



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
December 18, 2024
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Chestnut LaSalle Subdivision - 1920 N. Chestnut Ave. - 11/13/24
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 1515 S. Douglas Ave. Subdivision - T1849
Rezoning from R-1 to R-3, and Subdivision of one existing residential lot into 3 lots
 - B. 3350 W. Salt Creek Ln. - T1859
Land Use Variation to allow a Bakery Products, Wholesale and Production in the B-3 District, Variation to waive requirement for traffic and parking study
 - C. 318 E. Emerson St. Subdivision - T1860
Rezoning from R-1, One-Family Dwelling District to R-3, One-Family Dwelling District, Preliminary and Final Plat of Subdivision
 - D. Omni Arcade - 121 W. Campbell St. - T1863
Planned Unit Development for Land Use Variation to permit Amusement Facility, Small
- 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 the Health &

Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

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

A MEETING HELD ON:

November 13, 2024

Project Title: Chestnut LaSalle Subdivision

Address: 1920 N. Chestnut Ave.

Petitioner: Vitalie Clim

Address: 379 W. Country Line Road
Barrington, IL 60010

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.

Attendees:

Vitalie Clim, Petitioner
Sabin Olteanu, Civil Engineer
Ivan Poscal
Edward Livanu
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 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.

Meeting Discussion:

Mr. Clim – shared that they would like to build four nice new houses. Affordable type of housing, not too big, appropriate.

Mr. Osoba – the petitioner is proposing a four lot residential subdivision, and one on site detention, which is going to be centrally located on the site. There are variations identified at this point, and further variations may be identified with the Planning Commission process, but at this point the variations are for lot width, lot area, and lot frontage all for that central on-site detention lot. The minimum lot size in the district that they are in here is 75 feet and the minimum lot area is 10,000 square feet and the proposed detention lot is considerably smaller, but still meeting Village Code requirements for stormwater detention. These variations are amenable to staff because the petitioner is providing that stormwater detention requirement on-site in a manner that's generally acceptable to the Village. The current zoning on the site here is R-2, the comprehensive plan identifies this as Single Family Detached Estate-2, which are generally a little larger lot than your typical single family in the Village. The surrounding development context is all single-family homes and various lot sizes and square footage is of the homes. However, there are several streets in the area that are not constructed or partially constructed, and some of the streets need further dedication to fulfill their full width. In this case, Chestnut St. needs an additional 33 feet of right-of-way to be dedicated to the Village as part of the subdivision, and street improvements are required on this newly dedicated Chestnut right-of-way. In addition, the existing right-of-way on Walnut would include pavement, curb gutter, sidewalk, landscaping and storm sewer improvements on both sides of the project. For the onsite detention, the staff expectation would be that the lot be deeded to the Village at the time of subdivision in a one-time fee paid for maintenance of the detention lot and the surrounding landscaping that is going to be required for that detention lot. This is a requirement of the Public Works Department and discussed at the Staff Development Committee level. There is a spite strip that is located on the west side of the site and the spite strip is a piece of land that's been tax parceled, not formally subdivided, that is owned by another entity and is between this parcel and the Walnut Street right-of-way. The expectation would be that that spite strip is to be included in this development proposal and consolidated with the final plat. Lastly, a Design Commission application would be required for each new home constructed and linkage fees for inclusionary housing would also be required. Generally, staff is supportive of the proposal as the lots are configured in the same manner as the surrounding lots in the neighborhood, however, it is recommended to hold a neighborhood meeting to introduce the project to those neighbors and gather feedback.

Commissioner Green – Are you going to add that foot so you get 10,000 feet? You are so close. They are all conforming lots.

Mr. Clim - Yes, 2.5 feet.

Commissioner Jensen – looks like Chestnut is about the same with both above and below the South, but it's offset just a little bit to the south, is that correct? It doesn't actually run straight through it, offset.

Mr. Osoba – that is correct.

Commissioner Jensen – is the village going to use this as an opportunity to straighten this mess out between the south of their property is to actually make that street the same width all the way through.

Mr. Osoba – that is something we are evaluating, whether or not the Village actually goes in and constructs that roadway to kind of align it all the way down is another story. It is certainly something this area in general is being evaluated for and has continued to be evaluated as kind of a lack of general infrastructure for those streets or inconsistent infrastructure, so it is something that we are actually looking at. Whether that actually comes to fruition as something being constructed is yet to be determined.

Commissioner Jensen – need to straighten out the spite strip whether it is the Village or the petitioner. This is a better proposal than was presented in years past. A better proposal than we have received before.

Commissioner Sigalos – asked how big will the retention basin be?

Mr. Clim – 4.5 – 5 foot deep detention and will be enclosed by a fence, and would include a metal staircase or ladder so someone could get out if need be.

Commissioner Green – great idea with what you are proposing, good fit, right size. The pond, how does the drainage work?

Mr. Osoba – we do not have that yet, we do have GIS contours, our engineering department has those contours that show

what the existing drainages, drainage flow looks like and that's something that would be evaluated with the Planning Commission application to determine if this would function as designed.

Commissioner Green – of the four lots, is the water going to stay there or is it going to collect there and then flow out?

Mr. Olteanu – it will provide a relief for up to 100 years. Downspouts with some catch basins, all the property is going to go to that side with the restrictor is going to go slowly to the storm sewer out to the front. It would be ideal in a sense to look at a bigger picture and not have something serving specifically these four lots, but then look at where everybody else's is draining. Could we pay the Village of fee to implement infrastructure somewhere else that serves much better option? I found a project in 2018 that the Village did a fee in lieu of detention.

Commissioner Green – asked the question, do you have to be the owner of all four lots in the subdivision.

Mr. Lysicatos – we will have to coordinate with the Engineering Department and work through the details.

Mr. Olteanu – stated that all would have volume control and will work with what the Village wants.

Commissioner Green – asked if there are drains along the street.

Mr. Osoba – did not believe there are drains and it is undeveloped, with portions of curb and gutter.

Commissioner Green – recommended that the petitioner speak to engineering, to see if it can be split to have a bigger yard.

Commissioner Sigalos – asked if this property has combined stormwater and sewer.

Commissioner Green – no it is separate.

Mr. Osoba – suggested assistance facilitating a meeting with the engineering department.

Commissioner Green – suggested that they meet with engineering, put some numbers together, 13 more feet of property for the homeowner would be beneficial. I think it is a great 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



12/18/2024

Item: 1515 S. Douglas Ave. Subdivision - T1849
Rezoning from R-1 to R-3, and Subdivision of one existing
residential lot into 3 lots

Department: Planning & Community Development

Item Description:

Requested Action

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision

Variations Required

1. Variation to Section 5.1-3.2 to permit a lot width of 70-feet where a 75-foot width is required.
2. Variation to Section 29-307(b)(2) to permit a lot width of less than 75-feet when the lot contains an area of 10,000 square-feet or more, but less than 15,000 square feet.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed rezoning from R-1 to R-3 and the proposed subdivision to create three lots with variations to lot sizes, 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. Impact fees shall be required for the new homes to be constructed on the subject property.
- 3. A Design Commission application shall be required for each new home on the subject property.
- 4. 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.
- 5. The petitioner shall provide an exhibit showing all existing front yard setbacks along S. Douglas Avenue.
- 6. All public improvements on S. Douglas Avenue shall comply with Village requirements.
- 7. A tree preservation plan shall be provided with the formal Plan Commission.
- 8. The petitioner shall continue to coordinate with the Village of Mount Prospect on engineering design and drainage flows of the proposed subdivision.
- 9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
- 10. 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 - 1515 S Douglas Ave Subdivision
2. Aerial
3. Preliminary Engineering Plans
4. Adjacent Subdivision Exhibit
5. Correspondence from Mount Prospect
6. Existing Drainage (Mount Prospect)



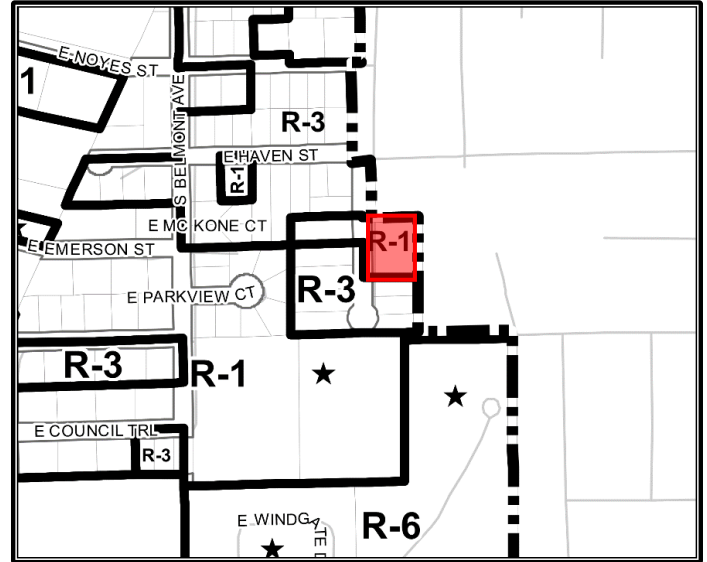
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1849
Project Title: 1515 S Douglas Ave
 Subdivision
Address: 1515 S Douglas Ave
PIN: 08-103-01-018-0000

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: December 18, 2024
Date Prepared: December 10, 2024

Petitioner: Robert Obrzut
 Realty Champions, Inc.
Address: 675 Irving Park Road
 Roselle, IL 60172

Existing Zoning: R-1 One Family Dwelling
 District
Comprehensive Plan: Single Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	Mount Prospect (R-1, Single Family Residential)	Vacant (Mount Prospect)	Mount Prospect (Single-Family)
South	R-3, One Family Dwelling District	Single-Family Detached Dwelling	Single-Family Detached
East	Mount Prospect (R-1, Single Family Residential)	Single-Family Detached Dwellings (Mount Prospect)	Mount Prospect (Single-Family)
West	R-1, One Family Dwelling District; R-3, One Family Dwelling District	Single-Family Detached Dwelling	Single-Family Detached

Requested Action

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision

Variations Required

1. Variation to Section 5.1-3.2 to permit a lot width of 70-feet where a 75-foot width is required.
2. Variation to Section 29-307(b)(2) to permit a lot width of less than 75-feet when the lot contains an area of 10,000 square-feet or more, but less than 15,000 square feet.

Project Background:

The subject property is located approximately 210-feet south of the intersection of S. Douglas Avenue and E. Haven Street and is currently occupied by an existing single-family home built in 1965 that is centrally located on the property. The property is approximately 38,500 square-feet and within the R-1 One Family Dwelling District and Single-Family Detached designation on the Comprehensive Plan Future Land Use Map. The surrounding development context is single-family detached homes, although the lot sizes and zoning designations vary.

The applicant is proposing to rezone the property from R-1 One Family Dwelling District to R-3 One Family Dwelling District, which allows smaller lot sizes and lot widths and allows increased density. The adjacent zoning designations for properties within Arlington Heights are R-3 with the exception of 1514 S Douglas Avenue. Properties to the north and to the east of the subject site are within Mount Prospect. The applicant is also proposing to subdivide the existing property into three residential lots. The lot lines are proposed to allow the existing home to remain while still providing for the required side setbacks.

Zoning and Comprehensive Plan

As mentioned above, the subject property is currently zoned R-1, One-Family Dwelling District. The Comprehensive Plan shows this property as suitable for "Single-Family Detached" uses. The Staff Development Committee is generally supportive of the proposed subdivision, as it orients the lots in a manner consistent with the surrounding lots and of similar lot size and lot width. Reference the "Adjacent Subdivision Exhibit" on this agenda item for recent subdivisions and analysis of the average lot sizes in the area.

Analysis of the proposed lot sizes and widths relative to the standards within the existing R-1 District and proposed R-3 District is shown below:

	Existing Lot	R-1 Interior Lot Requirements	R-3 Interior Lots (Lot 1 & 2)	R-3 Interior Lot (Lot 3)	R-3 Interior Lot Requirements
Zoning District	R-1	R-1	R-3	R-3	R-3
Lot Area	38,498 s.f.	30,000 - 43,560 s.f.	13,125 s.f.	12,250 s.f.	10,000 – 14,999 s.f.
Lot Width	220 ft	125 ft	75-feet	70 ft**	75 ft
Front Yard	68.2 ft	40 ft or average	25 ft (block average to be evaluated) *	25 ft (block average to be evaluated) *	25 ft or average
Side Yard (North)	87.9 ft	10% of lot width (22 ft)	10.5 ft (Lot 1) 7.5 ft (Lot 2)	11.4 ft	10% of lot width
Side Yard (South)	86.3 ft	10% of lot width (22 ft)	13.89 ft (Lot 1) 7.5 ft (Lot 2)	17.2 ft	10% of lot width
Rear Yard	76.9 ft	30 ft	37.2 ft (Lot 1) 76.9 ft (Lot 2)	89.5	30 ft

*Petitioner to verify setbacks on Plat of Subdivision

**Variance required for Lot Width

Based on a preliminary analysis of the proposed lots, lot 3 will require variations to permit a lot width of 70-feet where 75-feet is required for lots greater than 10,000 square-feet (this lot is approximately 12,267 square-feet). These are variations identified as conceptually proposed, 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.**

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. The existing home may require Design Commission approval for the front-loaded garage addition as shown. 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:

The petitioner should note that the front yard setback off of S. Douglas Avenue 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 within the right-of-way along with improvements identified in the "Engineering and Infrastructure" section below. A Tree Preservation Plan shall be required in conjunction with any application for subdivision as there are several existing trees on the property.

Engineering and Infrastructure.

Public improvements for this development include widening of the east side of S. Douglas Avenue, including curb and gutter, public sidewalk, street lighting, and storm sewer improvements. Prior to the Final Plat being brought before Village Board approval, a Public Improvement Deposit or Letter of Credit based on the estimated public construction cost. The petitioner shall coordinate with staff to determine this cost during formal Plan Commission review.

