



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
November 13, 2024
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Arlington Structural Steel - 1727 E. Davis St. - 9/25/24
 - B. Arlington Ridge Center - 660 N. Ridge Ave. - 9/25/24
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Chestnut LaSalle Subdivision - 1920 N. Chestnut Ave. - T1841
Subdivision of one lot into four residential lots & one lot for on-site detention
- VI. OTHER BUSINESS
- VII. 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.

VIII. ADJOURNMENT

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

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

A MEETING HELD ON:

September 25, 2024

Project Title: Arlington Structural Steel
Address: 1727 E. Davis Street
Petitioner: Bill Downey
Address: 1727 E. Davis Street
 Arlington Heights, IL 60005

Requested Action:

1. Planned Unit Development (PUD) to allow multiple buildings on one zoning lot.

Variations Required:

1. Chapter 28, Section 5.21-16.2c, to allow for parking within 15 feet of the rear lot line.

Attendees: Greg Woodridge, Woodridge Construction
 Jay Cherwin, Plan Commissioner
 Bruce Green, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Dan Osoba, Planning Department
 Michael Lysicatos, Planning Department

Project Summary:

The subject property is occupied by Arlington Structural Steel, which fabricates steel products, primarily steel beams and steel tubes that are used in various construction projects. The property is approximately 3.2 acres in size located along a private roadway south of E Davis Street. The petitioner currently operates the steel fabrication operation out of one, single-story building approximately 14,000 square feet in size. The business receives shipments of steel and stores the products onsite until they are ready to be fabricated in the required product for customers. Most materials are stored on the gravel lot that characterizes the exterior of the property. Typical activities include cutting, welding, and priming steel products for painting. The existing business currently employs approximately ten (10) employees. While the current business has been under new ownership since 2019, the use has been in Arlington Heights since 1967. Access to the site and the parking area is accommodated through a single private roadway that also provide access to one other industrial business to the north of the subject property.

The petitioner would like to expand their business to be able to manufacture steel staircases, but in order to offer this service, it would require constructing an additional building on the site. The proposal includes an additional free-standing building, approximately 12,000 square feet in size on the west side of the property adjacent to the existing building. There are five (5) steel storage containers as well as an office trailer that are proposed to be removed or demolished in order to accommodate the new building structure and consolidate operations.

Meeting Discussion:

Mr. Woodridge – shared that Arlington Steel was established in the 1960's, and was owned by one family until 2019. Bill Downey is the owner, and has been upgrading the facility since 2019. There were shipping containers and debris everywhere. He continues to upgrade equipment and wants to expand business. With the expansion it would be ideal to add an additional building for steel processing. He does structural steel for a lot of big distribution centers, such as Amazon. This new building will process primarily steel stair cases (railings & stairs) within the buildings, instead of outsourcing, he's

going to do everything in house. This could potentially create 5 to 10 more jobs, making stairs and railings.

Mr. Lysicatos – the subject property is occupied by Arlington Structural Steel, which fabricates a number of steel products. The property is approximately 3.2 acres. Located on a private roadway just South of East Davis Street, which is on the east side on the east edge of the downtown. The petitioner currently operates the steel fabrication operation out of one single story building that's about 14,000 square feet. They receive shipment of the raw steel and steel products on site. They store them on what is primarily gravel area that encompasses most of the site. Typical activities include cutting, welding, priming the steel for painting, and they currently employ about 10 people. The new ownership has been there since 2019. Access to the site and the parking areas accommodated through that single private roadway, which also provides access to another manufacturing business to the north, and it feeds to a parking lot just south of the site. The petition would like to expand their business to be able to manufacture these staircases. That includes an additional free-standing building approximately 12,000 square feet in size on the West side of the property adjacent to the building. There are a number of steel storage containers are out there now, and an office trailer that is associated with the original building. We looked at the plans and it looks like the trailer is gone and we welcome the cleaned up the site.

On the zoning side, the subject property is zoned M2, which is the limited heavy manufacturing district, which allows for metal product fabrication. The site is classified as research and development, manufacturing, warehouse on the comprehensive plan, and the proposed usages. Obviously compatible with that designation. Currently the one main building is used and in order to add a second building, the zoning lot would need to receive a planned unit development approval in order to have two buildings as part of the Planning Commission application. The petitioner needs to submit detailed drawings of the existing and proposed site conditions as well as plan and profile plans of the building to determine zoning conformance.

The petition will need to clarify whether any exterior modifications to the existing building are being proposed. As a new building is being proposed, a Design Commission application will be required as well. On the site plan the existing lot primarily is that gravel lot that I've described used to store materials. While this is an existing non-conforming condition, the proposed new building and any new additional parking may require new paved areas that are in conformance with sections 10.2 - 12.2 of the zoning code. The M-2 district regulations require exterior storage and material to be screened on all sides with solid walls of at least 8 feet height. Again, the existing conditions are existing non-conforming condition at this point. Detailed site plans are required to determine whether some of the site can be brought to conformance where it is practical with those screening standards. Additional details on the operational logistics of storing material will aid in this analysis. Specific consideration should be given to the western and southern portions of the site which border Melas Park to the south. Stormwater detention meeting the Village detention requirements will be required for the second free standing building, and any additional paved areas required or proposed by the petition, not for the existing ones. In addition, the Village requests the petitioner provide all of the utility information on the private roadway that links into the building, so we can determine if there are any other improvements that might be required for the private roadway.

Traffic and parking per section 6.12-1, a traffic and parking analysis is required for this PUD. Staff recommends to the petitioner that they ask for a variation from doing the traffic study. Access to the site is from private driveway with access to East Davis from the north, but there isn't really a concern from staff from the engineering or the planning side about traffic. Petitioner will need to show how fire apparatus will be accommodated through the site. The Plan Commission submission must illustrate the dimensions of the roadway proximity to all the existing and proposed structures and auto turn exhibits and elimination of fire apparatus access road dead ends. Petitioner will be required to submit a detailed parking study to demonstrate adequate on-site parking. They have indicated that eight new employees will be hired based on the proposed improvements, which would require four additional parking spaces for the increase in the use based on the zoning code. The existing parking field is at the southern end of the site, and if you look at the aerial, it's actually on Malas Park property. It has been indicated that there is an easement granted to the owner to use that area. Staff is asking that there be clarification from their surveyor to make sure that that's plotted on the plat of survey correctly. A parking variation may be required based on the information that is provided. One of the issues is to bring the parking stalls and access into conformance with the size of the spots and the ADA requirements. Bike parking stalls must be provided in compliance with section 10.8 of the zoning code.

Our recommendation would be based on review of the proposed PUD on the subject property, and we're generally supportive of the application with the following recommendations. The petitioner must submit a traffic and parking study which must include analysis of the existing parking lot to determine if it meets Village requirements in terms of adequately meeting the

needs of the expanded land use, the dimensions for each parking stall and access to parking areas, and provide accessible parking stalls meeting Illinois Accessibility code requirements. The petitioner must provide stormwater detention, meeting all Village requirements for the new building, as well as any new proposals are required paved areas. A Design Commission application will be required. An auditor diagram is required in order to accordance with the needs of the fire department. The petitioner shall provide plans that illustrate a fire apparatus access road that meets all Fire Department and Building Life Safety department requirements. A fully dimensioned site plan and plat of survey that depicts the existing conditions and boundaries of the subject property will be required as part of any application. Petitioner must also include the dimensions of the existing easement to the south of the property as part of the site plan and plat of survey submission. Exterior elevation plans of the new building and the existing building if any changes are proposed. An application to the Village of Mount Prospect may be required as the easement and parking for the site is located within the limits of Mount Prospect, so we recommended they reach out to the Village and find out what they would need. Again, these are preliminary comments only and should not be relied upon as identification of the only major issues. The staff development committee reserves the right to change its position on issues on submittal of a formal application.

Commissioner Jensen – believes it is a good project and would like to see the business expand in the village. I applaud your common sense of not having them seek a variance for adding to the traffic study and a bike rack.

Commissioner Sigalos – would also like to see this business expand here. Why would the new building be separate and free standing?

Mr. Woodridge – they need access between the two buildings for an overhead crane system, they have semi-trucks between the buildings and boom the steel over the trailers. The mobile trailer that is currently being used for employee locker rooms is going away, and a new layout has employee locker room bathrooms in the new building.

Commissioner Green – sounds nice and glad to see you stay in Arlington Heights for your expansion. I think it is a good project, please move forward with your project.

Public Comment

None.

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

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

A MEETING HELD ON:

September 25, 2024

Project Title: Arlington Ridge Center
Address: 660 N Ridge Ave
Petitioner: Arlington Heights Park District
Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from “Office Only” to “Parks”
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the Olympic Park Swim Center/AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a “Facility Owned by the Arlington Heights Park District” for 750 W Northwest Highway

Variations Required:

1. Variation to waive the Traffic and Parking Study requirement
2. Variances to sign code (design, electronic message sign, sign location, sign height & square-footage)

Attendees: Sue Rohner, AHPD
John Kramer, AHPD
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Dan Osoba, Planning Department
Michael Lysicatos, Planning Department

Project Summary:

The subject property is located at the northeast corner of the intersection of W Euclid Ave and W Northwest Highway. The property at 750 W Northwest Highway has been acquired by the Arlington Heights Park District as it is adjacent to the Arlington Ridge Center (ARC) which is located at 660 N Ridge Avenue. The overall site is approximately 10.34 acres and contains an existing recreation center, surface parking, outdoor fields and on-site detention.

The ARC (formerly known as Olympic Park Swim Center) was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a “Community Center, Recreation Building” was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-019. The existing PUD and SUP encompasses the existing area of the site, but is proposed to be amended to include the newly acquired property at 750 W Northwest Highway.

The existing building at 750 W Northwest Highway is proposed to be demolished and turned into expanded green space for the park. Additionally, an Arlington Heights Park District sign is proposed near the corner of W Euclid Ave and W Northwest Highway. The sign as proposed requires a Design Commission review for sign code variations. Conceptual sign plans are attached as exhibits and for reference; however, the Plan Commission would not review those variation requests.

Meeting Discussion:

Ms. Rohner – Arlington Heights Park district has purchased the property at 750 W. Northwest Highway on the corner of Legacy Park, previously a law office. We're in the process of getting approval to tear it down, and this piece of land will become part of Legacy Park. All impervious surfaces will be removed and existing trees will remain. The Village of Arlington Heights has created a very classic high-end limestone electric sign on the corner of Arlington Heights Rd and Northwest Highway that the park district admires and the park district would like to create the same type of sign. We have talked to Charles Perkins and he feels strongly that using the Village's design, with the same purpose that your sign is used for would work really well as a western gateway entrance structure to downtown Arlington Heights. Mr. Perkins also recommended that we go for the corresponding variations and that we put abundant landscaping around this sign. It too would be limestone, and Mr. Perkins recommended it be perpendicular to the corner.

