

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

A MEETING HELD ON:

December 18, 2024

Project Title: 1515 S Douglas Subdivision

Address: 1515 S Douglas Ave.

Petitioner: Robert Obrzut, Realty Champions, Inc.

Address: 675 Irving Park Road
Roselle, IL 60172

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.

Attendees:	Robert Obrzut, Project Coordinator	Krystian Ustupski, Civil Engineer
	Kris Jurgielewicz, Architect	Mark Serafin, Owner
	Jay Cherwin, Plan Commissioner	Michael Lysicatos, Planning Department
	John Sigalos, Plan Commissioner	Rachael Hitzemann, Planning Department
	Lynn Jensen, Plan Commissioner	Dan Osoba, Planning Department
		Darko Bojin, Planning Department

Project Summary:

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.

Meeting Discussion:

Mr. Obrzut – explained that there is currently a single-family home on the property and would like to subdivide the property, and rezone to R-3. Would like to build two new homes and rehabbing the existing home.

Mr. Ustupski – added that the street would be widened, with new curbs and gutters. Utility connections to the sanitary and sewer system, water connections, and storm sewer. This work is being coordinated with Mt. Prospect, per the recommendation of the Village.

Mr. Osoba – summarized the above project summary above. The existing home on the property built in 1965, which the

petitioner intends to keep, and 2 additional homes are proposed with a garage addition. The proposed is consistent with lot widths and lot sizes in the surrounding area, and other properties in the area have been rezoned to R-3. There are variances needed for lot width that is required for 75 feet and only 70 feet is shown in the plans for lot three. This will have to be a written request in the Plan Commission application for approval. It is also necessary to have a neighborhood meeting to allow the property owners surrounding the area the request for variation. A Design Commission application is necessary for each of the new homes proposed. Public improvements are required on the east side of South Douglas Avenue, including curb & gutter, public sidewalks, street lighting and storm & sewer improvements. The Village staff have indicated cash in lieu of detention would be acceptable for this proposal. Staff is generally supportive of this project moving forward, subject to the issues outlined.

Commissioner Jensen – no question, looks good to move forward.

Commissioner Cherwin – is a neighborhood meeting necessary, this seems pretty straight forward. Also, this is an established neighborhood, so to widen the street and add costs to the tax payer, is it necessary in a dead end cul-da-sac. Supportive of project, don't think it is necessary to have a neighborhood meeting prior to public hearing, and I would not go to the expense of widening the street.

Mr. Osoba – the neighborhood meeting notifies the neighborhood of what is to come with a public hearing and gives the opportunity for feedback from the neighbors.

Commissioner Sigalos – asked about sidewalks, curbs and gutters.

Mr. Osoba – currently the improvements are inconsistent. The petitioner would be required to add them as required by the subdivision ordinance.

Mr. Lysicatos – the subdivision regulations trigger the public improvements, specifically in this neighborhood, a portion of this area was annexed before the standard improvements were done. This is the process to get us to where the standards are met. We can review with the Engineering Dept in the application process.

Commissioner Cherwin – does not agree that this should fall on the petitioner. This should be done comprehensively.

Commissioner Jensen – agreed that this should be done by the Village comprehensively.

Commissioner Sigalos – agreed with Cherwin & Sigalos. Asked about how the process with Mt. Prospect was going.

Mr. Ustupski – explained that Mt. Prospect's main request was to slow down the runoff, and therefore we are planning a bioswale in the southeast corner of the third lot. Some will drain into a ditch to the west and other to the storm sewer.

Commissioner Sigalos – please review with our Engineering Department regarding the water runoff. Otherwise, please proceed with your formal application.

Public Comment – None

RECOMMENDATION

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

John Sigalos, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

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A MEETING HELD ON:

December 18, 2024

Project Title: Roast 808

Address: 3350 W. Salt Creek Ln.

Petitioner: Anna Parker

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

Requested Action:

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

Variations Required: None at this time.