Village staff has indicated that money-in-lieu of detention would be acceptable for this proposal; however, the property does abut single-family homes to the east that are located in Mount Prospect. The existing drainage flows from west to east. The petitioner has coordinated with Engineering staff at the Village of Mount Prospect (see the attached Correspondence exhibit on this agenda item). Mount Prospect staff recommended grading the site so drainage flows from east to west and to provide a small berm and rain garden in the southwest corners of the lots to try to intercept and slow down the off-site flows. The proposed grading plan will be evaluated during the formal Plan Commission process to ensure downstream conditions would not be affected.

If the existing home has a lead water service, the service shall be replaced.

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 three lots, no traffic or parking study is required. Each home shall have two-car garage at minimum. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed rezoning from R-1 to R-3 and the proposed subdivision to create three lots with variations to lot sizes, 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. Impact fees shall be required for the new homes to be constructed on the subject property.
3. A Design Commission application shall be required for each new home on the subject property.
4. 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.
5. The petitioner shall provide an exhibit showing all existing front yard setbacks along S. Douglas Avenue.
6. All public improvements on S. Douglas Avenue shall comply with Village requirements.
7. A tree preservation plan shall be provided with the formal Plan Commission.
8. The petitioner shall continue to coordinate with the Village of Mount Prospect on engineering design and drainage flows of the proposed subdivision.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. 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 1849



Subject Property
1515 S Douglas Ave

MOUNT PROSPECT

LEGAL DESCRIPTION
THE EAST 175 FEET OF THE WEST 208 FEET OF THE NORTH 220 FEET OF THE SOUTH 420 FEET OF THE SOUTHWEST 1/4
OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS
1515 S DOUGLAS AVE
ARLINGTON HEIGHTS, IL

PARCEL IDENTIFICATION NUMBER
08-10-301-018-0000

AREA
38,498 SQ. FT OR 0.884 ACRE

SURVEYOR
MM SURVEY COMPANY
7100 N. TRIPP AVENUE
LINCOLNWOOD, IL 60712

CIVIL ENGINEER
KRUENG DESIGN PLLC
13389 MCCARTHY ROAD
LEMONT, ILLINOIS
KUSTUPSK@GMAIL.COM

- GENERAL NOTES
1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
 2. GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
 4. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNER'S EXPENSE.
 5. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 6. PROPER TRAFFIC CONTROL (DOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
 7. GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
 8. ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGE'S OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
 9. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
 10. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/4" PER FOOT TOWARD THE ROADWAY.
 11. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 12. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
 13. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
 14. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
 15. AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
 16. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
 17. ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPER'S OR HOMEOWNER'S EXPENSE.
 18. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
 19. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

SURFACE WATER DRAINAGE CERTIFICATE

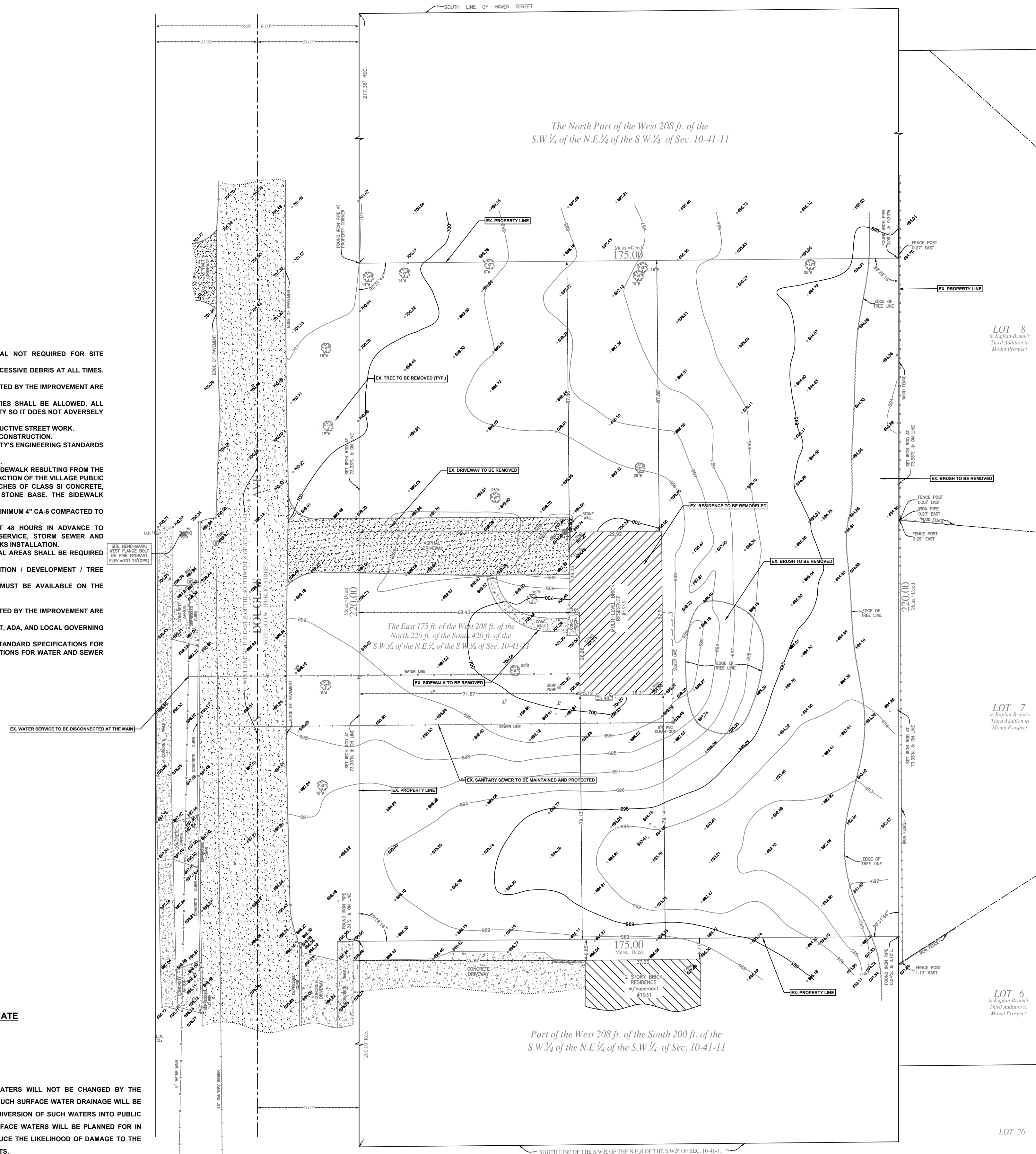
STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 30TH DAY OF OCTOBER, 2024

K. Valpey

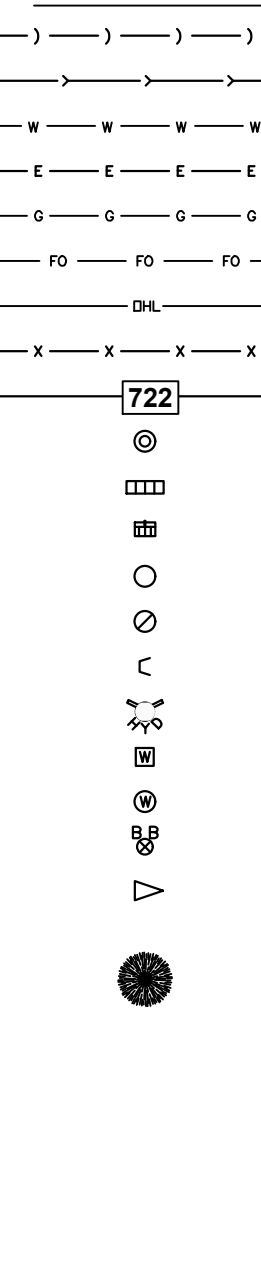
EXISTING CONDITIONS & REMOVAL PLAN



EXISTING



PROPOSED



EXISTING IMPERVIOUS AREA SUMMARY

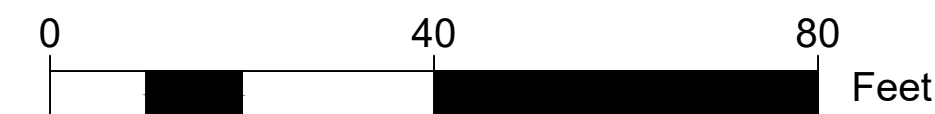
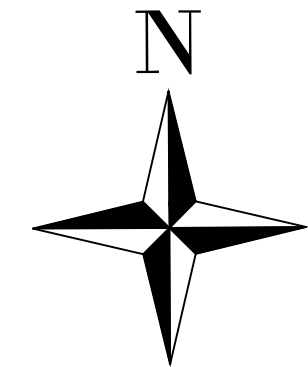
- DRIVEWAY: 1,253 SF
- PATIO / FRONT SIDEWALK: 147 SF
- HOUSE: 1,513 SF

TOTAL: 2,913 SF

PROPOSED IMPERVIOUS AREA SUMMARY

- (3) DRIVEWAYS / OTHER: 3,133 SF
- (3) HOMES: 7,811 SF

TOTAL: 10,944 SF



INDEX OF SHEETS

1. EXISTING CONDITIONS & REMOVAL PLAN
2. PROPOSED GEOMETRIC & UTILITY PLAN
3. PROPOSED GRADING PLAN
4. SOIL EROSION & SEDIMENT CONTROL PLAN
5. CONSTRUCTION DETAILS

ORIGINAL ISSUE DATE: 10-30-2024

CLIENT: KAMA CONST.



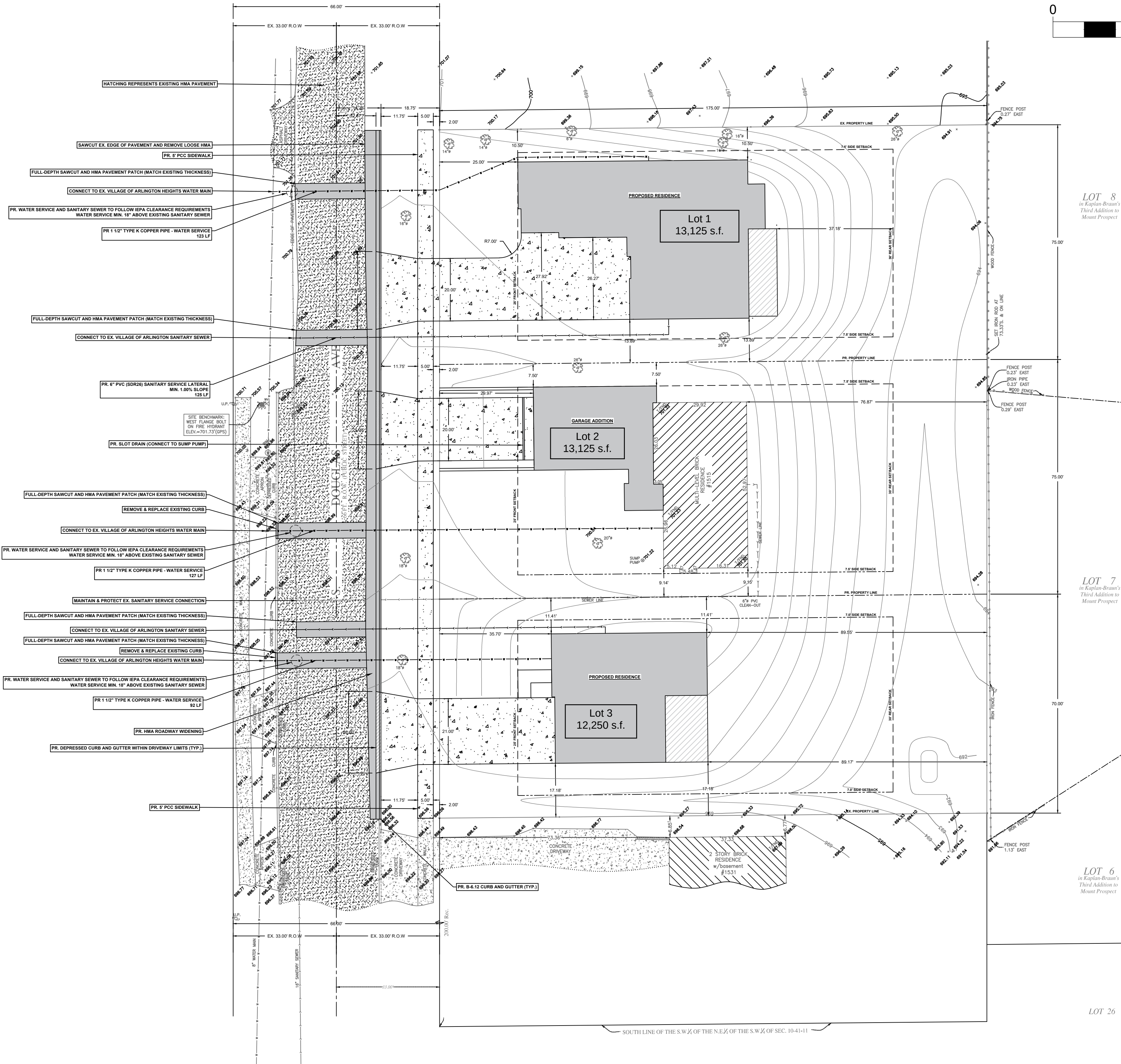
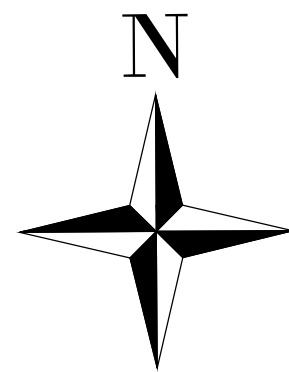
EXPIRES: 11/30/2025

EXISTING CONDITIONS
1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

JOB NO: 24-23
DESIGN BY: KU
DRAWN BY: KU
SCALE: 1" = 20'