Mr. Osoba – this 10.3-acre subject property is at 660 North Ridge Avenue, which is the existing facility in the Arlington Ridge Center (ARC) and the subject property that's being assimilated into this is 750 W Northwest Highway, which is a vacant commercial building that the park district has recently acquired. These two properties, one is zoned P-L for the park, and B-2 is the commercial building and the comprehensive plan designates them parks and office only respectively. The park district intends to assimilate both of these properties into one cohesive site by demolishing the existing commercial building on the corner and turning it into additional green space for Legacy Park and adding a new park district sign. The requested action for all of these things from a zoning point of view is an amendment to the comprehensive plan for 750 W Northwest Highway from office only to parks to be consistent with the overall park. Rezoning from B-2 to P-L to also be consistent with the overall park facility. An amendment to the original Olympic Park Swim Center planned unit development to incorporate this newly acquired parcel into the overall PUD, and then a special use permit for the newly acquired parcel for a facility owned and operated by the Arlington Heights Park District within the P-L district. The existing special use permit for the center, which is for community center or recreation building will remain on the site. The PUD for this site has been amended several times over the years and was most recently amended in 2018 to account for a parking variation from 757 required spaces to 291 provided spaces and this parking reduction was approved by Ordinance 18-009 and would not need to be reevaluated with this process as the conditions for the parking variation are not changing by adding this additional green space. The petitioner will be requesting a variation to waive the parking and traffic study which staff is agreeable to. Additionally, staff is requesting the closure of the access on Salem Avenue which is immediately to the west of this site from Northwest Highway, as the access is no longer going to be used. On site improvements are going to be minimal with this proposal, but the sidewalk improvements that staff is requesting at Northwest Highway would be part of the requirements of the Bicycle and Pedestrian Plan. The section of frontage on W. Northwest Highway would only be required to have a 10-foot parkway and a 10-foot sidewalk per that plan, and that would just be on the Northwest Highway frontage. Lastly, landscaping would be evaluated on site to ensure that any dead or missing landscaping shown on any previously approved landscape plan would be replanted. For staff recommendations, we have reviewed the amendment to the comprehensive plan, rezoning, special use permit and PUD with the variances at this site. Staff is generally supportive of the application subject to the conditions as included in the staff report, which would be to provide written justification for the special use permit; a Design Commission application is going to be required for this specific sign variations; and then variations specific to the Plan Commission would be identified and written justification provided for those, which at this point would just be a traffic and parking study; the sidewalk along west-Northwest Highway would be increased to 10 feet and a parkway width of 10 feet; and then the landscaping to be replaced on site to comply with the previous approvals.

Commissioner Cherwin – no questions.

Commissioner Sigalos – no questions, all for adding this land to the park.

Commissioner Jensen – do you plan to keep it as part of the park?

Ms. Rohner – yes, part of Legacy Park only.

Commissioner Green – nice to add to the park, and the sign will be a nice addition to the beautification of the corner. Please proceed with your project.

Public Comment

Mr. Moens - Comment on the bike rack, I think we should either revise the municipal code to fit what we think should fit there, because it seems like we have a bike rack come up and we have to rehash or just comply with it. You can't predict the future and you know employees may very well ride their bikes.

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

DRAFT



11/13/2024

Item: Chestnut LaSalle Subdivision - 1920 N. Chestnut Ave. - T1841
Subdivision of one lot into four residential lots & one lot for
on-site detention

Department: Planning & Community Development

Item Description:

Requested Action

1. Preliminary and Final Plat of Subdivision

Variations Required

1. Variation to Section 5.1-2.1 to permit a lot at 23.74-feet wide and 3,561 square-feet in area where a 75-foot width and 10,000 square-feet are required.
2. Variation to Section 29-307(a)(3) to permit a minimum width of 23.74-feet where 70-feet is required.
3. Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create five lots with variations to lot sizes and street frontage, and is generally supportive of the application, subject to the addressing the following:

1. Provide written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:
 - 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 28.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The detention out-lot is to be deeded to the Village and a one-time upfront fee for maintenance of the detention lot would be required prior to issuance of a building permit for each new home on the site.
3. Impact fees shall be required for the new homes to be constructed on the subject property.
4. A Design Commission application shall be required for each new home on the subject property.
5. Linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each new home, which shall be required at time of building permit.
6. The petitioner shall provide an exhibit showing all existing front yard setbacks along the west side of N. Chestnut Avenue from W. Lasalle Street to W. Palatine Rd, as well as existing front yard setbacks along the West side of N. Walnut Ave from W. Lasalle St to the cul-de-sac to the south.
7. Dedication of adjacent right-of-way for N. Walnut Ave and N. Chestnut Ave is required with an application for subdivision. All improvements shall comply with Village requirements.
8. The access easement for the center stormwater detention lot shall remain clear of any obstructions in order to provide access for maintenance.
9. A landscape plan shall be provided with the formal Plan Commission application in order to verify code required landscaping for the detention pond and trees within the parkway areas on N. Chestnut Ave and N. Walnut Ave.
10. The petitioner shall include the "spite strip" located along the western border of the subject property and make every effort to purchase and dedicate the whole spite strip (two separate PINs) in order to remove this encumbrance on any future development.
11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

1. Staff Report - Chestnut LaSalle Subdivision
2. Aerial
3. Project Narrative
4. Plat of Survey
5. Conceptual Plat of Subdivision
6. Conceptual Architectural Site Plan



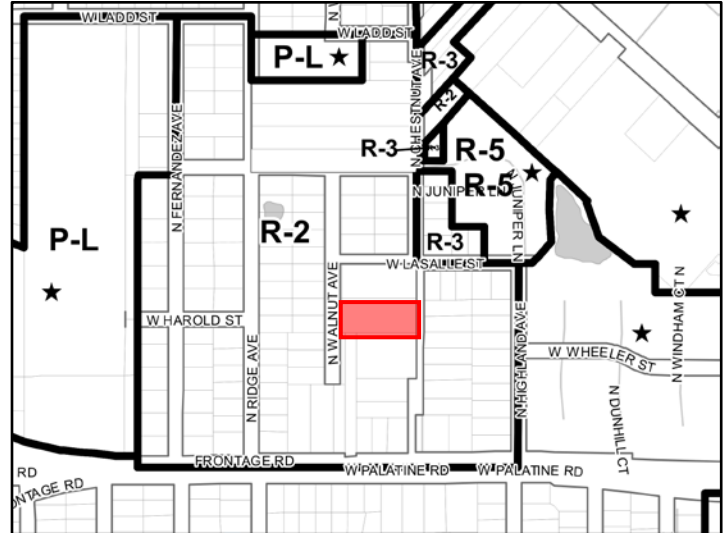
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1841
Project Title: Chestnut LaSalle
Subdivision
Address: 1920 N. Chestnut Ave
PIN: 0318401086 & 0318401173

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: November 13, 2024
Date Prepared: November 6, 2024

Petitioner: Vitalie Clim
Clim Development LLC
Address: 379 W County Line Rd
Barrington, IL 60010

Existing Zoning: R-2: One Family Dwelling
District
Comprehensive Plan: Single-Family Detached,
Estate 2



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2
South	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2
East	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2
West	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2

Requested Action

1. Preliminary and Final Plat of Subdivision

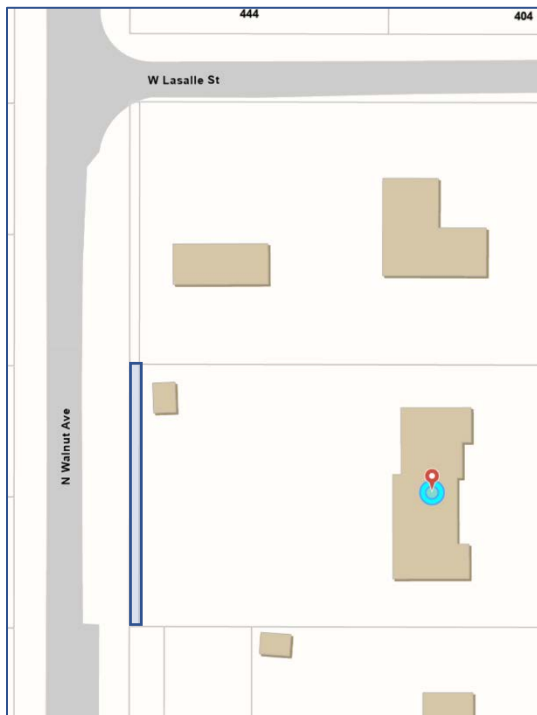
Variations Required

1. Variation to Section 5.1-2.1 to permit a lot at 23.74-feet wide and 3,561 square-feet in area where a 75-foot width and 10,000 square-feet are required.
2. Variation to Section 29-307(a)(3) to permit a minimum width of 23.74-feet where 70-feet is required.
3. Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street.

Project Background:

The subject property is located approximately 156-feet south of the intersection of W. Lasalle St and N. Chestnut Ave and is currently occupied by an existing single-family home and accessory structures. The property is one acre and within the R-2 One Family Dwelling District and Single-Family Detached, Estate 2 designation on the Comprehensive Plan Land Use Map. The surrounding development context is consistently single-family detached homes, although the lot sizes and square-footages of the surrounding homes varies considerably.

The applicant is proposing to subdivide the existing property into five lots: four residential lots and one lot centrally located and utilized for on-site detention. Access to this central detention basin is provided by a proposed easement on the residential lots. This detention out-lot would need to be deeded to the Village and a one-time upfront fee for maintenance of the detention lot would be required prior to issuance of a building permit for each new home on the site. The existing structures on-site would be demolished and four homes and one detention basin would be constructed. Additionally, the property is adjacent to a 5.6-foot wide “spite strip” (highlighted in blue below) or strip of land between the adjacent N. Walnut Avenue right-of-way and the property. The applicant is proposing to purchase the spite strip and include it with this development proposal. The conceptual subdivision included as an exhibit to this report shows the proposal with the purchase and consolidation of the spite strip.



Zoning and Comprehensive Plan

As mentioned above, the subject property is currently zoned R-2, One-Family Dwelling District. The Comprehensive Plan shows this property as suitable for “Single-Family Detached, Estate 2” uses, which classification corresponds to lower density residential zoning districts with larger lot sizes and larger homes. The Staff Development Committee is generally supportive of the proposed subdivision, as it orients the lots in a manner that is consistent with the surrounding lots on the opposite side of both N Chestnut Avenue and N Walnut

Avenue. There are several variations identified, to which the petitioner shall provide a written responses to the four hardship criteria necessary for Variation approval, as outlined below:

- **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 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

An analysis of the proposed lot sizes and widths relative to the standards within the R-2 District is shown below:

	R-2 Interior Lot Zoning Requirements		Existing Lot (Interior)	Proposed 4 Lots (Interior)	Stormwater Detention Lot***
Zoning District	R-2		R-2	R-2	R-2
Lot Area	10,000 s.f. min		48,948 s.f.	9,999.75 s.f.	3,561 s.f.**
Lot Width	75 ft. min.		150 ft	75 ft	23.74 ft.**
Front Yard	40 ft or average		136.4 ft	40 ft or average*	N/A; no structures
Side Yard (North)	10% of lot width: 15 ft		28 ft	7.5 ft.*	N/A; no structures
Side Yard (South)	10% of lot width: 15 ft		27.5 ft	7.5 ft.*	N/A; no structures
Rear Yard	30 ft		145.4 ft	30 ft.*	N/A; no structures

*Petitioner to verify proposed setbacks on Plat of Subdivision

**Variance required for Lot Area and Lot Width

***Variance to Section 29-307(a)(1) to permit a residential lot that does not have full frontage abutting a street

Relative to these code requirements, the proposed single-family lots do not conform to the lot area and lot width requirements of the R-2 District however, they will conform if increased in size by 1 square foot; the stormwater detention lot does not conform to the lot size and width requirements and would require variations. In order to fully comply with code requirements, the residential lots should include the extra square-foot taken from the stormwater detention lot. The petitioner shall ensure that the detention lot can be reduced and still accommodate the needs according to Village Stormwater requirements

Prior to appearing before the Plan Commission, it is recommended that the petitioner hold a neighborhood meeting to introduce the project to the surrounding property owners and understand what concerns they may have. Impact fees shall be required for the new homes that will be constructed. In addition, Design Commission approval shall be required for each new home on the subject properties. Finally, linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for the new homes, which shall be required at time of building permit.

