



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
March 12, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Walnut Ridge Subdivision - 2016 N Chestnut Ave. - 2/12/25
 - B. Clinical Massage Therapy - 3125 N. Wilke Rd. - 2/26/25
 - C. Chez Hotel - 519 W. Algonquin Rd. - 2/26/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Amazon Facility Accessory Buildings - 1455 W. Cellular Dr. - T1874
PUD Amendment to add two accessory buildings
 - B. 1501-1505 S. Arlington Heights Rd. - T1750
PUD, Comp Plan Amendment, Rezoning, Subdivision
- 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:

February 12, 2025

Project Title: Walnut Ridge Subdivision

Address: 2016 N. Chestnut Ave.

Petitioner: Ross Grande
Crane Construction Co., LLC

Address: 343 Wainwright Dr., Ste. B
Northbrook, IL 60062

Requested Action:

1. Preliminary & Final Plat of Subdivision to subdivide five tax parcels into four platted lots and right-of-way dedication.
2. An amendment to the Village's Comprehensive Plan to remove the future Norman Street Extension.

Variations Required:

1. Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building Line to allow a reduction to the minimum lot area from 10,000 to 7,395 square-feet for lot 1 and lot 2.
2. Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building to allow a reduction to the minimum lot width from 75 feet to 49 feet.
3. Variation from Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum lot width from 75 feet to 49 feet.
4. Additional variations may be required upon review of more detailed plans.

Attendees:	Ross Grande, Petitioner	Brendan Penny, Attorney
	Lynn Jensen, Plan Commissioner	Michael Lysicatos, Planning Department
	Jay Cherwin, Plan Commissioner	Rachael Hitzemann, Planning Department
	Bruce Green, Plan Commissioner	*Dan Osoba, Planning Department
	Diana Grande, Petitioner	Eileen McCullough, Resident

Project Summary:

The subject site, which consists of five tax parcels, is zoned R-2, One Family Dwelling District and is bounded by N. Chestnut Avenue to the east, an unimproved segment of N. Ridge Avenue to the west, and a single-family home to the north. To the south of the subject site there is a dedicated section of land to construct Norman Street that would run east to west and connect to N Ridge Avenue and N Fernandez Avenue. The property is 100 feet wide (from north to south) and 685 feet deep with a total land area of 68,500 square-feet or 1.57 acres. The existing lot has been tax parceled into separate PINs; however, those tax parcels are not individually subdivided lots. The petitioner is proposing to subdivide the whole property at 2016 N. Chestnut Avenue from one lot into four lots and dedicate right-of-way for N. Ridge Avenue and N. Walnut Avenue. The existing single-family home at 2016 N. Chestnut Avenue is proposed to remain and three new homes are proposed to be constructed.

Access to the proposed homes would be provided from newly constructed right-of-way for N. Walnut Avenue to lots 2 and 4. Access to lot 1 would typically be from N. Ridge Avenue; however, the petitioner has indicated that the right-of-way would be dedicated to the Village for N. Ridge Avenue, but not improved.

The Village has reviewed proposals on the subject site previously and developed a desired redevelopment plan, which is attached to this report as **(Exhibit #2. Possible Redevelopment Plan)**. This plan has been vetted with Village Staff to provide east/west access in the neighborhood and allow future redevelopment of lots along N. Ridge Avenue by providing a cul-de-sac for N. Walnut Avenue. This cul-de-sac would also provide necessary fire access and turnaround to serve the vicinity that lacks existing public infrastructure.

Meeting Discussion:

Brendan Penny, the attorney for the petitioner, presented the petitioner's concept plan which involves a portion of the west parcel, one being dedicated as right away for Ridge, and three separate lots, and another lot for the extension of Walnut. This concept plan and the subdivision that was submitted to Village staff was designed to honor and respect to the Village's zoning, subdivision and stormwater management ordinances. This was designed to comply with those requirements. He mentioned that only because there were details in the staff report mentioning certain variations that would be required. For the purpose of the presentation, it was noted that those variations would be required if they amend the plan to extend Norman to the east, as is requested by staff. This was not proposed in their presentation, their proposal does comply with the Village's subdivision and zoning regulations.

The property is zoned R-2 residential district. Mr. Penny acknowledged that this differs from the 2000 Walnut/Ridge subdivision plan that was reported in 2008, which was also part of the staff report. We are proposing an alternative plan that proposes dividing two parcels for right away, and part of one parcel for right away on the west side for Ridge, and a separate parcel for Walnut. We are proposing to extend on this parcel three, part of Walnut which would allow for further northern access. We are not as part of this present proposal, proposing to develop this portion for Ridge Ave. The reason for that being that there's obviously substantial land that still needs to be developed here to the north and to the west to operate this extension. Given the relative minor portion of that roadway, that would be encompassed in this right-of-way, the petitioner did not believe it is appropriate at this time. The petitioner believes a vital first step and pathway into developing these north areas by developing these first lots and extending Walnut, opening the area that has remained largely undeveloped for over 20 years. The design was completed with that in mind, so as to leave that option open for further development in the future.

Mr. Penny continued with part of the staff report states that the throughfare and transportation policy plan from 2012 identifies this area for additional connections and extensions of existing local streets to complete the local grid. This transportation policy plan is referenced in the comprehensive plan, and explains the rationale underlying that plan. Staff has indicated a request to amend the comprehensive plan on that basis. Based on the language in the transportation plan; the petitioner believes that a full amendment would be required to complete the subdivision as proposed. The petitioner offered to work with the staff.

Mr. Penny added that the petitioner would like to respect of the original concept from the Village, however, the prior plan for one reason or another over the past 20 years, plan has not come to fruition. The petitioner believes that the infrastructure requests and some of the design layouts imposed some challenges for developers and certainly went into the diligence that we talked through before we put this plan together and before this proposal.

Mr. Osoba provided the staff report for at 2016 N. Chestnut Avenue. The zoning is R-2, one family dwelling district, and currently the site contains five tax parcels on one lot. They have pins registered with the county, but they are not legal lots, and therefore they cannot be built on without first obtaining approval of a plat of subdivision. The property is bound by Chestnut on the east side, a single-family home on the north, unimproved segments of Ridge to the west, and an unimproved segment of a partially dedicated Norman Street to the south. Based on the petitioner's request, their requested approval here would be a preliminary and final plan of subdivision, to subdivide the single lot into 4 platted lots and right away dedication. In addition, the petitioner would need to request an amendment to the Village's comprehensive plan to remove the Norman Street extension as indicated on the comprehensive plan future land use map, and the thoroughfare and transportation policy plan.

The key issue here is the dedication and extension of Norman Street. According to the Village's comprehensive plan, Norman Street is to be extended from Chestnut to Fernandez. The Villages expectation at this time is that Norman Street would connect from Walnut to an existing home at 2016 N. Chestnut, which would preclude the extension of that right of way. The existing home was permitted to be constructed as mentioned, based on the home meeting all of the zoning lot requirements. Currently, the dedicated right of way for Norman Street, which is to the south of this project between Chestnut and Ridge is only 15 feet and according to code the right of way width would need to be 66 feet for that dedication. In order to comply with code, the petitioner would need to dedicate an additional 51 feet. As stated in the staff report, all of those variation requests would be applicable if that was the case and the dedication had to go through. The petitioner would need to fully improve both sides of Norman Street and N. Walnut Avenue, as well as the west side of Chestnut Avenue is that is not a complete roadway on the east side of Ridge Avenue. These improvements would include the roadway, utilities, curb and gutter,

sidewalks, parkway trees and sod, water main, sanitation, storm sewers to main, and streetlights.

