specified	One space for each 300 square feet of floor area

APPENDIX B

2010 Arlington Heights Road Parking Occupancy Summary

Appendix B												
2010 Arlington Heights Road Arlington Heights, IL, 60005												
Location	Supply	Thursday, February 1st, 2024										
Parking Bay	Parking Bay Total	8:00 AM	9:00 PM	10:00 PM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
A	11	0	1	1	1	2	1	2	0	0	0	0
B	26	2	4	8	8	7	8	7	6	5	4	1
C	25	3	5	6	9	8	8	9	9	7	3	0
D	12	0	2	3	5	3	3	5	3	3	3	0
E	19	0	5	9	16	12	9	11	7	7	2	2
F	5	0	1	1	0	0	0	0	0	0	0	0
G	23	5	9	13	14	16	10	13	16	8	1	0
H	6	0	1	2	2	2	2	2	2	2	1	0
I - On Street												
Tower Crossing Occupied Total:	127	10	28	43	55	50	41	49	43	32	14	3
Occupancy Percentage:	100%	8%	22%	34%	43%	39%	32%	39%	34%	25%	11%	2%

Appendix B												
2010 Arlington Heights Road Arlington Heights, IL, 60005												
Location	Supply	Saturday, March 9th, 2024										
Parking Bay	Parking Bay Total	8:00 AM	9:00 PM	10:00 PM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
A	11		0	0	0	0	0	1	0			
B	26		2	2	2	3	2	1	1			
C	25		9	9	9	9	9	5	2			
D	12		2	3	2	2	1	1	1			
E	19		4	6	6	4	4	2	0			
F	5		0	0	0	0	0	0	0			
G	23		8	11	11	10	7	5	2			
H	6		1	2	0	1	1	1	1			
I - On Street	17		5	5	5	5	5	5	5			
Tower Crossing Occupied Total:	127		26	33	30	29	24	16	7			
Occupancy Percentage:	100%		20%	26%	24%	23%	19%	13%	6%			

Appendix B												
2010 Arlington Heights Road Arlington Heights, IL, 60005												
Location	Supply	Thursday, March 14th, 2024										
Parking Bay	Parking Bay Total	8:00 AM	9:00 PM	10:00 PM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
A	11	1	1	0	0	0	0	1	1	1	0	0
B	26	2	5	6	6	7	6	7	6	4	5	1
C	25	2	7	7	9	9	8	7	8	6	4	1
D	12	1	5	5	5	6	6	8	7	5	3	0
E	19	0	7	11	8	11	8	15	12	6	1	0
F	5	0	0	1	1	0	0	0	0	0	0	0
G	23	4	9	15	14	15	15	17	16	11	7	3
H	6	0	3	4	4	4	3	3	4	4	2	1
I - On Street	17	0	1	2	2	2	2	5	2	2	1	1
Tower Crossing Occupied Total:	127	10	37	49	47	52	46	58	54	37	22	6
Occupancy Percentage:	100%	8%	29%	39%	37%	41%	36%	46%	43%	29%	17%	5%

APPENDIX C

Tenant Square Foot & Business

Rent Roll

Properties: SG Arlington Heights MOB LLC - 2010 S. Arlington Heights Road Arlington Heights, IL 60005

Units: Active

As of: 12/31/2023

Include Non-Revenue Units: No

Unit	Sqft	Tenant	Status by SF	Rent	Annual Rent / SF	Deposit	Lease From	Lease To
SG Arlington Heights MOB LLC - 2010 S. Arlington Heights Road Arlington Heights, IL 60005								
41/45	4,144		Vacant-Unrented			0.00		
100	1,329		Vacant-Unrented			0.00		
101	5,909	Nihon Medical Clinic, S.C.	Current	9,685.39	19.67	8,650.00	01/01/2000	02/28/2031
110	2,742	Better Health LLC	Current	4,227.25	18.50	4,227.25	07/01/2023	06/30/2024
121	2,742	McNelis Family Eye Care Ltd.	Current	4,670.00	20.44	10,000.00	09/01/2020	08/31/2029
141	1,349	Midwest Professional Medical Care Inc.	Current	1,803.25	16.04	1,700.00	03/01/2021	02/28/2024
200	1,565		Vacant-Unrented			0.00		
209	3,150	Accumed Center/Patel	Current	3,362.00	12.81	3,200.00	07/01/2019	06/30/2024
210	2,313	Exponent, Inc.	Current	3,573.59	18.54	10,408.50	12/01/2022	11/30/2025
215	1,229	Chicago Family Wellness	Current	1,866.03	18.22	1,689.88	08/01/2018	07/31/2025
218	1,231	Dr. Edward Shim DDS, Ltd.	Current	2,155.52	21.01	2,154.00	03/01/2000	12/31/2032
219	1,416	Verne A. Schwager, MD, SC	Current	2,116.00	17.93	2,054.00	03/07/2022	08/31/2024
225	1,223	Prisms Group LLC	Current	1,630.67	16.00	1,426.83	12/01/2020	01/31/2024
235	1,745	SIWA Enterprises Inc.	Current	2,200.00	15.13	0.00	06/01/2021	05/31/2024
240	1,762	ARC Fertility Ventures, LLC	Current	2,322.90	15.82	2,349.33	03/01/2017	03/31/2026
300	6,229	Advanced Sleep Therapy, Ltd.	Current	5,709.39	11.00	10,000.00	07/01/2020	08/31/2028
16 Units	40,078		82.4% Occupied	45,321.99	16.46	57,859.79		
Total 16 Units	40,078		82.4% Occupied	45,321.99	16.46	57,859.79		

APPENDIX D

ITE Parking Generation Excerpts

Walk-In Clinic (630)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

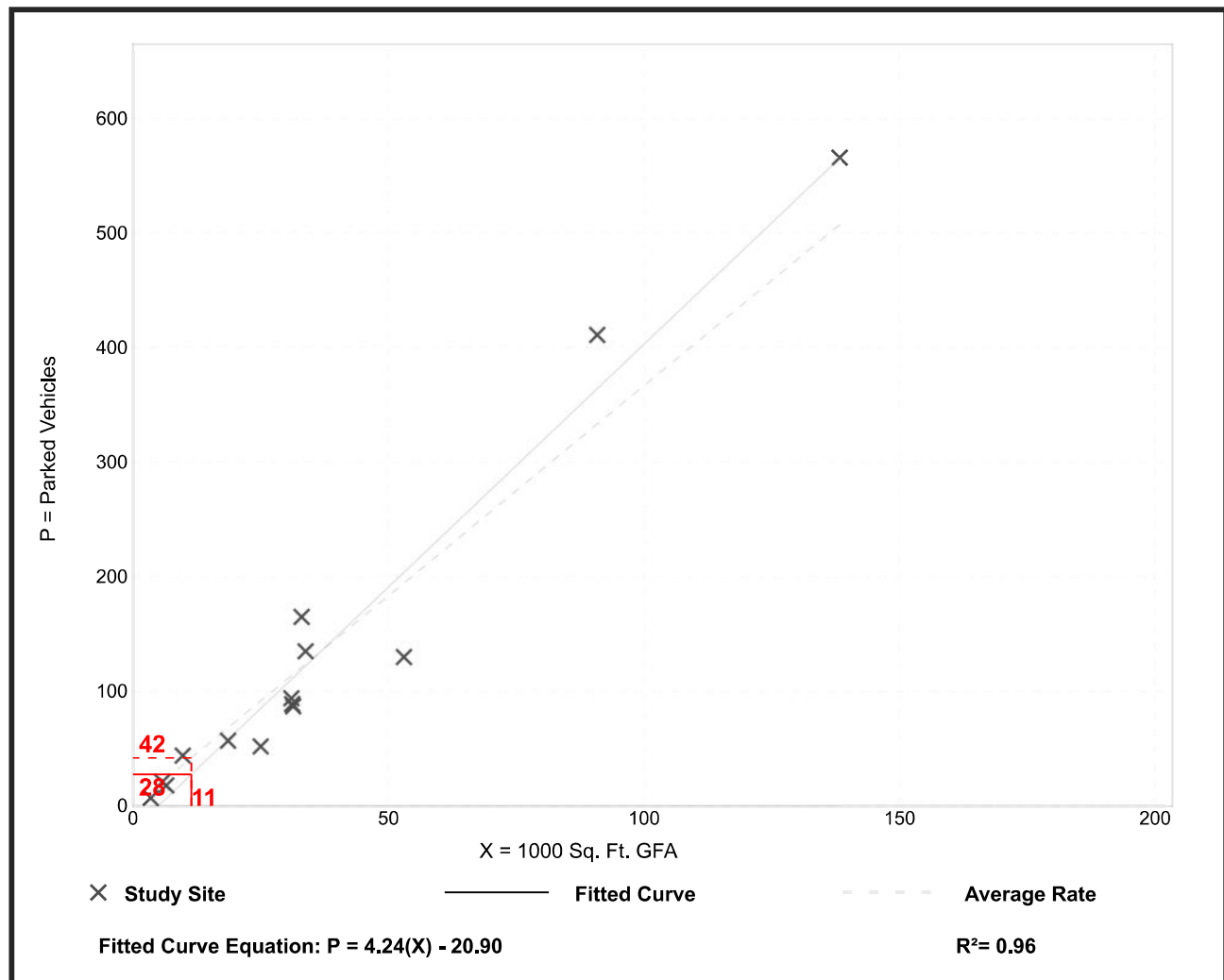
Number of Studies: 14

Avg. 1000 Sq. Ft. GFA: 37

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.67	2.00 - 5.00	2.77 / 4.52	***	0.90 (25%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

APPENDIX E

ITE Percentage of Peak Parking Demand

Land Use: 630 Walk-In Clinic

Description

A walk-in clinic provides out-patient medical care for mild to moderate illness or injury that is not life threatening. A walk-in clinic offers routine preventative care services and primary care treatment for uncomplicated illnesses without requiring a patient to make an appointment. Appointments may be offered for some services but are not required. A walk-in clinic may have a lab facility and supporting pharmacy but typically does not have the equipment and medical personnel that may be available at an urgent care site. A walk-in clinic is typically staffed with a nurse practitioner or physician's assistant. A walk-in clinic is typically open for longer hours than a medical-dental office building but less than 24 hours a day. medical-dental office building (Land Use 720) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at nine study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	59
9:00 a.m.	92
10:00 a.m.	97
11:00 a.m.	100
12:00 p.m.	80
1:00 p.m.	74
2:00 p.m.	89
3:00 p.m.	89
4:00 p.m.	75
5:00 p.m.	44
6:00 p.m.	14
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Specialized Land Use Data

One study provided data for a plasma donation center. Although a plasma donation center is similar to a walk-in clinic, the parking demand for this site differs from the sites included in this land use (patients typically have a longer duration stay with less turnover). Therefore, parking demand data for this site is presented here and is excluded from the data plots. The site, located in New Jersey (Source 607) has a gross floor area of 12,000 square feet and a peak parking demand of 21 on a weekday, 21 on a Saturday, and 18 on a Sunday.

Additional Data

The average parking supply ratio for the nine study sites with parking supply information is 5.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at these nine sites is 78 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, California, Maine, Minnesota, Texas, Virginia, and Washington.

Source Numbers

217, 218, 313, 315, 541, 558, 563, 619, 622

Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison
From: Review Department Liaison
Department: Public Works Department, Engineering Division
File Number: PCA00001-2024
Project: 2010 S Arlington Heights Road
Review Round: Round 1
Date: February 22, 2024

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC..... ☐	d. IEPA..... ☐
b. IDOT..... ☐	e. CCHD..... ☐
c. ARMY CORP... ☐	f. OTHER..... ☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
5. PRELIMINARY PLAT ACCEPTABLE.....	YES ☐	NO ☒	_____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☒	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
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. If a parking agreement with the adjacent property is required for the deficiency in parking stalls, a pedestrian access route from the adjacent parcel to the property is required.


Michael L. Pagones, P.E. 02-22-24
Village Engineer Date



Village of Arlington Heights Interoffice Memorandum

To: Sam Hubbard
From: Div. Chief Dave Roberts
Department: Fire Deptment
File Number: 24-001
Project: Doctor's Subdivision PUD Amendment 2010 S Arlington Heights Rd.
Review Round: Round 1 Review
Date: February 26th, 2024

GENERAL COMMENTS:

1. The Fire Department has no comments on the above listed Doctor's Subdivision PUD Amendment.

Village of Arlington Heights Interoffice Memorandum



To: Dan Osoba, Planner
From: Sean Freres, Environmental Health Officer 
Department: Health Services Department
File Number: PC24-001
Project: Doctor's Subdivision
Review Round: Round 1
Date: 02/27/24

GENERAL COMMENTS:

Health Services has no comments at this time.

Village of Arlington Heights

Interoffice Memorandum



To: Sam Orticelli
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-001
Project: Doctor's Subdivision PUD Amendment / 2010 & 2020 S. Arlington Heights Rd
Review Round: Round 1 Review
Date: February 28, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

Planning & Community Development Dept. Review

February 28, 2024



REVIEW ROUND 1

Project: Doctor's Subdivision PUD Amendment
2010 S. Arlington Heights Rd

Case Number: PC 24-001

General:

7. Based on a review of the Round 1 submittal, the Plan Commission must review the following zoning actions:
 - a) An Amendment to Planned Unit Development Ord. 70-089 and Ord. 02-019 to modify a previously approved parking variation to permit 127 parking spaces where 209 parking spaces are required. The final extent of the parking variation (i.e. 209 space requirement) will be verified upon receipt of your response to these comments and the additional clarifications requested within.
8. Provide written justification that individually addresses compliance to each of the approval criteria for the parking variation, which shall be a separate document uploaded in the CSS portal. The criteria for approval for a variation request are listed below:
 - a) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - c) The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d) The variance requested is the minimum variance necessary to allow reasonable use of the property.

Parking Survey:

9. The Parking Survey, Appendix B 2010 Arlington Heights Road Parking Occupancy Survey is incomplete. Parking surveys are to be completed on at least three days a week and one of those days shall be a Saturday (if any tenants operate on Saturday), as was outlined in the CPRC report and discussed during the CPRC meeting. A one-day survey is not a statistically significant representation of current parking demand on the property. Please note that staff is willing to accept a parking survey from anyone performing such survey as long as the counts are accurate and formatted to provide hourly counts in the same format.
10. Since this property is within a PUD, the Parking Survey must be completed for both Lots 1 and 2 and shall also include a survey of on-street parking on W. Seegers Road adjacent to the 2010 property as was outlined in the CPRC report and discussed during the CPRC meeting. Expand the scope of the parking survey to include the whole PUD and on-street parking areas.
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13. Provide hours of operation for tenants within the building in the Parking Survey, Appendix C.
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15. The parking requirement for Lot 1 is listed in the table below. The total required parking is calculated for all tenant spaces (including vacancies) as medical office uses. Please verify that this tenant list and square footage is accurate; there is a discrepancy in square footage of certain units between the rent roll list provided with the parking survey and correspondence with staff during the CPRC review process.

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Advanced Sleep Therapy, Ltd.	300	Medical Office	6,229	1 space per 200 sq. ft.	31
PARKING REQUIRED					225
PARKING PROVIDED					127
SURPLUS / (DEFICIT)					-98

Total Bldg Sq. Footage: 45,024

16. In regards to the petitioner's contention that the required parking should be 176 parking spaces per Chapter 28 and the provisions within Section 28-10, staff has verified that the provisions within 28-10 were established in 1959. Since this building was constructed after the effective date, all parking and loading facilities shall be provided as required by the current regulations of the districts in which such buildings or uses are located (see above Parking Requirement table for required parking spaces).

Traffic & Site Circulation

17. Per Ord. 02-019 (which amended Ord. 70-089), a cross-access easement between Lot 1 and Lot 2 of the PUD should be pursued and executed. Considering both sites operate at a significant deficit relative to required parking, the cross-access easement would make it more feasible to accommodate high parking demand uses and bring both sites closer into compliance. Please reach out to the property owner of the 2020 S. Arlington Heights Road building to begin discussions on implementing a reciprocal shared parking agreement between both sites and provide an update on the status of these discussions.
18. Based on # 11 & 17, please review the plans attached to the end of this letter from the 2002 PC application that included concept plans for expanded and modified parking along the front of the buildings and the drafted (but not executed) shared parking concept for an expanded parking lot that overlaps between both properties. Explore and propose possible modifications to the front parking area to maximize the amount of parking that can be provided within this parking lot.