1 OF 5

PRELIMINARY GEOMETRIC & UTILITY PLAN



UTILITY NOTES

- ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
- FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO STORM SEWER.
- DOWNSPOUTS TO SPLASH TO GRADE, BE DIRECTED TOWARD THE FRONT OR REAR OF THE HOME, NOT DISCHARGE WITHIN 10' OF THE PROPERTY LINES AND NOT CONNECT TO THE STORM SEWER.
- INSTALL TIE-INS TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO HAVE A SECTION OF THE MAIN REPLACED WITH A WYE SECTION.
- ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGERED.
- MINIMUM 10' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
- INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
- PLUMBER TO VERIFY TIE-IN INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.
- ALL SEWER LINES SHALL UTILIZE 22-DEGREE, 45-DEGREE, OR LONG-SWEEP 90-DEGREE FITTINGS TO ACCOMMODATE CHANGES IN DIRECTION.
- ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.
- NEW WATER SERVICE SHALL BE INSTALLED W/ MIN 6\"-4\" SERVICE DEPTH.
- CONTACT PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO REQUEST A MAIN TAP.
- WATER & SANITARY SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
- THE OWNER MUST PROVIDE WRITTEN NOTICE (WITH CONTACT PERSON'S NAME, ADDRESS & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGE WILL BE DISTURBED TO PERFORM ANY REQUIRED OFF-SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THE STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS. WEATHER PERMITTING, A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR, ONE WEEK BEFORE THE WORK IS TO BE PERFORMED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE.
- UTILITY SERVICES SHALL BE AS FOLLOWS:
 - WATER - TYPE \"K\" COPPER
 - SANITARY - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. DUCTILE IRON PIPE PAST FOUNDATION OVERDIG.
 - STORM - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212.
- THE PROPOSED STORM/SANITARY SERVICE CONNECTION TO THE EXISTING SEWER LINE SHALL BE MADE WITH A SEWER TAP MACHINE WITH HUB AND STAINLESS STEEL SADDLE.
- SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING 4-INCH PVC SDR 26 PIPE.
- TO PREVENT \"FLOATING\" OF PVC PIPING, ONLY USE SELECT EARTH BACKFILL AND BEDDING WITH THE EXCEPTION OF ALL DRIVEWAY LOCATIONS WHERE FULL DEPTH CA-6 IS REQUIRED.
- PROTECT ALL EXISTING AND NEW DRAINS USING ABOVE-GRADE INLET FILTERS.
- THE EXISTING WATER SERVICE DISCONNECTION AND THE PROPOSED WATER SERVICE CONNECTION SHALL BOTH BE MADE AT THE MAIN.
- THE PROPOSED SERVICE CONNECTION MUST BE AT LEAST 18\" FROM THE EX. SERVICE DISCONNECTION
- THE EXISTING B-BOX SHALL BE COMPLETELY REMOVED AND A NEW B-BOX SHALL BE PROVIDED IN A NON-PAVED AREA OF THE RIGHT OF WAY
- NEW WATER SERVICE CONNECTION MUST BE A MINIMUM OF 4-FEET FROM A FIRE HYDRANT
- THE PROPOSED WATER SERVICE SHALL BE AUGERED UNDER THE ROAD IF THE WATER MAIN IS ON THE OTHER SIDE OF THE STREET
- WATER DISCONNECTION, TAP INSPECTION, WATER METER INSPECTION AND FINAL B-BOX INSPECTION SHALL BE SCHEDULED WITH PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE.
- ALL WATER MAIN CROSSINGS SHALL MEET IEPA REQUIREMENTS.

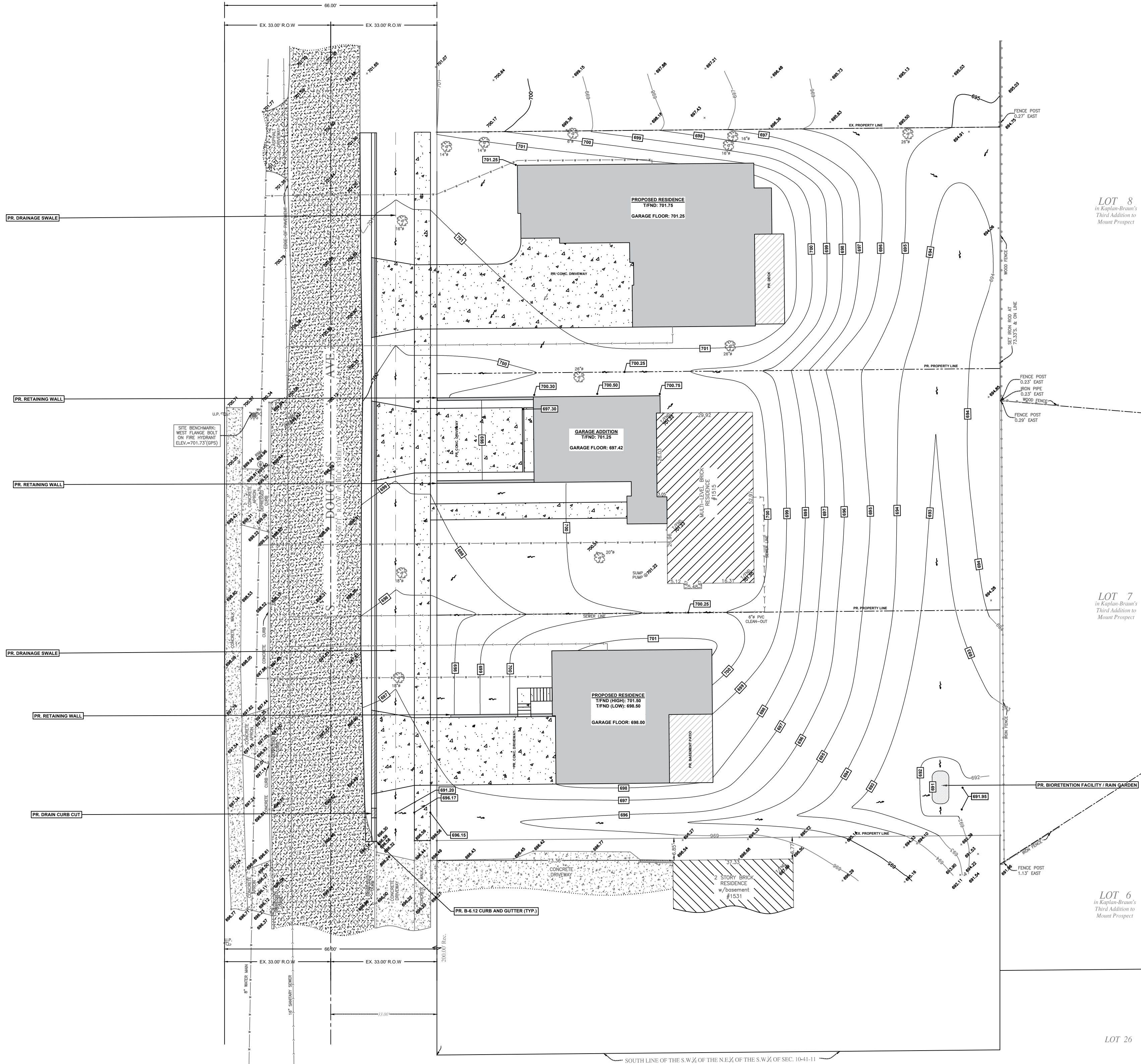
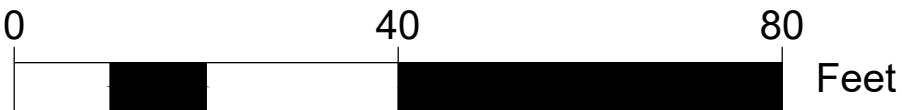
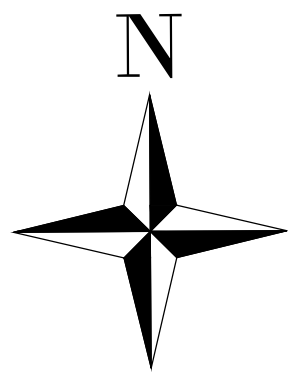
ORIGINAL ISSUE DATE: 10-30-2024	
NO.	DESCRIPTION

CLIENT:	KAMA CONST.
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PROPOSED GEOMETRIC & UTILITY PLAN	
1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL	
JOB NO.:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1\" = 20'
2 OF 5	

PRELIMINARY GRADING PLAN



- GRADING NOTES
1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
 2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
 3. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
 4. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
 5. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
 6. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 7. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE IN THE FRONT AND REAR DIRECTIONS ONLY. THE LOCATIONS OF PROPOSED DOWNSPOUTS ARE SHOWN ON THE PLANS.
 8. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
 9. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
 10. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
 11. INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK, REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
 12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
 13. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
 14. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOIL.
 15. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION)

ORIGINAL ISSUE DATE: 10-30-2024	
NO.	DESCRIPTION

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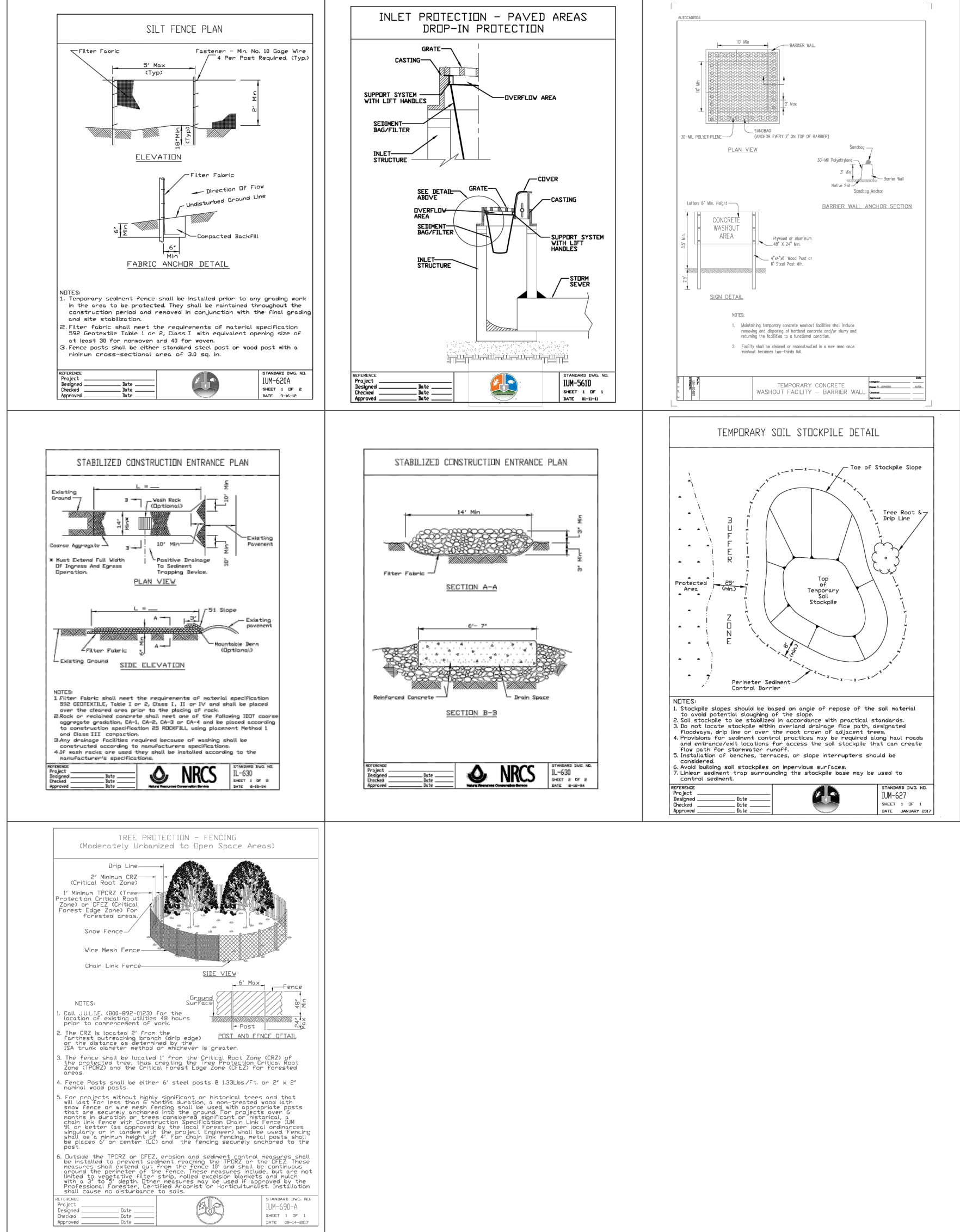


PROPOSED GRADING PLAN

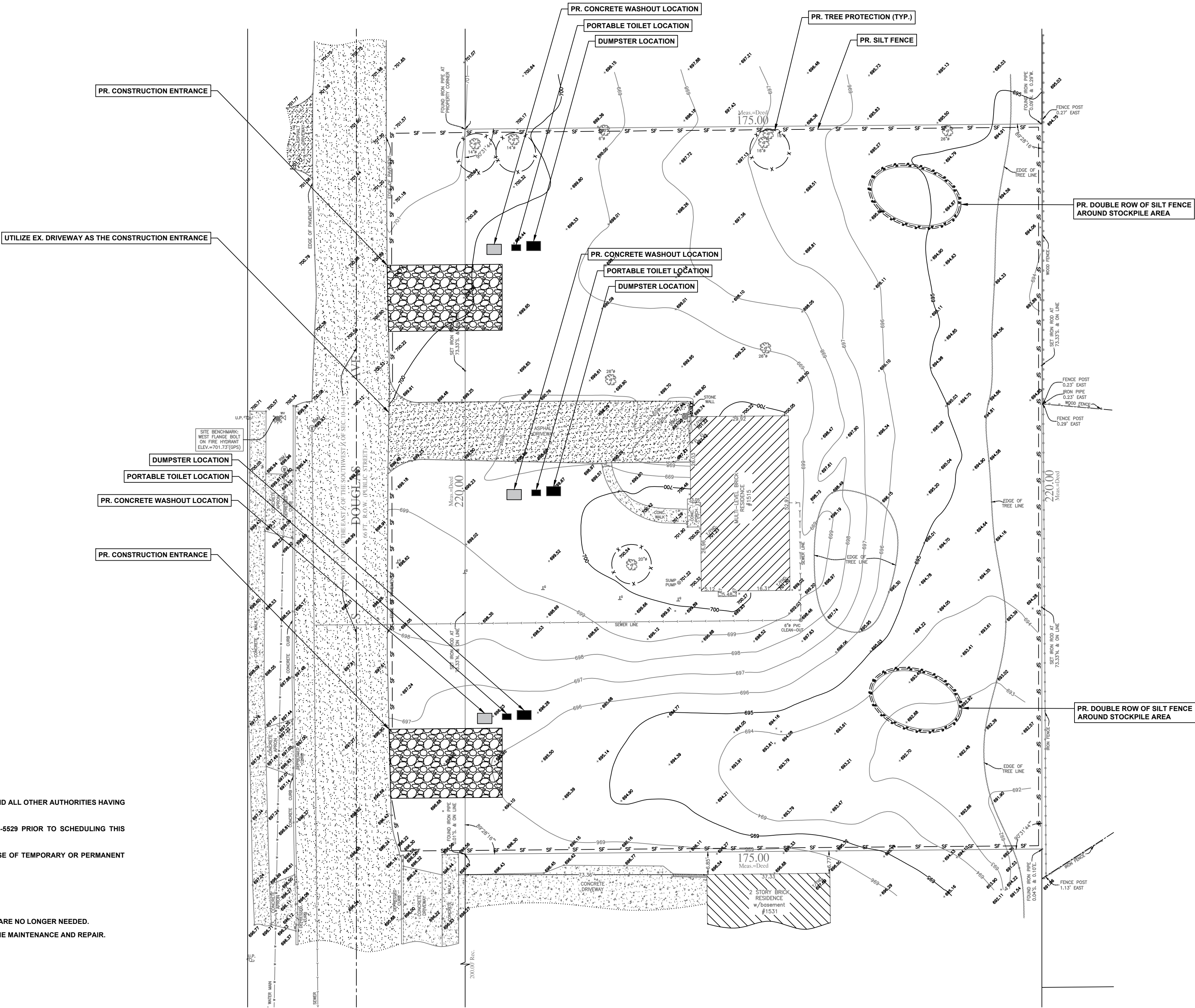
1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

JOB NO:	24-23
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

SESC DETAILS



SESC PLAN

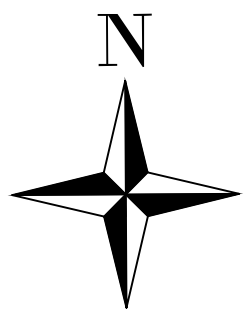


TYPICAL CONSTRUCTION SEQUENCE

1. INSTALLATION OF SESC MEASURES.
2. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
3. SILT FENCE INSTALLATION.
4. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED.
5. STABILIZED CONSTRUCTION ENTRANCE INSTALLATION.
6. TREE REMOVAL WHERE NECESSARY.
7. CONSTRUCT SEDIMENT TRAPPING DEVICES AND PCBMPs (SEDIMENT TRAPS, DRYWELLS, BASINS, ETC.)
8. PLACE SILT FENCE AROUND PCBMPs.
9. TEMPORARILY STABILIZE TOPSOIL STOCKPILES.
10. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET / OUTLET PROTECTION.
11. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE.
12. INSTALL ROADWAYS.
13. PERMANENTLY STABILIZE ALL OUTLOT AREAS.
14. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS.
15. PERMANENTLY STABILIZE LOTS.
16. REMOVE ALL TEMPORARY SESC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- 6-FT CHAIN LINK FENCE
- INLET PROTECTION



SOIL EROSION / SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND THE VILLAGE OF ARLINGTON HEIGHTS.
2. AN INITIAL SESC INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (630) 434-5529 PRIOR TO SCHEDULING THIS INSPECTION. THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS PRIOR ANY LAND IS DISTURBED ON THE SITE.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF THE YEAR, SITE CONDITIONS AND USE OF TEMPORARY OR PERMANENT MEASURES.
4. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED BEFORE ANY WORK BEGINS ON SITE.
5. THE GENERAL CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES EVERY 7 DAYS AND AFTER 0.5" OR MORE RAINFALL.
6. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR.
9. ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE ONLY AT PROPOSED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
10. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE IMMEDIATELY CLEANED BY THE CONTRACTOR.
11. STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES.
12. IF A TOPSOIL STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT MUST BE ENCLOSED BY SILT FENCE.
13. ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED AS NEEDED. SEE TREE PROTECTION DETAIL.
14. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT ANYWHERE BUT IN THE WASHOUT AREA.
15. SUBMERSIBLE PUMPS USED DURING CONSTRUCTION MUST DISCHARGE ONTO A STABILIZED SURFACE AND HAVE AN APPROVED SEDIMENT FILTER BAG CONNECTED TO THE DISCHARGE HOSE.
16. AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 630-434-5529 TO SCHEDULE THIS INSPECTION; THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.
17. THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
18. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGE WAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDAS.
19. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE OR.
20. PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
21. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
22. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN SEVEN (7) DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
23. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
24. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
25. ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAIN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
26. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

ORIGINAL ISSUE DATE: 10-30-2024	
NO.	DESCRIPTION

CLIENT:	
KAMA CONST.	



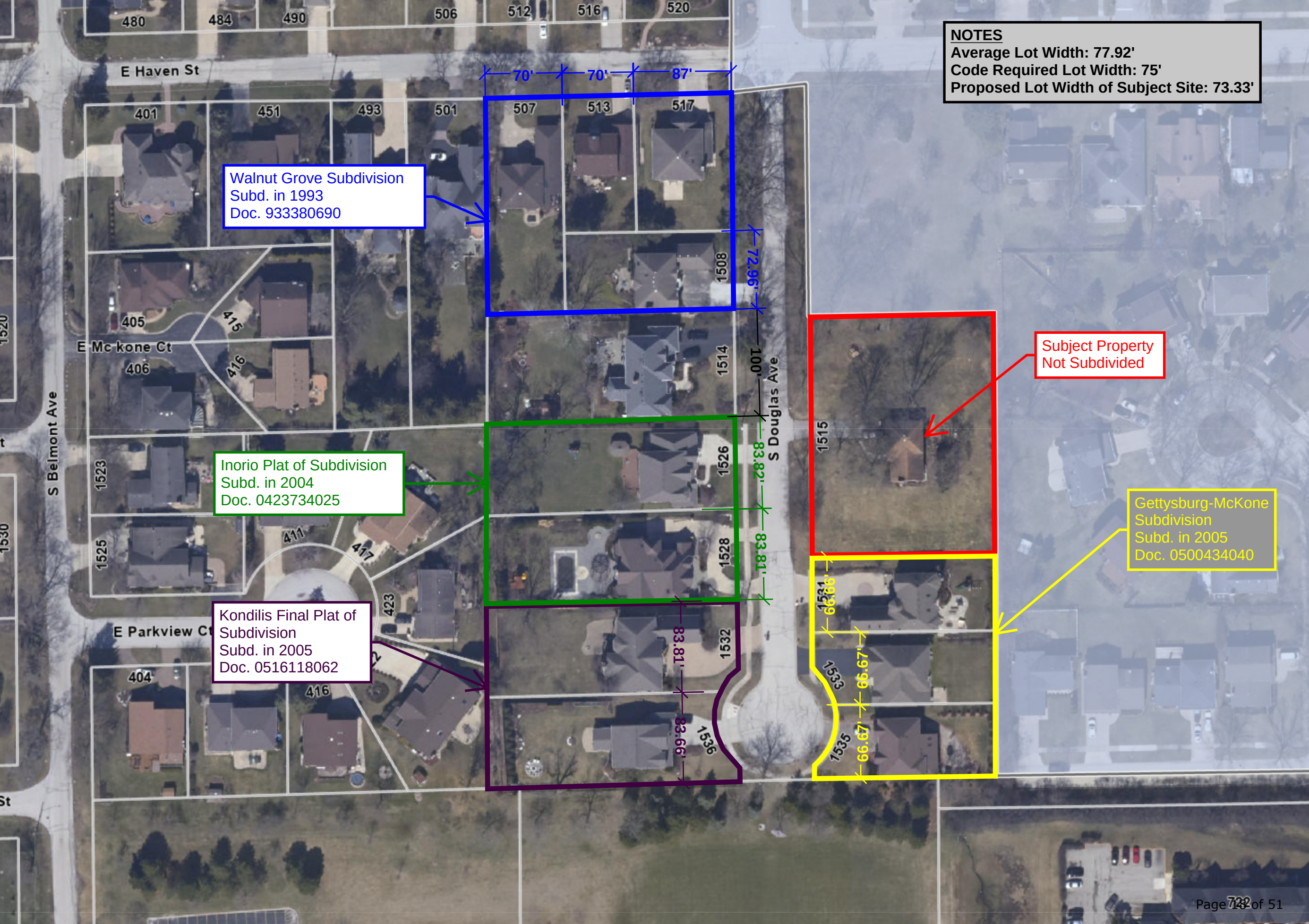
SESC PLAN	
1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL	
JOB NO:	24-23
DESIGN BY:	KU
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SCALE:	1" = 20'
4 OF 5	

[illegible]

CONSTRUCTION DETAILS

1515 S. DOUGLAS AVE, ARLINGTON HEIGHTS, IL

5 OF 5



NOTES
Average Lot Width: 77.92'
Code Required Lot Width: 75'
Proposed Lot Width of Subject Site: 73.33'

Walnut Grove Subdivision
Subd. in 1993
Doc. 933380690

Inorio Plat of Subdivision
Subd. in 2004
Doc. 0423734025

Kondilis Final Plat of
Subdivision
Subd. in 2005
Doc. 0516118062

Subject Property
Not Subdivided

Gettysburg-McKone
Subdivision
Subd. in 2005
Doc. 0500434040

From: [Lindelof, Chuck](#)
To: [Krystian Ustupski](#)
Cc: bobobrzut@gmail.com; [Marek Serafin](#); [Lawrie, Matt](#)
Subject: RE: Proposed Residential Development at 1515 S. Douglas Avenue in Arlington Heights
Date: Wednesday, October 16, 2024 10:47:08 AM
Attachments: [1515 Douglas - Existing Drainage Patterns.pdf](#)

Good morning, Krystian -

My name is Chuck Lindelof; I am a project engineer with the Village of Mount Prospect. Matt & I looked over the preliminary plans and offer the following:

The existing site largely pitches to the east, directing stormwater runoff into the backyards of 512 & 516 Lois Ct. The flow then travels south and then east in a swale along the backyards along Lois Ct. & Lawrence Ln. During heavy rain events, these swales become overwhelmed, and the backyards flood. The property owners at 2202 & 2202 Lawrence Ln even installed a private storm sewer (4" dia) to try to help deal with the water.

Our concern is that the increase in impervious surface associated with the new homes will increase the stormwater runoff reaching these areas already experiencing backyard flooding. To try to minimize any adverse impacts to the neighboring properties, we would request the following:

- Grade the properties to drain towards Douglas Avenue as much as possible. For the water draining east from the backyards, create a swale to intercept the water and direct it south on site along the property line.
- Direct as many sump pumps & downspouts to drain towards the front yard as possible.
- Create a small berm & rain garden in the southeast corners of the lots (or at least the southernmost lot) to try to intercept and slow down the flow of water offsite.

We understand that the properties along Lois Ct & Lawrence Ln are lower than your proposed site, so it is not possible to keep all stormwater runoff from flowing onto the neighboring properties. We just ask that the runoff in this direction be minimized as much as possible. It should be noted that we made similar requirements for the new home recently built in Mount Prospect at 1501 Douglas Ave.

I hope this helps. Please feel free to email or call if you wish to discuss further.

Chuck Lindelof, P.E.

Project Engineer | Public Works Department
Village of Mount Prospect
1700 W. Central Road, Mount Prospect, IL 60056
P: (847) 870-5640 F: (847) 253-9377

From: Lawrie, Matt <MLawrie@mountprospect.org>
Sent: Monday, October 14, 2024 10:20 AM
To: Krystian Ustupski <krystian@kruengdesign.com>
Cc: bobobrzut@gmail.com; Marek Serafin <serafinmarek@yahoo.com>
Subject: RE: Proposed Residential Development at 1515 S. Douglas Avenue in Arlington Heights

Good morning Krystian,

We've received your email and currently reviewing. We'll follow up this week.

MATT LAWRIE, P.E. | VILLAGE ENGINEER
VILLAGE OF MOUNT PROSPECT | 847.870.5640
mlawrie@mountprospect.org

From: Krystian Ustupski <krystian@kruengdesign.com>
Sent: Monday, October 14, 2024 10:06 AM
To: Lawrie, Matt <MLawrie@mountprospect.org>
Cc: bobobrzut@gmail.com; Marek Serafin <serafinmarek@yahoo.com>
Subject: RE: Proposed Residential Development at 1515 S. Douglas Avenue in Arlington Heights

Mr. Lawrie,

Just checking in to see if you had a chance to take a look at my previous email.

Thank you,

KRYSTIAN USTUPSKI, P.E
PHONE: (630) 561-1802
KRYSTIAN@KRUENGDESIGN.COM



From: Krystian Ustupski
Sent: Tuesday, October 8, 2024 10:23 AM
To: mlawrie@mountprospect.org
Cc: publicworksdept@mountprospect.org; bobobrzut@gmail.com; Marek Serafin <serafinmarek@yahoo.com>
Subject: Proposed Residential Development at 1515 S. Douglas Avenue in Arlington Heights

Mr. Lawrie,

My client is proposing a 3-lot subdivision in the Village of Arlington Heights (see attached). The current address of the proposed development is **1515 S. Douglas Avenue in Arlington Heights**. The eastern property line of the subject parcel is the extent of Arlington Heights village limits and it also neighbors the Village of Mount Prospect. Under existing conditions, and as shown in the attached topography exhibit, this area of the Village ultimately drains into Mount Prospect and its' stormwater conveyance system(s). Per the attached exhibit and LIDAR data, it appears that the runoff is conveyed into Mount Prospect by:

1. *Draining draining south along Douglas Avenue and into a 21" storm sewer, captured by an existing catch basin at the cul-de-sac at the southern limits of the street.*
2. *Draining via overland flow through the depressed area near the southern property line of 1515 S. Douglas Avenue.*

We are currently in preliminary plan development stages and the Village of Arlington Heights instructed our team to reach out to the Village of Mount Prospect regarding any permitting / design review requirements we may need to meet in order to satisfy our design with your requirements. Attached is the initial review letter from Arlington Heights, Project Location Map, Topographical Survey, Preliminary Plat of Subdivision, Preliminary Site Plan, and Existing Drainage Exhibit.