The Village has reviewed other proposals on the subject site and have a desired redevelopment plan, which was mentioned, that is exhibit two in the agenda packet. This plan has been vetted with Village staff to provide an east/west access, which is severely lacking in this neighborhood, and allow future redevelopment of lots along Ridge. A cul-de-sac would also provide a necessary fire access and turn around to serve the vicinity that lacks existing public infrastructure. This cul-de-sac extension would be from the parcel three as proposed on this plan would discontinue north and turn into a cul-de-sac.

The staff development committee reviewed the proposal for a 4-lot subdivision with variations as proposed from chapter 28 & 29, given the lot width and lot size, staff does not support the proposal for the reasons that were stated in the staff report. The petitioner would need to identify how access to that first lot would be provided, as there would not be any right of way constructed in that location.

Commissioner Jensen inquired about the access to the properties that were part of the proposal and the surrounding area. Mr. Penny provided that only one home was being proposed and an extension of Walnut Avenue to access that property and that extending Norman Street would eliminate the ability to use the lots in question. Staff added that the intent of extending Norman Street as part of the Comprehensive Plan Land Use Map was to provide east/west connectivity which has been lacking since the areas was originally annexed. If the street were to be extended the remaining parcels would not meet code.

The Committee expressed concern regarding the feasibility of providing enhanced east/west accessibility while balancing the ability to subdivide and develop parcels over time and the requirement to complete the infrastructure improvements. The attorney for the petitioner provided an alternative concept for subdividing the parcels at the meeting for the Committee consider. Staff provided that any proposal would need to be reviewed by the appropriate Village departments and likely some level of amendment to the comprehensive plan. Based on the preliminary comments on the existing proposal from various Village Departments, the east/west connection is a vital component of any future redevelopment plans. Staff recommended additional due diligence amongst the Village departments which would include the concept that was distributed at the meeting to consider how short and long-term development based on the comprehensive plan. Staff would make this coordination a priority

Public Comment – None

RECOMMENDATION

The Conceptual Plan Review Committee requested that the petitioner continue to work together with Village Staff on the policy discussion of public improvements surrounding the proposal.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

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

A MEETING HELD ON:

February 26, 2025

Project Title: Clinical Massage Therapy

Address: 3125 N. Wilke Road

Petitioner: Kateryna Stasvuk

Address: 3125 N. Wilke Road - Unit F
Arlington Heights, IL 60004

Requested Action:

1. PUD Amendment for a Land Use Variation to allow a Massage Establishment in the M-1 District.

Variations Required:

1. A PUD amendment for a parking requirement variation will be required to address the 37-space parking deficit.

Attendees:

John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner

*Darko Bojin, Planning Department
Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
Kateryna Stasvuk, Petitioner

Project Summary:

The subject property is located within the multi-tenant office building at 3125 N. Wilke Rd, which is part of the Enterprise Office Complex PUD. The building is approximately 12,712 sf. and the subject tenant space is approximately 1,281 sf. Access to the building comes from Wilke Rd. The office park shares 307 parking spaces.

The petitioner, Kateryna Stasyuk, is looking to open a new massage establishment. She is interested in Unit F in the 3125 N. Wilke building. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of four rooms, a kitchen, and a bathroom. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided.

Ms. Stasyuk will be the only employee - she is an IDFPR Licensed Massage Therapist. She aims to offer massage services, including clinical massage therapy, specialized massages, and spa therapy. Services will be offered by appointment only, with the establishment generally operating from 10 a.m. to 5 p.m. six days a week. As part of the full Plan Commission application, a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees shall be provided.

Meeting Discussion:

Ms. Stasvuk – has been a massage therapist for 20 years, and provides a high level of care. In Ukraine, she has a doctorate medical education. After life turned upside down, she and her five children came to U.S. and became the mother to six children. She has pursued massage and acupuncture certificates. Massage therapy helps with physical rehabilitation and she wants to help people.

Mr. Bojin – the petitioner is requesting a PUD amendment for land use variation to allow a massage establishment in the

M-1 District. The Comprehensive Plan designates it as an R&D manufacturing warehouse future land use. The subject property is located in a multi-tenant office building which is part of the Enterprise Office Complex PUD. The petitioner is looking to open a new massage establishment in Unit F in the 3125 N. Wilke building. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of four rooms, a kitchen and a bathroom. A more detailed, professionally drawn floor plan will be required as part of formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided. The petitioner will be the only employee, and is an IDFPRLicensed massage therapist and aims to offer massage services, including clinical massage therapy, specialized massages, and spa therapy. Services will be offered by appointment only, with the establishment generally operating from 10 a.m. to 5 p.m., six days a week. As part of the full Plan Commission application a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees and customers shall be provided.

The property is located in the M-1 research, development, and manufacturing district. The proposed use is classified as a massage establishment, which is now permitted in any zoning district in Arlington Heights, and as such, a land use variation is required. As part of the application the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval. The Comprehensive Plan again classifies this property as appropriate for R&D manufacturing and warehouse uses, and therefore the petitioner must justify that this use is appropriate in this comprehensive future land use district. If this use cannot be justified as appropriate for this district, the comprehensive plan must be amended.

Our preliminary parking study was done by staff, which revealed a 37-space parking deficit in the Enterprise Office Complex on the office building, meaning that a new PUD amendment must be made to allow for parking requirement variation that reduces the number of required spaces. The staff development committee reviewed the proposed land use variation and is generally supportive of the application, subject to resolution of the following; that the petitioner shall provide written justification in support of the proposed land use variation that addresses each of the criteria necessary for approval that massage establishments are not expressly permitted anywhere in Arlington Heights per zoning code, and therefore greater scrutiny shall be applied in reviewing this use to ensure that it meets the original standards or ethics, hygiene and public safety. Information regarding hours of operation, staff peak hours, and peak staff shall be provided with the formal Planning Commission application, as well as, a market analysis. Detailed parking analysis will also be required and petitioner must also apply for variation from parking requirements as a deficit was found.

The subject unit must comply with all applicable building code and fire life safety regulations. A full to-scale floor plan is required, with dimensions showing the individual spaces within the overall tenant space. A full interior buildout, remodeling plan set will be required if applicable. Finally, signage was not proposed as part of this application and a separate permit will be required for any signage.

Commissioner Cherwin – how much reconfiguration of the interior is being done? Do not want to ask too much of the petitioner, relatively minimal ask. I am not concerned with parking, and we have talked about the LUV.

Ms. Stasvuk – no remodeling, just painting.

Commissioner Sigalos – asked if Heavenly Massage is still open on Dundee Road.

Mr. Lysicatos – could not confirm.

Commissioner Sigalos – you offer a few different types of therapy treatments; did you say there will be a medical doctor there?

Ms. Stasvuk – stated that is her goal, so that she could provide massage as part of a medical treatment and insurance could pay for treatment. Looking to have 3 additional therapists and maybe a doctor. Appointments and walk-ins are acceptable. Only this location.

Commissioner Cherwin – when you were in Ukraine you were an orthopedic doctor?

Ms. Stasvuk – yes. Here in Illinois, it would require me to go back to school for 5-6 years. Acupuncture will take 15 months. My training has helped to be a good massage therapist.

Commissioner Jensen – do you get referrals from doctors currently?