Resubmittal

19. Provide a formal response to all Round 1 Department Review Comments and submit files via the CSS portal on the Village website.
20. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: 
 Dan Osoba

Village of Arlington Heights

Interoffice Memorandum



To: Dan Osoba, Planner 1
From: Derek Mach, Landscape Planner
Department: Planning and Community Development
File Number: PCA 001-24
Project: 2010 S. Arlington Heights Road
Review Round: Review Round 1
Date: February 27, 2024

LANDSCAPE & TREE PRESERVATION:

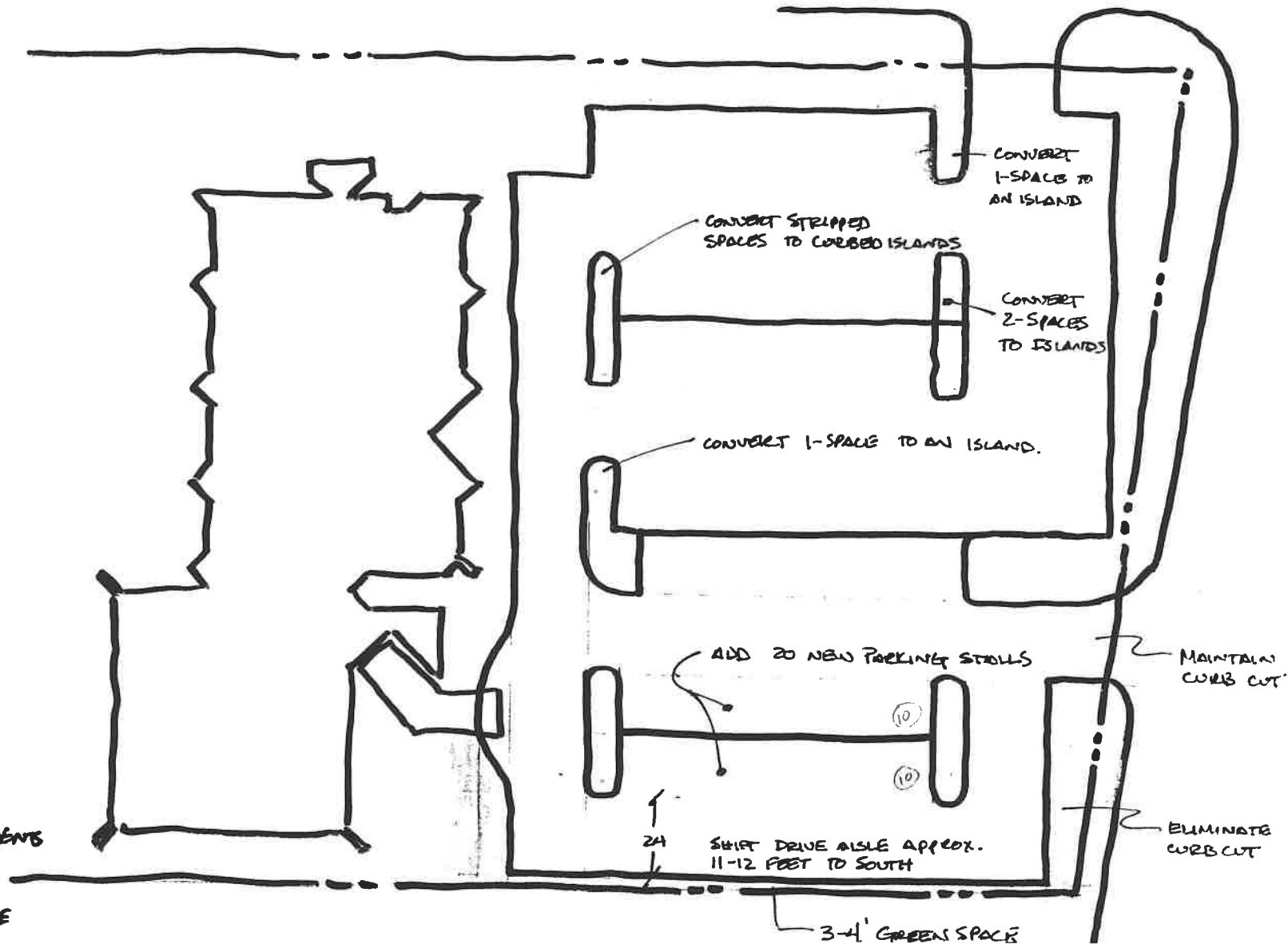
	YES	NO
<u>1. Complies with Tree Preservation Ordinance:</u>	N/A	
<u>2. Complies with Landscape Plan Ordinance:</u>		X
<u>3. Parkway Tree Fee Required:</u>		X

General Comments:

- 1) Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way adjacent to the parking area. For 2010 S Arlington Heights Road, infill with the code required screening along the Arlington Heights Road and Seegers Road frontage where the landscaping is absent.

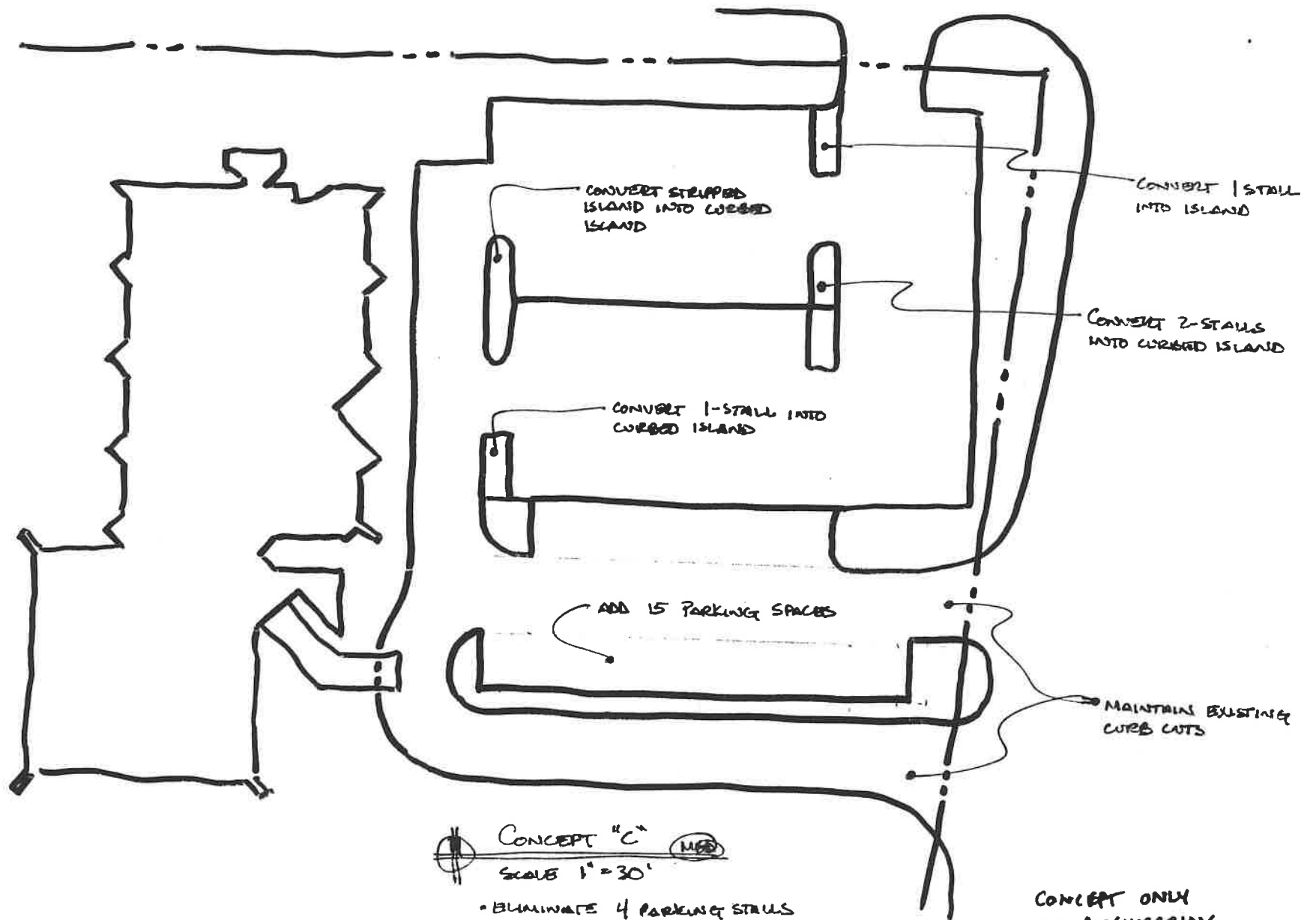
CONCEPT "A" MSP SCALE 1" = 30'

- NEW PARKING ADDED = 20
- PARKING ELIMINATED = 4
- NET GAIN = 16



CONCEPT ONLY
NO ENGINEERING
RETENTION REQUIREMENTS
NOT FACTORED

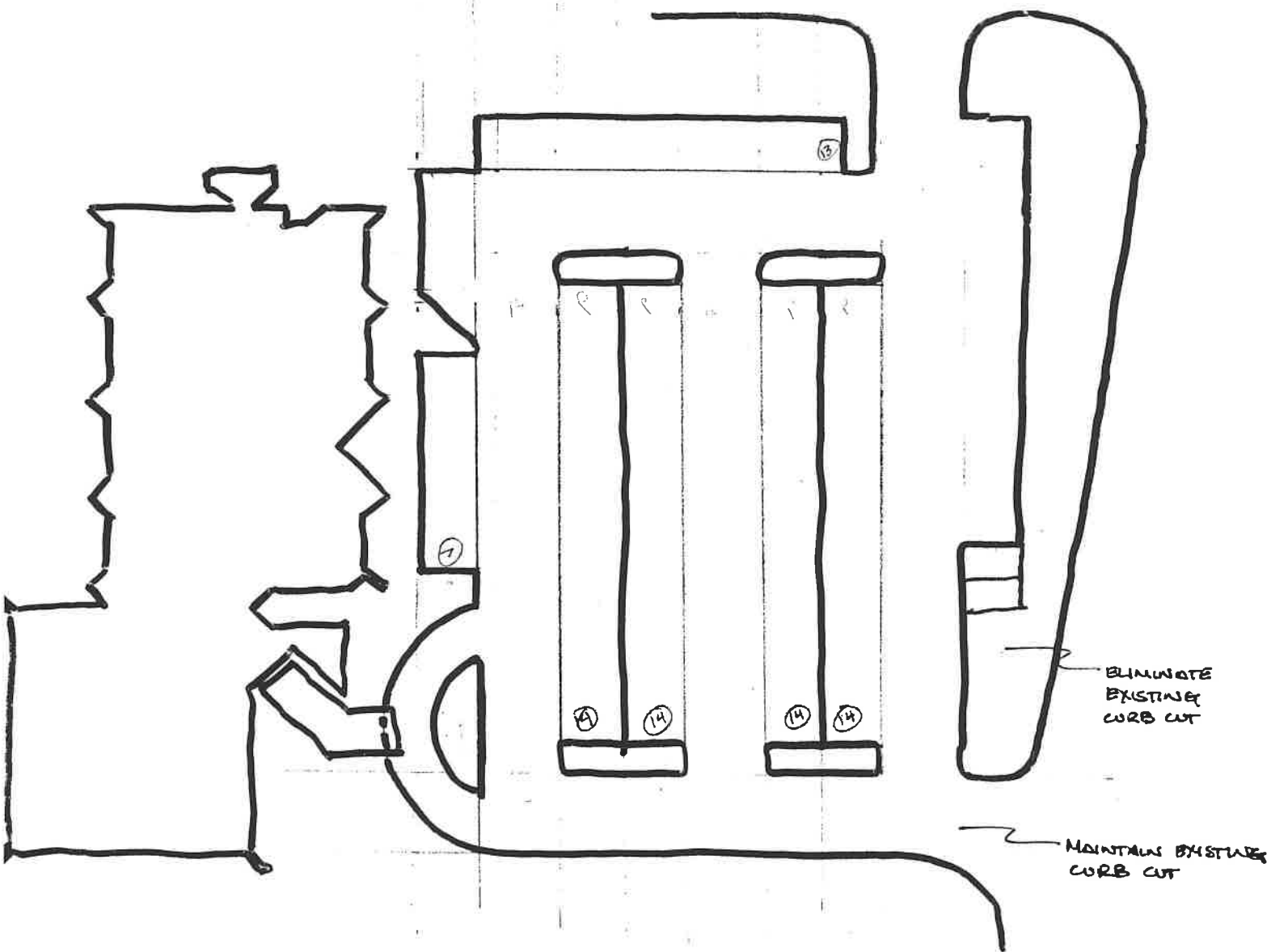
SUBJECT TO CHANGE



CONCEPT "C"
SCALE 1" = 30'

- ELIMINATE 4 PARKING STALLS
- ADD 15 PARKING STALLS
- NET GAIN 11 PARKING STALLS

CONCEPT ONLY
NO ENGINEERING
DETENTION REQUIREMENTS
NOT FACTORED
SUBJECT TO CHANGE



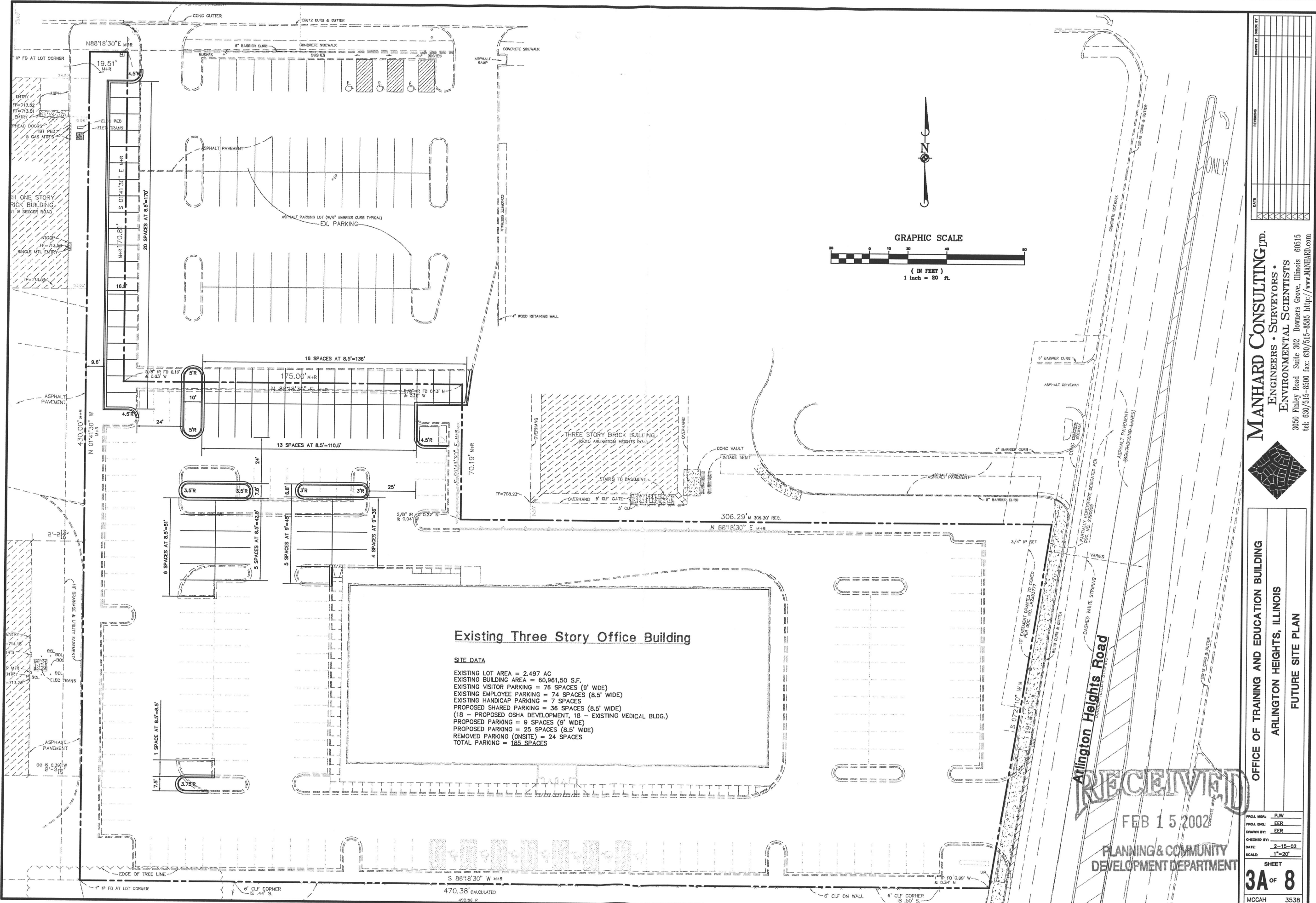

CONCEPT "D" MSSD
 SCALE 1" = 30'

15 SPACES

- TOTAL # OF SPACES = 76 (EXCLUDING THOSE ALONG AH RD)
- TOTAL # OF EXISTING SPACES = 63
- TOTAL # OF EXISTING SPACES IF 200' ISLANDS WERE ADDED = 59
- NET GAIN = 13 SPACES OR 17 SPACES w/ ISLANDS

CONCEPT ONLY
 NO ENGINEERING
 DETENTION REQUIREMENTS NOT
 FACTORED
 SUBJECT TO CHANGE
 Page 61 of 130

SHARED PARKING EXPANSION CONCEPT



Village of Arlington Heights

Interoffice Memorandum



To: Planning Staff Liaison
From: Review Department Liaison
Department: Public Works Department, Engineering Division
File Number: PCA00001-2024
Project: 2010 S Arlington Heights Road
Review Round: Round 1
Date: February 22, 2024

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

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC..... ☐	d. IEPA..... ☐
b. IDOT..... ☐	e. CCHD..... ☐
c. ARMY CORP... ☐	f. OTHER..... ☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
5. PRELIMINARY PLAT ACCEPTABLE.....	YES ☐	NO ☒	_____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☒	_____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
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. If a parking agreement with the adjacent property is required for the deficiency in parking stalls, a pedestrian access route from the adjacent parcel to the property is required.