Please advise how you would like us to proceed with the regulatory review process (if required) and let me know if you need any additional information in order to provide guidance.

I appreciate your help in advance.

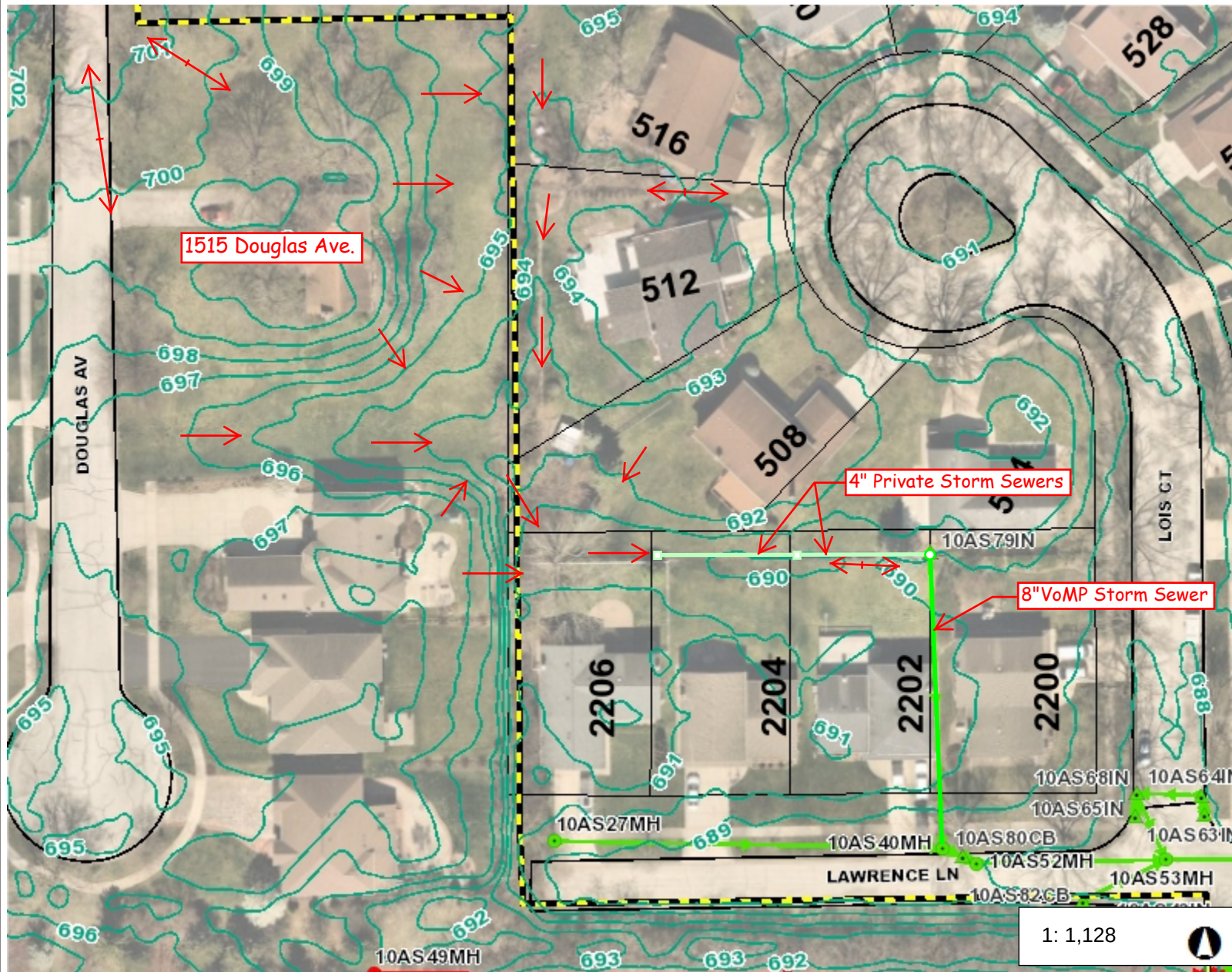
Sincerely,

Krystian Ustupski, P.E.
(630) 561-1802
Krystian@KRUENGDesign.com



Village of Mount Prospect GIS

Legend



1515 Douglas Ave, Arlington Heights
Existing Drainage Patterns

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map was automatically generated using Geocortex Essentials

10/15/2024



12/18/2024

Item: 3350 W. Salt Creek Ln. - T1859
Land Use Variation to allow a Bakery Products, Wholesale and Production in the B-3 District, Variation to waive requirement for traffic and parking study

Department: Planning & Community Development

Item Description:

Requested Action

1. Land Use Variation to allow Bakery Products, Wholesale and Production (Coffee Roaster) in the B-3 District.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Bakery Products, Wholesale and Production, in the B-3, General Service, Wholesale and Motor Vehicle District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.

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

2. Information on how odor and fumes will be mitigated in the space.

3. Information on normal hours of operation, event hours and delivery/ pickup hours and operations will need to be provided.
4. Information regarding class/ event sizes with a potential impact on parking will need to be provided.
5. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations, including the commercial roaster being listed with a Nationally Recognized Testing Laboratory.
6. Information regarding commercial grade food equipment must be provided, including a grease trap if one is required.
7. 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
2. Aerial
3. Floor Plan-Description



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

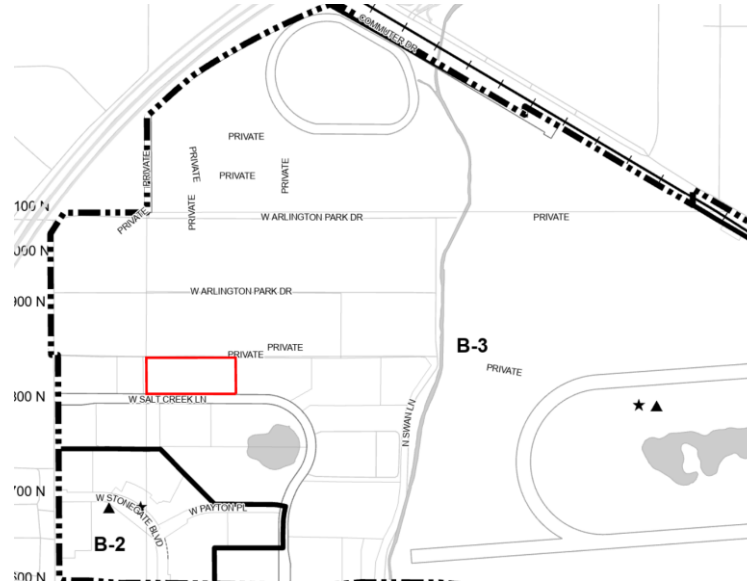
Temp File Number: T1859
Project Title Roast 808
Address: 3350 W Salt Creek Ln.
PIN: 02-251-000-32-0000

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: December 18, 2024
Date Prepared: December 9, 2024

Petitioner: Anna Parker

Address: 3350 W Salt Creek Ln.
Arlington Heights, IL 60005

Existing Zoning: B-3, General Service, Wholesale
and Motor Vehicle District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Vacant (Old Race Track Property)	Mixed-Use
South	B-3, General Service, Wholesale and Motor Vehicle District	Vacant (Park District Fields)/ Office Building	Mixed-Use
East	B-3, General Service, Wholesale and Motor Vehicle District	Office Building	Offices Only
West	B-3, General Service, Wholesale and Motor Vehicle District	Office Building	Offices Only

Requested Action

1. Land Use Variation to allow a Bakery Products, Wholesale and Production (Coffee Roaster) in the B-3 District.

Variations Required

Project Background

The subject property is located within the multi-tenant office building at 3350 W. Salt Creek Ln. The building is approximately 39,212 sf with 11 units. Access to the building comes from two driveways off of Salt Creek Lane.

The petitioner, Anna Parker, is looking to open a Coffee Roaster (Roast 808) business, where she will produce and sell coffee grounds. Additionally, small events and classes will be conducted within the unit. Ms. Parker has signed a lease for a 3,008 sq unit within the building. The proposed floor plan consists of a retail shelving area, barista/ brewing counter with café seating for 20 people and a coffee roaster area.

Roast 808 will offer local pickup between 8am and 4pm on Wednesdays. The petitioner expects to have only one employee.

Zoning and Comprehensive Plan

The property is located in the B-3, *General Service, Wholesale and Motor Vehicle District*. The proposed use is classified as a Bakery Products, Wholesale and Production, which is not permitted in this zoning district. As such, a Land Use Variation is required. As part of their application, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

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

The Comprehensive Plan classifies this property as appropriate for "Offices only" uses. Compatibility with this designation is undetermined at this time, and is contingent upon meeting Land Use Variation criteria as described above.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. While not proposed at this time, any signage will require a separate sign permit. The petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting any interior remodel work that may be needed to accommodate the new use.

Petitioner must provide proof that the proposed commercial coffee roaster machine is listed with a 'Nationally Recognized Testing Laboratory' like Canadian Standards Association, UL (Underwriters Laboratories), and ETL (Edison Testing Laboratories). These are private companies that are recognized in North America and elsewhere as the foremost authorities on product safety and reliability. The labs test everything from wiring color codes, breakers and fusing types/sizes, ignition systems, heat resistance, and the etc. to similar standards.

The petitioner is encouraged to reach out to the Building and Life Safety Department to determine if any accessibility improvements will be required as part of this project. The petitioner will have to comply with all Building and Life-Safety and Department requirements prior to receiving occupancy for the subject unit.

Coffee Roaster

Staff has concerns regarding potential odors that may be generated by the coffee roasting use. The land use variation from the surrounding offices uses presents a potential conflict with this potential issue. In addition, the proposed location is within 1,000 ft. of the Arlington Downs PUD, with existing residential development and the possibility for additional multi-family housing. The Applicant will need to explain how they plan to limit the impact of odors on neighboring units and buildings. The Village has previously considered a similar LUV for a Coffee Roaster that was adjacent to residential uses. The variation was denied due to concerns regarding the odor produced by the roaster. While the technology around roasting has likely improved in the last 30 years, similar concerns are still relevant and will need to be addressed.

Parking and Traffic

Per Code, a traffic and parking study by a certified traffic engineer is required for Land Use Variations located on any "Local" street. As the subject unit is located along Salt Creek Ln., which is classified as a local street, a full traffic and parking study will be required.

Additional information regarding the business will need to be provided. This includes information regarding deliveries and pickups (times, locations, and parking/stopping areas), classes and event (sizes, hours, catering, etc.). Based on the provided information, the petitioner may be required to submit a parking survey to determine if adequate parking spaces are provided.

The Arlington Business Center at 3350 Salt Creek Lane operates on a shared-parking model where parking is shared between all businesses within the office/business complex. The business center provides 157 parking spaces. Based on the parking calculations provided by the Applicant below, there is a surplus of 8 parking spaces.

Unit No.	Tenant	Use	Unit S.F	Standard	Required Spaces
105-A	Busse, Busse & Grasse, P.C.	Office	2,523	1 / 300 SF of FA	8
105-B	Busse, Busse & Grasse, P.C.	Office	1,132	1 / 300 SF of FA	4
100-A	Vacant	Office	3,686	1 / 300 SF of FA	12
100-B	Vacant	Office	4,751	1 / 300 SF of FA	16
109	Davenport Chiropractic	Medical Office	5,867	1 / 200 SF of FA	29
110	Levin Orthopedics	Medical Office	5,074	1 / 200 SF of FA	25
114	The Chilay Corporation	Office	5,199	1 / 300 SF of FA	17
115	Anna 808 Parker	Bakery Products, Wholesale and Production	3,008	1 / 300 SF of FA	10
116-A	Critical Environments	Office	3,493	1 / 300 SF of FA	12
116-B	Critical Environments	Office	1,634	1 / 300 SF of FA	5
117	Vacant	Office	2,845	1 / 300 SF of FA	9
TOTAL			39,212		149
	TOTAL PARKING REQUIRED	149			
	TOTAL PARKING PROVIDED	157			
	SURPLUS (DEFICIT)	8			

Based on the Bakery Products, Wholesale use, two bicycle parking spaces are required. The development does not currently provide any bicycle parking. The Applicant will need to provide the two (2) spaces per Code required for their unit.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Bakery Products, Wholesale and Production, in the B-3, General Service, Wholesale and Motor Vehicle District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Information on how odor and fumes will be mitigated in the space.
3. Information on normal hours of operation, event hours and delivery/ pickup hours and operations will need to be provided.
4. Information regarding class/ event sizes with potential impact on parking will need to be provided.
5. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations; including the commercial roaster being listed with a Nationally Recognized Testing Laboratory.
6. Information regarding commercial grade food equipment must be provided, including a grease trap if one is required.
7. 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.

December 18, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1859



Subject Property
318 W Salt Creek Ln.

A horizontal scale bar with a black background. It has white tick marks at 0, 1000, and 2000 feet. The unit 'ft' is written at the right end.

Print Date: 12/12/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

ROAST 808 is a specialty coffee manufacturer & distributor.

We are not a coffee shop selling coffee by the cup.

We periodically host community events, chamber networking meetings as well as roasting and barista classes for the community colleges YEA program.