Ms. Stasvuk – no not currently. I have worked with Chiropractors, who adjust the body and then the massage therapist stretches and warms up the body.

Commissioner Jensen – what do you want from the petitioners for a market analysis?

Mr. Bojin – we would like a list of nearby massage therapists to see what the competition looks like, what orthopedic doctors might refer, and potential patients in the area. Can also add her business plan from the Bloomingdale location.

Commissioner Jensen – asked for clarification on the parking study. Overall, liked the idea and would like to see the business move forward.

Commissioner Green – so this is a condo? So they have cross access to all the parking access?

Mr. Bojin – correct.

Commissioner Green – with no further questions, we suggest that you continue to move forward.

RECOMMENDATION

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

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

A MEETING HELD ON:

February 26, 2025

Project Title: Chez Hotel
Address: 519 W. Algonquin Road
Petitioner: James Cazares
Address: 519 W. Algonquin Road
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation Amendment to allow the rooftop space to be open to the public.

Variations Required: To be determined.

Attendees:

John Sigalos, Plan Commissioner	Darko Bojin, Planning Department
Lynn Jensen, Plan Commissioner	Michael Lysicatos, Planning Department
Jay Cherwin, Plan Commissioner	*Rachel Hitzemann, Planning Department
Bruce Green, Plan Commissioner	
Michelle Houmpavi, Petitioner	Krystyna Cazares, Petitioner

Project Summary:

The subject site is approximately 112,000 square feet (2.6 acres). Originally, the site was the location of the European Crystal Banquet Hall. In 2018, under Ordinance # 18-028, the Village Board approved a Land Use Variation for a 63-room 8 story Hotel that also incorporated the main room of the existing banquet hall. The Variation was then modified in 2019 (Ord. 19-005) to a 6-story building with banquet hall and rooftop seating. The hotel includes a small coffee shop, exercise room, and business center on the ground floor.

As part of the 2019 approval, the following variances were approved;

1. Variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction in the required number of parking spaces from 249 to 172 spaces.
2. A variation from Section 10.2-8, Additional Regulations- Parking, to allow a reduction in the required width of a two-way drive aisle from 24ft to 22 feet for the northmost drive aisle.

Additional requirements of the 2019 Ordinance included the following rooftop requirements;

1. That the sixth-floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to this Land Use Variation.
2. The sixth-floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e., the main banquet hall may not be used concurrently with the sixth-floor event).

The petitioner would like to now open the sixth-floor rooftop space to the public. Per the previous Ordinance approval, an amended LUV is required. The petitioner is seeking feedback from the Conceptual Plan Review Committee on their revised proposal.

Meeting Discussion:

Ms. Houmpavi – stated she is the Director of Sales, for the family run business. This photo is the exterior of building. The signage of the hotel gives no indication of a restaurant rooftop. The hotel has been open for twelve months without any incidents of parking overflow or complaints from the police. The petitioner owner has been doing business in the Village for over 26 years. Prior to the hotel being added there was a banquet hall in business at this location. We do have an active overflow agreement in place which allows the valet parking, if need be, when the restaurant rooftop will be available. We understand there has been some concerns with parking if the rooftop is open to the public and not just hotel guests. We would like to assure you that this will not be an issue. This can be done through reservations at both the hotel and rooftop restaurant. We have added a retractable rooftop that can be accessed all year round. Breakfast and lunch are currently being provided there for hotel guests and private parties. The owner would like to have the rooftop available to the public as a full-time restaurant.

Ms. Hitzemann – the subject property is located at 519 W. Algonquin Road. It is located in the M-2 district. It received its zoning approvals in 2018 when it received its first Special Use Land Variation and then in 2019 the variation was modified to allow a six-story building with a banquet hall rooftop seating. Hotel also includes small coffee shop, exercise room, and business center on the ground floor. As part of the 2019 approval, it included the following roof top requirements of the sixth-floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to the land use variation. The sixth-floor space maybe privately booked for events, provided that the main banquet hall is left unused during that time when the event is taking on the sixth floor. Give those conditions, the petitioner is now coming before us to modify the land use variation to allow for the rooftop to be used for the public and during a banquet event downstairs.

The building as they talked about, has a glass rooftop enclosure that has not gotten final building occupancy. There were some outstanding building code issues with the retractable rooftop. Building and Life Safety are working through the issues and there is a scheduled inspection on site prior to March 15th, so hopefully by the time they go through this Plan Commission process that will be fixed. The hotel did get a special classification for their original liquor license approval, so they will need to come back before the Village Board to get a new liquor license. The requirements for that license will include the restaurant to have a full food menu, and seating for at least 75 patrons.

Per code, parking is the biggest issue. They received a parking variation of 77 spaces for the original approval and now they are increasing the number of guests. They will need prove that they meet the parking requirement. I know that they do have agreements with neighboring properties. As part of the Plan Commission process, they will need to provide us with documentation of those agreements to verify that they are still active. Outside of that, the Police Department is requesting ID scanners for the bar, and additional security to make sure that their hotel guests are safe, with additional signs to prevent loitering outside because they are in an M-2 district that is typically vacant at night with other manufacturing buildings, with additional security present.

Commissioner Jensen – expressed that the issue is parking and if you take reservations, you should be able to control the numbers of people coming and going. Supports the idea.

Commissioner Sigalos – asked for clarification on the business model currently.

Ms. Houmpavi – currently we do have the ability to rent out the indoor rooftop space for private events as long as there are no events happening downstairs on the first floor. We are asking to have the full rooftop available for the public to come for lunch or dinner and drinks.

Commissioner Sigalos – so you are looking for a non-hotel guest to use the rooftop.

Ms. Houmpavi – correct, we cannot do that now.

Ms. Cazares – we are ready to open, just waiting for inspection of the direction of the swing doors from the interior to exterior to be done. Then we will be good to go. We have neighbors where valet can park cars and we can control the Open Table reservations.

Ms. Houmpavi – our busiest days are Friday/Saturday and the neighbors are Monday – Friday so it works out well. They are very accommodating.

Commissioner Cherwin – inquired about the change in the liquor license and enhanced security.

Ms. Hitzemann – the original liquor license was a special classification because they did not have a restaurant, and most of our liquor licenses need to be associated with a restaurant. This liquor license will be specific to the rooftop restaurant versus just a banquet hall classification.

Police are requesting ID scanners for the bar, someone checking IDs potentially, and then because it is in an M-2 and those businesses around them are not being occupied, maybe an additional security person downstairs to monitor the parking lot.

Commissioner Green – inquired about the ratio of food to drinks and how it affects the liquor license.

Ms. Hitzemann – in this case the minimum they need to have is a full menu, which they do and according to our administration office they need to have seating for at least 75 people.

Commissioner Green – so if we add 87 guests to the rooftop where are they going to park with a wedding in the banquet room. Is it not one or the other?

Commissioner Jensen – explained that he understands that the employees will control the amount of people with valet in other parking lots and reservations for the rooftop.

Commissioner Green – stated he was not in favor of this contrived parking arrangement, thinking it is a disaster waiting to happen. Fortunately, it has worked out with your neighbors. I hope this does not become an issue. I would like to see the answers before it becomes a problem.

Mr. Lysicatos – we are working with the petitioner and have made suggestions.

Commissioner Green – I just don't want to see you all run into parking problems. No further questions, we suggest that you continue to move forward.