Michael L. Pagones, P.E. 02-22-24
Village Engineer Date



Village of Arlington Heights

Interoffice Memorandum

To: Sam Hubbard
From: Div. Chief Dave Roberts
Department: Fire Deptment
File Number: 24-001
Project: Doctor's Subdivision PUD Amendment 2010 S Arlington Heights Rd.
Review Round: Round 1 Review
Date: February 26th, 2024

GENERAL COMMENTS:

1. The Fire Department has no comments on the above listed Doctor's Subdivision PUD Amendment.

Village of Arlington Heights Interoffice Memorandum



To: Sam Hubbard
From: Officer Alexandra Ovington
Department: Police Department
File Number:
Project: 2010 S Arlington Heights Rd, Arlington Heights IL 60005
Review Round: Round 1
Date: 02/26/2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

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

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

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

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems. Additionally, the Police Department does not see any issues presented in the Parking Study completed for this project.

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.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

 583

Supervisor

Village of Arlington Heights Interoffice Memorandum



To: Dan Osoba, Planner
From: Sean Freres, Environmental Health Officer 
Department: Health Services Department
File Number: PC24-001
Project: Doctor's Subdivision
Review Round: Round 1
Date: 02/27/24

GENERAL COMMENTS:

Health Services has no comments at this time.

Village of Arlington Heights

Interoffice Memorandum



To: Sam Orticelli
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-001
Project: Doctor's Subdivision PUD Amendment / 2010 & 2020 S. Arlington Heights Rd
Review Round: Round 1 Review
Date: February 28, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

Planning & Community Development Dept. Review

February 28, 2024



REVIEW ROUND 1

Project: Doctor's Subdivision PUD Amendment
2010 S. Arlington Heights Rd

Case Number: PC 24-001

General:

7. Based on a review of the Round 1 submittal, the Plan Commission must review the following zoning actions:
 - a) An Amendment to Planned Unit Development Ord. 70-089 and Ord. 02-019 to modify a previously approved parking variation to permit 127 parking spaces where 209 parking spaces are required. The final extent of the parking variation (i.e. 209 space requirement) will be verified upon receipt of your response to these comments and the additional clarifications requested within.
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Parking Survey:

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Prepared by: 
 Dan Osoba

Village of Arlington Heights

Interoffice Memorandum



To: Dan Osoba, Planner 1
From: Derek Mach, Landscape Planner
Department: Planning and Community Development
File Number: PCA 001-24
Project: 2010 S. Arlington Heights Road
Review Round: Review Round 1
Date: February 27, 2024

LANDSCAPE & TREE PRESERVATION:

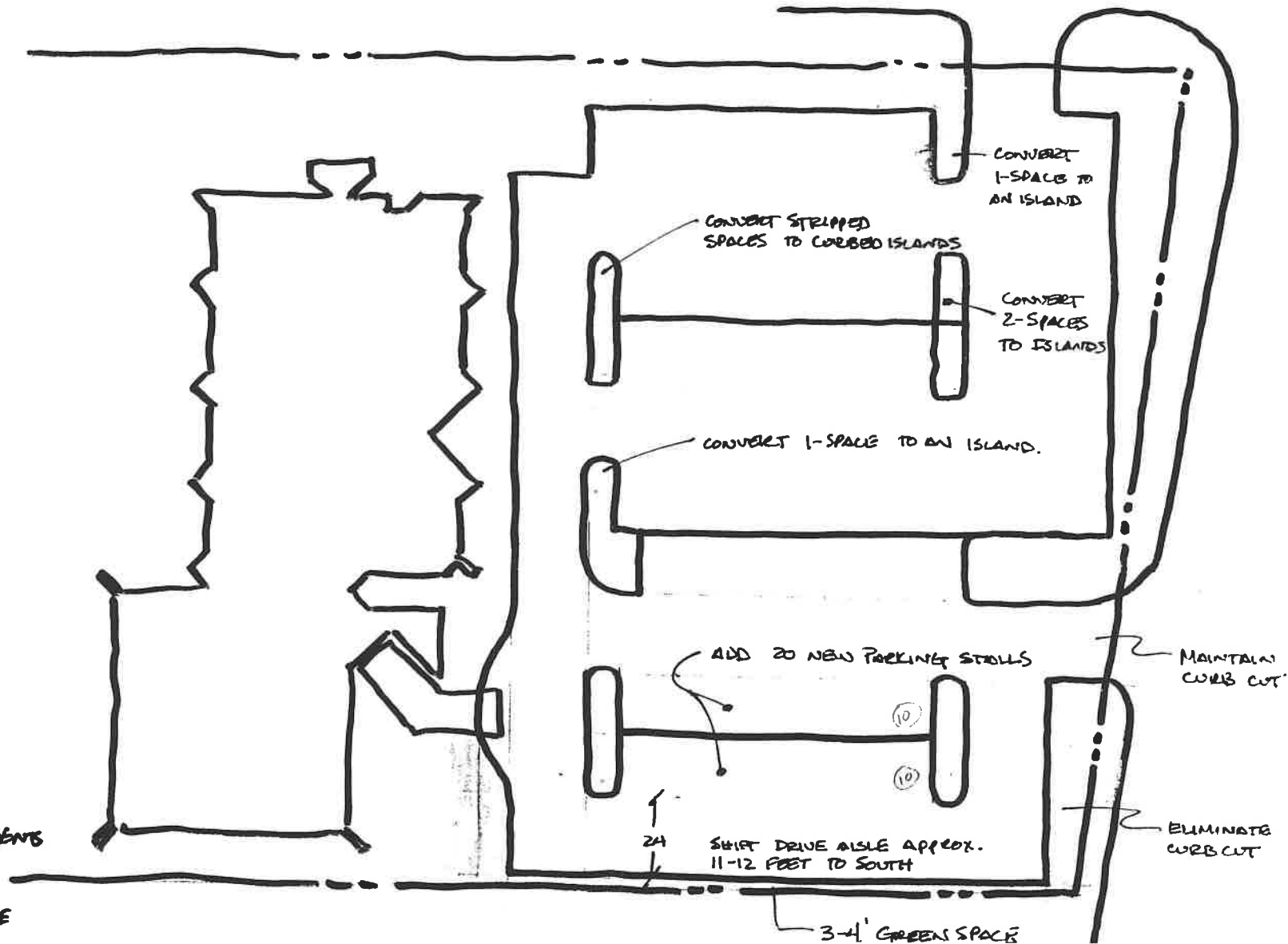
	YES	NO
<u>1. Complies with Tree Preservation Ordinance:</u>	N/A	
<u>2. Complies with Landscape Plan Ordinance:</u>		X
<u>3. Parkway Tree Fee Required:</u>		X

General Comments:

- 1) Per Chapter 28, Section 6.15, a three foot high screen is required between the public right of way adjacent to the parking area. For 2010 S Arlington Heights Road, infill with the code required screening along the Arlington Heights Road and Seegers Road frontage where the landscaping is absent.

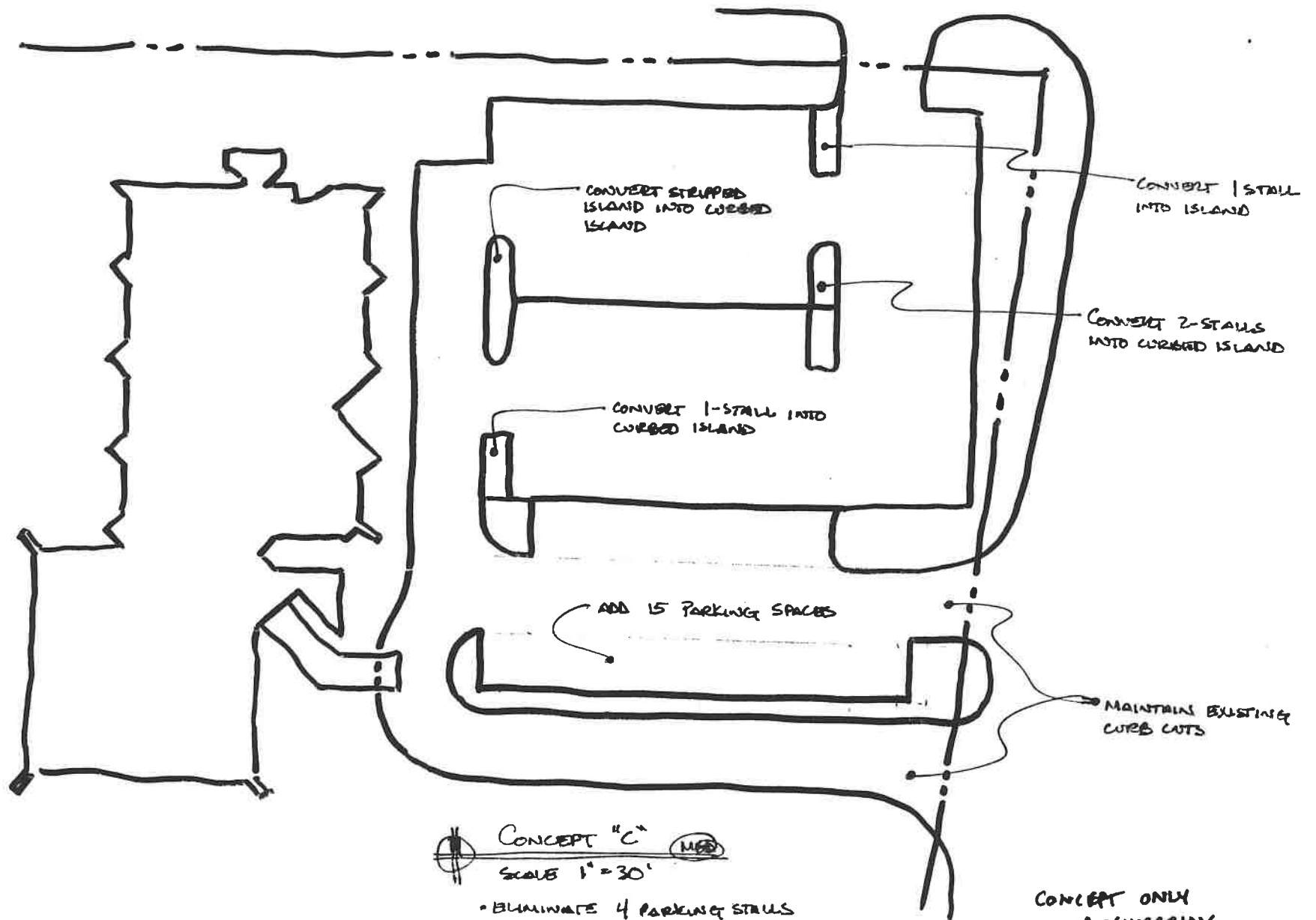
CONCEPT "A" MSP SCALE 1" = 30'

- NEW PARKING ADDED = 20
- PARKING ELIMINATED = 4
- NET GAIN = 16



CONCEPT ONLY
NO ENGINEERING
RETENTION REQUIREMENTS
NOT FACTORED

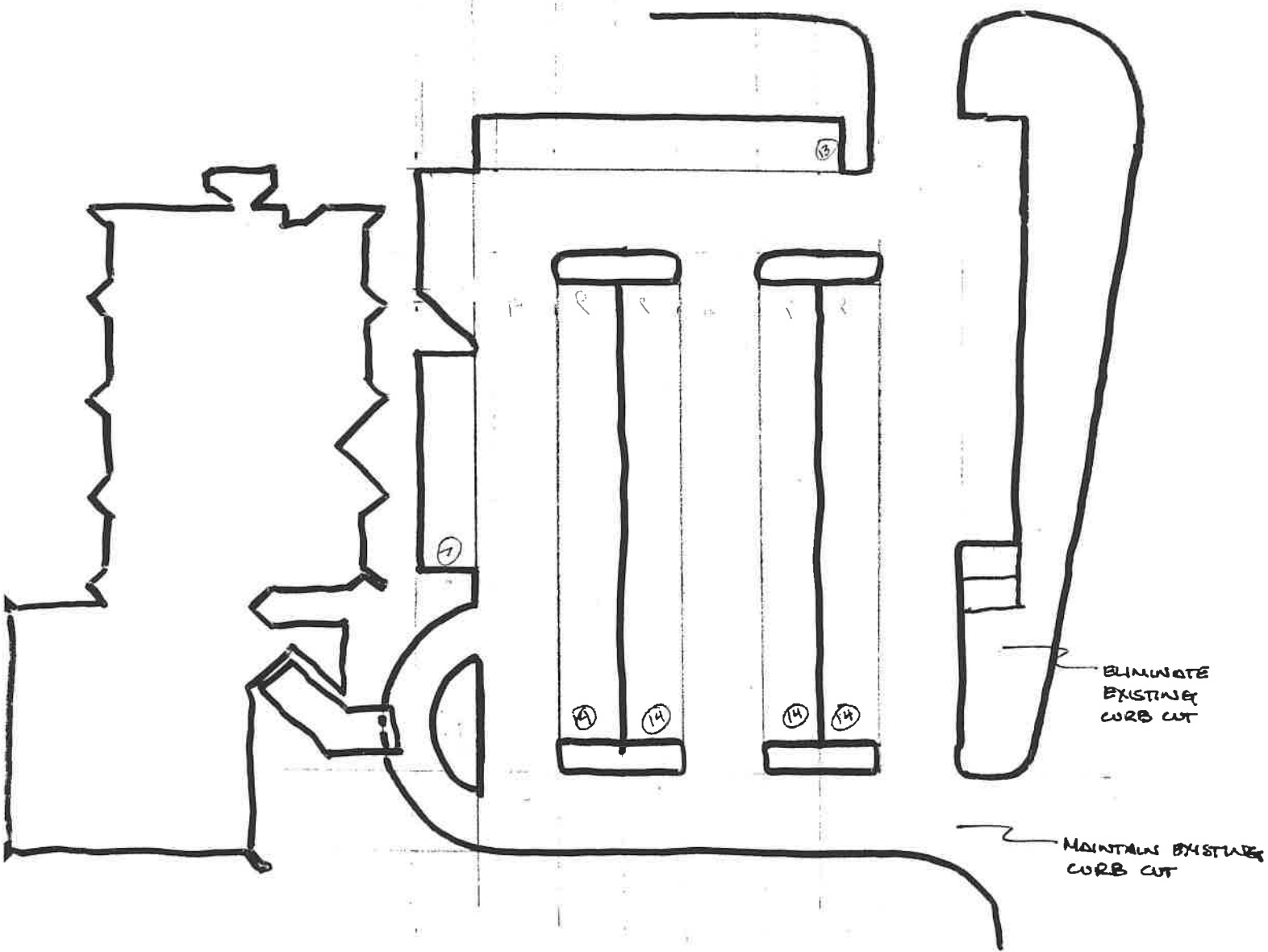
SUBJECT TO CHANGE



CONCEPT "C"
SCALE 1" = 30'

- ELIMINATE 4 PARKING STALLS
- ADD 15 PARKING STALLS
- NET GAIN 11 PARKING STALLS

CONCEPT ONLY
NO ENGINEERING
DETENTION REQUIREMENTS
NOT FACTORED
SUBJECT TO CHANGE



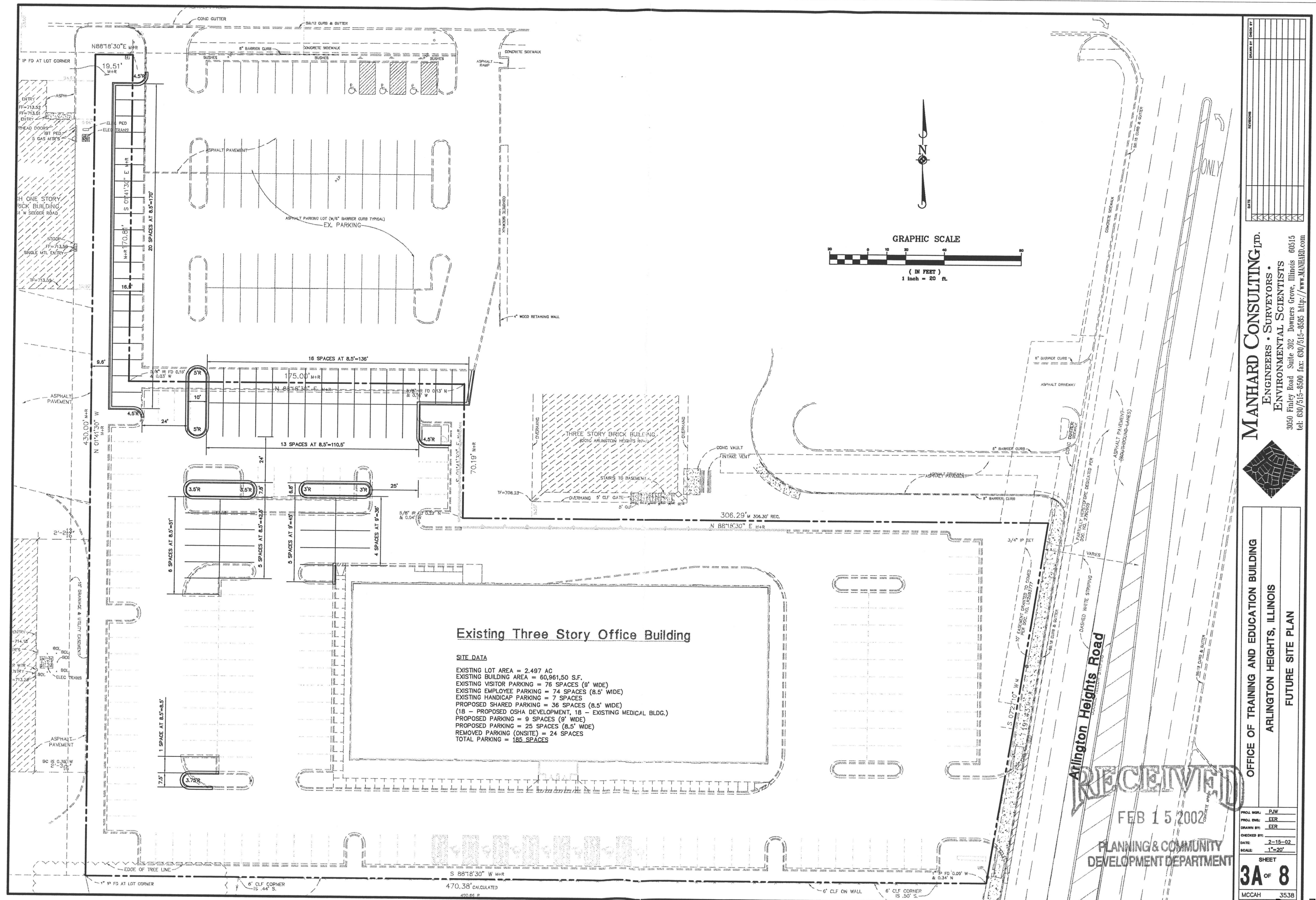
CONCEPT "D" MSO
SCALE 1" = 30'

15 SPACES

- TOTAL # OF SPACES = 76 (EXCLUDING THOSE ALONG AH RD)
- TOTAL # OF EXISTING SPACES = 63
- TOTAL # OF EXISTING SPACES IF 200' ISLANDS WERE ADDED = 59
- NET GAIN = 13 SPACES OR 17 SPACES w/ ISLANDS

CONCEPT ONLY
NO ENGINEERING
DETENTION REQUIREMENTS NOT
FACTORED
SUBJECT TO CHANGE

SHARED PARKING EXPANSION CONCEPT





LAW OFFICE OF SAMUEL A. ORTICELLI, ESQ.

432 Tremingham Way
Venice, FL 34293
630-776-9456
sorticelli@illinoispropertylawyer.com

March 5, 2024

Mr. Dan Osoba
Development Planner
Planning & Community Development
Department
Village of Arlington Heights, IL
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

**Re: Petitioner's response to Round 1 Comments
for proposed Parking Variation
2010 Arlington Heights Rd.**

Dear Mr. Osoba:

This letter is the response of the Petitioner, SG Arlington Heights MOB LLC, to the Round 1 Comments of the Planning & Community Development Department to the Petitioner's Application for an Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation. The variation requested is to allow 127 parking stalls where the Code requires 200 parking stalls.

1. Response to Public Works Department, Engineering Division, File Number PCA00001-2024 comments dated February 22, 2024.

Petitioner acknowledges that The Engineering Division stated that there are no public improvements required, no permits required (other than Village), no R.O.W. dedications required, the Traffic Study is acceptable, and no stormwater detention required. In addition, the requirement of a pedestrian access route between the adjacent property and the subject property will be addressed if a parking agreement (Reciprocal easement for parking) is required by other departments.

2. Response to Fire Department, File Number 24-001 comments dated February 26, 2024.

No response since the Fire Department had no comments.

3. Response to Police Department, (no File Number), comments dated February 26, 2024.

No. 2: Lighting at the subject property is currently sufficient and to Petitioner's knowledge is up to Code.

No. 6: Petitioner will provide up-to-date emergency information/contact card to the Police Department. The form was not attached to Police Department comments. Landscaping currently provides open sightlines and does not foster ambush locations or havens for illegal activities.

4. Response to Health Services Department, File Number PC24-001 dated February 27, 2024.

No response since the Health Services Department had no comments.

5. Response to Planning and Community Development Department, File Number PC 24-001 dated February 28, 2024.

No. 7: Petitioner notes that the zoning action described in this comment states that 209 parking spaces are required. This is not correct, and apparently is based on the square footages shown in the table that appears in comment No. 15. Counsel for Petitioner was told that the square footages shown in the table were taken from the Parking Survey that was submitted. Upon review of the Parking Survey, it is clear that the Planning and Community Development Department must have mistakenly taken the monthly rent amounts for seven of the tenants shown in the Parking Study and substituted those amounts for the square footage amounts that should have been used for the table. The correct square footage for all spaces is 40,078, the Parking Survey is accurate with respect to the square footages of the leasable spaces, and the required number of spaces is 200, without consideration of Petitioner's position as stated in No. 16 below.

No. 8: Petitioner will upload a separate document to the CSS portal that addresses compliance with each of the 4 approval criteria for the parking variation. In short, (a) the proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property, since the exact same parking area has been in use for over 20 years; (b) The unique circumstances of Petitioner include the fact that Petitioner purchased this property 2.5 years ago and neither the prior owner nor Petitioner has ever received notice from the Village that the parking was deficient until recently when approval for a new tenant was sought. Also, since Petitioner has been owner, no less than three new tenants have been approved by the Village with no issue regarding parking having been raised; (c) the proposed variation is in harmony with the spirit and intent of the Code since presumably the goal of the Code is to foster uses of properties that benefit the community as a whole and not to cause owners unnecessary expense where there is no practical need to do so.

No. 9: Petitioner is in the process of having the Parking Survey updated to satisfy the comments in numbers 9, 10, 12, 13 and 14. Petitioner is confident that the addition of a Saturday and another weekday to the survey will be further evidence that no additional parking is necessary for this property.

No. 10: Petitioner has no objection to including a parking survey of on-street parking on W. Seegers Road, and the updated Parking Survey will include that. Petitioner DOES object to having the Parking Study include a survey of the adjacent Lot 2. Lot 1 and Lot 2 are currently completely independent properties and operate completely independently. There is no association and no sharing of any expense or services. The Village received a Parking Study for Lot 2 when the first amendment to the PUD was issued in 2002. This requirement would be an unnecessary added expense to Petitioner but more importantly unnecessary because it would not be relevant to the sufficiency of the current number of spaces on Lot 1.

No. 15: See comment to Number 7 above.

No. 16: Petitioner respectfully disagrees with staff that Section 28-10.1 is not applicable to the Petitioner's situation. Petitioner contends that the requirement of one space for every 200 square feet of floor area was established subsequent to 1970 when the building on the subject property was built. Prior to 1970, the requirement for parking was 1 space for every 250 square feet of floor area, PLUS 1 space for every three anticipated staff members. That standard would result in a requirement of approximately 180 spaces, depending on the number of staff members. Thus Section 28-10.1, which provides that when a building permit is issued prior to the effective date of the Code section (i.e., subsequent to 1970), parking facilities as required by the updated Code need not be provided (and the prior Code sections would be applicable). This is relevant when identifying the alleged deficit in parking spaces.

Nos. 17 and 18: Petitioner again asserts that pursuing a cross-access agreement with the owner of Lot 2 would be both futile and unnecessary. The breakdown in negotiations when this endeavor was last attempted was based on what both sides deemed an unnecessary cost, and how that cost would be split. Current economic conditions are worse now than when the prior attempt was made. There is a significant risk that adding significant expenses for reconfiguring the parking lot on either Lot could impact the viability of the building and ultimately cost the Village significant tax revenue. Petitioner suggests that this requirement be tabled at least until the results of the updated Parking Survey are reviewed.

6. Response to Planning and Community Development Department, Landscape Planner, File Number PCA 001-24 dated February 27, 2024.

General Comments: Petitioner requests that staff investigate whether a landscape plan was approved as part of the initial development of this property. If so, then satisfaction of that plan should be sufficient. If the requirements of that plan are not met currently, perhaps because of shrubbery having died over the years, then Petitioner would be willing to

restore the required plantings. However, this should not delay the approval of the proposed variation, which Petitioner emphasizes is immediately necessary to continue the viability of the building.

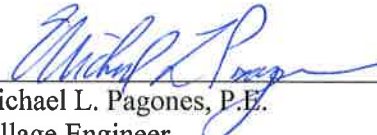
7. GENERAL COMMENTS. Petitioner wants to emphasize that during its period of ownership of the property (i.e., starting on 2022), it has entered into no less than 3 new leases of space in the building. Not once was there ever an objection by the Village to occupancy by the new tenant, based on insufficient parking or otherwise. Similarly, since 2002 when the first amendment to the PUD was allowed (reducing the number of required spaces for Lot 2), there have been no less than 7 new leases of space in the building, and again not once was there ever an objection by the Village to occupancy based on insufficient parking or otherwise. Petitioner has never received a citation or notice of violation from the Village, nor has Petitioner ever received a complaint from any tenant that parking was insufficient. Petitioner respectfully suggests that staff consider whether requiring additional parking at this property would be a robotic insistence on compliance with Code without considering the practicalities of the situation or the unnecessary expenses that would be incurred by Petitioner.

Very truly yours,


Samuel A. Oricelli, Esq.

PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
Round 2

13. The petitioner's response to comment nos. 11 and 12 are acceptable. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 3/19/24
Village Engineer Date

Village of Arlington Heights

Interoffice Memorandum



To: Sam Orticelli
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-001
Project: Doctor's Subdivision PUD Amendment / 2010 & 2020 S. Arlington Heights Rd
Review Round: Round 2 Review
Date: March 28, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

See additional review comments on next page.

Planning & Community Development Dept. Review

March 28, 2024



REVIEW ROUND 2

Project: Doctor's Subdivision PUD Amendment
2010 & 2020 S. Arlington Heights Rd

Case Number: PC 24-001

General:

21. The petitioner's response to item #7 is noted. The calculations for required parking have been updated to reflect the rent roll square-footage of 40,078 square-feet. The required number of parking spaces per code is 200. The updated zoning actions are as follows:
 - a) An Amendment to Planned Unit Development Ord. 70-089 and Ord. 02-019 to modify a previously approved parking variation to permit 127 parking spaces where 200 parking spaces are required.
22. The petitioner's response to item #8 is acceptable.

Parking Survey:

23. The petitioner's response to item #9 is acceptable.
24. The petitioner's response to item #10 is insufficient. Staff continues to suggest that you survey the parking at the OSHA site and reach out to the property owner to discuss a shared parking arrangement. The Village may require the execution of a shared parking agreement as a condition of approval. It is highly recommended to put forth a contingency plan based on recommendations or suggestions that the Village has discussed in the CPRC meeting, Staff Development Committee review, and this Plan Commission review showing how parking on the property could be expanded or more efficiently utilized should a parking problem arise from 100% medical office tenancy. This contingency plan would be conditioned such that there may be a future parking problem and the Village has assurance to implement such a plan if the need arises. As proposed currently and without a contingency plan of some kind, staff may not support the petition.
 - a) Please note that the parking survey was revised as requested to expand the scope of analysis to include on-street parking on W. Seegers Rd; however, those 17 parking spaces should not be used to calculate percentages of parking occupied for *off-street* parking. The on-street parking spaces may be used in analysis to further justify a parking variation but should not be included as an addition to the 127 off-street parking spaces currently located on 2010 S. Arlington Heights Rd.
25. The petitioner did not respond to item #11. The petitioner shall continue to be required to work with staff to address the onsite parking shortage. Please reach out to the adjacent property owner to discuss the potential for shared parking.
26. The petitioner's response to items #12 and 13 are acceptable.
27. The petitioner's response to item #14 is noted. The Current Parking Demand, Exhibits 2 & 3 were updated using the peak demand based on surveyed parking. However, the total parking included in this calculation includes the 17 on-street parking spaces on W. Seegers Rd. As stated in item 24.a above, the on-street parking spaces may be used as analysis for justification of a parking variation, but should not be utilized to make judgements on a percentage of code required *off-street* parking spaces occupied. For example: the actual percentage of "% Occupied" parking based in Exhibit 3 should be (114/127) 89% at 2:00pm. Staff analysis of occupied parking based

on the required off-street parking per code will be utilizing the 127 off-street parking spaces instead of 144 spaces shown in these exhibits.

28. The petitioner's response to item #15 is acceptable. Please reference the updated parking table below:

2010 S. Arlington Heights Rd – Parking Calculated as All Medical Offices					
Unit	Unit Type	Tenant Name	Square Area	Parking Ratio	Required Parking
41/45	Vacancy	VACANT	4,144	1/ 200	21
100	Vacancy	VACANT	1,329	1/ 200	7
101	Medical	Nihon Medical Clinic	5,909	1/ 200	30
110	Medical	Better Health LLC	2,742	1/ 200	14
121	Medical	McNelis Family Eye Care	2,742	1/ 200	14
141	Medical	Midwest Professional Med Care	1,349	1/ 200	7
200	Vacancy	VACANT	1,565	1/ 200	8
209	Medical	Accumed Center/Patel	3,150	1/ 200	16
210	Medical	Exponent, Inc.	2,313	1/ 200	12
215	Medical	Chicago Family Wellness	1,229	1/ 200	6
218	Medical	Dr. Edward Shim, DDS	1,231	1/ 200	6
219	Medical	Verne A. Schwager, MD, SC	1,416	1/ 200	7
225	Medical	Prisms Group LLC	1,223	1/ 200	6
235	Medical	SIWA Enterprises Inc	1,745	1/ 200	9
240	Medical	ARC Fertility Ventures	1,762	1/ 200	9
300	Medical	Advanced Sleep Therapy, Ltd.	6,229	1/ 200	31
TOTAL REQUIRED (per Code)			40,078		200
TOTAL PROVIDED					127
SURPLUS / (DEFICIT)					(73)

29. The petitioner's response to item #16 is noted. Your objection is noted; however, staff will continue to apply the code section as it is written, which requires that any building constructed after the effective date of the ordinance (i.e. 1959) is subject to the current code requirements of Section 28-10.

Traffic & Site Circulation

30. The petitioner's response to items #17 and 18 is noted. Staff continues to request a plan outlining how the site could be improved to accommodate more parking. It is requested that the petitioner re-evaluate the front parking area and propose modifications that could increase the parking

supply. Additionally, you're encouraged to reach out to the OSHA building property owner and discuss shared parking. See item 24 for more information.

31. The petitioner did not respond to item #19 regarding the conceptual plans for expanded and modified parking.

Resubmittal

32. Provide a formal response to all Round 2 Department Review Comments and submit files via the CSS portal on the Village website.

33. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: 
Dan Osoba



LAW OFFICE OF SAMUEL A. ORTICELLI, ESQ.

432 Tremingham Way
Venice, FL 34293
630-776-9456
sorticelli@illinoispropertylawyer.com

April 3, 2024

Mr. Dan Osoba
Development Planner
Planning & Community Development
Department
Village of Arlington Heights, IL
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

**Re: Petitioner's response to Round 2 Comments
for proposed Parking Variation
2010 Arlington Heights Rd.**

Dear Mr. Osoba:

This letter is the response of the Petitioner, SG Arlington Heights MOB LLC, to the Plan Commission Round 2 Comments to the Petitioner's Application for an Amendment to Planned Unit Development (PUD) Ordinance #70-089 and #02-019 to modify a previously approved parking variation. The variation requested is to allow 127 parking stalls on Lot 1 where the Code requires 200 parking stalls.

1. Response to Public Works Department, Engineering Division, File Number PCA00001-2024 Round 2 Review comment dated 3/19/24

No. 13: No response as Comment 13 only stated that Petitioner's response to Comment nos.11 and 12 are acceptable.

2. Response to Planning and Community Development Department, File Number PC 24-001 Round 2 Review dated March28, 2024.

No. 21: No response as Comment 21 only stated that Petitioner's response to Item 7 is noted and that the calculations for required parking and the zoning actions have been updated.

No. 22: No response as Comment 22 only stated that Petitioner's response to Item 8 is acceptable.