Attendees:	Anna Parker, Petitioner	Michael Lysicatos, Planning Department
	John Sigalos, Plan Commissioner	Rachael Hitzemann, Planning Department
	Jay Cherwin, Plan Commissioner	Dan Osoba, Planning Department
	Lynn Jensen, Plan Commissioner	Darko Bojin, Planning Department

Project Summary:

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.

Meeting Discussion:

Ms. Parker – is a specialty coffee roaster, looking to open a new unit to roast coffee in. I am looking to roast and package the coffee. After leasing the unit, I have now learned that the zoning for this location does not allow this.

Ms. Hitzemann – summarized the project, sharing that the petitioner is looking for a LUV to allow for bakery products and also production for coffee roasting in the B-3 district. The surrounding zoning is B-3, however north of this property is the old race track property and this could be developed into multi-family homes and other developments. The concern is the odors and fumes from the roasting. We will be looking to better understand how the space would be ventilated. This is located in an office park. Petitioner would like to hold classes in the space so we will be requesting a schedule of such along with capacity so that parking needs can be reviewed.

Commissioner Cherwin – inquired about location in Rolling Meadows and if there were any complaints in Rolling Meadows about odor.

Ms. Parker – explained that she only roasts 15 pounds at a time, that she is not a big business that would cause what you are describing. Maple Leaf in Roselle is a similar business.

Ms. Hitzemann – shared that the Health Department did not have concerns, and the Building Department would like it to be

a certified machine.

Commissioner Cherwin – the area for this business/retail would be ok, if we crafting a new description, perhaps a standard for mitigation be put in place for the future.

Commissioner Jensen – asked about the petitioners cliental.

Ms. Parker – online customers, restaurants, cafes, wedding venues, subscriptions for local delivery. Some local pick at previous location. Has also taught Harper college students all that goes into owning your own business.

Commissioner Sigalos – how many locations do you have? Are you open to the public?

Ms. Parker – this will be the only location. Rolling Meadows has closed. Would love to be open to the public, however not based on current zoning.

Ms. Hitzemann – that would be different, and it would not be at this location.

Commissioner Sigalos – are you bringing the equipment from the Rolling Meadows location?

Ms. Parker – all new equipment has been purchased. A new machine has an even bigger filter for odor.

Commissioner Sigalos – good luck, sound like a good project.

Public Comment - None

RECOMMENDATION

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

John Sigalos, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

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A MEETING HELD ON:

December 18, 2024

Project Title: 318 E. Emerson St. Subdivision

Address: 318 E. Emerson St.

Petitioner: Chris Walsh

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

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.

Attendees:	Chris Walsh, Petitioner	Ted Karabatsos, Petitioner
	Fred Georgekos, Petitioner	Michael Lysicatos, Planning Department
	John Sigalos, Plan Commissioner	Rachael Hitzemann, Planning Department
	Jay Cherwin, Plan Commissioner	Dan Osoba, Planning Department
	Lynn Jensen, Plan Commissioner	Darko Bojin, Planning Department

Project Summary:

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.

Meeting Discussion:

Mr. Walsh – the property is approximately one acre, would like to subdivide into four lots. Rezoning from R-1 to R-3. The back of the property borders R-3 and other R-3 areas near this property. Square footages conform, and would like to keep the original 1974 home and remodel. Three single family homes are proposed, two – two-story homes and a ranch home on the larger lot.

Ms. Hitzemann – the petitioner is requesting the rezoning to R-3 which is consistent to the neighborhood, and preliminary & final plat of subdivision, two variances will be needed for the fourth lot width. Staff is generally supportive of the re-subdivision and rezoning, however we recommend it be a three-lot subdivision, because it would better align with the neighborhood and because it is a four-lot subdivision one of the lots would need to be on-site detention.

Engineering is requiring improvements, sidewalks, gutter & curbs, etc. As part of the Full Circle Development a cul-da-sac will be required at the end of this lot. Full Circle is required to put that in; however, they have not received their final approvals. The new homes would need to go before the Design Commission, and linkage fees would be required for the new homes, and providing the fee-in-lieu for the street improvements. Staff is generally supportive, but would like to see the reduction to a three-lot subdivision. Would also recommend a neighborhood meeting.