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



3/12/2025

Item: Amazon Facility Accessory Buildings - 1455 W. Cellular Dr. -
T1874
PUD Amendment to add two accessory buildings
Department: Planning & Community Development

Item Description:

Requested Action

1. PUD Amendment to Ord. 88-060 to have more than 1 principal structure on a lot.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed PUD Amendment to allow additional principal buildings on one lot and is generally supportive of the application subject to resolution of the following:

1. A detailed parking survey shall be provided, which surveys existing parking demand and capacity during a 3-day period.
2. Petitioner will need to provide details on the chemicals or flammable liquid storage in either facility.
3. Petitioner will need to provide information on any electrical vehicle charging in either facility.

ATTACHMENTS:

1. Staff Report
2. Aerial
3. Site Plan



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

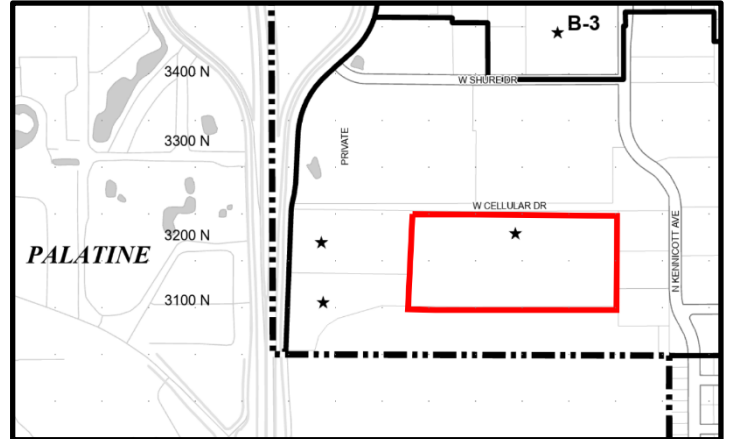
Temp File Number: T1874
Project Title Amazon Additional Buildings
Address: 1455 Cellular Dr.
PIN: 03-07-100-015-0000

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: March 12, 2025
Date Prepared: March 5, 2025

Petitioner: Jared Kenyon

Address: 4201 Winfield Rd., Suite 600
 Warrenville, IL 60555

Existing Zoning: M-1, Manufacturing District
Comprehensive Plan: Research and Development, Manufacturing, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Light Manufacturing District	Manufacturing/ Warehouse/ Industrial	Research, Development, Manufacturing and Warehousing
South	M-1, Research, Development and Light Manufacturing District	Manufacturing/ Warehouse/ Industrial	Research, Development, Manufacturing and Warehousing
East	M-1, Research, Development and Light Manufacturing District	Office Park Buildings	Research, Development, Manufacturing and Warehousing
West	M-1, Research, Development and Light Manufacturing District	Office Park Buildings	Research, Development, Manufacturing and Warehousing

Requested Action

1. PUD Amendment to Ord. 88-060 to have more than 1 principal structure on a lot.

Variations Required

None identified at this time.

Project Background

The subject site is approximately 882,669.38 square feet (20.26 acres). The site was originally used as part of Motorola's campus, which received a PUD approval in 1988 (88-060). Amazon purchased the property and have been operating a warehouse hub.

With the expansion of Amazon's delivery fleet, the petitioner would like to construct two additional buildings on the site to facilitate repair of their fleet.

Zoning and Comprehensive Plan

The property is located in the M-1, Research, Development and Light Manufacturing District. The Amazon Facility is used a Warehouse, which is compatible with the zoning district. The new additional buildings will have uses that are accessory to the principal use, making them acceptable.

The Comprehensive Plan classifies this property as appropriate for "Research and Development, Manufacturing, Warehouse" uses. The proposed uses are accessory to the Amazon warehouse, which is compatible with the Comprehensive Plan designation.

Building, Site and Landscaping

Proposed is to construct a 1,742-sf building. This would be the AVI (Automated Vehicle Inspection) Building. This building houses a scanner that scans the vehicles as they pass thru. The additional building proposed is a 4,959-sf building. This is the FSC (Fleet Service Center) Building. This is similar to a Jiffy Lube light. The 20-acre site can accommodate the additional buildings. Design Commission review will be required for each new building.

Parking and Traffic

26 parking spaces will be removed as part of this project. The petitioner will need to conduct a parking survey to assess the current parking demand and capacity. A survey should be taken at different times over a 3-day time period to accurately depict current demand.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed PUD Amendment to allow additional principal buildings on one lot and is generally supportive of the application subject to resolution of the following:

1. A detailed parking survey shall be provided, which surveys existing parking demand and capacity during a 3-day period.
2. Petitioner will need to provide details on the chemicals or flammable liquid storage in either facility.
3. Petitioner will need to provide information on any electrical vehicle charging in either facility.

March 5, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1874



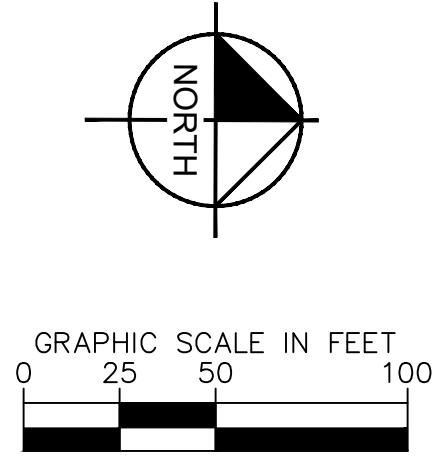
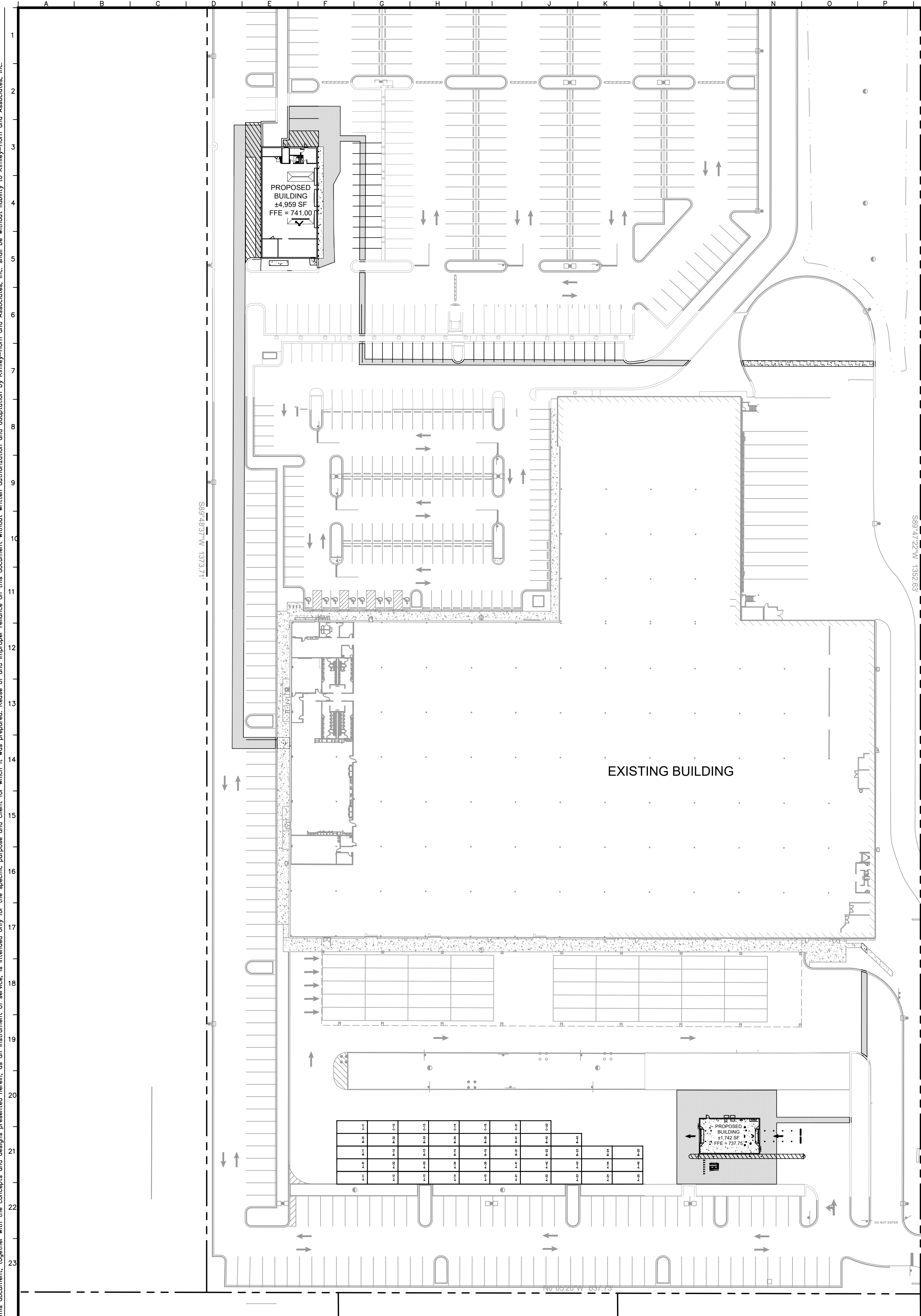
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Print Date: 3/7/2025