No. 23: No response as Comment 23 only stated that Petitioner's response to Item 9 is acceptable.

No. 24: Petitioner is attempting to reach out to the owner of Lot 2 to discuss a shared parking arrangement and in furtherance thereof has sent a letter to Adam D. Portnoy who is listed as the Manager of GPT Properties LLC on the Illinois Secretary of State website for Business Entity searches. GPT Properties LLC is the record owner of the OSHA site according to the Cook County Property Tax Portal. As of the date of this Response letter, Petitioner has had no response from Mr. Portnoy. In addition, Petitioner again states that a survey of the parking at the OSHA site is overly burdensome, overly expensive, duplicative (since a parking survey of that site was done when the parking variation for Lot 2 was considered and there has been no change in tenancy since then), and irrelevant since the parking study for Petitioner's property, as revised, shows no need for additional parking even if the building was fully occupied. It is further emphasized that the parking areas (front and back) on Petitioner's property are exactly the same as they were when the property was first built in 1970, the property has always been a medical office building tenanted exclusively by medical office tenants, and never before has there been a complaint by either any of the tenants or the Village of Arlington Heights that the parking is insufficient. Notwithstanding the foregoing, Petitioner is willing to propose a contingency plan to expand parking should a parking problem arise in the future. That plan consists of the following basic points: (1) First, there would have to be a determination that there is in fact a parking problem. The Village would make that determination only in the event it has received complaints from tenants of the building or adjacent property owners on at least three separate occasions. (2) Upon such a determination by the Village, Petitioner would commission a new parking study to cover both the OSHA site and the 2010 building property. The new parking study would have to confirm that there is in fact a parking problem. (3) If the new parking study confirms that there is a parking problem on any day during at least two or more hours, then Petitioner will hire an engineer to survey the parking areas of the 2010 property and design a reconfiguration of the parking areas such that the reconfigured parking areas accommodate the deficient parking shown in the new parking study. Reconfiguration as designed would be completed within 270 days of the confirmation of the parking problem, subject to force majeure. (4) As an alternative to reconfiguring the parking areas, if the new parking study showed that capacity of both existing parking areas would be sufficient to accommodate the parking demands for both properties, and if a shared parking

arrangement with the OSHA site could be entered into within 180 days of confirmation of the parking problem, then such an agreement would be in lieu of the reconfigured parking areas. The shared parking arrangement would include cross-access rights to each owner and cross-parking rights to each owner.

No. 24(a): The revised parking survey is being revised again so that the 17 parking spaces on W. Seegers Rd. are not used to calculate percentages of parking occupied for off street parking. Submission of the revised parking study will be made prior to any hearing date on the Petition.

No. 25: As noted in Petitioner's response to No. 24, Petitioner is reaching out to the owner of the OSHA site. Petitioner will continue to work with staff to address a *potential* parking issue if staff determines, after careful consideration of the revised parking study and Petitioner's comments in No. 24 above, that there is a parking issue.

No. 26: No response as Comment 26 only stated that Petitioner's response to Items 12 and 13 is acceptable.

No. 27: As noted in Petitioner's response to Item 24(a), the revised parking survey is being revised again so that the 17 parking spaces on W. Seegers Rd. are not used to calculate percentages of parking occupied for off street parking.

No. 28: No response as Comment 28 only stated that Petitioner's response to Item 15 is acceptable.

No. 29: Petitioner respectfully disagrees with staff's position that Section 28-10.1 is not applicable to the Petitioner's situation. In discussing Section 28-10.1 with staff, it is evident that staff considers Section 28-10.1 to not be applicable because by its wording it applies only to buildings and structures erected *and all uses of land established* after the effective date of the Section. Staff contends that the use of the building was changed from an all medical office use to a partial office, partial medical office use after the effective date, which staff contends is sometime in 1959. Petitioner contends that the use of the building has always been exclusively medical office use only, and thus the requirement that parking facilities shall be provided as required by current regulations is not applicable. Petitioner contends that the requirement of one space for every 200 square feet of floor area was established subsequent to when the building on the subject property was built in 1970. Prior to 1970, the requirement for parking was 1 space for every 250 square feet of floor area, PLUS 1 space for every three anticipated staff members. That standard would result in a requirement of approximately 180 spaces, depending on the number of staff members. Thus Section 28-10.1, which provides that when a building permit is issued

prior to the effective date of the Code section (i.e., subsequent to 1970), parking facilities as required by the updated Code need not be provided (and the prior Code sections would be applicable). This is relevant when identifying the alleged deficit in parking spaces.

No. 30: See response to Comment 24 above.

No. 31: Comment 31 states that Petitioner did not respond to Item 19. Item 19 is an instruction to provide a formal response to all Round 1 comments, which Petitioner has done.

No. 32: This letter constitutes Petitioner's formal response to Round 2 comments.

Very truly yours,


Samuel A. Oricelli, Esq.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
10/23/2024**

Item: Chapter 28 Text Amendments - Permitted Use Table - PC#24-016

Department: Planning & Community Development

Item Description:

The proposed amendments to Chapter 28 include edits to Section 3, Definitions; Section 5.5-1 Permitted Use Table; and Section 10, Off Street Parking and Loading. The amendments address several conflicts between terms used in the definitions section, permitted use table, and schedule of parking requirements. These proposed text changes intend to clarify applicable land uses across all three sections, ensuring the same land use terms are used consistently throughout Chapter 28.

Staff reviewed land uses in the definition and permitted use table sections to determine the relevancy of the use and whether it could be consolidated into a broader land use category or be eliminated if the use was no longer applicable. New definitions are proposed for land uses that were previously undefined and off-street parking requirements added for new land uses proposed in the permitted use table. Parking requirement categories were also reorganized to match relevant general land use categories.

Additional text amendments are proposed to clarify requirements within Section 10 Off Street Parking and Loading that staff found to be unclear when practically applied. These amendments intend to provide clarity to these requirements for the public and allow staff to efficiently and consistently review parking requirements.

The Ordinance Review Committee held a meeting on October 16, 2024, to review the proposed changes. Further clarifying edits were made to the text amendments, which are reflected in the attached documents and identified in the minutes from October 16, 2024. The Ordinance Review Committee recommended the text amendments as written to the Plan Commission for review and further recommendation to the Village Board.

ATTACHMENTS:

1. Staff Memo
2. Chapter 28 Definitions
3. Parking Code Changes

4. Permitted Use Table Track Changes
5. Certificate of Publication
6. Minutes for 10-17-2024 Permitted Use Table, Definitions, Parking



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: October 17, 2024

To: Plan Commission

From: Michael Lysicatos, Assistant Director of Planning & Community Development

Attachments: 1) Proposed Amendments to Chapter 28, Sections 3, 5.5-1, & 10
2) Ordinance Review Committee Minutes – 10/16/2024

Memorandum Proposed Chapter 28 Amendments

Purpose

The proposed amendments to Chapter 28 include edits to Section 3, Definitions; Section 5.5-1 Permitted Use Table; and Section 10, Off Street Parking and Loading. The amendments address several conflicts between terms used in the definitions section, permitted use table, and schedule of parking requirements. These proposed text changes intend to clarify applicable land uses across all three sections, ensuring the same land use terms are used consistently throughout Chapter 28.

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(Ord. #17-027, #18-010, #18-020, #19-030, #2021-038, #2022-035, #2022-058)

Section 28-3 - Definitions.

For the purposes of this Chapter, the following words shall have the meanings set forth in this Section:

1. **Accessory Structure.** An accessory structure is one which meets all of the following criteria:
 - a. Is subordinate to and serves a principal building;
 - b. Is subordinate in area, extent, or purpose to the principal building served;
 - c. Contributes to the comfort, convenience or necessity of occupants of the principal building; and
 - d. Is located in the rear yard and on the same zoning lot as the principal building served, except as otherwise indicated in this Code.
2. **Acupuncture.** A medical practice or procedure that treats illness or provides local anesthesia by the insertion of needles at specified sites on the body.
3. **Adult Business.** Any or all of the following businesses:
 - a. **Adult Bookstore**—A business establishment having a substantial or significant portion of its stock in trade, books, magazines, films for sale, rent or other distribution, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."
 - b. **Adult Live Entertainment Establishment**—A nightclub, theater, or other business establishment, which permits live performances by topless and/or bottomless dancers, gogo dancers, strippers or similar entertainers, where such performances are distinguished or characterized by an emphasis on "Specified Sexual Activities" or "Specified Anatomical Areas."
 - c. **Adult Theater**—A business establishment in an enclosed building that as a substantial or significant portion of its business regularly features for presentation films, motion pictures, video or audio cassettes, slides, or other visual representation or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction or description of "Specified Anatomical Areas" or the conduct or simulation of "Specified Sexual Activities."
4. **Adult Use Cannabis Business Establishments.** Adult use cannabis businesses, including, but not limited to: Adult use cannabis cultivation centers, adult use cannabis dispensaries, cannabis craft growers, cannabis infusers, and cannabis processors.

5. Adult Use Cannabis Cultivation Centers. A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, process, transport, and perform other necessary activities to provide cannabis and cannabis-infused products to adult use cannabis business establishments.
6. Adult Use Cannabis Dispensary. A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a cannabis cultivation center, cannabis craft grower, cannabis processor, or another cannabis dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies for recreational, non-medicinal purposes to purchasers other than registered qualifying patients under the Illinois compassionate use of medical cannabis program act (410 ILCS 130/1 et seq.).
7. Alley. A public or private thoroughfare not more than 30 feet wide which affords only a secondary. of access to abutting property.
8. Amusement Facility. A facility that provides indoor activities for kids or adults including video arcades, games or other recreational type amusements such as play equipment, trampolines, laser tag, etc. Large facilities are 5,000 square feet or larger; small facilities are less than 5,000 square feet.
9. Animal Hospital. A place where animals are given medical or surgical treatment and the boarding of animals is limited to short term care incidental to the hospital use.
10. Antenna Structure. Any structure, mast, pole, tripod or tower utilized for the purpose of either transmission or reception purposes, or both:
 - a. A commercial antenna is any antenna structure that is intended for transmitting or receiving television, radio or telephone communications, excluding those used exclusively for dispatch communication.
 - b. A non-commercial antenna is any antenna that is used for private radio and/or television reception, for licensed amateur operators, citizens band facilities, and governmental and non-profit organizations.
11. Apartment. A room or suite of rooms in a multiple-family structure, which is arranged, designed, used or intended to be used as a single housekeeping unit and which includes permanently installed complete kitchen and bathroom facilities in each apartment.
12. Automobile Repair.
 - a. Major repair is work that is of a significant nature, such as engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles.
 - b. Minor repair is work that is not of a significant nature, including incidental repairs, replacement of parts, and motor service to motor vehicles, but not including any operation specified as major repair in paragraph a above.
13. Automobile Service Station. Any building or premises used for dispensing, sale or offering for sale at retail to the public, gasoline stored only in underground tanks, kerosene, lubricating oil or grease for the operation of automobiles and

including the sale and installation of tires, batteries and other minor accessories and service for automobiles, but not including major automobile repairs; and including washing of automobiles where no production line methods are employed.

14. Awning. A roof like shelter extended over a doorway or window, which is supported entirely from the exterior wall of the building and provides protection from the weather.

15. Basement. A story having all or part of its height below grade.

16. Banquet Halls. A commercial establishment or portion of a building which is rented or contracted by individuals or groups to accommodate functions including, but not limited to, banquets, weddings, and other similar events. Such a use must include: 1) kitchen facilities; and/or 2) the sale or consumption of alcoholic beverages for on-premises consumption during scheduled events.

~~16.~~17. Block. A tract of land bounded by streets or, in lieu of streets, by public parks, cemeteries, railroad rights-of-way, lines of waterways, or a corporate boundary line of the Village.

~~17.~~18. Brewery. A place that manufactures beer and is licensed as such by the State of Illinois.

~~18.~~19. Brew pub. A restaurant that includes a brewery as an accessory use and is licensed as a brew pub by the State of Illinois.

~~19.~~20. Buildable Area. The space remaining on a zoning lot after the minimum open space requirements of this Code have been complied with.

~~20.~~21. Building. Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings; and which is designed or intended for the shelter, enclosure or protection of persons, animals or chattels. Any structure with interior areas not normally accessible for human use, such as oil tanks, water tanks, and other similar structures, are not considered as buildings.

~~21.~~22. Building Height. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the height of a building may be measured from the average elevation of the finished lot grade at the front of the building.

~~22.~~23. Building Line. The line nearest the front of and across a zoning lot, establishing the minimum open space to be provided between the front line of a building or structure and the street right-of-way line.

~~23.~~24. Building Lot Coverage. The area of a zoning lot occupied by the principal building or buildings and accessory buildings.

~~24.~~25. Bulk. The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks, and sky exposure plane regulations.

~~25.~~26. Business Establishment. A separate place of business having the following three characteristics:

- a. The ownership and management of all operations conducted within such establishment are separate and distinct from the ownership and management of operations conducted within other establishments on the same or adjacent zoning lots.
- b. Direct public access to such "business establishment" is separate and distinct from direct access to any other "business establishment."
- c. There is no direct public access from within such establishment to any other such establishment.

Where adjacent places of business lack any one of the above-listed characteristics with respect to one another, they shall then be considered as a single business establishment for the purposes of this Chapter.

~~26.~~27. Camper Trailer (Pop-up). A partially collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

~~27.~~28. "Cannabis" has the meaning set forth in the Illinois Cannabis Regulation and Tax Act.

~~28.~~29. Cannabis Craft Grower. A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package small quantities of cannabis and perform other necessary activities to make small quantities of cannabis available for sale at an adult use or medicinal cannabis dispensary or use at a cannabis processor or infuser.

~~29.~~30. Cannabis Infuser. A facility operated by an organization or business that is licensed by the Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

~~30.~~31. Cannabis Processor. A facility operated by an organization or business that is licensed by the Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product.

~~31.~~32. Cannabis Transporter. An organization or business that is licensed by the Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.

~~32.~~33. Canopy. A structure other than an awning with a frame, which is wholly or partially supported by columns, poles or braces extending from the ground.

~~33.~~34. Care Facility. A facility providing care to individuals. There are three primary types of care facilities:

- a. Ambulatory—A facility which provides care to individuals without hospitalization or other institutionalization.
- b. Extended Care or Skilled Nursing Home—A facility or part of a facility which is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients.
- c. Intermediate—A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is

designated to provide but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these.

35. Catering Establishments. A facility whose primary purpose is to provide food, generally in large quantities, for banquets or for special events which are held off the premises not including a carry-out restaurant or a sit-down restaurant.

34.36. Cemeteries / Mausoleums. Land or structures used or intended to be used for the burial of the dead.

35. Commercial Recreation Facilities. Physical recreation establishments such as tennis or racquet clubs or gymnasiums or fitness facilities.

36. Commercial School. A school which principally offers, for profit, specific courses of instruction in business, trade, industry or other trained skills, but does not offer academic instruction equivalent to the standards prescribed by the School Code of Illinois.

37. Community Center. A building for recreational, educational, or entertainment purposes.

38.37. Community Residence. A group home or specialized residential care home serving persons with disabilities which is licensed, certified, or accredited by appropriate local, state or national bodies. A community residence is deemed small when the number of unrelated disabled persons living in the residence is less than five and deemed large when the number of unrelated disabled persons living in the residence is between five and eight.

Community Residence does not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason is substance abuse.

39.38. Compassionate Use of Medical Cannabis Program Act. The Illinois Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130/1 et seq.

40.39. Conference Room/Meeting Hall. A facility with space available for lease by private parties primarily for meetings.

41.40. Construction Yard. An establishment with space used for bulk storage of landscape and building material, heavy construction equipment and machinery, and which may include the provision of services, the fabrication of building related products, the operating of machinery, and the construction yard's business office.

42.41. Contractor's Design Showroom. A room or group of rooms used for conducting administrative, clerical and general office affairs, which includes a design showroom but does not include on-site storage of contractor's vehicles, equipment and materials.

43.42. Contractor's Office. A room or group of rooms used for conducting administrative, clerical and general office affairs but not including design showrooms or any on-site storage of contractor's vehicles, equipment and materials.

44.43. Contractor's Shop. An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repair, maintenance and/or storage of a contractor's vehicles, equipment and materials, and may include the contractor's business office and may include a design showroom.

- ~~45.~~44. Convenience Store. A small retail establishment solely for the purpose of selling food, tobacco, periodicals, beverages, and other household items, in limited size and produce choices with the intent of quick service. Reheating and/or selling of already prepared/prepackaged food for consumption off the premises does not make a convenience store a restaurant.
- ~~46.~~45. Court. An open area unobstructed from the ground to the sky. An inner court is bounded on more than three sides by the exterior walls of one or more buildings. An outer court is bounded on not more than three sides by the exterior walls of one or more buildings.
- ~~47.~~46. Cultivation Center. "Cultivation Center" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.
- ~~48.~~47. Curb Level. The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the "curb level" shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the mean level of the land immediately adjacent to the building shall be considered the "curb level."
- ~~49.~~48. Day Care Center. Any institution or place in which are received three or more children, apart from their parents or guardian, under the age of six years, for care during part or all of a day between 6:00 a.m. and 9:00 p.m. The term is further construed to include similar units operating under any other name whatsoever with or without stated educational purposes.
- This definition does not include "Group Care Home," "Group Day Care Home," "Foster Family Home," "Centers for Mental Retarded," licensed by the State of Illinois, bona fide kindergartens or "Day Nursery Schools," established in connection with grade schools supervised or operated by a private or public Board of Education or approved by the State Department of Public Instruction.
- ~~50.~~49. Day Care Facility. Any facility operated for the purpose of providing care, protection and guidance to more than eight adults during only part of a 24-hour day. This term excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.
- ~~51.~~50. Day Care Home. A day care home means a family home which receives more than three up to a maximum of 12 children for less than 24 hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of 12. The term does not include facilities which receive only children from a single household.
- ~~52.~~51. Deck. A raised platform over 16" above grade directly attached to the principal building. The height of any deck shall not exceed the height of the first full story above grade.
- ~~53.~~52. Debilitating Medical Condition. "Debilitating Medical Condition" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.
- ~~54.~~53. Dispensing Organization. "Dispensing Organization" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

- ~~55.~~54. Dispensing Organization Agent. "Dispensing Organization Agent" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.
- ~~56.~~55. Dormitory. A building or portion thereof, which contains living quarters for students, staff or members of an accredited college, university, boarding school, theological school, hospital, religious order or comparable organization; provided that the building is owned and managed by the organization and contains common cooking and eating areas.
- ~~57.~~56. Drive-Through Facility. A facility, establishment, or portion thereof, such as a bank or restaurant, that is designed, intended or used for transacting business with customers who remain in their vehicles.
- ~~58.~~57. Driveway. A private motor vehicle access way between the roadway and a parking area within a lot. A Shared Driveway is a private roadway providing access from a street to two or more dwellings on the same lot.
- ~~59.~~58. Dwelling. A building or portion thereof, designed or used exclusively for residential occupancy, including one family dwelling units, two-family dwelling units, and multiple-family dwelling units, but not including hotels or motels. Kitchens and bathrooms must be permanently installed. An Attached Dwelling is one which is joined to another dwelling or dwellings at one or more sides by a party wall or walls and designed exclusively for the occupancy by one family. A detached dwelling is one which is entirely surrounded by open space on the same lot designed exclusively for occupancy by one family. There may be one family dwellings, two family dwellings or multiple-family dwellings. a multiple family dwelling consists of a building or portion thereof designed or altered for occupancy by three or more families living in individual apartments with separate kitchen and bath facilities for each apartment.
- ~~60.~~59. Dwelling Unit. One or more rooms in a dwelling designed for occupancy by one family for living purposes and having its own permanently installed cooking and sanitary facilities. An efficiency dwelling unit is one which consists of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.
- ~~61.~~60. Earth Station. Any disc antenna with an essentially solid surface, whether flat, concave, or parabolic, which is designed for receiving television, radio, or data microwave signals from satellites. There are two kinds of earth stations:
- a. Commercial Earth Station is any earth station used in conjunction with communication facilities for use in commerce or industry.
 - b. Non-Commercial Earth Station is any earth station used for private radio and television reception only.
- ~~62.~~61. Floor Area (for determining off-street parking and loading requirements). The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings.
- ~~63.~~62. Floor Area (for determining compliance with dwelling standards). The floor area shall be measured from the interior walls, excluding utility rooms, cellars, basements, open porches, breezeways, garages, and other spaces that are not

used frequently or during extended periods of living, eating or sleeping purposes. Enclosed spaces intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor area.

~~64.~~63. Floor Area Ratio (F.A.R.). The total floor area of the building or buildings on that zoning lot divided by the area of such zoning lot, or in the case of planned unit developments, by the net site area. F.A.R. is measured from the exterior faces of the exterior walls or from the centerline of walls separating buildings.

For determining floor area ratio, the floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

The "Floor Area" of a building shall include basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has not been established; that floor area of attached and/or detached garage in excess of 400 square feet for a single-family residential unit; elevator shafts and stairwells at each floor; floor space used for mechanical equipment, open or enclosed, located on the roof; penthouses; attic or volume space having headroom of seven feet or more; interior balconies and mezzanines; and enclosed porches, and floor area devoted to accessory uses. However, any space, except a single-family attached or detached garage, that is devoted to off-street parking or loading shall not be included in "Floor Area."

In determining the floor area ratio for lots having detached garages, 100 percent of the total floor area of the detached garage shall be excluded from the FAR calculation if there are no other garages on site, if the structure is architecturally compatible with the principal dwelling unit, and if 50 percent or more of the existing homes that both front on the same side of the street and are contained between two adjacent streets which intersect that street also have detached garages.

~~65.~~64. Food Store. A place of business where food such as meats, dairy products, frozen foods, produce, and dry goods are sold for retail trade.

~~66.~~65. Foot Massage. A place of business which provides any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating the external soft parts of the foot, ankle and lower leg below the knee only, to be performed in an open space as opposed to individual rooms.

66. Frontage. All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all property abutting on one side between an intersecting street and the dead-end of the street.

67. Funeral Parlor. A commercial establishment where ceremonies are held in connection with embalming or burial of deceased person.

68. Garage. A building or structure or part thereof used or intended to be used for the parking and storage of vehicles.

69. Garage, Private Customer and Employee. A structure (above or below ground) which is accessory to a commercial, institutional or manufacturing

establishment, building or use utilized for the parking and storage of vehicles operated by the customers, visitors, and employees of such building.

- 70. Garden Center. A place of business where plants, nursery products, fertilizers, potting soil, tools, and garden utensils are sold to the customer.
- 71. Gazebo or Pergola. An accessory building that is a detached, covered, freestanding, open air structure.
- 72. Geothermal Energy System. A renewable energy system using equipment that circulates relatively constant ground temperatures throughout buildings using an underground based piping system and a heat pump.
- 73. Grade. The degree of rise or descent of a sloping surface.
 - a. For buildings having walls adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.
 - b. For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining street.
 - c. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five feet from a street line shall be considered as adjoining the street. Where no sidewalk exists, the grade shall be established by the Village Engineer.

74. Health Clubs. ~~A facility designed for the major purpose of physical fitness or weight reducing which includes, but is not limited to, such equipment as weight resistance machines, whirlpools, saunas, showers, and lockers. This shall not include municipal or privately owned recreation buildings.~~ A commercial facility designed for the major purpose of physical sports and fitness or weight reducing which includes, but is not limited to, such equipment as weight resistance machines, whirlpools, saunas, showers, and lockers. This use may include large rooms equipped for physical exercise or sports clubs such as tennis or racquet clubs. This shall not include municipal government or privately owned recreation buildings.

- 75. Home Occupation. A use of a dwelling unit carried on by members of the immediate family residing on the premises.
- 76. Hospital/Health Care Facility. An institution providing primary health services and medical or surgical care to persons, primarily as in-patients suffering from illness, disease, injury, and other physical or mental conditions and including as an integral part of the institution, related facilities such as laboratories, out-patient facilities or training facilities.
- 77. Hotel. A building primarily designed for transient occupancy containing lodging rooms or suites accessible from a common hall or entrance, providing living, sleeping and bathroom facilities. A central kitchen, meeting rooms, dining rooms and recreation rooms may also be provided.
- 78. Impervious Surface Coverage. Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, patios, paved parking and driveway areas, walkways, sidewalks and paved recreation areas (e.g. basketball court, tennis court, swimming pool).

79. Incidental Use. A use which is associated with and subordinate to the principal permitted use.
80. Institution, Residential. A housing facility owned, managed, supervised or controlled by an organization such as a place of worship, public school, hospital, intermediate care facility or municipal owned or operated building. Such housing facility shall be used for dwelling purposes only and be limited to members of, or persons under the supervision or control of the institutional organization such as, but not limited to, elderly, students, clergy, and disabled.
81. Kennel. Any lot or premises or portion thereof on which more than four dogs, cats, and other household domestic animals, over four months of age, are kept, or on which more than two such animals are boarded for compensation or kept for sale.
82. Library, Museum or Other Similar Building. A building that is used for exhibitions such as aquariums, arboretums, art, botanical gardens, historic sites and exhibits, planetariums, and libraries.
- 82-83. Lodging Room. A room rented in a facility having three or more rented rooms as sleeping and living quarters, but without cooking facilities and which may have individual bathrooms. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one "lodging room" for the purposes of this Code.
- 83-84. Lot. A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, to be used, developed or built upon as a unit. The following are the different types of lots:
- a. Corner Lot. A parcel of land situated at the intersection of two or more streets or adjoining a curved street at the end of a block.
 - b. Reversed Corner Lot. A corner lot, the rear of which abuts upon the side of another lot.
 - c. Double Frontage Lot. A lot having frontage on two non-intersecting streets.
 - d. Flag Lot. A substandard lot of record that does not have its full "frontage" abutting a street. The lot width shall be measured at the required setback line for the building.
 - e. Interior Lot. A lot other than a corner or reversed corner lot.
 - f. Substandard Lot of Record. Any lot lawfully existing at the time of adoption or amendment of this Zoning Code that is not in conformance with the dimensional and/or area provisions of this Zoning Code.
 - g. Through Lot. A lot having frontage on two parallel or approximately parallel streets but which is not a corner lot.
 - h. Zoning Lot. A tract of land which is designated or required as a tract to be used to attain compliance with the regulations of the zoning district in which it is located, or developed or built upon as a unit, under single ownership or control. A "zoning lot" may or may not coincide with a lot of record.
- 84-85. Lot Area. The area bounded by the lot lines, the right-of-way line of any street adjoining the lot, and the centerline of the right-of-way of any private access road adjoining the lot. For the purpose of determining the lot area per

dwelling unit, the total lot area shall be measured with the exclusion of land in the public or private streets right-of-way and land dedicated for park or school purposes.

~~85.~~86. Lot Depth. The mean horizontal distance between the front and rear lot lines measured within the lot boundaries.

~~86.~~87. Lot Frontage. The frontage of a lot shall be that boundary of a lot along a public street excluding lot access areas.

~~87.~~88. Lot Width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line.

~~88.~~89. Manufacturing. The mechanical or chemical transformation of materials or substances into new products including the assembling of components, parts, the manufacturing of products and the blending of materials.

~~89.~~90. Marquee or Canopy. A roof-like structure of a permanent nature that projects from the wall of a building and overhangs the public way.

~~90.~~91. Massage/Accu-Pressure Establishment. A place of business which provides any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external soft parts of the body with the hands or with the aid of any mechanical or electrical apparatus or appliance, with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations used in this practice, under such circumstance that it is reasonably expected that the person to whom treatment is provided, or some third party on such person's behalf, will pay money or give other consideration or any gratuity therefore.

~~91.~~92. Medical or Dental Laboratory. A place of business devoted to the testing and analysis for the medical profession or to the preparation of dentures and similar items for dental preparation.

~~92.~~93. Medical Cannabis Infused Product. "Medical Cannabis Infused Product" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

~~93.~~94. Microbrewery. A brewery that produces no more than 930,000 gallons of beer per year and which is licensed as a Class 1 brewer by the State of Illinois.

~~94.~~95. Motel. A building or buildings designed for transient occupancy containing lodging rooms or suites accessible through a common hall or separate outside entrances, providing living, sleeping, and bathroom facilities. No room shall be equipped with kitchen facilities.

~~95.~~96. Motor Home. A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

~~96.~~97. Nameplate. A sign indicating the name and/or address of a building, or the name of an occupant thereof and/or the practice of a permitted occupation therein.

~~97.~~98. Non-Conforming Building. A building or structure, or portion thereof, lawfully existing at the time of the adoption of this Code, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

- ~~98.~~99. **Non-Conforming Use.** A use which lawfully occupied a building or land at the time of adoption of this Code but which no longer conforms with the use regulations or the district in which it is located.
- ~~99.~~100. **Nursing Home.** An extended or intermediate care facility licensed or approved to provide fulltime convalescent or chronic care to individuals who by reason of advanced age, chronic illness or infirmity are unable to care for themselves.
- ~~100.~~101. **Off-Street Loading Space.** An open, hard-surfaced area of land other than a street or a public way, the principal use of which is for the standing, loading and unloading of motor trucks, tractors and trailers to avoid undue interference with the public use of streets and alleys.
- ~~101.~~102. **Office, Medical or Dental.** The office of a member of the medical or dental profession requiring licensing by the State and maintenance of professional standards applicable to the field for which services are provided on an out-patient basis.
- ~~102.~~103. **Office, Non-Medical and Non-Dental.** A use or structure other than a medical use where business or professional activities are conducted and/or business or professional services are made available to the public, including, but not limited to, tax preparation, accounting, architecture, legal services, real estate and securities brokering, and professional consulting services. "Office" shall not include any use that is otherwise listed specifically in a zoning district as a permitted or special use.
- ~~103.~~104. **Overlay Zoning District.** An overlay-zoning district is a mapped area with restrictions beyond those in the underlying zoning. An overlay district is used to achieve planning objectives, which may not be achieved through the underlying zoning. Where conflicts arise between the overlay district and the underlying zoning, the overlay district restrictions apply.
- ~~104.~~105. **Parcel Delivery and Pick-Up Service.** An establishment where parcels, not exceeding 120 inches in length or girth and not exceeding 125 pounds, are being received for the shipment and delivery to other destinations or are available for pick-up after arriving from other locations.
- ~~105.~~106. **Parking Area.** An open or covered, hard-surfaced area, other than street, alley or public right-of-way, used for the parking of vehicles.
- a. A private parking area is for private vehicles only, of occupants of the building or buildings for which the parking area is developed and is accessory.
 - b. A public parking area is for the storage of vehicles of occupants of the building or buildings for which the parking area is developed and is accessory.
- ~~106.~~107. **Patio.** A level landscaped and/or surfaced area.
- ~~107.~~108. **Pawn Shop/Cash Converter Facility.** A building or use, the principal purpose of which is the lending of money on deposit or pledge of personal property, or dealing in the purchase of personal property on condition of selling the same back at a stipulated price.
- ~~108.~~109. **Personal Trainer.** A physical fitness trainer who provides individual fitness counseling.

- ~~109~~.110. Pervious Surface. A surface that presents an opportunity for precipitation to infiltrate into the ground.
- ~~110~~.111. Pet Grooming Establishments. Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value and/or health and for which a fee is charged.
- ~~111~~.112. Pet Shops and Supply Stores. A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats fish, birds, reptiles, and related pet supplies, but excluding exotic animals and farm animals such as horses, goats, sheep and poultry.
- ~~112~~.113. Physical Rehabilitation Center. A facility licensed by the State of Illinois providing treatment on an out-patient basis to remove or reduce the risk of injury, impairment, functional limitation or disability, including the promotion and maintenance of fitness, health and wellness through a rehabilitation plan of therapeutic intervention.
114. Pickup Camper. A structure designed for recreational use, designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling.
- ~~113~~.115. Places of Worship. A building, together with its accessory buildings and uses, that is primarily used as a place where persons regularly assemble for religious worship. This term includes uses such as synagogues, churches, temples, mosques or similar uses. Worship service and related religious activities in buildings primarily used for residential purposes that have not undergone any interior or exterior structural modification to accommodate group assembly, and with no external evidence that advertises the activity, shall not be considered a place of worship.
- ~~114~~.116. Playhouse. A freestanding structure, with a maximum height not to exceed 12 feet in a side yard and 15 feet in a rear yard.
- ~~115~~.117. Porch. A covered protection from a wall of a building that may or may not use columns or other ground supports for structural purposes and which is primarily used to provide an extension of the living area.
- ~~116~~.118. Portico. A roofed structure projecting from the building which has no enclosures of any kind and which has an entry surfaced area that does not exceed eight feet in width and does not extend more than four feet out from the building.
- ~~117~~.119. Principal Building. A building in which the residence or permitted primary use of the lot is conducted.
120. Principal Use. The main use of land or buildings, as distinguished from a subordinate or accessory use, to which premises are devoted comprising at least 80 percent of the floor area and the primary purpose for the premises.
- ~~118~~.121. Private Library, Museum or Other Similar Building --(moved to #82)
121. Private Roadway. The paved area, exclusive of sidewalks, driveways or related uses, on private property, used or intended to be used for circulation, passage or travel of motor vehicles from a street to two or more adjacent parcels.
122. Public Utility. Any person, firm, corporation or municipal department duly authorized to furnish, under public regulation, to the public, electricity, gas,

steam, telephone, telegraph, transportation, cable television, water, and other data transmission services.

123. Qualifying Patient. "Qualifying Patient" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.
124. Railroad Right-of-Way. A strip of land with tracks and auxiliary facilities for track operation, but not including depots, loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops or water towers.
125. Research Laboratory. A place devoted to experimental study such as testing and analyzing but which does not include manufacturing, assembly or packaging of products.
126. Repair, Major. Includes any action which fixes, mends, or restores products other than motor vehicles:
 - a. Major Repair is repair of products such as furniture, refrigerators, or similar products which generally require storage yards or storage area.
 - b. Minor Repair is repair of products such as shoes, watches, jewelry, and electronics.
127. Restaurant. Any building or part thereof where food is cooked or prepared for compensation, for the general public and for immediate consumption on or off the premises.
128. Restaurant-Amusement Device Arcade. An establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices.
129. School. An institution conducting regular academic instruction at the kindergarten, elementary, middle school and high school levels.
 - a. Public School. A public institution which offers general academic instruction equivalent to the standards prescribed by the School Code of Illinois.
 - b. Private School. A non-public institution which offers programs accepted by the State of Illinois in lieu of public instruction.
130. School, for the Arts and Health. Commercial establishments used for the teaching of children and adults including dance, aerobics, art, martial arts, yoga, music, photographic studio or classrooms, and other similar activities, but does not offer academic instruction equivalent to the standards prescribed by the School Code of Illinois.
131. School, Trade or Commercial. A commercial establishment which principally offers specific courses for instruction in business, trade, or industry, or specific supplemental academic instruction courses but does not offer academic instruction equivalent to the standards prescribed by the School Code of Illinois.
132. Salon. Any establishment where cosmetology services are provided including hair care, nail care, and skin care on a regular basis for compensation.
133. Seating Area. Areas used to consume food or beverages on the customer side and which provide access to areas such as buffets, bars, or serving tables.
- ~~133.~~134. Senior Living Facility*. A building or group of buildings intended for seniors in which food, shelter, or personal assistance or supervision are provided for a period exceeding 24 consecutive hours for one or more adults

who are not relatives of the operator and who require assistance or supervision in matters such as dressing, bathing, transportation, diet or medication prescribed for self-administration. This use may include independent living, assisted living, memory care and nursing homes for seniors.

**Note this definition is still being refined*

~~134.~~135. Sheltered Care. An establishment licensed to provide assistance, supervision or oversight to residents, usually short term. A sheltered care home may not provide skilled or intermediate nursing services nor care for those cases for which hospitalization is generally required.

~~135.~~136. Solar Energy System. A renewable energy system consisting of a collection of parts including any base, mounts, tower, solar collectors and accessory equipment such as utility interconnections and solar storage batteries in such a configuration as necessary to convert solar radiation into thermal or electrical energy. There are three types of solar energy systems:

- a. Roof Mounted. A renewable energy system consisting of equipment installed on the roof of a principal or accessory building located between the eave and ridge used for the conversion of sunlight into a usable form of electrical energy or to heat water.
- b. Wall Mounted. A renewable energy system consisting of equipment installed on a wall of a principal or accessory building below the eave, or where there is a flat roof the space below the top of a parapet, used for the conversion of sunlight into a usable form of electrical energy or to heat water.
- c. Ground Based. A renewable energy system consisting of equipment used for the conversion of sunlight into a usable form of electrical energy placed on the ground of a zoning lot and which is not attached to any principal or accessory building.

137. Sports Wagering Facility. A facility at which wagering is conducted with respect to the outcome or portions of a professional sport or athletic event, a collegiate sport or athletic event, a motor race event, or other event or competition of skill, or with respect to the individual performance statistics of athletes in a sports event or combination of sports events, or with respect to any other events upon which wagering is permitted under the Illinois Sports Wagering Act, 230 ILCS 45/25-1 et seq., as it may be amended.

~~136.~~138. Stadium. A commercial building that is either open, enclosed, or with a retractable roof that is used primarily for spectator sports and major events, and partly or completely surrounded by ticketed or reserved spectator seating. Permitted accessory land uses include offices, concessions, sale or consumption of alcoholic beverages for on-premises consumption during scheduled events, merchandise standards, and parking garages.

~~137.~~139. Storage Facility. A place where goods, materials, or personal property is placed and kept for more than 24-consecutive hours.

~~138.~~140. Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. Any portion of a

story exceeding 14 in height shall be considered as an additional story for each 14 or fraction thereof.

~~139.~~141. Story, Half. That portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two opposite exterior walls, are not more than four and one-half feet above the finished floor of such story. In the case of one family dwellings, two-family dwellings and multiple-family dwellings less than three stories in height, a half story in a sloping roof shall not be counted as a story for the purposes of this Code. In the case of multiple-family dwellings three or more stories in height, a half story shall be counted as a story.

~~140.~~142. Structure. Anything constructed or erected which requires location on the ground or is attached to something having location on the ground, including a fence or freestanding wall, television antenna towers, earth stations, or other devices receiving electronic signals. A sign, billboard or other advertising medium, detached or projecting, shall be construed to be a structure.

143. Structural Alterations. Any change except those required by law or ordinance, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

~~141.~~144. Theatre. An commercial establishment open to the public in which plays, movies, choirs, comedy acts or other dramatic performances for a fee or admission charge. Accessory uses may include: 1) concessions; 2) kitchen facilities, or 3) the sale or consumption of alcoholic beverages for on-premises consumption during scheduled performances.

~~142.~~145. Travel Trailer. A rigid, non-collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile land/or towable by a motor vehicle.

~~143.~~146. Tree House. An accessory structure which utilizes one or more trees for structural support and/or incorporates the tree into the design.

~~144.~~147. Used Car Lot. A zoning lot on which used cars are displayed for sale or trade.

~~145.~~148. Vehicle. Any device in, upon or by which any person or property is or may be transported or drawn upon a highway, excepting devices moved by human power or used exclusively upon stationary rails or tracks.

a. Commercial Vehicle. Any type of vehicle used or maintained for commercial purposes, primarily to transport material or operate a power attachment or tool, such as a snowplow or any vehicle containing cargo for commercial purposes. For purposes of this Chapter, any vehicle with advertising or a business designation affixed to it shall be considered a commercial vehicle.

b. Recreational Vehicle (RV). An RV shall include, but not be limited to, camper trailer (pop-up), motor home, off-road vehicle, open trailer, pickup camper, snowmobile, travel trailer and water craft.

~~146.~~ Trade or Commercial School — An establishment which principally offers, for profit, specific courses for instruction in business, trade, or industry, or specific supplemental academic instruction courses but does not offer academic

instruction equivalent to the standards prescribed by the School Code of Illinois.
(Moved to 131)

~~147.~~149. Trailer. Any motorized or non-motorized vehicle intended to carry or store a recreational vehicle. An open trailer or a trailer not carrying or storing an RV shall be considered an RV for the purposes of this Code.

~~148.~~150. Window Wells. A space maintained between a below grade window and the surrounding soil. The window well provides drainage or air or light around the window and in some cases, an egress route from the structure.

~~149.~~151. Yard. An open space on the same zoning lot with a principal building or group of buildings, which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this Code, and which extends along a lot line and at right angles thereto to a depth or width specified in the yard regulations for the district in which the zoning lot is located. The following are the specific definitions for each type of yard:

- a. Exterior Side Yard. That part of the yard on a corner lot, lying between the exterior side lot line and the nearest line of the principal building and extending from the front yard (or from the front lot line, if there is no required front yard) to the rear yard (or from the rear lot line, if there is no required rear yard). On a corner lot, the larger of the two lot dimensions adjacent to the street shall be considered the exterior side yard.
- b. Front Yard. A yard extending across the full width of the zoning lot and lying between the lot line which fronts on a street and the nearest line of the principal building. On a corner lot, the smaller of the two dimensions adjacent to a street shall be considered the front yard.
- c. Rear Yard. A yard extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building.
- d. Side Yard. That part of the yard lying between the nearest line of the principal building and a side lot line, and extending from the front yard (or from the front lot line, if there is no front yard) to the required rear yard (or from the rear lot line, if there is no required rear yard).

NEW ZONING PARKING REQUIREMENT CODE TEXT

10.1

a) For all buildings and structures erected and all uses of land established after the effective date of this Section, accessory parking and loading facilities shall be provided as required by the regulations of the districts in which such buildings or uses are located. However, where a building permit has been issued prior to the effective date of this Section, and provided that construction is begun within six months of such effective date and diligently pursued to completion, parking and loading facilities as required hereinafter need not be provided.

b) Off-street parking facilities shall be provided as required hereinafter if constructing, structurally altering, enlarging or increasing the capacity of any structure, or initiating or extending any land use.

10.2-6 Collective Provision

Off street parking facilities for separate uses *within a single development* may be provided collectively if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each ~~such~~ use and provided that all regulations governing location of accessory parking spaces in relation to the use served are adhered to. Further, no parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Plan Commission in accordance with Section 10.1-3.

10.2-9 - Access

Each required off street space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

No driveway across public property or requiring a curb cut shall exceed a width of 25 feet, except when, in the opinion of the ~~Director of Engineering~~ *Village Engineer*, safe and efficient design principals require an increase, in which case the ~~Director of Engineering~~ *Village Engineer* may authorize a minimum driveway width of 36 feet . Furthermore, no access from a street or alley to off street parking facilities shall be located less than 35 feet from the intersection of the right-of-way of two intersecting streets.

10.2-11.1 - In Yards

In R-E, R-1, R-2, and R-3 Districts, off street parking spaces shall be allowed based on the following:

a. Off street parking spaces may be located in any yards but only on concrete or asphalt surfaces. *Green infrastructure applications for parking surfaces may be substituted subject to compliance with acceptable engineering standards and as may be approved by the Village Engineer.*

b. Except as set forth in subsection c. below, no driveway and/or parking area shall exceed a width of 22 feet.

c. For three car garages, a driveway and/or parking area shall be allowed to be a maximum of 32 feet in width, within 18 feet of the garage's front elevation when, in the opinion of the ~~Director of Engineering~~ *Village Engineer*, the installation of such driveway will not be detrimental to drainage or alter the character of the area. *Driveway apron widening would be required as part of any driveway widening.*

d. When the garage is located to the rear of the residence, the side drive shall be a minimum of nine feet wide. Projections (chimneys, awnings, etc.) shall not be allowed to overhang within this measurement.

e. For a zoning lot with a lot width of 70 feet or greater, all driveway pavement must be setback at least three feet from the side or rear lot line (whichever lot line applies).

f. For side-loaded garages (when the garage door(s) face a side lot line), the driveway pavement dimension shall be a minimum of 22 feet from the face of the garage to the edge of the driveway pavement along the side lot line.

Nothing contained herein, however, shall permit the parking of any vehicle in a portion of yard where such parking would otherwise be prohibited by any provision of Arlington Heights Village Code, nor shall this Section be construed to eliminate any requirements for the installation of driveways otherwise imposed by the Code, including specifications for the construction and character of such driveways. Parking upon grass, dirt or other non-hard surface of any vehicle except towed vehicles is prohibited.

10.2-11.2

a. In "R-4", "R-5", "R-6" and "R-7" and "M-1" off street parking spaces may be located in any yard except required front yards, *except for those residential properties that have access to separate front loading garages.*

b. In "R-4", "R-5", "R-6" and "R-7" Districts, residential properties that contain duplexes or townhomes that share a driveway for access to separate front loaded garages shall be allowed a driveway to be a maximum of 34 feet in width (17 feet per duplex or townhome unit), within 18 feet of the garage's front elevation when, in the opinion of the Village Engineer, the installation of such driveway will not be detrimental to drainage or alter the character of the area. Driveway apron widening would be required as part of any driveway widening.

10.2-12.2 - Surfacing and Drainage

All off street parking areas ~~except those accessory to one family dwellings~~, shall be improved with a compacted base, surfaced with asphaltic concrete or some comparable all-weather dustless material of a design and thickness in accordance with prescribed engineering standards, and shall be so graded and drained as to dispose of surface water accumulation by means of a positive storm water drainage system connected directly or indirectly to a public drainage way. *Green infrastructure applications for parking surfaces may be substituted subject to compliance with acceptable engineering standards and as may be approved by the Village Engineer.*

10.4 Schedule of Parking Requirements. Accessory off-street parking spaces for the following uses shall be provided as required herein.

USE	REQUIREMENTS
Housing for Elderly	One space for each multi-family dwelling unit. Single-Family detached and attached dwelling units require two parking spaces per unit.
Dormitories	Two spaces per three residents, plus one space for each staff member

10.4-1 RESIDENTIAL USES

USE	REQUIREMENTS
Multiple Family Dwellings in the R-5 and R-6 Zoning Districts	Two spaces for each dwelling unit
Multiple Family Dwellings in the R-7 Zoning District	One and one-half spaces for each dwelling unit
One & Two Family Dwellings	Two spaces for each dwelling unit

<i>Senior Living Facility</i>	<i>Please review section 10.2-6 (Collective Provision) in order to determine the cumulative off-street parking requirement.</i>
<i>- Independent Living (Single Story)</i>	<i>2 space for each unit</i>
<i>- Independent Living (Multi-Story)</i>	<i>1 space for each unit</i>
<i>- Assisted Living</i>	<i>1 space for each unit</i>
<i>- Memory Care</i>	<i>1 space for each 2 beds</i>
<i>- Nursing</i>	<i>1 space for each 2 beds</i>
<i>- Multi-Use Space / Event Space</i>	<i>1 space for every five seats, or parking equal in number to 30% of the capacity in persons, whichever is greater</i>
<i>- Other (Example: Office Space)</i>	<i>Per use category</i>

10.4-2 RETAIL - COMMERCIAL AND SERVICES USES

USE	REQUIREMENTS
Adult Use Cannabis Dispensary	One space for each 200 square feet of floor area
Amusement Device Arcades	One space for each 300 square feet of floor area

<i>Amusement Facility, Large</i>	<i>One space for each 300 square feet of floor area</i>
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<i>Amusement Facility, Small</i>	<i>One space for each 300 square feet of floor area</i>
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<i>Automobile Service Stations</i>	<i>One space for each employee plus three spaces for each service bay plus one space for each 300 square feet of retail / commercial space</i>
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Banks One space for each 300 square feet of floor area

<i>Banquet Hall</i>	<i>Parking equal in number to 30% of the capacity in persons</i>
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Beauty Shop One space for each 250 square feet of floor area

Bowling Alleys Three spaces for each alley plus the required spaces for restaurants that are provided

<i>Cemeteries / Mausoleums</i>	<i>Parking spaces shall be as determined by Plan Commission - to serve person employed or residing on the premises, as well as the visiting public</i>
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<i>Dance Studio</i>	<i>One space for each 250 square feet of floor area</i>
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<i>Funeral Parlor, Mortuary</i>	<i>30% capacity in persons, plus 1 per each vehicle used in the conduct of business</i>
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Furniture and Appliance Stores One space for each 600 square feet of floor area

Health Clubs One space for each 250 square feet of floor area

<i>Hotels & Motels</i>	<i>One space for each lodging room plus spaces as required for any restaurant that is included</i>
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Motor Vehicle Sales and Machinery Sales One space for each 600 square feet of floor area

Offices - Business, Professional & Governmental One space for each 300 square feet of floor area

Offices - Medical or Dental Clinics One space for each 200 square feet of floor area

Medical Center (Refer to State of Illinois Accessibility Standards for additional requirements.)