Building, Site, Landscaping:

Based on a preliminary analysis of the proposed lots, compliance with all required setbacks and bulk restrictions appears to be viable for each lot. However, the petitioner should note that the front yard setback along N. Chestnut Ave and N. Walnut Ave will be based on the average setbacks of all the existing homes along those frontages. The petitioner will need to provide an exhibit showing these setbacks to allow for the calculation of the required front yard setback for the proposed subdivision.

Landscaping shall be required along the perimeter of detention and retention basins in order to minimize the negative impact on adjacent lots. A Tree Preservation Plan shall be required in conjunction with any application for subdivision.

Engineering and Infrastructure.

The existing ROW along N. Chestnut Avenue is 33-feet in width. As part of the subdivision process, 33-feet of land must be dedicated for public ROW along N. Chestnut Avenue. The western portion of this street abutting the subject property would need to be fully improved with new paving for a code compliant street width, curb/gutter, public sidewalk, parkway trees, street lighting, and storm sewer improvements, which must be completed to the satisfaction of the Village as part of the subdivision process.

The existing ROW along N. Walnut Ave abutting the subject property would need to be fully improved with new paving for a code compliant street width, curb/gutter, public sidewalk, parkway trees and storm sewer improvements. As of this current proposal, the petitioner is intending to purchase the spite strip along N. Walnut Ave and should make an effort to purchase both spite strips, if possible, to reduce this encumbrance on any future development.

The applicant must provide preliminary engineering plans with the Preliminary Plat of Subdivision and final engineering plans for Final Plat of Subdivision approval. All public improvements and maintenance bonds/deposits shall be required prior to Final Plat of Subdivision approval by the Village Board.

Parking and Traffic:

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

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create five lots with variations to lot sizes and street frontage, and is generally supportive of the application, subject to the addressing the following:

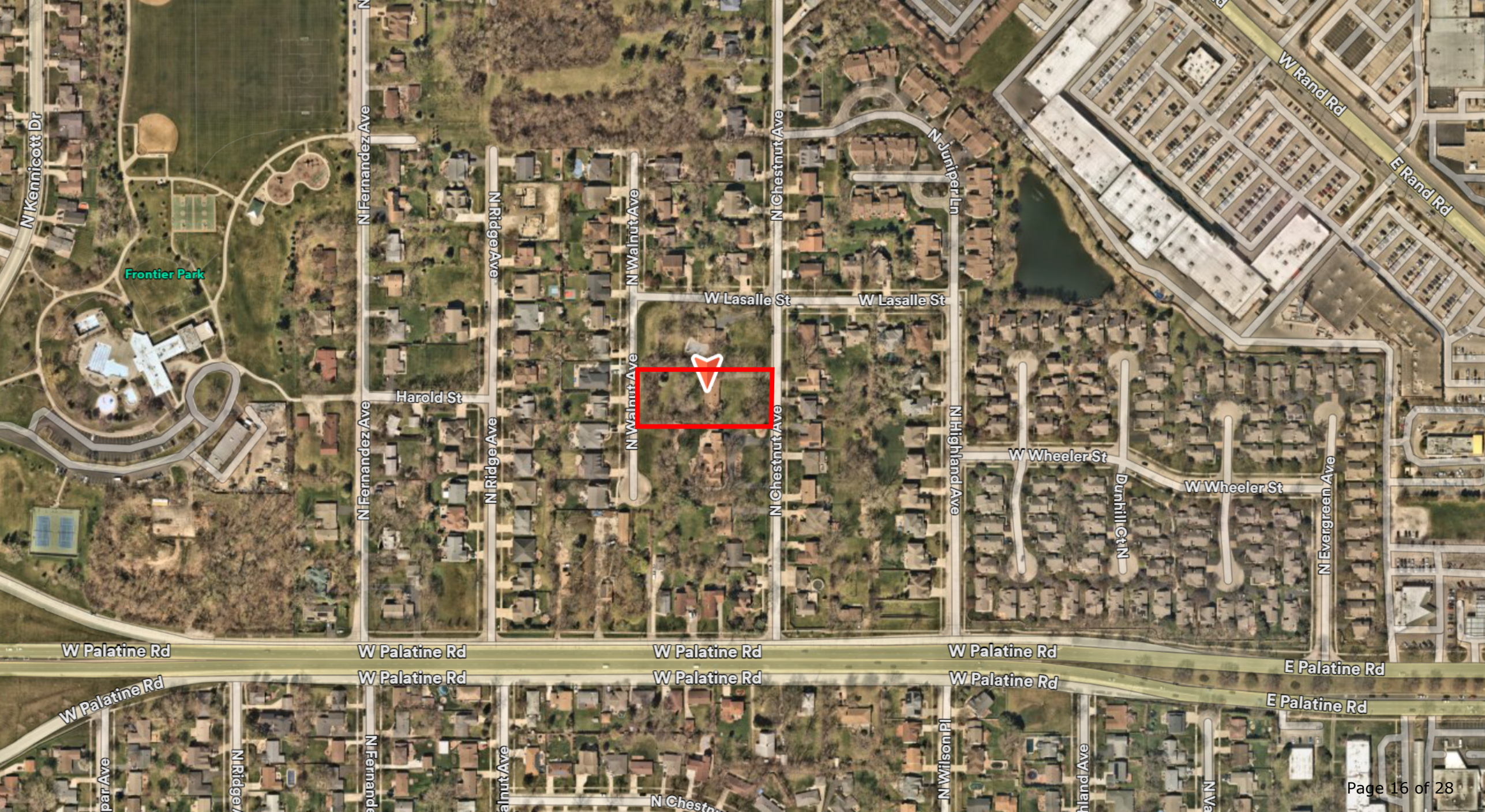
1. Provide written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of 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 28.**

- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The detention out-lot is to be deeded to the Village and a one-time upfront fee for maintenance of the detention lot would be required prior to issuance of a building permit for each new home on the site.
 3. Impact fees shall be required for the new homes to be constructed on the subject property.
 4. A Design Commission application shall be required for each new home on the subject property.
 5. Linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each new home, which shall be required at time of building permit.
 6. The petitioner shall provide an exhibit showing all existing front yard setbacks along the west side of N. Chestnut Avenue from W. Lasalle Street to W. Palatine Rd, as well as existing front yard setbacks along the West side of N. Walnut Ave from W. Lasalle St to the cul-de-sac to the south.
 7. Dedication of adjacent right-of-way for N. Walnut Ave and N. Chestnut Ave is required with an application for subdivision. All improvements shall comply with Village requirements.
 8. The access easement for the center stormwater detention lot shall remain clear of any obstructions in order to provide access for maintenance.
 9. A landscape plan shall be provided with the formal Plan Commission application in order to verify code required landscaping for the detention pond and trees within the parkway areas on N. Chestnut Ave and N. Walnut Ave.
 10. The petitioner shall include the "spite strip" located along the western border of the subject property and make every effort to purchase and dedicate the whole spite strip (two separate PINs) in order to remove this encumbrance on any future development.
 11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
 12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

November 6, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1841



Project Description

1920 N Chestnut Ave, Arlington Heights, IL 60004

The project area, located west of Palatine Rd. and north of Arlington Heights Rd. is an R-2 zoned site within the Village of Arlington Heights, approx. 43,560 SF [1.000 acres] total, previously improved with an older single-family house – to be demolished, under PIN 03-18- 401-086-0000.

The site (between Chestnut Ave. and Walnut Ave.) borders an adjacent single residential property to the north and to the south. An additional sliver of land, 5.60-feet wide on the west side of the lot is to be included in the project area for a total of 44,000 SF [1.019 acres]

The site is to be subdivided into four (4) R-2 residential lots complying with bulk zoning regulation for minimum lot size of 10,000 SF (5.1-2.1) and minimum lot width of 75 feet. (5.1-2.2). Lots shall be 75' x 135' = 10,125 SF. - An out lot (26' x 150') shall be created and used for stormwater detention and dedicated to the village. [0.090 AC] - The 33-foot wide east end section shall be dedicated for street ROW. - An existing 5.60-foot wide strip of land (Outlot 1) situated at the west end of the lot shall be added and be part of the subdivision. The development shall consist of residential structures and flat work paved areas, and landscaped zones. The proposed impervious cover for each residential lot would be limited to 50% as per zoning reference (5.1-2.5 b.2.) and accounted in the detention calculations. Each lot shall be served by private water and sewer services.(please see ENGINEERING STORMWATER PROJECT MANUAL attachment)

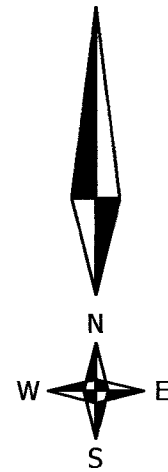
The petitioner on this project would like to redevelop said property located in the R-2 residential district by creating a subdivision consisting of four-separate residential parcels and a separate area on an out lot; separate area to include provisions and infrastructure for stormwater detention and be dedicated to the village. Additional easements to be established for access and infrastructure. The proposed subject area is to be improved with a subdivision in compliance with the village ordinance, and each of the four (4) proposed residential single-family lot is to comply with the lot coverage maximum for R-2 of 50%.

Timelines

The project is estimated to begin May 4th and anticipated to end 18 months later.

The proposed development plans include the construction of four single-family residences. The residences will be 2-stories with full-depth basements and constructed with brick/siding wood frame. The bottom of foundation for the basements are expected to be located at approximately 9- 10 feet below grade.

The proposed exterior improvements include full landscaping, concrete driveways and green space will be installed and maintained as required by the Village Code.