Notes

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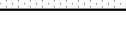
Drawing name: K:\CHS_DE\1688800013_Progressive_DJ\3.1455 W Cellular Drive-Arlington Heights_IL\2 Design\CAD\Plan\Sheets\01_Site Plan.dwg
 Dec 20, 2024, 3:35pm
 by: David Goluboff
 This drawing shall be without authorization and endorsement by Winkulbren and Associates, Inc.



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PAVING AND CURB LEGEND

 **STANDARD DUTY ASPHALT PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 **HEAVY DUTY ASPHALT PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 **CONCRETE SIDEWALK**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 **HEAVY DUTY CONCRETE PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 **STANDARD PITCH CONCRETE CURB AND GUTTER**

SITE SUMMARY

EXISTING ASSOCIATE STALLS	= 185 SPACES
EXISTING VAN STALLS	= 526 SPACES
VAN STALLS REMOVED	= 26 SPACES
EXISTING VAN STALLS REMAINING	= 500 SPACES
NET NEW IMPERVIOUS AREA	= 717 SF

Kimley»»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED
DESIGNED BY: DAG

DRAWN BY:	DAG
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CHECKED BY:

OVERALL SITE PLAN

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:

12-20-2024
KHA PROJECT NO
168880013

SHEET NUMBER

C2.0



3/12/2025

Item: 1501-1505 S. Arlington Heights Rd. - T1750
PUD, Comp Plan Amendment, Rezoning, Subdivision
Department: Planning & Community Development

Item Description:

Requested Action

1. Preliminary and Final Plat of Subdivision
2. PUD for 41-Unit townhome development
3. Rezoning from R-1 to R-6
4. Comprehensive Plan Amendment from "Office Only" to "High Density Multi-Family"

Variations Required

1. Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow an interior side yard setback of less than 37.3 ft.
2. Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow rear yard setback of less than 30ft.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed rezoning from the R-1 District to the R-6 District, Comprehensive Plan amendment to High-Density Residential, PUD for a 41-Unit townhome development and the proposed subdivision to consolidate lots, and the following variations from the Municipal Code:

- Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow an interior side yard setback of less than 37.3 ft.
- Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow rear yard setback of less than 30ft.

The SDC is generally supportive of the application, but would like to see the density reduced to meet the R-5 District requirements. 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. Should this project move forward, prior to appearing before the Plan Commission, a neighborhood meeting must occur well in advance of the Plan Commission hearing to introduce the project to the surrounding community.
3. A market study would be required to assess the need for the proposed dwelling units in this location.
4. Compliance with the Inclusionary Housing Ordinance #20-025 shall be required, which includes an appearance before the Housing Commission prior to appearing before the Plan Commission.
5. Payment In Lieu and Inclusionary Housing fees would be required for all residential units.
6. As part of any Plan Commission application, a traffic and parking study prepared by a qualified professional traffic engineer that evaluates access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and the adequacy of the proposed parking supply shall be required.
7. Consider a less dense site to provide more open space.
8. Density calculations must be provided with Plan Commission Application
9. Properties along the eastern side of Arlington Heights Road between Noyes Street and Council Trail have been developed with front yard setbacks on Arlington Heights Road that are approximately 100'. The southwest building(s) should maintain the same setback as the northwest building.
10. Any zoning approval for the development will be conditioned upon providing a vehicular connection to the abutting property to the south,

which shall be implemented when the property to the south is developed and provides reciprocal access back to the subject property. Through this connection, a shared curb cut across from Emerson Street could be implemented, which could provide access into the subject property and eliminate the need for a curb cut on the subject property.

11. Please work to incorporate a unique site feature/building architecture that will enhance the overall aesthetic of this development.

12. A code-compliant landscape and tree preservation plan shall be required. A tree inventory shall be required to verify if any mature and healthy trees warrant preservation and can be incorporated into the site design

13. A code-compliant photometric plan shall be required.

14. Consider providing more of a buffer between the single-family homes to the east and the proposed homes on the southeast section of the site.

15. Detention shall be provided meeting Village and MWRD requirements, including volume control.

16. There is offsite flow tributary to the site from the south that must be accounted for. This area is a potential location for a regional detention basin, as outlined in the 2007 Southern Weller Creek Area Flood Study. Please see the attached Belmont Noyes depressional area exhibit.

17. The site is currently not served by a public sanitary sewer main. The proposed development to the south is required to extend a public sanitary sewer main through their site to serve this site; however, access will depend on which development starts construction first. Alternative means of sanitary sewer service for this property should be considered.

18. The water main shall be looped from S. Arlington Heights Rd. to East Haven.

19. All private utilities, including stormwater detention facilities, will be the maintenance responsibility of the owner / association. An Onsite Utility Maintenance Agreement for all private utilities will be required.

20. Right-of-way shall be dedicated along S. Arlington Heights Rd.

21. Remove and replaced the public sidewalk along the entire length of the property. New sidewalk shall be located one-foot off the proposed right-of-way line, per Village Code.

22. A full traffic study will be required.
23. Petitioner should evaluate providing a second access to the site to Noyes Street through the NW Gastroenterologist Lot 2. This may require modifications to the existing detention basin for the NW Gastroenterologist site.
24. All work along S. Arlington Heights Rd. will require a permit from the Illinois Department of Transportation.
25. Additional comments will be provided upon receipt of detailed plans.
26. An Auto Turn exhibit will be required using Tower Ladder 133.
27. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Please provide documentation showing compliance with this section of the code.
28. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9,144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Please provide documentation showing compliance with this section of the code.
29. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Please provide documentation showing compliance with this section of the code.
30. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Please provide documentation showing compliance with this section of the code.
31. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the

building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Please provide documentation showing compliance with this section of the code.

32. Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is right turn only.

33. Guest or resident parking adjacent to the entrances/exits should be prohibited.

34. Parking could become an issue if a larger percentage of residents than expected have vehicles.

35. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

36. 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 Plans



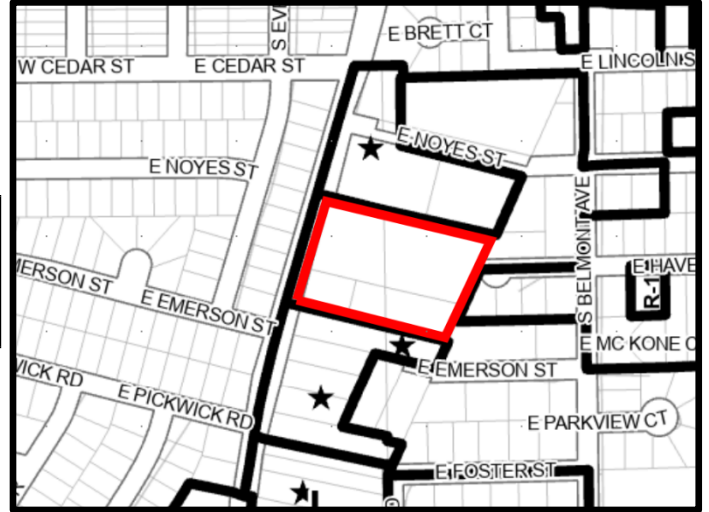
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1750
Project Title: S. Arlington Heights Rd. Townhomes
Address: 1501-1505 S Arlington Heights Rd.
PIN: Multiple Pins

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: March 12, 2025
Date Prepared: March 5, 2025

Petitioner: Raavi Sravan
Address: 502 Pratt Ave.
 Schaumburg, IL 60193

Existing Zoning: R-1: One Family Dwelling District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail	Medical Office	Commercial
South	I, Institutional District	Full Circle	Institutional
East	R-1/ R-3, One- Family Dwelling District	Single- Family Detached Dwellings	Single-Family Detached
West	R-3, One- Family Dwelling District	Single- Family Detached Dwellings	Single Family Detached

Requested Action

1. Preliminary and Final Plat of Subdivision
2. PUD for 41 Unit townhome development
3. Rezoning from R-1 to R-6
4. Comprehensive Plan Amendment from "Office Only" to "High Density Multi-Family"

Variations Required

1. Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow an interior side yard setback of less than 37.3 ft.
2. Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow rear yard setback of less than 30ft.

Project Background:

The subject property is located on the east side of S. Arlington Heights Rd., south of E. Noyes St. and just north of the proposed Full Circle Development. The property is roughly 4.55 acres in size and is currently a vacant parcel.

The petitioner is proposing to rezone the property from the existing R-1 zone to the R-6 district. In addition, they would like to consolidate the property and build a 41-unit upscale townhome development.

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 "Office Only". The proposed project would require the petitioner to rezone the property to the R-6 District to support the increased density. Additionally, the Comprehensive Plan will need to be amended to "High Density Multi-Family".

An analysis of the proposed project relative to the standards within the R-5 and R-6 District is shown below:

Zoning Requirements	Required for R-5	Required for R-6	Proposed
Min. Lot Size	5,000sf per dwelling unit with 4 bedrooms (205,000sf)	4,000sf per dwelling unit with 4 bedrooms (164,000sf)	198,235 sf
Front Yard Setback	25ft	25ft	55 ft
Rear Yard Setback	30 ft	30 ft	Less than 30ft
Interior Side Yard Setback (north)	10% of lot width (37.3 ft)	10% of lot width (37.3 ft)	Less than 37ft
Interior Side Yard Setback (south)	10% of lot width (37.3 ft)	10% of lot width (37.3 ft)	Less than 37 ft

As shown, the propped development does not meet the required yard setbacks in the R-6 District. Therefore, the following variations are required:

- 1. Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow an interior side yard setback of less than 37.3 ft.**
- 2. Chapter 28 of the Municipal Code, Section 5.1-6.4, to allow rear yard setback of less than 30ft.**

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, staff would like to see the proposed project meet all applicable setback requirements. By doing so, staff believes that a couple of units could be removed which would lower the density making the project eligible for the R-5 Zoning District.

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. The Full Circle project to the south received considerable neighborhood interest and it is expected that this higher density project will also interest neighborhood.

Payment in Lieu fees shall be required for the new units that will be constructed. In addition, 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:

The petitioner is proposing to construct 41, 4-bedroom townhomes. The townhomes are 3 stories, with potential for a rooftop deck. Each unit will have a two-car garage with additional driveway space. The units will be for sale and have an upscale design.

Due to the higher traffic volume on S. Arlington Heights Rd., the Police Department is recommending a right-in, right-out access for this site. Any development on this property will need to provide cross-access to the Full Circle development to the south. Through this connection, a shared curb cut across from Emerson Street could be implemented, which may provide access into the subject property and eliminate the need for a curb cut on the subject property. Additionally, when the site to the north was developed, a condition of approval required that a perpetual easement for cross-access into 1501 S. Arlington Heights Road be provided, upon request of the Village, within "Lot 2" of that development (the lot at the rear which is currently used as stormwater detention). Staff recommends exploring the potential to utilize that access, thus reducing the need for a curb cut onto S. Arlington Heights Rd.

Design Commission approval shall be required for each new building on the subject property. A code compliant photometric plan shall be required.

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. Since the project is higher density, the petitioner should consider a landscape buffer to provide screening of the project from the single-family homes to the southeast and east.

Engineering and Infrastructure.

Detention shall be provided meeting Village and MWRD requirements, including volume control. The site is currently not served by a public sanitary sewer main. The proposed Full Circle development is required to extend a public sanitary sewer main through their site to serve this site; however, access will depend on which development starts construction first. Alternative means of sanitary sewer service for this property should be considered if Full Circle is not developed.

Engineering is requesting that right-of-way be dedicated along Arlington Heights Rd. and the sidewalk be removed and replaced the entire length of the property. New sidewalk shall be located one foot off the proposed right-of-way line, per Village Code.

Parking and Traffic:

A traffic and parking study is required since the project will require a PUD and is located on a major throughfare.

All work along Arlington Heights Rd. will require an IDOT permit.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed rezoning from the R-1 District to the R-6 District, Comprehensive Plan amendment to High-Density Residential, PUD for a 41 Unit townhome development and the proposed subdivision to consolidate lots, and the following variations from the Municipal Code:

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The SDC is generally supportive of the application, but would like to see the density reduced to meet the R-5 District requirements. The applicant will need to address following:

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 - **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. Should this project move forward, prior to appearing before the Plan Commission, a neighborhood meeting must occur well in advance of the Plan Commission hearing to introduce the project to the surrounding community.
3. A market study would be required to assess the need for the proposed dwelling units in this location.
4. Compliance with the Inclusionary Housing Ordinance #20-025 shall be required, which includes an appearance before the Housing Commission prior to appearing before the Plan Commission.
5. Payment In Lieu and Inclusionary Housing fees would be required for all residential units.
6. As part of any Plan Commission application, a traffic and parking study prepared by a qualified professional traffic engineer that evaluates access (location, design, and Level

of Service), on-site circulation, trip generation and distribution, and the adequacy of the proposed parking supply shall be required.

