

April 2023

To: Village of Arlington Heights Plan Review Committee

RE: **Proposed Downzoning**, 121 W. Fremont, 116 W. St. James, 200 W. St. James, 204 W. St. James, 206 W. St. James, 208 W. St. James, 407 N. Chestnut

We request that the Arlington Heights Plan Review Committee consider **changing the zoning** of these properties **from R-6** (Multiple Family Dwelling District) **to R-3** (One Family Dwelling District).

The requested rezoning would preserve the **essential character** of this historic neighborhood by ensuring that these restored homes would be officially recognized as the single-family homes they have been for all these years. These properties range in age from 73 to 103 years and constitute the southern boundary of the Historic Arlington Neighborhood Association (HANA). This is a vibrant neighborhood community which hosts block parties and the HANA Old Fashioned Christmas and contains the Arlington Heights Historical Museum grounds and Memorial Park.

This neighborhood has very **unique circumstances** where owners preserved and restored these houses with the goal of making this special neighborhood their home. The proximity to the central business district, Metra, AH Memorial Library, parks, and schools make this a highly desirable place to live. The neighborhood is a grass roots "historic district", without official designation as such, with improvements and investments in these homes ongoing for over 40 years.

This neighborhood is well aligned with the **spirit and intent** of the Village of Arlington Heights Comprehensive Plan. The Comprehensive Plan has a chapter dedicated to Historic Preservation. Chapter Six summarizes the study performed by the School of the Art Institute of Chicago (SAIC) titled "Maintaining the Character of Arlington Heights". The homes under consideration for this rezoning proposal are covered in this study and are located in the potential Neighborhood Conservation District F. Official recognition of the seven historic areas in Arlington Heights has not been pursued; though, the home owners have brought this concept to life through their ongoing preservation investments.

The proposed variance to R-3 is a downzoning which represents the **minimum variance necessary** to preserve the historic nature and integrity of this special neighborhood.

Based on guidance provided by the Staff Development Committee in the April 25, 2022 memo from Sam Hubbard to Tom Gaynor, we acknowledge that the **Traffic and Parking Study** requirement is waived for this proposal.

As noted in the April 25, 2022 memo there is a special zoning consideration for the property at 401 N. Chestnut as follows:

The rezoning the seven properties identified above will create a non-compliant situation at 401 N. Chestnut Avenue: all portions of R-6 zoning must be no less than 1 acre in size and by rezoning all land around 401 N. Chestnut into the R-3 District, the remaining R-6 zoning on 401 N. Chestnut would be only 0.36 acres in size. This would require a variation for that property to remain as R-6. As part of the requested rezoning into the R-3 District, the property owner at 401 N. Chestnut should agree to become party to the overall application and their signature and permission would be needed to grant the necessary variation for the property.


As part of this proposal, we have discussed and received signature and permission from the owner of the 401 N. Chestnut property.



401 / 403 N. Chestnut Ave.

PIN 03304080080000

The property owner of 401 N. Chestnut Avenue understands and supports the rezoning request of the seven properties which will leave this property in a non-compliant R-6 District as described above.

 - Authorized officer of
Rodolfo Gonzalez

The homeowners approve of this proposed downzoning and have signed as follows:



121 W. Fremont St.

PIN 03293080010000

Age 101 years


Elena Coughlin


Justin Zeeb



116 W. St. James St.

PIN 03293080020000

Age 98 years


Karen Asa




200 W. St. James St.

PIN 03304080120000

Age 73 years


Eric Cecchi


Celeste Cecchi




204 W. St. James St.


Julie Niemiec

PIN 03304080110000

Age 103 years


Todd Niemiec



206 W. St. James St.

Katherine Lindgren


PIN 03304080100000

Age 91 years


Jason Lindgren



208 W. St. James St.


Jacob Staar

PIN 03304080090000

Age 98 years


Mary Elizabeth Staar



407 N. Chestnut St.

PIN 03304080070000

Age 101 years



Ryne Gavigan

Samantha Gavigan

Other than the duplex at 401 N. Chestnut the adjacent houses on this block are zoned R-3. This proposed downzoning has been reviewed with these neighbors with all in approval.

203 W. Fremont St.



Scott McKinney



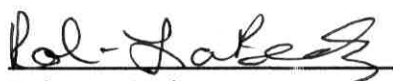
Sarah McKinney

205 W. Fremont St.



James Fuerstenberg

209 W. Fremont St.



Robin La Bedz




Gary La Bedz

213 W. Fremont St.



Charles McCall



Deborah McCall

215 W. Fremont St.

Kerry Kammerer

Jonathan Kammerer

Thank you for your consideration of this downzoning proposal.

On behalf of our neighbors,

Katherine Lindgren



Celeste Cecchi

Attached: Plat of survey for
121 W. Fremont, 116 W. St. James, 200 W. St. James, 204 W. St. James, 206 W. St. James, 208
W. St. James, 407 N. Chestnut

Reference:

April 25, 2022 memo from Sam Hubbard to Tom Gaynor summarizing the Staff Development Committee discussion and preliminary feedback.

Four Criteria for variation approval for any Plan Commission application:

- 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(s) 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.