PLAT OF SURVEY

BY

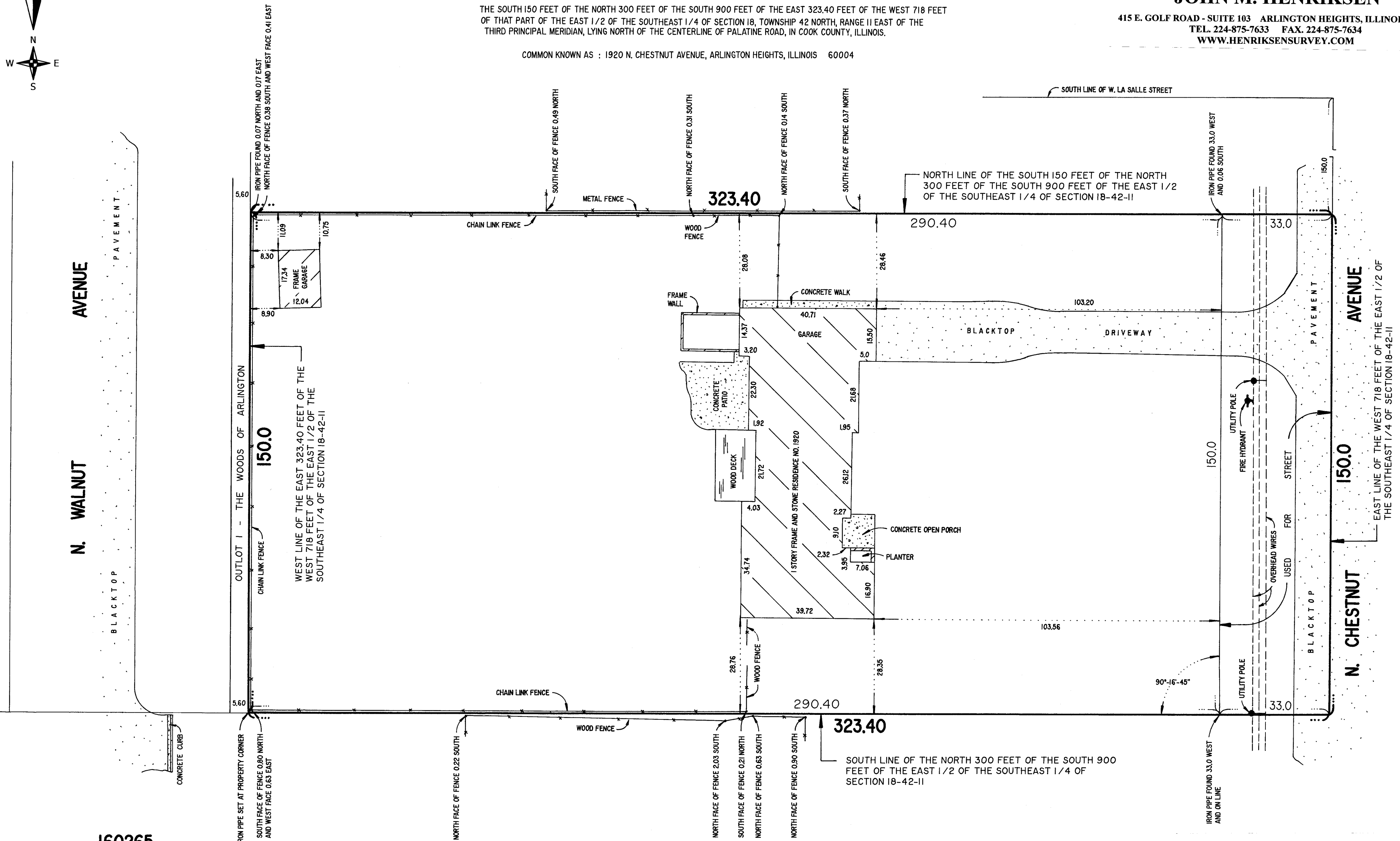
JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

LEGAL DESCRIPTION :

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

COMMON KNOWN AS : 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004



ORDER NUMBER: **160265**

SCALE: 1 INCH = 15 FEET

ORDERED BY: KIM MARKSHAUSEN

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.33-4"
0.03-3/8"	0.37-4-1/2"
0.04-1/2"	0.38-4-1/2"
0.05-5/8"	0.42-5"
0.06-3/4"	0.50-6"
0.07-7/8"	0.58-7"
0.08-1"	0.62-7-1/2"
0.09-1-1/8"	0.63-7-1/2"
0.10-1-1/4"	0.67-8"
0.11-1-3/8"	0.75-9"
0.12-1-1/2"	0.83-10"
0.13-1-1/2"	0.87-10-1/2"
0.14-1-5/8"	0.88-10-1/2"
0.15-1-3/4"	0.92-11"
0.16-1-7/8"	1.00-12"
0.17-2"	

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS
COUNTY OF COOK

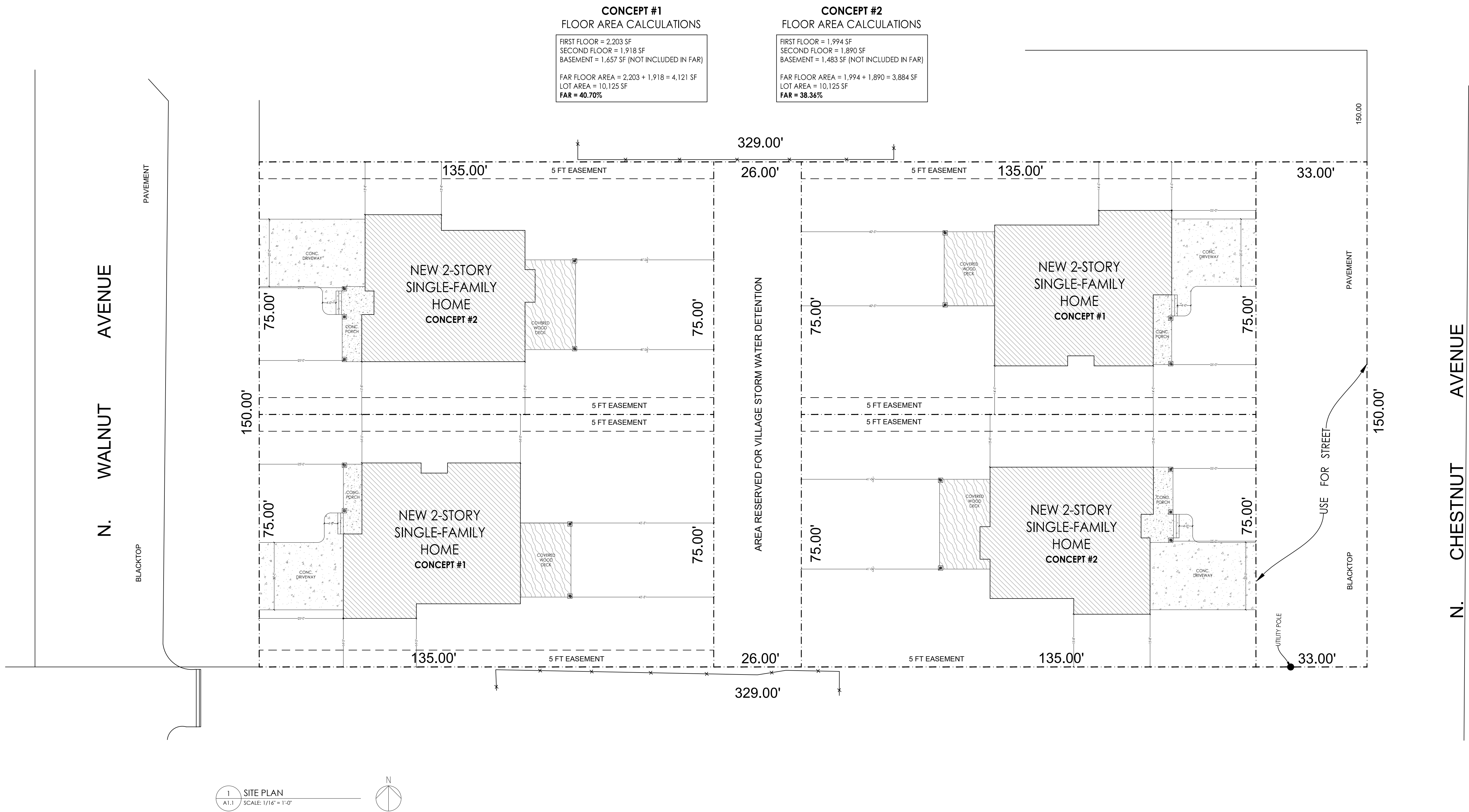
I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS SEPTEMBER 26, 1916

John M. Hensen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2016.



A1.1

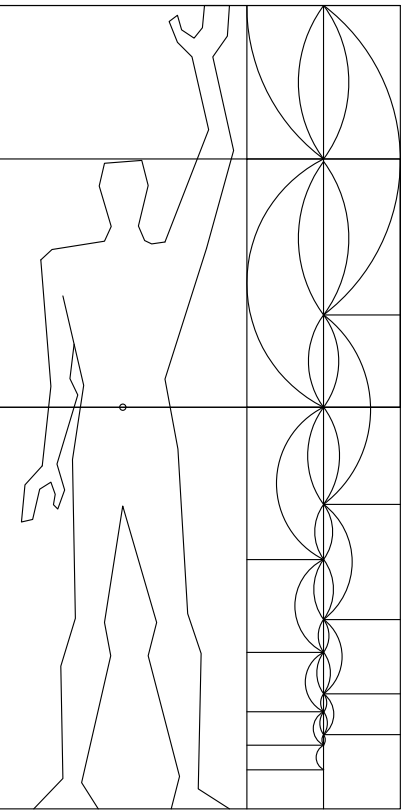


SINGLE-FAMILY HOME
CONCEPT #1

CONCEPT #1
FLOOR AREA CALCULATIONS

FIRST FLOOR = 2,203 SF
SECOND FLOOR = 1,918 SF
BASEMENT = 1,657 SF (NOT INCLUDED IN FAR)

FAR FLOOR AREA = 2,203 + 1,918 = 4,121 SF
LOT AREA = 10,000 SF
FAR = 41.21%

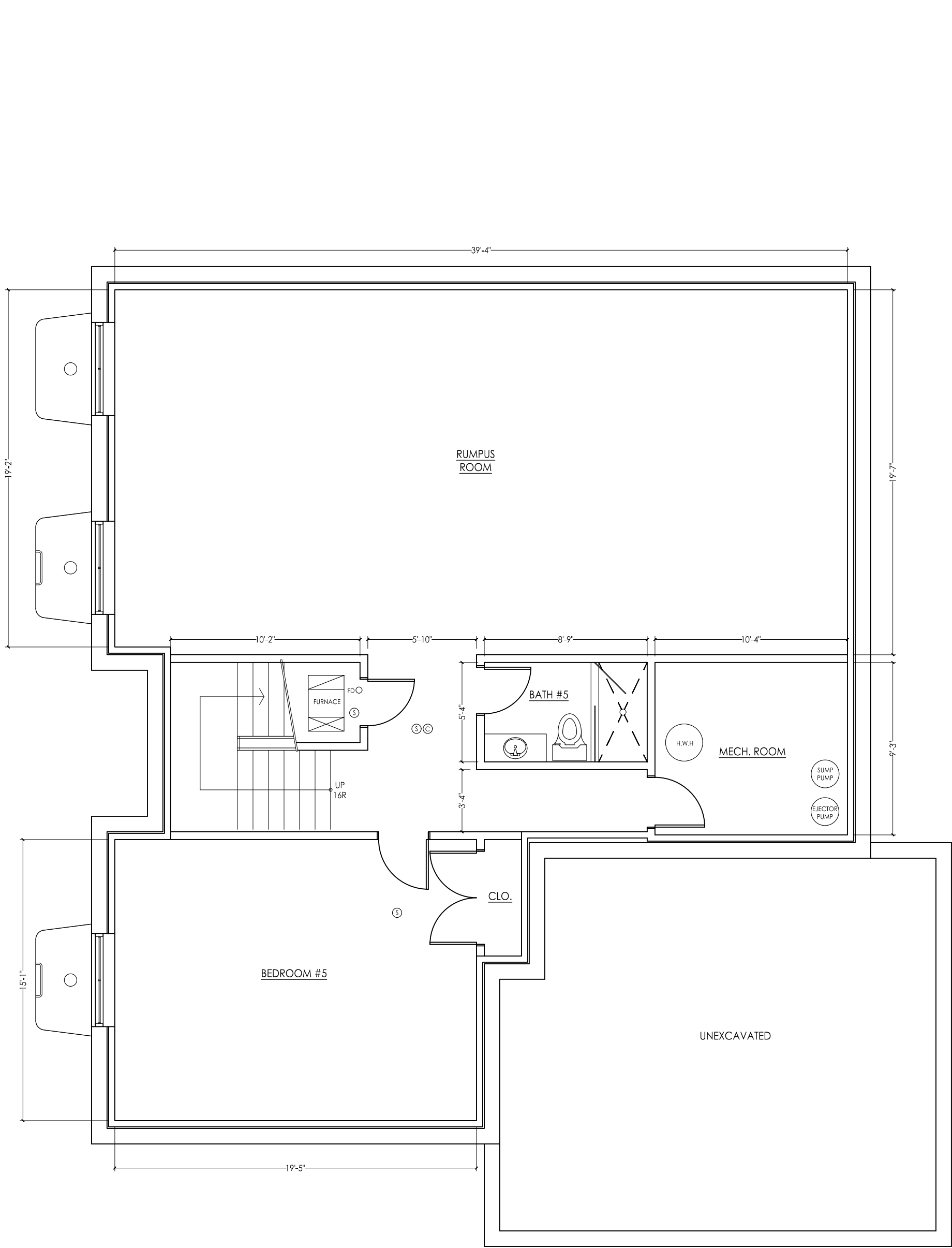


SUBDIV. REV. 9/11/2024

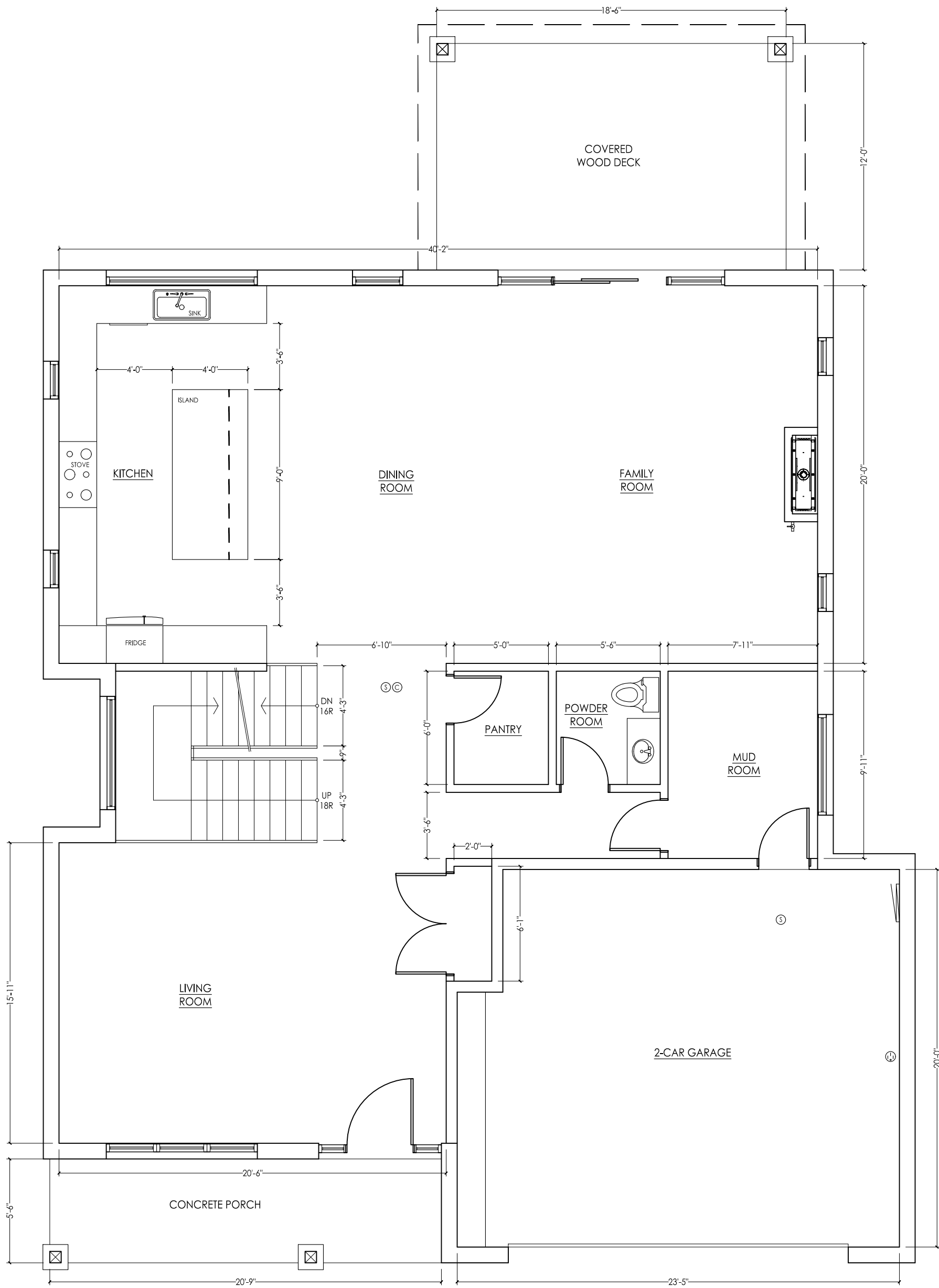
1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