Commissioner Jensen – clarity that if the subdivision goes from four lots to three lots a detention is not required.

Ms. Hitzemann – will need to be reviewed by Engineering, with a three-lot subdivision, the petitioner can do a fee-in-lieu for detention.

Mr. Walsh – we have not checked with Engineering at this point, but we are confident that we can achieve detention with four homes.

Commissioner Cherwin – asked staff to review for the committee the fees involved.

Ms. Hitzemann – Inclusionary housing fee, impact fees for the new lots, and fee-in-lieu for the gutters, sidewalks, etc.

Commissioner Cherwin – is the petitioner being asked to allocate any of the property to the Village?

Ms. Hitzemann – no they are not.

Commissioner Cherwin – so if Full Circle does not get approved, would there still be a need to build the cul-da-sac?

Ms. Hitzemann – it will depend on the plat being approved for Full Circle. Full Circle is to dedicate that land, but if they do not subdivide then Engineering will have to decide. Impact fees will be involved if that cul-da-sac is built at some point.

Mr. Georgekos – the Village should just pay my business to put in the gutters and curbs, this is my business.

Commissioner Sigalos – does not see any issues, we encourage you to move forward.

Public Comment - None

RECOMMENDATION

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

John Sigalos, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
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A MEETING HELD ON:

December 18, 2024

Project Title: Omni Arcade
Address: 121 W. Campbell St
Petitioner: Milton Molina
Address: 121 W. Campbell St.
 Arlington Heights, IL 60005

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: None at this time.

Attendees:	Milton Molina, Petitioner John Sigalos, Plan Commissioner Jay Cherwin, Plan Commissioner Lynn Jensen, Plan Commissioner	Michael Lysicatos, Planning Department Rachael Hitzemann, Planning Department Dan Osoba, Planning Department Darko Bojin, Planning Department
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Project Summary:

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 square foot 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.

Meeting Discussion:

Mr. Milton – would like to bring a virtual reality gaming site under 3500 square feet. Car simulators makes it feel as you feel as if you are driving, the other side is a virtual reality room 18' x 24' with 4 pods that you wear eye wear and play games with 360 degrees. He reported that he lives here in Arlington Heights and would like to bring this to the Village.

Mr. Bojin – summarized the project summary. Code defines this use as small amusement facility, which is not allowed in the B-5 district. A PUD amendment and LUV would both be needed to allow this type of use in the downtown district. Petitioner will be required to complete a market study, parking analysis, and business operation explanation. Staff is generally supportive of this proposal.

Commissioner Jensen – asked is this was a franchise, and questioned the market study and parking analysis of this location.

Mr. Milton – no franchise, but spoke of two other similar businesses in the suburbs like this.

Mr. Bojin – we are asking if the current retail space will convert to the needs of the population for this type of business. Looking at other amusement businesses in the area and to see if this fits the area. Using the square footage of the tenant space, we will calculate based on the number of employees, guests and hours of operation.

Commissioner Cherwin – asked about the safety near the windows of the active participant.

Mr. Milton – explained that the patron is harnessed securely to the machine. Also, reservations will be taken and not a lot of walk-up business will occur. He has researched this business model, simple installation, with a new concept that he believes will be successful. He believes that this concept will be attractive to gamers to get out of the house in a social atmosphere.

Commissioner Cherwin – downtown parking is hard to come by. A parking study with a parking garage and multiple businesses it will be hard to record parking data. Perhaps this parking study does not supply here.

Mr. Lysicatos - clarified that as part of the code we require a market analysis and parking study.

Commissioner Jensen – we should fix the code for the downtown businesses, neither of these studies apply here.

Mr. Lysicatos – a market analysis answers your questions about how much will it cost to use this business, hours of operation, etc. Parking by code will indicate the garage space necessary. We will clarify in the Plan Commission process.

Public Comment – None

RECOMMENDATION

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

John Sigalos, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder