

May 22, 2023

Tom Gaynor
Petitioner
HANA Board President
208 W. Fremont St.
Arlington Heights, IL 60004
(224) 628-4636

VIA EMAIL & HAND DELIVERED

Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: HANA Downzoning, PC #23-005
Historic Arlington Neighborhood Association

Dear Mr. Hubbard

In response to the Staff's comments contained in "Department Review Comments – Round 1", please see as follows:

Building & Life Safety Department

BLS does not have any objections to the request to change the zoning district to single-family.

- No response is required.

Engineering Department

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

- Applicant acknowledges the aforementioned comment.

12. Provide an exhibit showing the location of the homes, current zoning, and proposed zoning.

- In discussions with the liaison to the Plan Commission, a response to this comment is not needed.

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Health Services Department

No comments from this Department.

- No response is required.

Planning & Community Development Department

7. The following approvals have been requested:

- a. Rezoning of 116 W. Fremont, 116, 200, 204, 206, and 208 W. St. James, and 407 N. Chestnut Avenue from the R-6, Multiple-Family Dwelling District to the R-3, One-Family Dwelling District.*
- b. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.1, to allow an area of R-6 zoning of approximately 15,150 square feet (0.35 acres) where Code requires the minimum size of R-6 zoning to be no less than one acre.*
- c. Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study.*

- Acknowledged

8. Please provide the \$900 application fee.

- The Plan Commission application fee of \$900 was paid by the petitioner via personal check #6526 on May 2, 2023 to the Village of Arlington Heights Finance Department (payment ID: 7519)

9. Please provide proof of ownership information which includes the current owners name (Rodolfo Gonzalez) for 401-403 N. Chestnut Avenue

- The Release of Mortgage document for 401 – 403 N. Chestnut (PIN 03-30-408-008-0000), notarized on March 20, 2003 is public record on the Cook County Clerk site. Rodolfo Gonzalez signature as the borrower provides proof of ownership. Screen shots of the documents are as follows:

LANDSCAPE & TREE PRESERVATION – Parkway Tree Fee Required, No Comments

- No response is required.

I look forward to your review of this response. If I can answer any questions please do not hesitate to contact me.

Best regards,

Tom Gaynor