CONCEPT #1
FLOOR PLANS

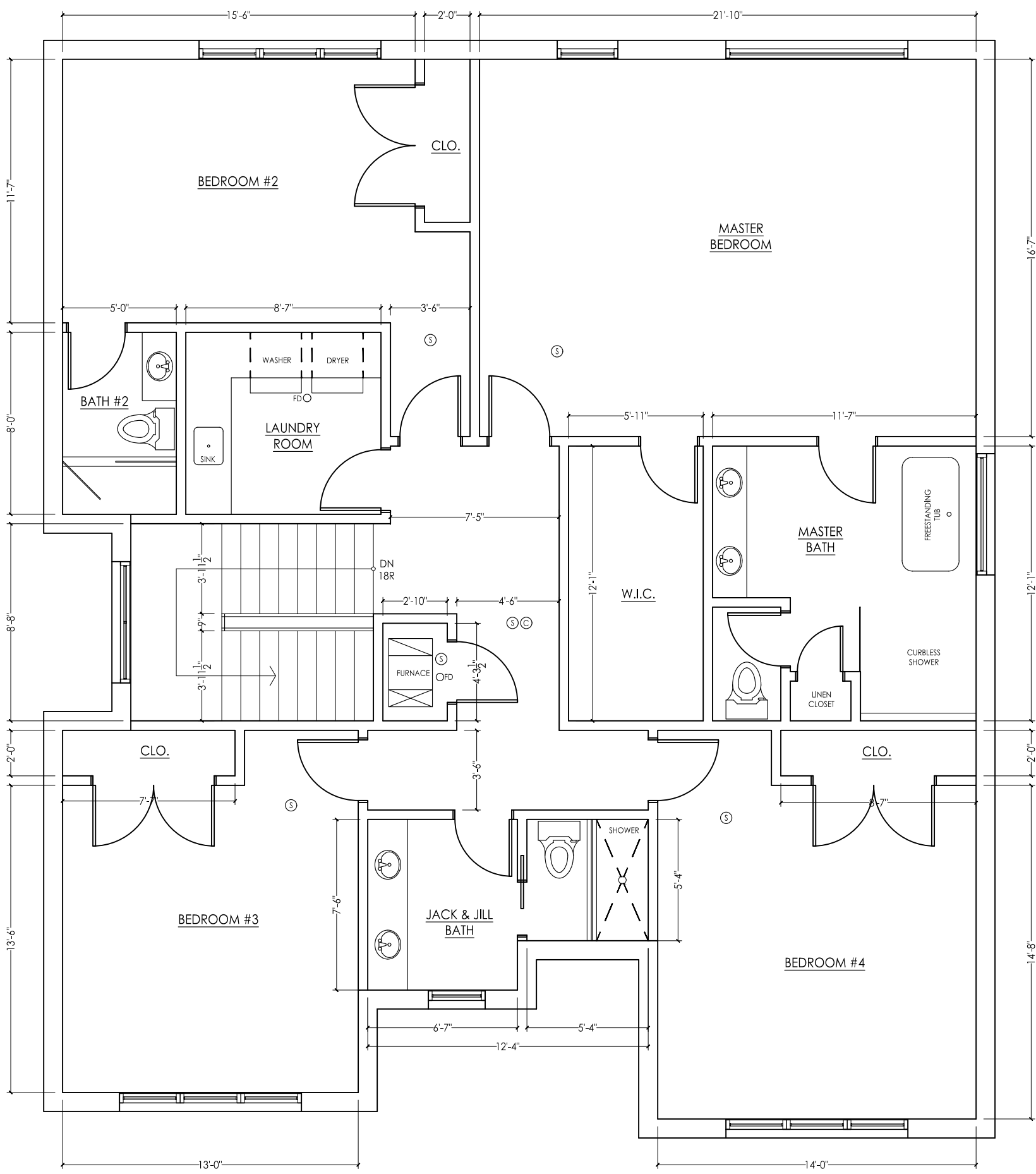
A2.1



1 BASEMENT PLAN
A2.1 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

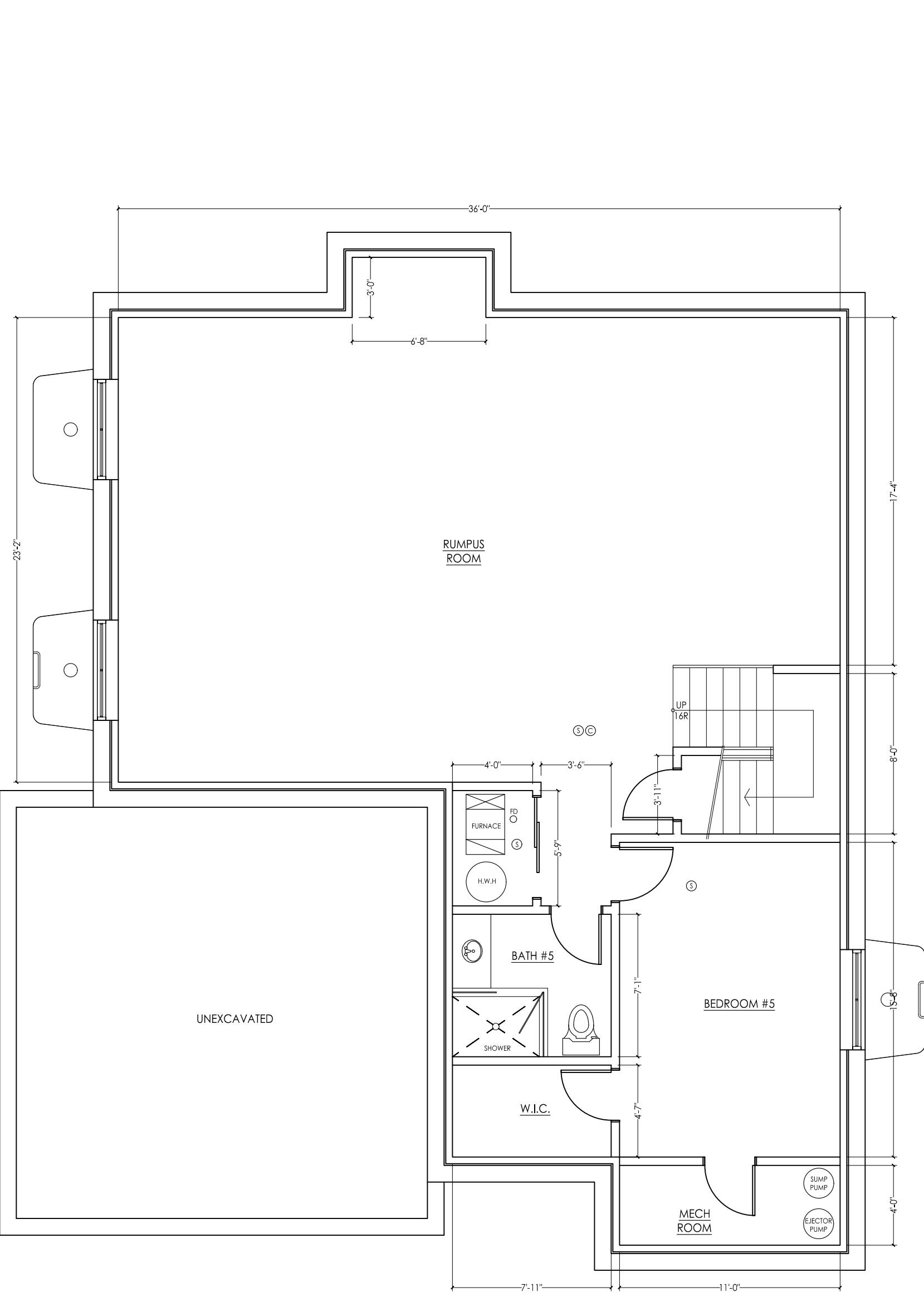


3 SECOND FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

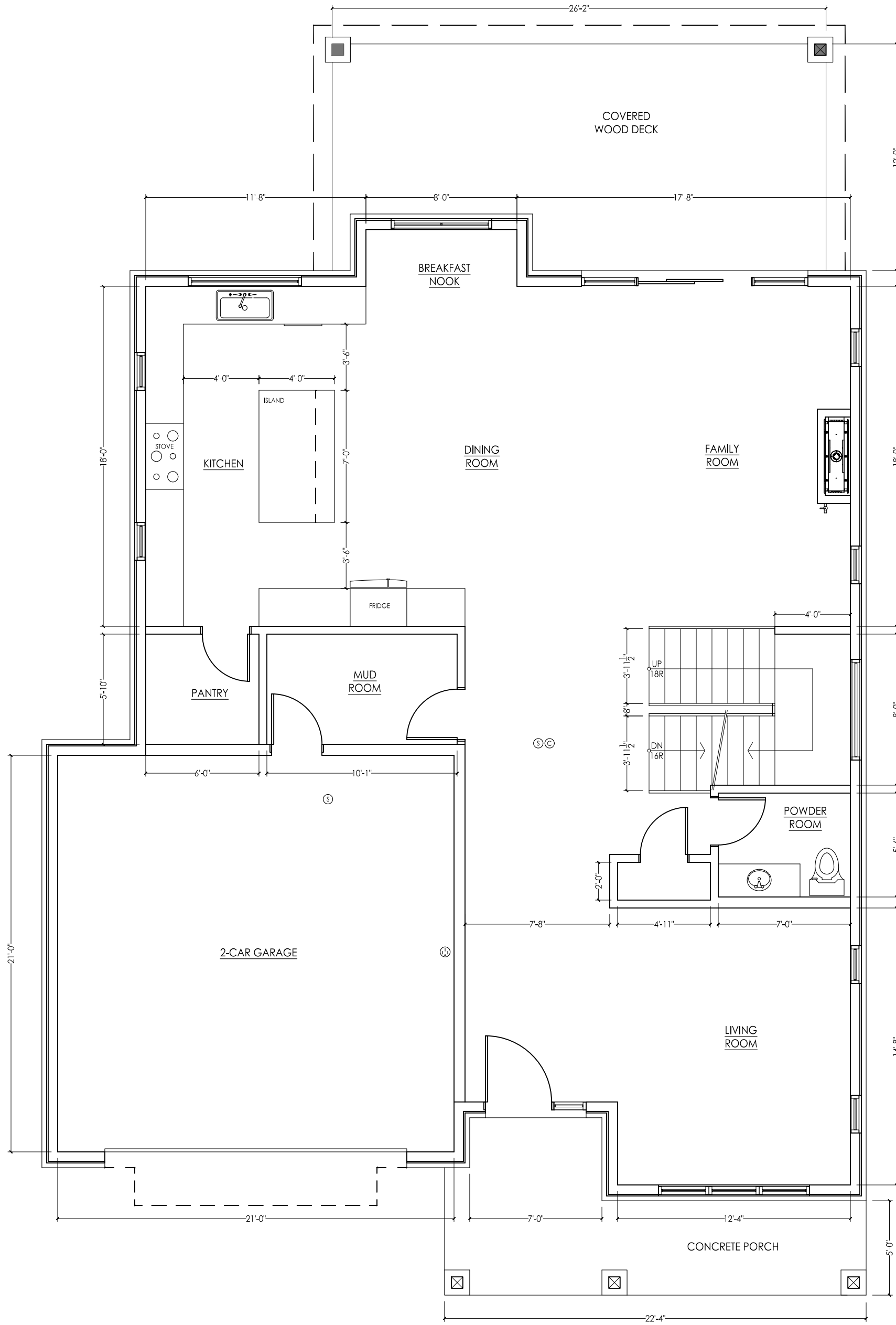
SINGLE-FAMILY HOME
CONCEPT #2

CONCEPT #2
FLOOR AREA CALCULATIONS

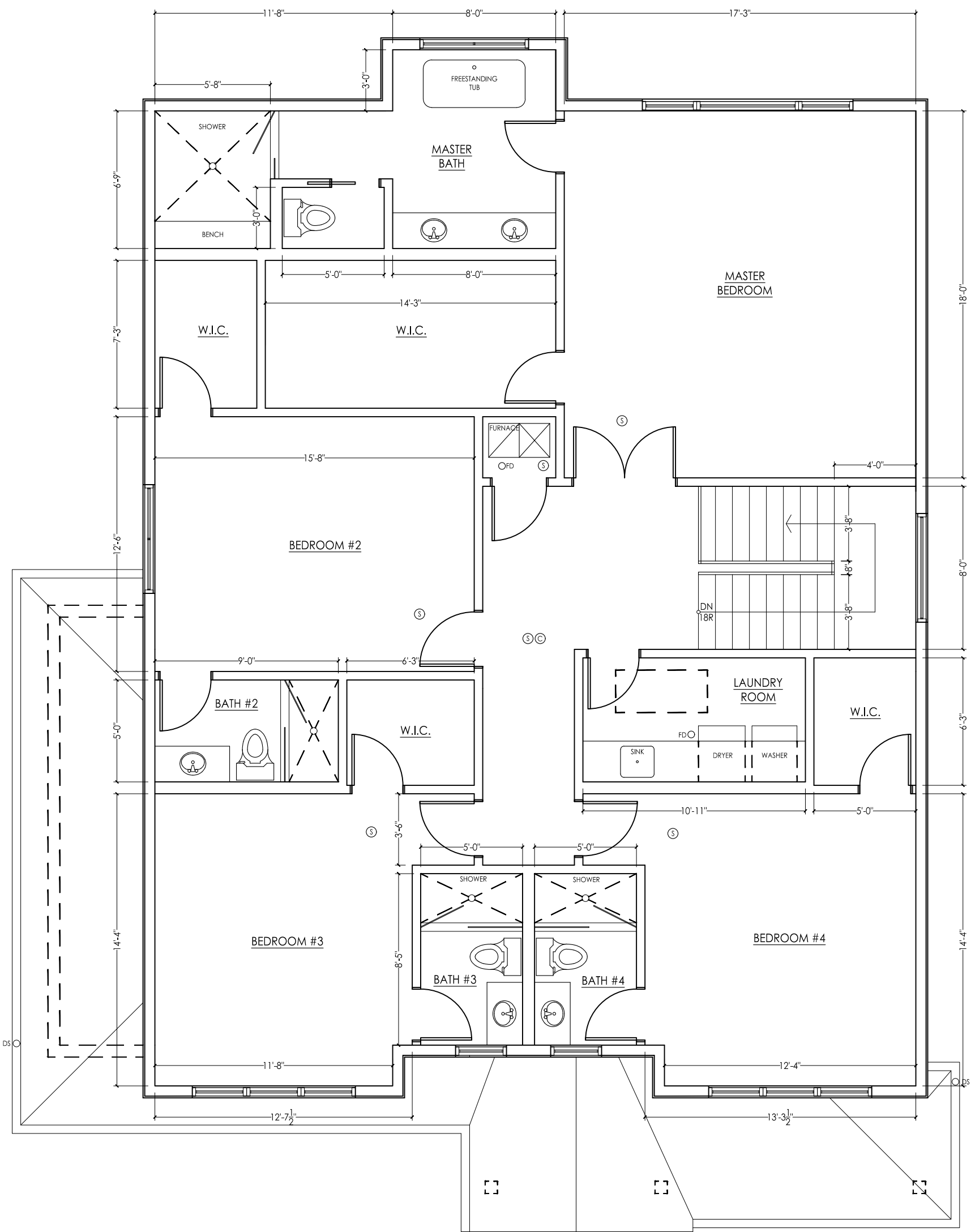
FIRST FLOOR = 1,994 SF
SECOND FLOOR = 1,890 SF
BASEMENT = 1,483 SF (NOT INCLUDED IN FAR)
FAR FLOOR AREA = 1,994 + 1,890 = 3,884 SF
LOT AREA = 10,000 SF
FAR = 38.84%