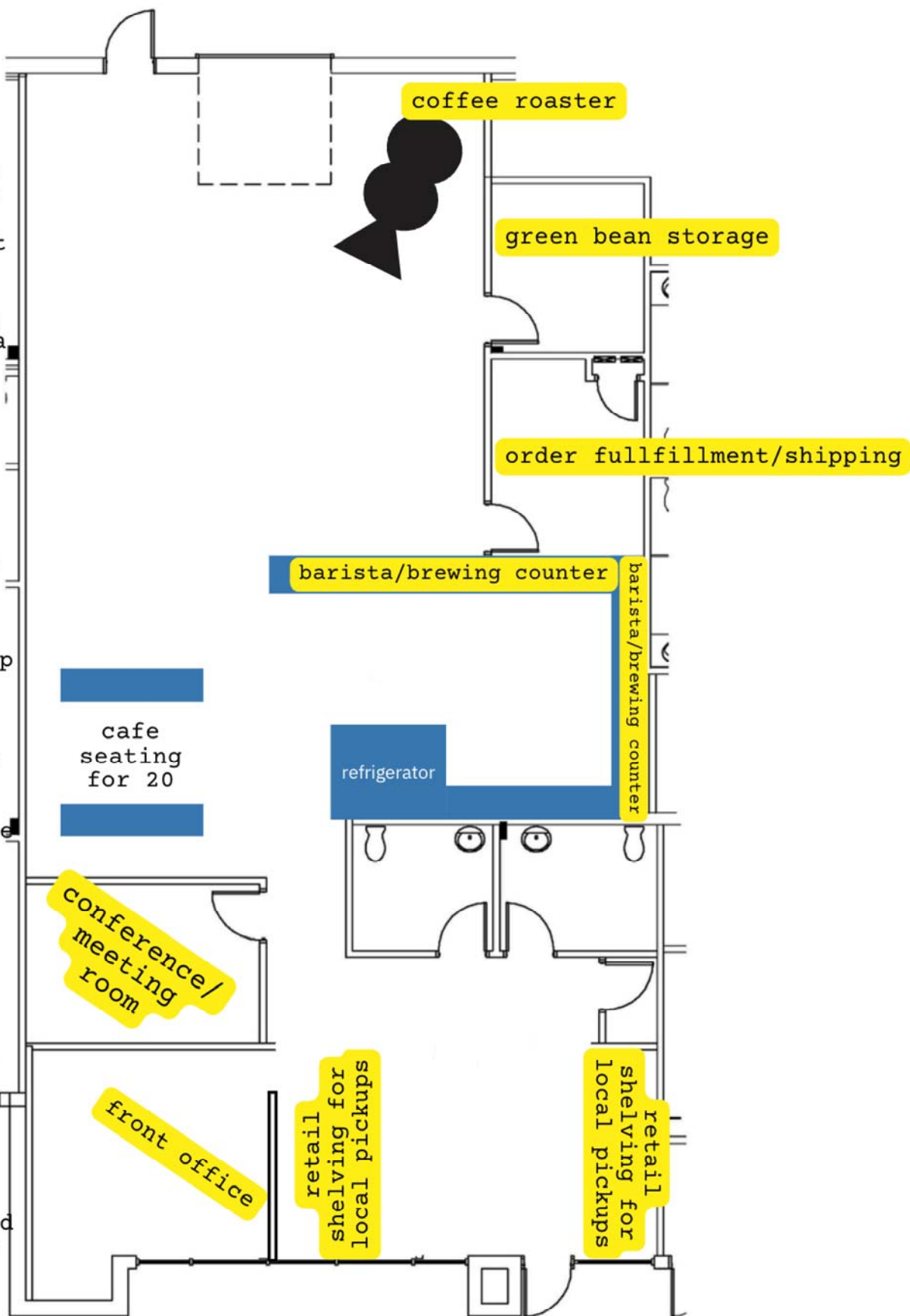
We currently roast for local cafes, retail locations, corporate offices, and farmers markets in the northwest suburbs.

We offer local pickup between 8a-4p on wednesdays only. Outside of that we are not open to the public.

Roast 808 is a single member llc. We do not have any employees.

We operated for 5 years in Rolling Meadows, in a very similar unit.

Parking- there will only be 2 cars on average throughout the week parked at 115. Community events/ chamber meetings will take place after hours and we'll need about 10 spots for adequate parking at those times.



Suite 115



12/18/2024

Item: 318 E. Emerson St. Subdivision - T1860
Rezoning from R-1, One-Family Dwelling District to R-3, One-Family Dwelling District, Preliminary and Final Plat of Subdivision

Department: Planning & Community Development

Item Description:

Requested Action

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision.

Variations Required

1. A Variation from Chapter 28, Section 5.1-3.1, to allow a 110.69' wide lot where 75' width is required.
2. A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 110.69' wide lot where 75' width is required.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed rezoning from the R-1 District to the R-3 District, and the proposed subdivision to create four lots, and the following variations from the Municipal Code:

- A Variation from Chapter 28, Section 5.1-3.1, to allow a 110.69' wide lot where 75' width is required.
- A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 110.69' wide lot where 75' width is required.

The SDC is generally supportive of the application, but would recommend a three-lot subdivision to better align with the neighboring properties. The applicant will need to address the following:

1. The petitioner shall provide written justification to the following hardship criteria for any variation requested:
 - 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.
2. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting.
 3. Impact fees shall be required for the new homes that will be constructed.
 4. A Design Commission application shall be required for each new home on the subject property.
 5. Inclusionary Housing fee, in accordance with the Inclusionary Housing Ordinance, shall be required at time of building permit for any new home.
 6. If the petitioner moves forward with a four-lot subdivision, one lot will need to be dedicated for stormwater detention.
 7. The petitioner shall provide full street improvements, or an Estoppel agreement in lieu of these improvements shall be required at the discretion of the Engineering Division.
 8. If the Full Circle Development does not move forward and a cul-de-sac on the western end of Emerson St. is not dedicated or constructed, the petitioner will be required to enter into an Estoppel Agreement for the future improvements for the cul-de-sac and interim improvements may be required to allow for vehicles to turn around at the westerly limits of the subdivision.
 9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
 10. 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
2. Aerial
3. Project Description
4. Plat of Survey
5. Site Plan
6. Neighborhood Lot Size Map



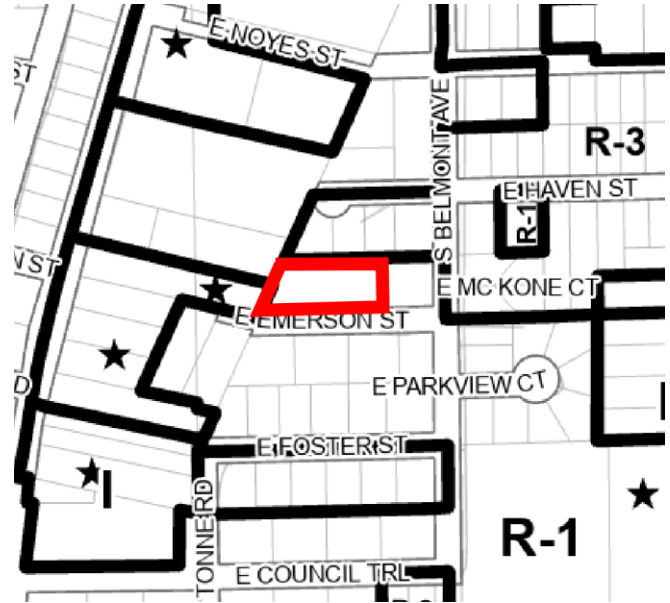
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1839
Project Title: 318 E. Emerson St.
 Subdivision
Address: 318 E. Emerson St
PIN: 08103000750000

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: December 18, 2024
Date Prepared: December 9, 2024

Petitioner: Chris Walsh
Address: 1040 W. Huron St. Suite 300
 Chicago, IL 60642

Existing Zoning: R-1: One Family Dwelling District
Comprehensive Plan: Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single-Family Detached	Single-Family Detached
South	R-1, One Family Dwelling District	Single-Family Detached	Single-Family Detached
East	R-1, One Family Dwelling District	Single-Family Detached	Single-Family Detached
West	R-1, One Family Dwelling District / O-T, Office-Transitional (Proposed change to I-Institutional)	R-1-Vacant, O-T- Vacant (Proposed for Full Circle)	Offices Only

Requested Action

1. Rezoning from R-1, One Family Dwelling District to R-3, One Family Dwelling District
2. Preliminary and Final Plat of Subdivision.

Variations Required

1. A Variation from Chapter 28, Section 5.1-3.1, to allow a 110.69' wide lot where 75' width is required.
2. A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 110.69' wide lot where 75' width is required.

Project Background:

The subject property is located on the north side of E. Emerson St., near the intersection of E Emerson St. and S. Belmont Ave. There is currently a single-family home on the east side of the site, with a pool and a shed. Access to the property comes from a single curb cut along E Emerson Street to the existing home and the attached garage. The property is 38,909 square feet (0.8932 acres) in size. The property was annexed into the Village in 1985.

The petitioner is proposing to rezone the property from the existing R-1 zone to the R-3 district. In addition, the petitioner is proposing to subdivide the site to create three code-compliant lots and a fourth lot on the west side of the site that is 21 feet over the code required maximum lot width size of 75-89 feet. Three homes would be constructed on the three new lots. The current home would remain on the fourth lot, but the pool and shed would be demolished.

Zoning and Comprehensive Plan

As mentioned above, the subject property is currently zoned R-1, One-Family Dwelling District. The Comprehensive Plan shows this property as suitable for "Single-Family Detached" uses, which classification corresponds to the R-3 Zoning District. Therefore, the proposed rezoning is compatible with the Comprehensive Plan. The property abutting to the north is within the R-3 District. Property abutting to the south is zoned R-1.

An analysis of the proposed lot sizes and widths relative to the standards within the R-3 District is shown below:

Zoning Requirements	Lot Size (SF)	Minimum Lot Width (feet)
Required		
R-3 Standard Lot	8,750- 9,999 SF	70-74'
R-3 Standard Lot	10,000- 15,999 SF	75-90'
Proposed		
Lot 1 (standard lot)	9,428 SF	Standard lot: 70'
Lot 2 (standard lot)	9,428 SF	Standard lot: 70'
Lot 3 (standard lot)	9,428 SF	Standard lot: 70'
Lot 4 (standard lot)	10,543 SF	Standard lot: 110.69'

As shown, Lot 4 exceeds the allowable lot width required in the R-3 District by 21 ft. Therefore, the following variation is required:

- **Chapter 28 of the Municipal Code, Section 5.1-3.1, to allow a 110.69' width lot where 75' width is required.**

In order to demonstrate conformance with the standards of approval for this Variation, the petitioner must provide written justification to the following hardship criteria:

- **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 Staff Development Committee is generally supportive of the proposed subdivision. However, based on the surrounding lot sizes (see attached Lot Size Exhibit), with an average of 13,230 SF, staff recommends a three-lot subdivision instead of four.

Prior to appearing before the Plan Commission, it is recommended that the petitioner hold a neighborhood meeting to introduce the project to the surrounding community 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 property. Finally, Inclusionary Housing fees, in accordance with the Inclusionary Housing Ordinance, shall be required for all newly constructed 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, except for the existing home on lot 1. Lot 1 has an existing non-conforming rear setback line.

A formal landscape plan will be required for subdivisions that have four lots. There appears to be several mature trees on the lot. A tree preservation plan shall be included with the landscape plan at time of application.

Engineering and Infrastructure.

As a four-lot subdivision, one lot is required to be reserved for onsite detention. The petitioner will need to conform to all applicable Village and Metropolitan Water Reclamation District (MWRD) regulations relative to stormwater, and detention calculations shall be required as part of the Plan Commission application.

The petitioner should be aware that both Preliminary and Final Plat of Subdivision approval shall be required. Preliminary engineering plans shall be required for Preliminary Plat of Subdivision approval, and final engineering plans shall be required for Final Plat of Subdivision approval. All public improvement and maintenance bonds/deposits shall be required prior to Final Plat of Subdivision approval by the Village Board.

Full street improvements are required. These include, pavement widening, curb & gutter, sidewalk, storm sewer, stormwater detention, and street lighting. Additionally, the Full Circle Project to the west of the subject property is required to dedicate land and install a cul-de-sac at the west end of Emerson St. However, the Full Circle development is currently at the preliminary plat stage and has not yet received Village Board approval. In the event the Full Circle development does not move forward and the right-of-way for the cul-de-sac is not dedicated, this project would be required to enter into an Estoppel Agreement for the future improvements for the cul-de-sac and interim improvements may be required to allow for vehicles to turn around at the westerly limits of the subdivision. The petitioner is encouraged to reach out to the Engineering Division to understand what specific improvements may be needed given the existing infrastructure in the area. The Village is open to the possibility of an Estoppel Agreement in-lieu-of these public improvements, but this will need further analysis and should be discussed directly with the Engineering Division.

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 four lots, no traffic or parking study is required. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed rezoning from the R-1 District to the R-3 District, and the proposed subdivision to create four lots, and the following variations from the Municipal Code:

- A Variation from Chapter 28, Section 5.1-3.1, to allow a 110.69' wide lot where 75' width is required.
- A Variation from Chapter 29 of the Municipal Code, Section 29-307b.2, to allow a 110.69' wide lot where 75' width is required.