7. Consider a less dense site to provide more open space.
8. Density calculations must be provided with Plan Commission Application
9. Properties along the eastern side of Arlington Heights Road between Noyes Street and Council Trail have been developed with front yard setbacks on Arlington Heights Road that are approximately 100'. The southwest building(s) should maintain the same setback as the northwest building.
10. Any zoning approval for the development will be conditioned upon providing a vehicular connection to the abutting property to the south, which shall be implemented when the property to the south is developed and provides reciprocal access back to the subject property. Through this connection, a shared curb cut across from Emerson Street could be implemented, which could provide access into the subject property and eliminate the need for a curb cut on the subject property.
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March 5, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1750



Print Date: 3/7/2025

Notes

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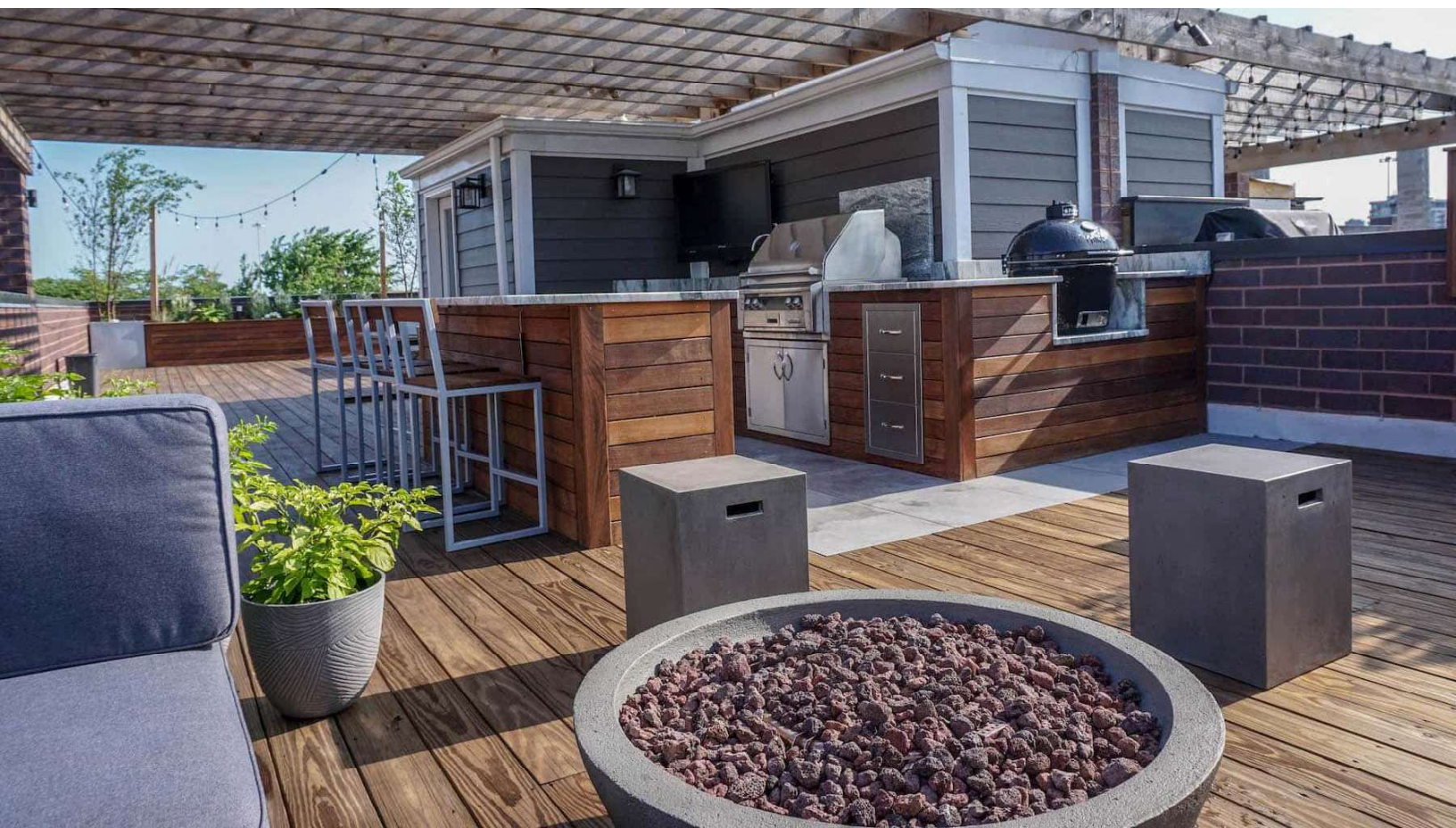