1 BASEMENT PLAN
A2.2 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR PLAN
A2.2 SCALE: 3/16" = 1'-0"

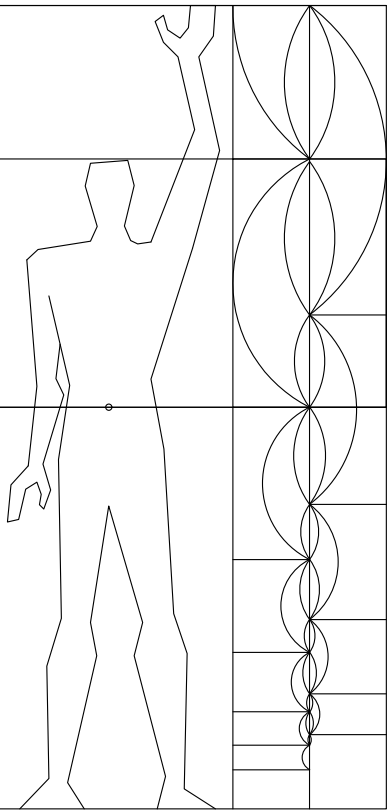


3 SECOND FLOOR PLAN
A2.2 SCALE: 3/16" = 1'-0"

1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

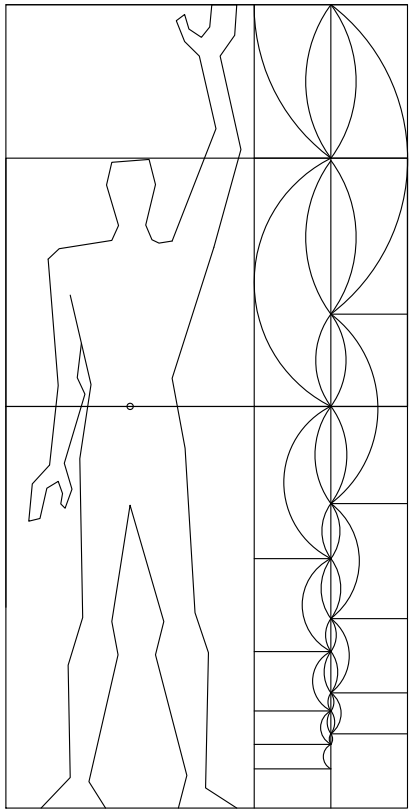
CONCEPT #2
FLOOR PLANS

A2.2



SUBDIV. REV. 9/11/2024

SINGLE-FAMILY HOME
CONCEPT #1

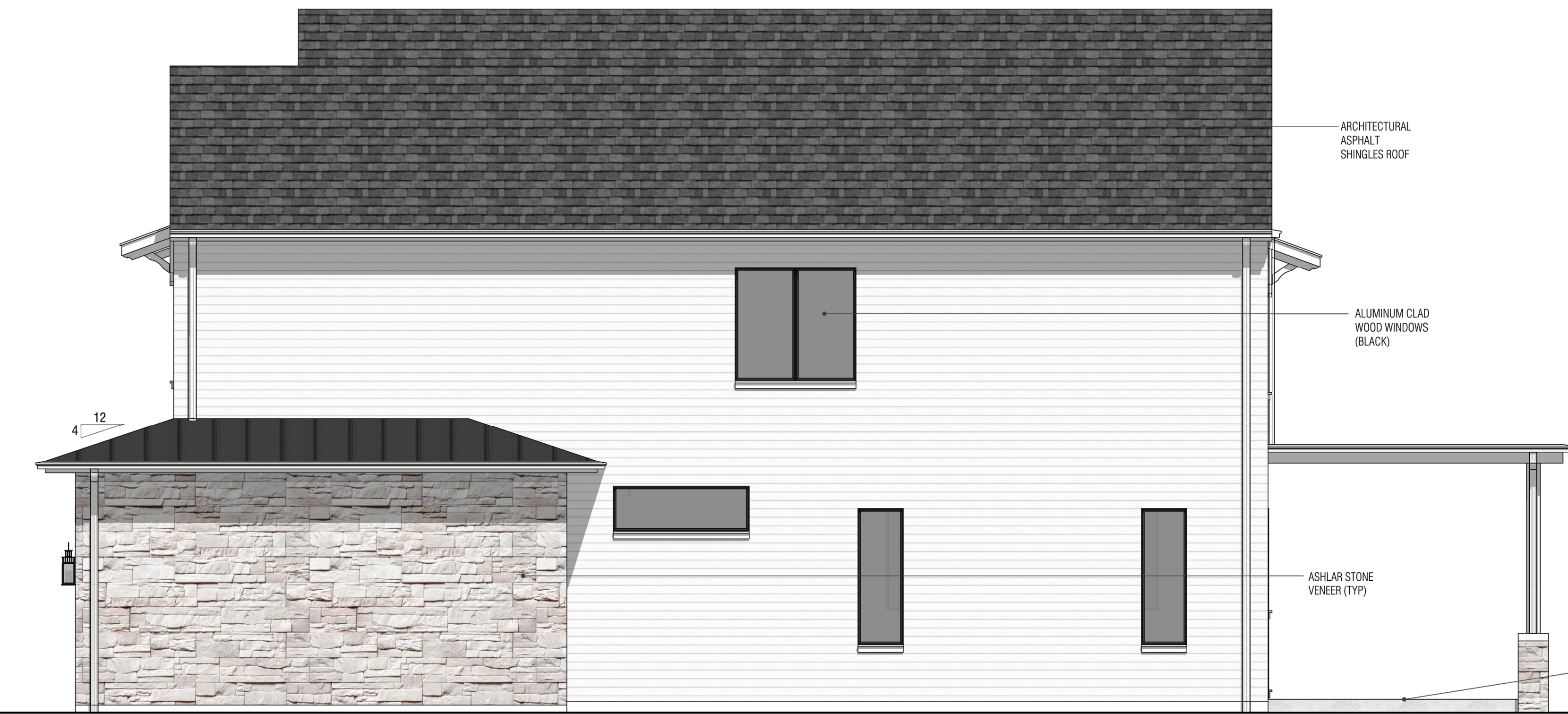


SUBDIV. REV. 9/11/2024

1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

CONCEPT #1
ELEVATIONS

A4.1



4 RIGHT ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

T/ ROOF (PEAK)
+31'-0"

T/ ROOF (MEAN)
+25'-0"

T/ 2ND FLOOR
+12'-0 3/4"

T/ 1ST FLOOR
+1'-0"

GRADE
0'-0"

ARCHITECTURAL
ASPHALT
SHINGLES ROOF

ALUMINUM CLAD
WOOD WINDOWS
(BLACK)

ASHLAR STONE
VENEER (TYP)

ALUMINUM GUTTERS &
DOWNSPOUTS (TYP)

FIBER CEMENT LAP
SIDING(TYP)

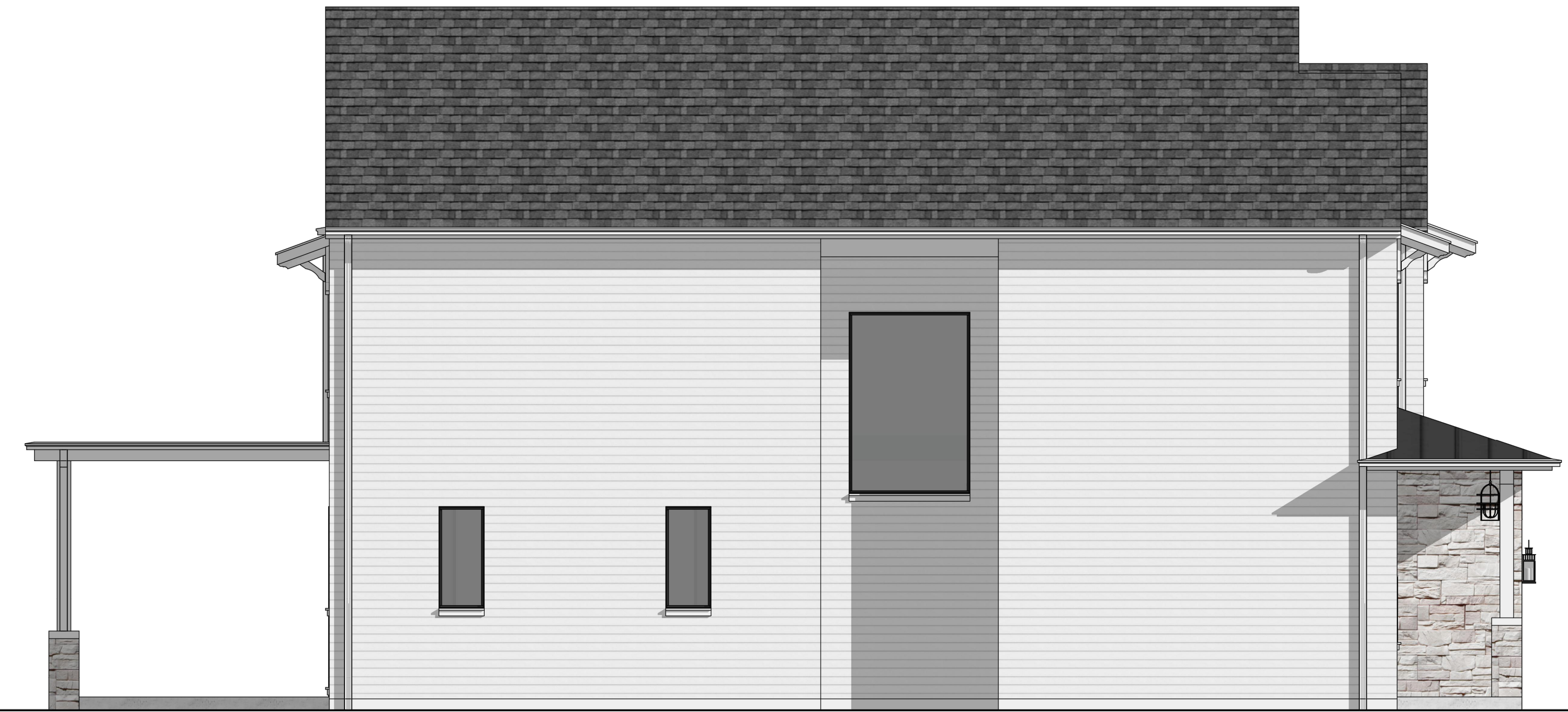
STANDING SEAM
METAL ROOF

ALUMINUM INSULATED
O.H. GARAGE DOOR

CONCRETE
PORCH &
PATIO



1 FRONT ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

T/ ROOF (PEAK)
+31'-0"

T/ ROOF (MEAN)
+25'-0"

T/ 2ND FLOOR
+12'-0 3/4"

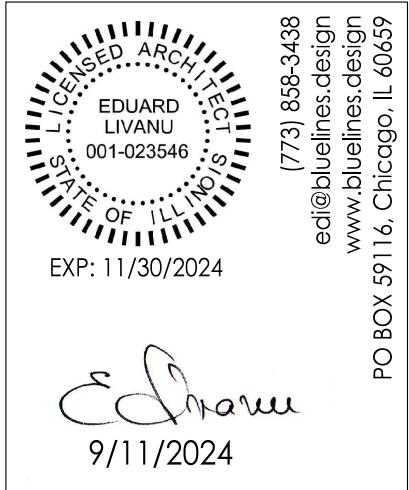
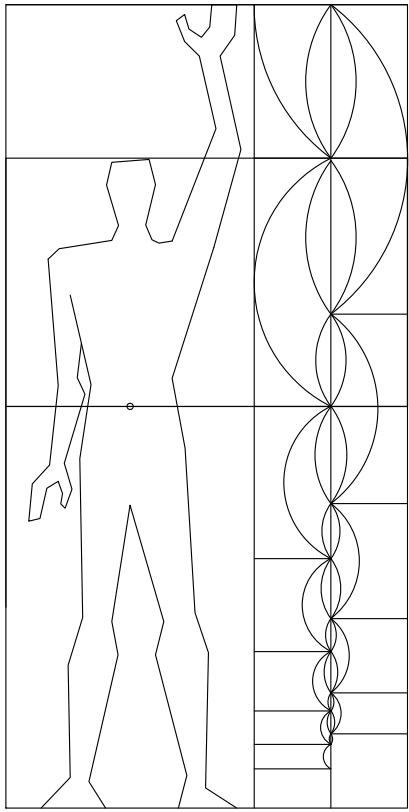
T/ 1ST FLOOR
+1'-0"