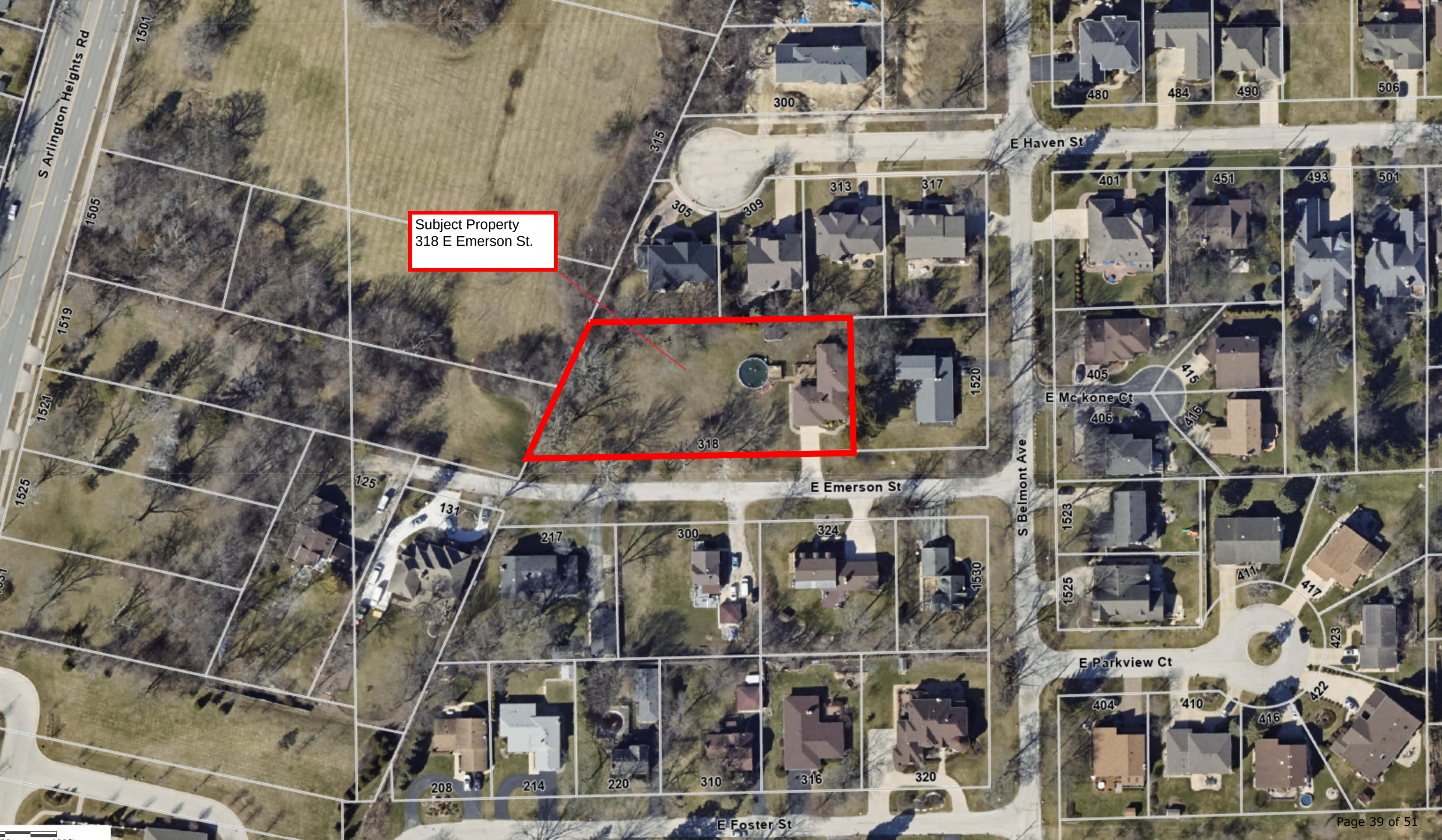
The SDC is generally supportive of the application, but would recommend a three-lot subdivision to better align with the neighboring properties. The applicant will need to address following:

1. The petitioner shall provide written justification to the following hardship criteria for any variation requested:
 - **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.**
2. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting.
3. Impact fees shall be required for the new homes that will be constructed.
4. A Design Commission application shall be required for each new home on the subject property.
5. Inclusionary Housing fee, in accordance with the Inclusionary Housing Ordinance, shall be required at time of building permit for any new home.
6. If petitioner moves forward with a four-lot subdivision, one lot will need to be dedicated for stormwater detention.
7. The petitioner shall provide full street improvements, or an Estoppel agreement in lieu of these improvements shall be required at the discretion of the Engineering Division.
8. If the Full Circle Development does not move forward and a cul-de-sac on the western end of Emerson St. is not dedicated or constructed, the petitioner will be required to enter into an Estoppel Agreement for the future improvements for the cul-de-sac and interim improvements may be required to allow for vehicles to turn around at the westerly limits of the subdivision.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. 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.

December 18, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1860



Subject Property
318 E Emerson St.



Project Description

August 23, 2024

RE: Zoning Adjustment - 318 E Emerson St., Arlington Heights, Ill

To Dept. of Planning and Community Development,

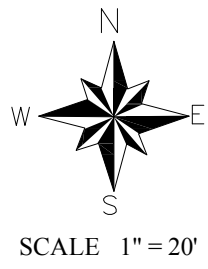
The Owners of the property at 318 E. Emerson St. in Arlington Heights are requesting a Zoning adjustment to their property from R-1 to R-3 Zoning along with a subdivision request for the current 2 single family homesites to be split into 4 single family homesites. The Homesites adjacent to 318 E. Emerson St. are zoned R-3 so we believe this Zoning Adjustment maintains the character of the neighborhood. The new homesites also fit within the guidelines of the R-3 Zoning. If you have any questions please feel free to reach out to my office.

Thank you,

Christopher Walsh A.L.A.

chris@tandeminc.net

312-255-1153

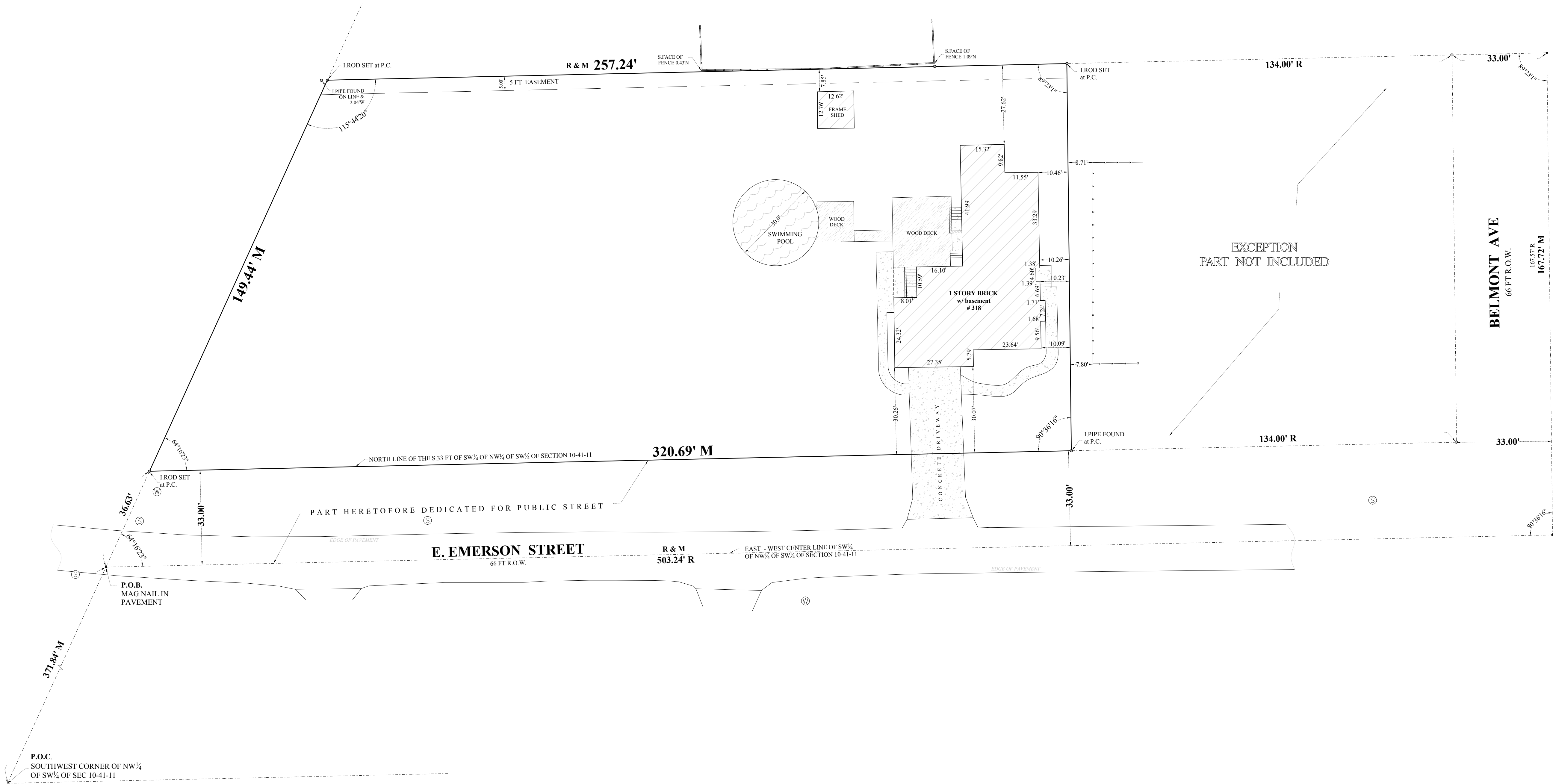


PLAT OF SURVEY

A TRACK OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND RUNNING THENCE ON A LINE NORTH 25 DEGREES, 02 MINUTES, 30 SECONDS, EAST TO A POINT WHICH SAID LINE INTERSECTS EAST AND WEST CENTER LINES OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION, FOR A PLACE OF BEGINNING, RUNNING THENCE EAST ON SAID CENTER LINE 503.23 FEET, RUNNING THENCE NORTH 167.57 FEET, MORE OR LESS, TO A POINT WHICH IS 167.57 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION, RUNNING THENCE WEST 424.24 FEET TO A POINT ON THE LINE FIRST DESCRIBED, THENCE SOUTHWESTERLY 185.2 FEET ON SAID FIRST DESCRIBED LINE, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPT THE EAST 167.0 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF), IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 38,909 sq. ft. / 0.8932 acres
PROPERTY ADDRESS: 318 E. EMERSON ST., ARLINGTON HEIGHTS, IL 60005-3819
PERMANENT INDEX NUMBER: 08-10-300-075-0000

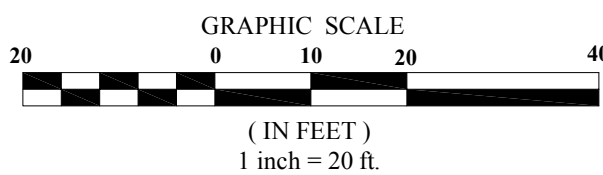
ZBIGNIEW DOMOZYCH SERVICES
PHONE: (773) 656-4630
(872) 210-9473
ziggylandsurveyor@gmail.com
ziggylandsurveyor.us



ORDER NO. 240514-A
SCALE: 1 INCH = 20 FEET
FIELD BOOK: MAY 17, 2024
COMPLETION DATE: MAY 17, 2024
ORDERED BY: DOUBLE TM CIVIL ENGINEERING

LEGEND:			
	- CHAIN LINK FENCE		- ASPHALT AREA
	- WOOD FENCE		- CONCRETE PAVEMENT
	- IRON FENCE		- BRICK AREA
	- UTILITY POLE		- ENCLOSED FRAME PORCH
	- EDGE OF CONCRETE		- OPEN FRAME PORCH
	- EDGE OF BRICK		- IRON PIPE AT PROPERTY CORNER
	- NORTH, SOUTH, EAST, WEST		- CROSS / IRON PIPE / IRON ROD
	- RECORDED & MEASURED		- WATER MANHOLE
	- SANITARY MANHOLE		
	- POINT OF BEGINNING		
	- POINT OF COMMENCING		

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



State of Illinois
County of Cook

I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: *Zbigniew Domozych*

Date: MAY 20, 2024

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2024

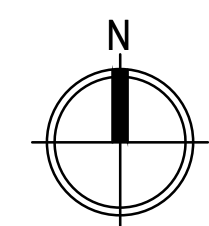
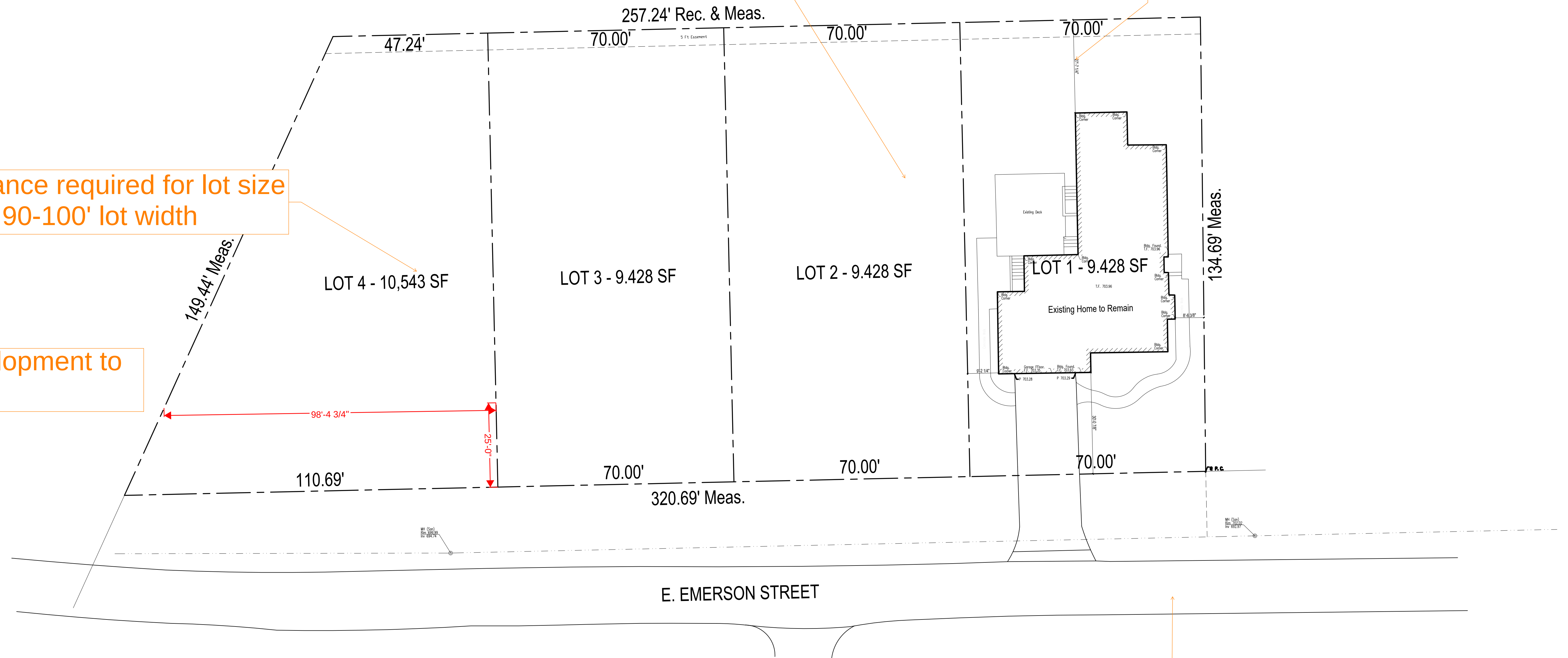


Variance required for lot size on a 90-100' lot width

The existing pool/ pool deck and shed will be removed.