Personal Trainer One space for each 250 square feet of floor area

Restaurant - Carry-Out	One space for each 300 square feet of floor area
Restaurant - Sit-Down	One space for each 45 square feet of seating area
Retail Stores - Not Otherwise Specified	One space for each 300 square feet of floor area

<i>School, Arts and Health</i>	<i>One space for each 250 square feet of floor area, or parking equal in number to 30% of the capacity in persons, whichever is greater</i>
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<i>School, Trade or Commercial</i>	<i>One space for each employee plus parking equal in number to 30% of the capacity in persons.</i>
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<i>Stadiums</i>	<i>Parking equal in number to 30% of the capacity in persons</i>
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<i>Theaters (Indoor) Theatre</i>	<i>One space for each four fixed seats, or parking equal in number to 30% of the capacity in persons, whichever is greater</i>
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Undertaking Establishments, Funeral Parlors	25 spaces for each chapel or parlor
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10.4-3 WHOLESALE, STORAGE & PRODUCTION

USE

Establishments Engaged in Production, Processing, Cleaning, Servicing, or Repair of Materials, Goods or Products, or Engaged in Research and Development

REQUIREMENTS

One space for each two employees plus one space for each vehicle used in the Testing the conduct of the enterprise

Warehouse and Storage

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise

Wholesale Establishments

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise

10.4-4 COMMUNITY SERVICE USES

USE

Colleges & Universities

REQUIREMENTS

One space for every five students at maximum enrollment

<i>Community Centers, Public</i>	<i>Spaces equal in number to 30% of capacity</i>
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<i>Church</i>	<i>One space for each five seats</i>
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Day Care Centers and Schools	Three spaces for each two employees
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Hotels & Motels	One space for each lodging room plus spaces as required for any restaurant that is included
Nursing Homes	One space for each two bed
Private Clubs and Lodges	One space for each lodging room plus parking spaces equal in number to 30% of the capacity in person (exclusive of lodging room capacity)
Crematories, Mausoleums and Fraternal and Religious Institutions	Parking spaces shall be as determined by Plan Commission – to serve person employed or residing on the premises, as well as the visiting public
Other Uses	For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed uses. <i>All parking calculations will be based upon standard industry data as determined by the Village.</i>

10.5 PARKING IN THE DOWNTOWN DISTRICT

10.5-1 Furniture and Appliance Store (B-5)

USE

First Floor

REQUIREMENTS

One space for each 1,000 square feet of floor area

Other than First Floor

One space for each 1,500 square feet of floor area

Nursing Homes	One space for each two bed
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10.5-2 Multiple Family Dwellings (B-5) **(Including Apartment Hotels)**

USE

Efficiency and One Bedroom Apartments

REQUIREMENTS

One space for each unit

Two Bedroom Apartments

One and one-fourth spaces for each unit

Three Bedroom Apartments

One and one-half spaces for each unit

10.5-3 Office - Business, Professional and Governmental (B-5)

USE

First Floor

REQUIREMENTS

One space for each 600 square feet in excess of 1,500 square feet of floor area

Second Floor or basement	One space for each 750 square feet in excess of 2,000 square feet of floor area
Above Second Floor	One space for each 1,250 square feet in excess of 2,500 square feet of floor area

10.5-4 Office - medical or Dental and Medical Centers (B-5)

USE	REQUIREMENTS
First Floor	Three spaces for each examination room
Other Than First Floor	Two spaces for each examination room

10.5-5 Retail Stores and Banks (B-5)

USE	REQUIREMENTS
First Floor	One space for each 500 square feet in excess of 1,500 square feet of floor area
Second Floor or basement	One space for each 750 square feet in excess of 2,000 square feet of floor area
Above Second Floor	One space for each 1,000 square feet in excess of 2,500 square feet of floor area

10.5-56 Restaurants - Sit Down (B-5)

USE	REQUIREMENTS
First Floor or Basement	One space for each 200 square feet of public seating area
Above the First Floor	One space for each 250 square feet of public seating area
Other uses (B-5)	For uses not listed heretofore in the above schedule of parking requirements for the B-5 zoning district, parking spaces shall be provided at 50% in number as required elsewhere

Residential Uses	RE	R1	R2	R3	R4	R5	R6	R7	I	B1	B2	B3	B4	B5	PL
Antenna Non Commercial	P	P	P	P	P	P	P								
Community Residence, Small and Large	P	P	P	P	P	P	P	P	P						
Shelter Care Homes	S	S	S	S	S	S	S		S						
Apartment-Multi Family Buildings						P	P	P	S						
Day Care Homes	P	P	P	P	P	P	P	P	P						
Dwelling Units and lodging rooms (if business uses for such uses occupy the ground floor										P	P	P		P	
One Family Attached Dwellings					P	P	P	P							
One Family Detached Dwellings	P	P	P	P	P	P	P	P							
Golf Course	S	S	S	S	S	P									S

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Retail Stores/Sales (not otherwise listed)	P	P	P	P	P					
Adult Business			P							
Adult Use Cannabis Business Establishments other than Adult Use Cannabis Dispensaries										
Adult Use Cannabis Dispensary (see Section 6.1-18)		P	P							
Agricultural Implement Sales and Service within wholly enclosed building			P							
Amusement Facility, Large		S	S							
Amusement Facility, Small		P	P							
Animal Hospitals		P	P							
Antenna Commercial	S	S	S	S	S	S	S	S	S	S
Arts and Craft Studios/Galleries	P	P	P	P	P					
Auction Rooms		P	P	P	P					
Auditorium, Stadium, Meeting Hall, Gymnasium or other similar places for public events		S	S		S					
Auto Car Wash			S							
Auto Service Station, with or without convenience marts		S	S							
Bakery	P	P	P		P					
Banks and Financial Institutions	P	P	P	P	P					
Banquet Halls		S	S		S					
Barber, Beauty Salon	P	P	P	P	P					
Brew Pubs	S	S	S		S					
Broadcasting Station TV, Radio	P	P	P	P	P				P	
Bowling Alleys		P	P		S					
Building Material Sales		P	P							
Carpet Cleaning and Service				P						
Catering Establishments	S	P	P	P						
Clubs and Lodges, Private		S	S		S					
Community Center, Recreation Building Municipal or Non-Profit	S	S	S		S			S	S	
Construction Yard										P
Contractor Office and Design Showroom (no vehicle storage)	P	P	P	P	P				P	P
Convenient Mart and Food Store	P	P	P	P	P					
Contractor Shops				P					P	P
Currency Exchanges	P	P	P	P						
Dance Halls		S	S							
Day Care Centers	S	S	S	S	S				S	
Drive-Through when used in conjunction with uses otherwise permitted		S	S		S					
Drug Store and Pharmacy	P	P	P		P					
Electrical Equipment Sales		P	P							
Fairgrounds Kiddie Parks			S							
Food Stores	P	P	P	P	P					
Foot Massage	P	P	P	P	S					
Funeral Parlor, Mortuary		P S	P	P						
Garden Center		P	P	P						
Health Club		P	P		P					
Hotel		S	S		S					
Interior Decorator Shops	P	P	P	P	P					
Kennel, Commercial			S							
Laundry Dry Cleaning up to 5,000 sf	P	P	P	P	P					
Library, Museum or Other Similar Buildings								S		

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Liquor Stores, Package Goods Only	P	P	P		P					
Machinery Sales and Service			P	P						
Medical Dental Orthopedic Appliance and Instrument Supply Sales		P	P	P						
Microbrewery, 2,500 square feet or less Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		P	P		P					
Microbrewery, more than 2,500 square feet but less than 4,000 square feet Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		S	S		S					
Monuments Sales			P							
Motor Vehicle Rental		S	P							P
Motor Vehicle Repair Major			P							P
Motor Vehicle Repair Minor		S	P							
Motor Vehicle Sales, including auxiliary service		S	P							
Motor Vehicle Sales Lots when contiguous to and adjoining auto sales room under same owners		S	P							
Music Conservatories or Instruction	P	P	P	P	P					
Offices, Business and Professional	P	P	P	P	P	P	P	P	P	P
Offices, Medical and Dental including labs	P	P	P	P	P	P	P		P	
Pawn Shop Cash Converter		P	P							
Personal Trainer (limited to 2 clients at a time per trainer; and no more than 4 personal trainers on site at one time)	P	P	P	P	P				P	P
Photographers	P	P	P	P	P		P			
Photographers, including photo developing processing	P	P	P	P	P					
Physical Rehabilitation Center	P	P	P	P	S	P	P			
Post Office not including bulk distribution		P	P							
Printing Services Retail	P	P	P	P	P					
Private Library, Museum or Other Similar Buildings	S	S	S		S					
Railroad Passenger Stations			S		S					
Recreation Facilities Commercial including Health Club		P	P	P	P				P	P
Recreational Vehicles and Boats, Sales/Supplies			P							
Repair Major				P						P
Repair Minor	P	P	P	P						
Restaurant	S	S	S		S					
Restaurant Amusement Device Arcade		S	S							
School, Commercial School, Trade or Commercial	P	P	P	P	P				P	P
School, Arts and Health	P	P	P	P	P				P	P
Secondhand Store		P	P	P	P					
Security and Guard Firms				P	P				P	P
Sign Painting Shop (enclosed)			P	P						
Stadium			S							
Studios Recording		P	P	P					P	P
Tailor, Dressmaking Shop	P	P	P	P	P					
Taxicab Dispatching Office			P	P						P
Theaters, Excluding Drive-Ins Theatre		P	P S		P S					
Ticket Agencies	P	P	P	P	P					
Tool and Die Shop			P	P					P	P

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Travel Bureau and Transportation Ticket Offices	P	P	P	P	P		P		P	P

Manufacturing/Processing Uses	M1	M2	B3
Products made from fabrics and similar materials and textile mill products		P	
Bakery Products, Wholesale and Production		P	
Beverages Bottling and Distributing	P	P	
Beverages—Non Alcoholic		P	
Brewery (including microbreweries) up to 20,000 square feet Note: The retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises. Facilities greater than 4,000 square feet shall not be permitted on a zoning lot contiguous to a residential district.	P	P	
Carpet Cleaning on Premises		P	
Canned Food Products		P	
Ceramic Products	P	P	
Computers	P	P	
Concrete Gypsum and Plaster Products		P	
Containers, Pallets and other similar products		P	
Cosmetics, Perfumes and other similar products		P	
Dairy Products		P	
Drugs	P	P	
Dwelling Unit for Caretaker located on premises	P	P	
Electronic Components and Lighting and Wiring Equipment	P	P	
Furniture/Fixtures		P	
Glass Products made of purchased glass		P	
Household Appliances		P	
Instruments and Supplies—Medical, Dental, Engineering	P	P	
Jewelry, Silverware and Plated Ware	P	P	
Leather (not including tanning) and Vinyl Products		P	
Metal Products, Fabricated—except machinery and transportation equipment		P	
Musical Instruments	P	P	
Office and Art Supplies		P	
Paper Products from converted paper-paperboard		P	
Photographic Equipment and Supplies, Developing/Processing	P	P	
Plastic Products, Fabricated		P	
Pottery and Related Products	P	P	
Printing Ink		P	
Printing, Publishing	P	P	
Radio and Television/Communication Equipment	P	P	
Rubber Products, Fabricated		P	
Signs and Advertising Displays		P	
Silver Plating and Repairing	P	P	
Structural Clay Products, Cut Stone and Stone Products		P	
Sugar and Confectionary Products		P	
Tool and Die Shops	P	P	
Toys; Sporting Goods		P	

Watches, Clocks, Clockwork Operated Devices and Parts	P	P	
Storage Facility (not located along major or secondary arterial streets)	P	P	
Wholesale and Warehouse Facility	P	P	
Wholesale Offices (including warehouses and storerooms)	P	P	P

Institutional Uses	RE	R1	R2	R3	R4	R5	R6	R7	I
Cemeteries/Mausoleums	S	S	S	S					
Places of Worship	P	P	P	P	P	P	P	P	P
Care Facility, Ambulatory									P
Care Facility, Longer, Intermediate, Extended									P
Health and Medical Institutions, Hospitals									P
Institution Residential					S	S	S	S	P
Schools	S	S	S	S	S	S	S		S
Senior Living Facility									P

Other Uses	I	OT	B1	B2	B3	B4	B5	PL	M1	M2
Facilities Owned and Operated by the Village of Arlington Hts., AH Memorial Library and branches thereof and the AH Park Dist.								S		
Parking Garage, Private Customer/Employee	S	S	S	S	S	S	S	S	S	S
Private and Public Utility Facilities										
Heliport	S		S	S	S	S	S	S	S	S

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN
COMMISSION OF THE VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT A PUBLIC HEARING
ON OCTOBER 23, 2024, AT 7:30 P.M. in the Municipal
Building, 33 South Arlington Heights Road, Arlington
Heights, Illinois to consider Petition No. 24-016, Text
Amendments to Chapter 28 – Zoning of the Municipal
Code, Sections 3, 5.5-1, and 10 concerning permitted
land uses and the associated definitions and parking
requirements.

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 inter-
preter 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.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 8, 2024 (263400)

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 10/08/2024
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

Designee of the Publisher of the Daily Herald

Control # 263400



REPORT OF THE PROCEEDINGS OF
ORDINANCE REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 HELD IN THE VILLAGE MUNICIPAL BUILDING ON:

October 16, 2024

Project Title: Chapter 28 Text Amendment-Definitions, Permitted Use Table, Parking
Petitioner: Village of Arlington Heights
Attendees: Bruce Green, ORC Chairman
 Susan Dawson, ORC Commissioner
 George Drost, ORC Commissioner
 Michael Lysicatos, Planning
 Dan Osoba, Planning

DISCUSSION:

Mr. Lysicatos gave an overview of the proposed amendments to Chapter 28, Section 3, Definitions; Section 5.5-1, Permitted Use Table; and Section 10, Off Street Parking and Loading. The purpose of these amendments is to clarify applicable terms throughout Chapter 28 for various land uses. The terms differ between the definitions, permitted use table, and schedule of off-street parking requirements. Some of the land uses were reviewed for applicability and relevance. Some were deleted and some were consolidated into broader categories for today's standards. There are minimal proposed changes to off-street parking requirements; however, there are amendments to reorganize the categories of the schedule of parking requirements to better fit the associated land uses and reduce ambiguity.

Mr. Osoba provided an overview of the changes to Section 3, Definitions and Section 5.5-1 Permitted Use Table. There are several new definitions for uses that exist and are already in the Permitted Use Table or the schedule of parking requirements. The uses include banquet halls, stadiums and theatres. Uses such as these exist within the Village but were never formally defined by Section 3, Definitions. There are also definitions that have been modified from previous definitions already in code or from another land use. These modified definitions also include combinations of previously included definitions to create a broader land use. One of these such uses is health clubs. There were several definitions that fit into the broader category of health club, so health club was refined to include those uses and the repetitive land uses were deleted. Additionally, there were uses that were too broad, such as the case with Commercial Schools, which could be a yoga studio, martial arts studio, or a trade school. Those uses are separated out to allow separate use restrictions or requirements for land uses that operate in different ways. There are several definitions that were deleted as staff found they were not relevant or the land use would more appropriately fit into a broader land use category. Section 5.5-1, Permitted Use Table is the master document or the portion of code that pivots to both the definitions section and the parking section. If a use is listed in the permitted use table, that same term should be defined and should have a parking requirement for consistency throughout Chapter 28. New items have been added to the permitted use table, which match the definitions section as discussed. There are also some uses that have been removed as staff found the land use to be more antiquated or if there were no active business licenses for such a use within the Village.

Mr. Lysicatos gave an overview of the changes to Section 10, Off Street Parking and Loading. The purpose of the changes is to come into conformance with the new definitions and the permitted use table terms, and provide clarity towards parking requirements and reduce ambiguity on how they are applied. Additional modifications include how parking is calculated as a collective provision or sum of all the parts or land uses within a development. Staff worked with Public Works on changes to this section and open up some flexibility to green infrastructure such as pervious pavers. Lastly, there is a change for duplex development to allow a shared driveway between the two units to allow for additional space for off-street parking within the driveway space and not just the garages.

Commissioner Dawson asked if staff has a database for business licenses to see how many land uses are used and unused?

Mr. Osoba indicated that staff does have a business license directory that contains license records and their associated land

use that runs back several years.

Commissioner Dawson asked regarding Section 10.2-11.2(b) for a point of clarification on how the text was written. The text says, “In R-4, R-5, R-6 and R-7 Districts, residential properties that contain duplexes or townhomes that share a driveway for access to separate front-loaded garages shall be allow to be...”. It seems that a clarification of “for driveways” when referring to what shall be allowed to be a maximum of 34-feet in width. Additionally, Commissioner Dawson asked for clarity in Section 10.2-11.2(a), which reads, “...except for those residential properties that have access to separate front-loading garages”. Commissioner Dawson also asked if by the new definition of “Health Club”, the Village’s intent is that a health club has to have whirlpools, saunas and showers to be a health club?

Mr. Lysicatos responded that the definition indicates it includes, but is not limited to.

Commissioner Dawson commented that the definition is written to say, “which includes, but is not limited to”, which could be construed as it must include, but is not limited to whirlpools, saunas and showers.

Mr. Lysicatos provided that staff would consider different language that may provide more clarity.

Commissioner Dawson asked which land use category a business would fit into if they had several personal trainers, but they are not a health club?

Mr. Lysicatos indicated that may fall into another category. Health club is generally a larger use, typically dictated by where they are allowed.

Commissioner Dawson commented that she had no questions or comments and the remainder of the changes are well written and recognized staff’s effort in making the number of changes to provide more clarity.

Commissioner Drost asked if these changes are not solutions to problems that do no exist. That these are actual items that come up as issues.

Mr. Lysicatos indicated that these changes are mainly to ensure that there is a match between the permitted use table, parking requirements and definitions because a lot of it was missing. Many of the changes are a result of what we see on a regular basis.

Chair Green asked if the three-car garage width was changed to 32 in Section 10.2-11.1(c)?

Mr. Osoba indicated that he would get a clarification on the existing and proposed language.

Mr. Lysicatos commented that staff will verify and ensure this is clear and add a strikethrough on the text if necessary before it is brought to Plan Commission.

Mr. Lysicatos indicated that as far as process, we would ask for a recommendation to the Plan Commission, then the Plan Commission would make a recommendation to Village Board. We are tentatively set for October 23, 2024 for Plan Commission and November 4th for Village Board.

Chair Green asked if there was any public comment. There was no public comment.

RECOMMENDATION:

The Ordinance Review Committee by voice vote recommends to the full Plan Commission approval of the amendments to Chapter 28, Section 3, Section 5.5-1, and Section 10. All were in favor, motion approved.

Bruce Green, Chair

ORDINANCE REVIEW COMMITTEE

Michael Lysicatos, Deputy Director Planning and Community Development
Recorder