GRADE
0'-0"



2 REAR ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

SINGLE-FAMILY HOME
CONCEPT #2



SUBDIV. REV. 9/11/2024

1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

CONCEPT #2
ELEVATIONS

A4.2



4 RIGHT ELEVATION
A4.2 SCALE: 1/4" = 1'-0"

T/ ROOF (PEAK)
+30'-8"

T/ ROOF (MEAN)
+24'-10"

T/ 2ND FLOOR
+12'-0 3/4"

T/ 1ST FLOOR
+1'-0"

GRADE
0'-0"

ARCHITECTURAL
ASPHALT
SHINGLES ROOF

ALUMINUM CLAD
WOOD WINDOWS
(BLACK)

ASHLAR STONE
VENEER (TYP)



1 FRONT ELEVATION
A4.2 SCALE: 1/4" = 1'-0"

ALUMINUM GUTTERS &
DOWNSPOUTS (TYP)

FIBER CEMENT LAP
SIDING (TYP)

STANDING SEAM
METAL ROOF

ALUMINUM
INSULATED O.H.
GARAGE DOOR

CONCRETE
PORCH &
PATIO



3 LEFT ELEVATION
A4.2 SCALE: 1/4" = 1'-0"

T/ ROOF (PEAK)
+30'-8"

T/ ROOF (MEAN)
+24'-10"

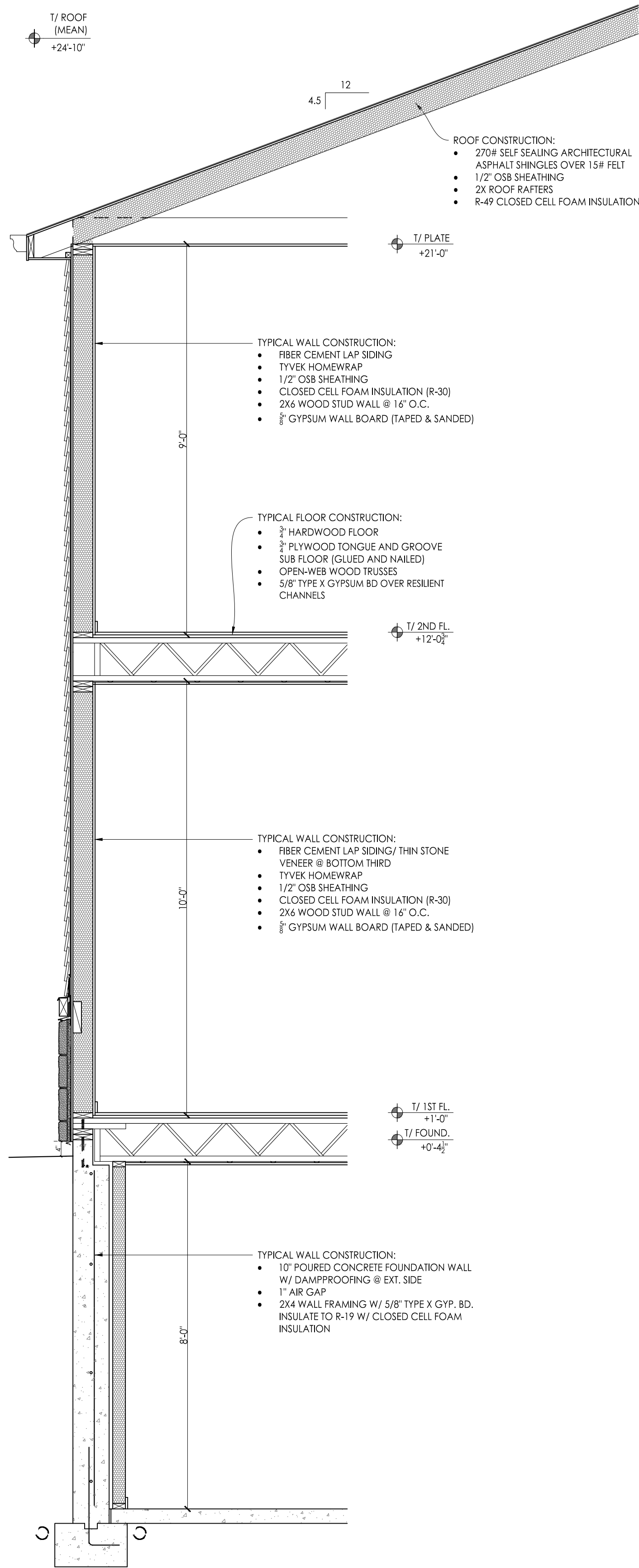
T/ 2ND FLOOR
+12'-0 3/4"

T/ 1ST FLOOR
+1'-0"

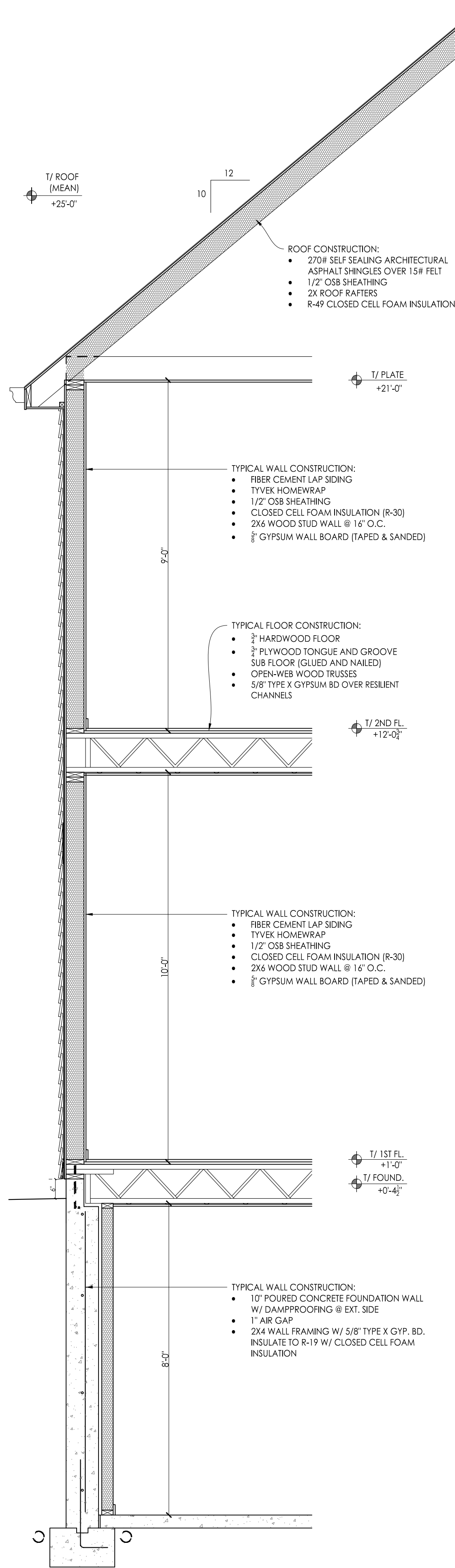
GRADE
0'-0"



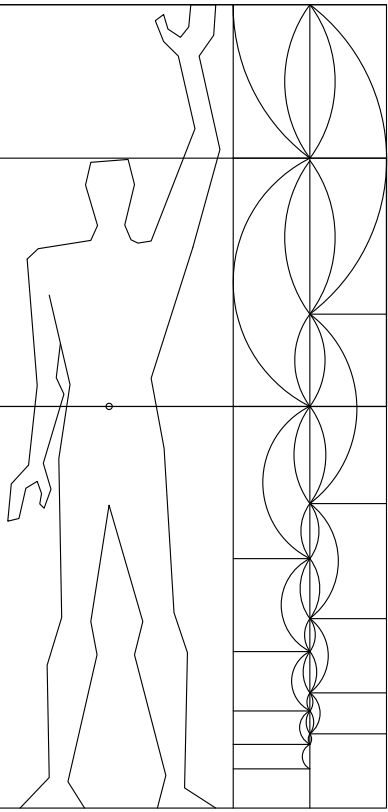
2 REAR ELEVATION
A4.2 SCALE: 1/4" = 1'-0"



2 CONCEPT #2 TYP. WALL SECTION
A6.1 SCALE: 1/2" = 1'-0"



1 CONCEPT #1 TYP. WALL SECTION
A6.1 SCALE: 1/2" = 1'-0"



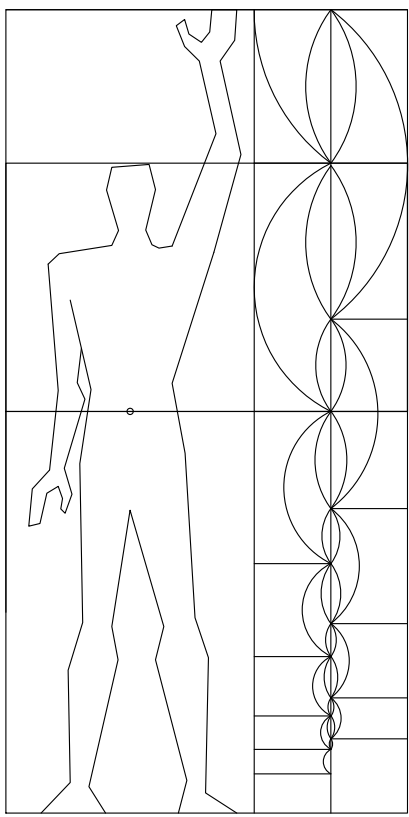
SUBDIV. REV. 9/11/2024

1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

TYPICAL
WALL
SECTIONS

A6.1

SINGLE-FAMILY HOME
CONCEPT #1



SUBDIV. REV. 9/11/2024

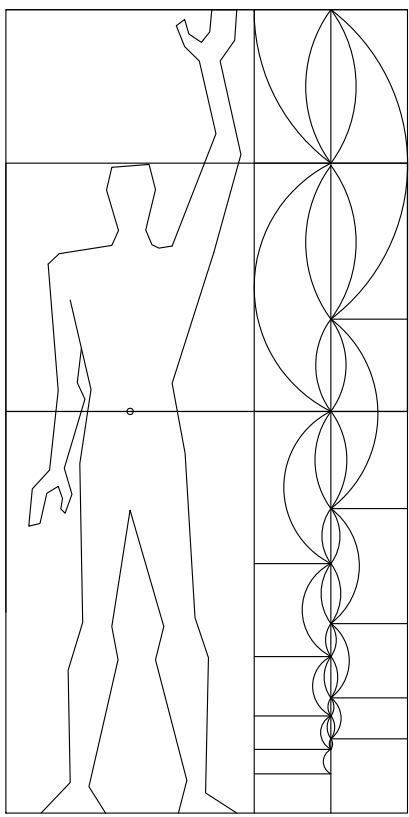
1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

CONCEPT #1
RENDERINGS

A7.1



SINGLE-FAMILY HOME
CONCEPT #2



SUBDIV. REV. 9/11/2024

1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

CONCEPT #2
RENDERINGS

A7.2