Non-compliant rear setback (27'-7 1/4" provided; 30' required).

Full Circle Development to Southwest



SITE PLAN
SCALE: 1/16" = 1'-0"

0' 15' 30'
SCALE

R-3 Zoning

Right-of-way widening?
No sidewalk, curb, gutter.

318 E. EMERSON St. - Arlington Heights, Ill.
Proposed Site Plan

9/14/2024

Rezoning to R-3 from R-1
Comp Plan: Single-Family
Detached





0 250 500
ft

Print Date: 10/30/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



12/18/2024

Item: Omni Arcade - 121 W. Campbell St. - T1863
Planned Unit Development for Land Use Variation to permit
Amusement Facility, Small

Department: Planning & Community Development

Item Description:

Request Action

1. Amendment to Planned Unit Development for a Land Use Variation to allow an Amusement Facility, Small in the B-5 District.

Variations Required

1. No variations are identified at this time; however, variations may be identified upon full submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow an Amusement Facility in the B-5, Downtown District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.

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

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

☐ The proposed variation is in harmony with the spirit and intent of this Chapter.

☐ The variance requested is the minimum variance necessary to allow

reasonable use of the property.

2. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
3. The Vail Avenue parking garage must have sufficient capacity to accommodate the parking demand to be generated by the proposed development.
4. A market analysis is required with a formal Plan Commission application submission.
5. A parking study shall be required as part of the Plan Commission application. This study shall include a survey of existing on-street parking and consider number of employees, customers and hours of operation.
6. Additional details regarding party rentals shall be required with a Plan Commission Application. Details should include minimum and maximum party size, if and how they will be catered, deliveries, etc.
7. 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
2. Aerial
3. Business Narrative
4. Floor Plan



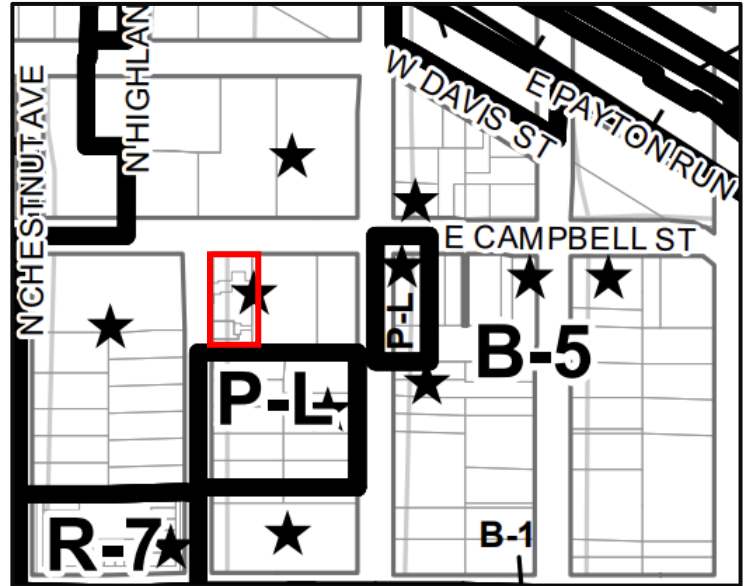
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T#1863
Project Title: Omni Arcade
Address: 121 W. Campbell St.
PIN: 03-29-346-030-0000

To: Conceptual Plan Review Committee
Prepared By: Darko Bojin, Assistant Planner
Meeting Date: December 18, 2024
Date Prepared: December 6, 2024

Petitioner: Milton Molina
Address: 121 W. Campbell St
 Arlington Heights, IL 60005

Existing Zoning: B-5, Downtown Business District
Comprehensive Plan: Mixed-Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Wells Fargo, Unified Stra, Barre3	Mixed-Use
South	P-L, Public Lands District	Vail Garage	Mixed-Use
East	B-5, Downtown District	Mago Grill & Cantina	Mixed-Use
West	B-5, Downtown District	Vacant (Arlington 425 property)	Mixed-Use

Requested Action

1. Amendment to Planned Unit Development for a Land Use Variation to allow an Amusement Facility, Small in the B-5 District.

Variations Required

1. No variations are identified at this time; however, variations may be identified upon full submittal.

Project Background

The subject property is located within the multi-tenant commercial building at 121 W. Campbell St. The building is 168,296 sf and was constructed as part of a Planned Unit Development (PUD) (Ord. 98-061). The subject tenant space is approximately 2,900 sf. Access to the storefront comes from Highland Ave. and Campbell St. The building has no on-site parking, only street parking and the nearby Vail Parking Garage.

The petitioner, Milton Molina, is looking to open a new virtual reality and racing simulator entertainment space in Arlington Heights. They are interested in the 2,900 sf tenant space currently occupied by Runner's High n' Tri. The proposed floor plan consists of four racing gaming simulators, a room for orientations, a virtual reality gaming room, and a front desk.

Their business aims to provide high-tech virtual gaming experiences for all ages, although it will focus on adults. No food or drink will be served. They plan to have 1-2 employees on staff during business hours. Their hours of operation would be Monday-Friday, 3:00pm-9:00pm and weekends 10:00am-7:00pm, with exceptions for private events.

Zoning and Comprehensive Plan

The property is located in the B-5, Downtown District. The proposed use is classified as a Amusement Facility, Small, which is not expressly permitted in this zoning district or PUD. As such, a Land Use Variation is required. As part of their application, the petitioners must provide a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

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

The Comprehensive Plan classifies this property as appropriate for "Mixed-Use" uses. Compatibility with this designation is undetermined at this time, and is contingent upon meeting Land Use Variation criteria as described above. The petitioner must justify that this use is appropriate in a Mixed-Use district.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. They likely will have some signage, which will require a separate sign permit. The petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting any interior remodel work that may be needed to accommodate the new use. The petitioner is encouraged to reach out to the Building and Life Safety Department to determine if any accessibility improvements will be required as part of this project. The petitioner will have to comply with all Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit.

Parking and Traffic

The PUD approved a variation which allows no on-site parking for the PUD, so no spaces are provided. However, the subject property is within the downtown district and would be required to provide parking at a rate of 50% of the required parking elsewhere in the Village. Please see calculations in the below table:

Business Name	Use	Area (SF)	Ratio	Parking Required
Omni Arcade	Amusement Facility, Small	2,900	(1/300)*0.5	5 spaces

These calculations are based on approximated dimensions from the submitted floor plan. A floor plan with dimensions must be submitted with a formal Plan Commission application.

As the business is within the downtown district, off street parking requirements may be met by leasing of spaces from the Village. As there are no opportunities for off-street parking on-site, the petitioner shall lease at least 5 spaces for the land use from the Village at the Vail Parking Garage. The proposed change of use does not result in an increase in required parking stalls, the addition of bicycle parking spaces is not required as part of this petition.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow an Amusement Facility in the B-5, Downtown District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
3. The Vail Avenue parking garage must have sufficient capacity to accommodate the parking demand to be generated by the proposed development.
4. A market analysis is required with a formal Plan Commission application submission.
5. A parking study shall be required as part of the Plan Commission application. This study shall include a survey of existing on-street parking and consider number of employees, customers and hours of operation.
6. Additional details regarding party rentals shall be required with a Plan Commission Application. Details should include minimum and maximum party size, if and how they will be catered, deliveries, etc.
7. 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.

December 18, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1863

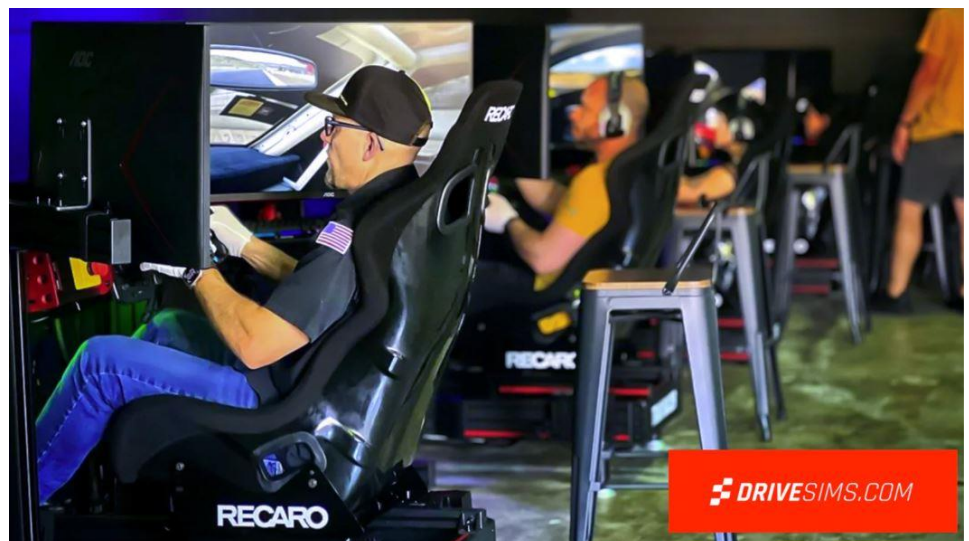


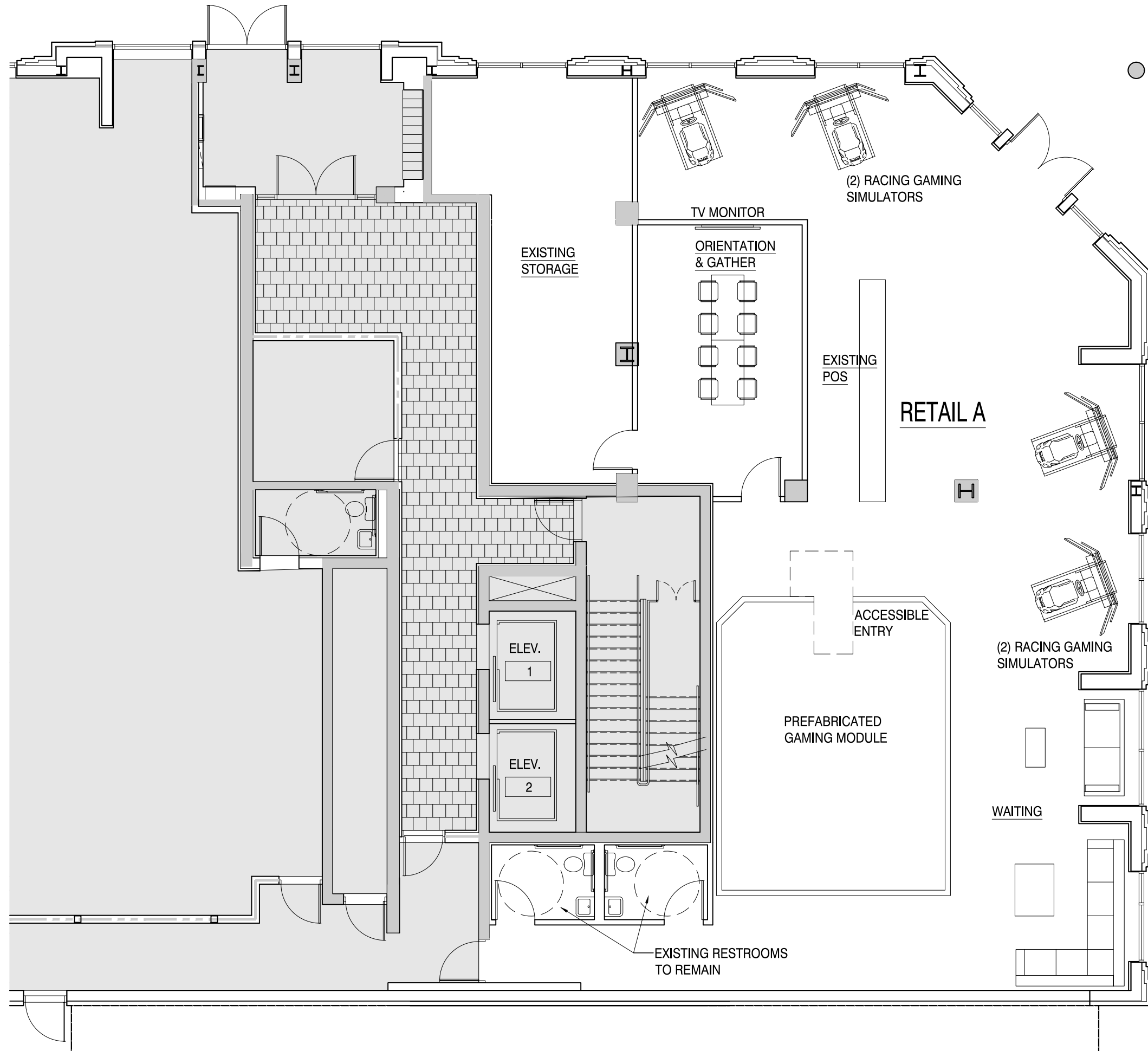
121 W Campbell is an ideal corner unit with storefront visibility for a virtual reality and racing simulator entertainment space. It will be geared towards young adults and adults, but all are welcome. It will not be an arcade in the traditional sense with coin operated video games, this is more of a higher tier experience of virtual reality and realistic racing simulators. This address falls under the B-5 PUD and although not a traditional arcade the closet zoning category for this space would be “Amusement Center-Small” (ie: under 5000sf) per the zoning code. There will be no food or drink services in the tenant space. The business would have one to two employees on staff at one given time. The typical business hours would be Monday through Friday 3pm-9pm and weekends 10am-7 pm. The space would be available for private events like birthday parties or corporate events but would not be the typical business protocol.

The Omni arcade is a virtual reality simulator that allows the user to use a virtual reality headset while safely secured on a manual tread mill to navigate and play a game in a virtual environment.

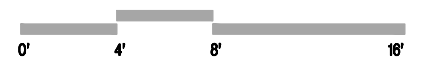


The racing simulator is a realistic simulator that allows the user to race other users on various virtual race courses and/or various tournament styles.





Proposed Plan
121 West Campbell Ave
Arlington Heights, IL 60005



9/27/2024