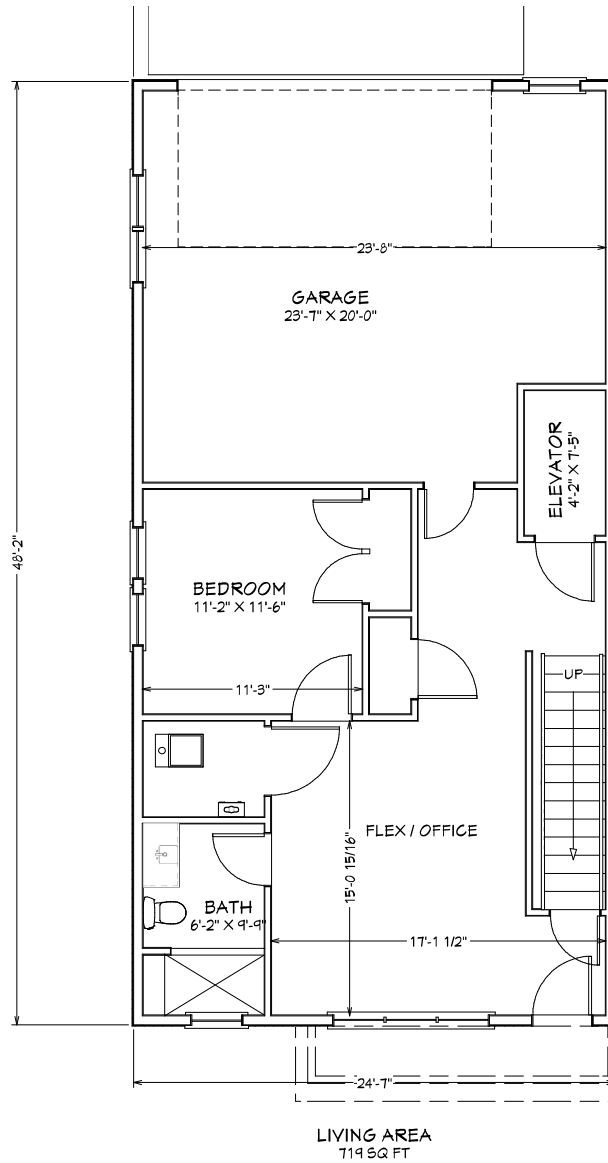
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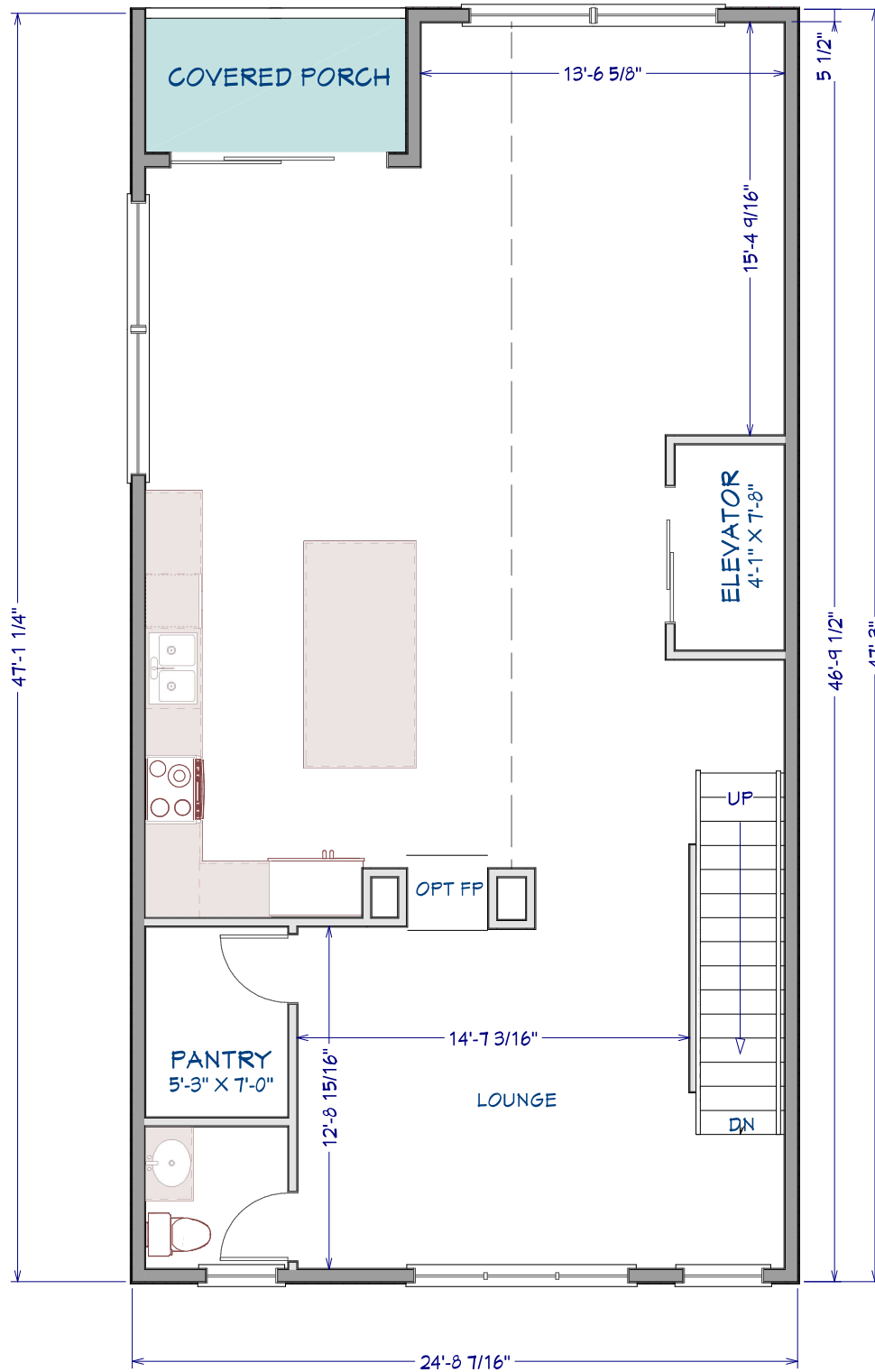






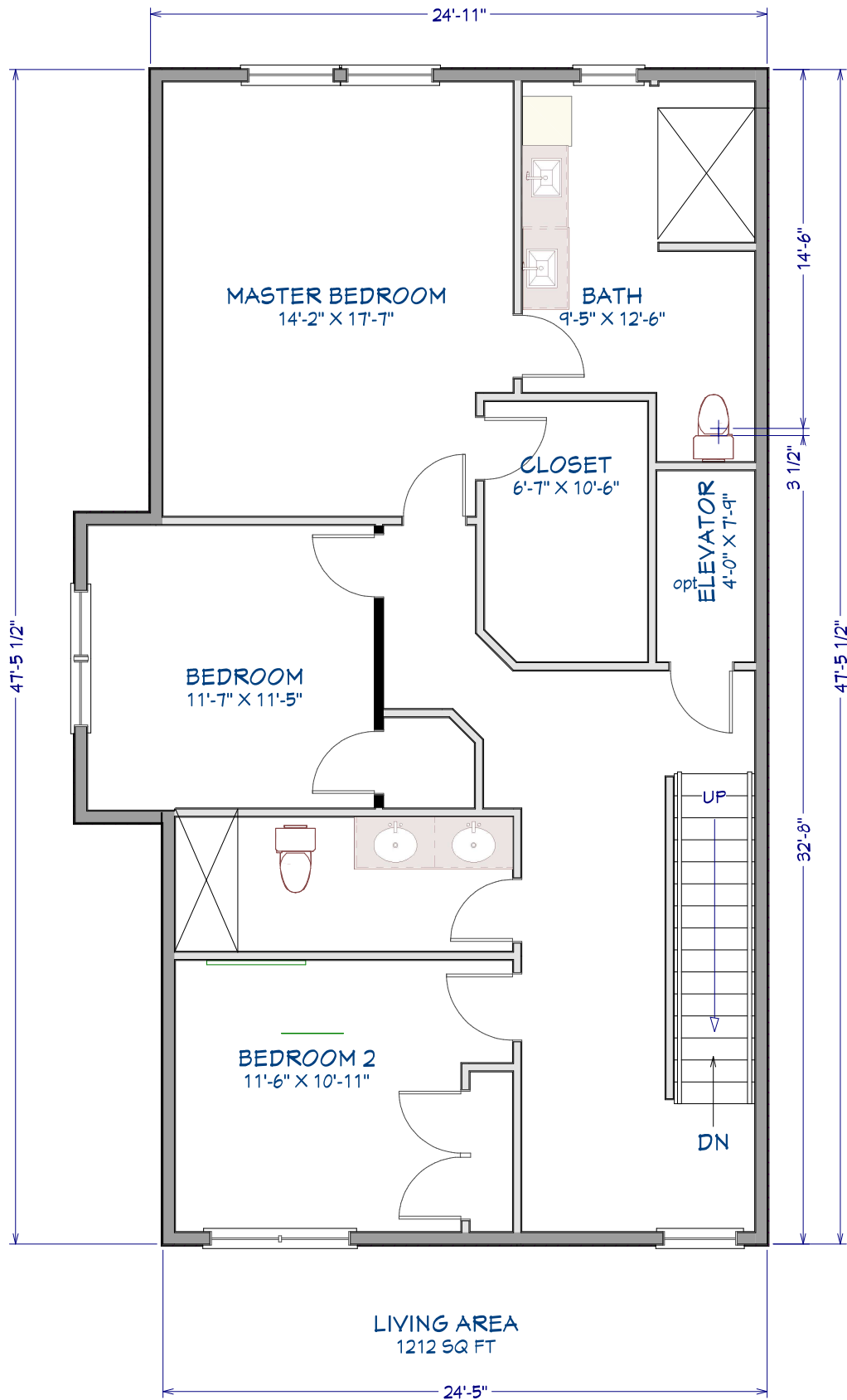






LIVING AREA
1168 SQ FT

MAIN FLOOR



2FTOP PACKAGES

