# Village of Arlington Heights
# Building & Life Safety Department

## Interoffice Memorandum

**To:** **Sam Hubbard, Development Planner**

**From:** **Jorge Torres, Director of Building & Life Safety**

**Subject:** **PC 23-005 (HANA Downzoning)**

**Date:** **May 1, 2023**

General Comments:

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

**PLAN COMMISSION PC #23-005**

**HANA Downsizing**

**121 W Fremont St, 116 W St James St, 200 W St James St, 204 W St James St, 206 W St James St, 208 W St James St & 407 N Chestnut Ave**

**Round 1**

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.

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

5/12/23

Michael L. Pagones, P.E. Date
Village Engineer

# HEALTH SERVICES DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-005
Petitioner: Tom Gaynor - HANA Board President
208 W. Fremont St.
Arlington Heights, IL 60004
Owner: Various Owners (see project narrative)

Contact Person: Tom Gaynor
Address: 208 W. Fremont St.
Arlington Heights, IL 60004
Phone #: (224) 628-4636
Fax #:
Email:

P.I.N.# Various PINs (see project narrative)
Location: Various Locations (see project narrative)
Rezoning: X Current: R-6 Proposed: R-3
Subdivision:
# of Lots: Current: Proposed:
PUD: For:
Special Use: For:
Land Use Variation: X For: To allow substandard R-6 zoning district size
Land Use: Current:
Proposed:
Site Gross Area:
# of Units Total:
1BR: 2BR: 3BR: 4BR:

***(Petitioner: Please do not write below this line.)***

1. GENERAL COMMENTS:

No comments from this Department.

Environmental Health Officer — 5/1/23 Date

Director — 5/1/23 Date

# Planning & Community Development Dept. Review

May 15, 2023

**REVIEW ROUND 1**

Project: HANA Downzoning

Case Number: PC 23-005

**General:**

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.**

8. Please provide the $900 application fee.

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

Prepared by:

## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

**7A**

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Land Use Variation: X For: To allow substandard R-6 zoning district size
Land Use: Current:
Proposed:
Site Gross Area:
# of Units Total:
1BR: 2BR: 3BR: 4BR:

***(Petitioner: Please do not write below this line.)***

LANDSCAPE & TREE PRESERVATION:

| | YES | NO |
|---|---|---|
| 1. Complies with Tree Preservation Ordinance | N/A | |
| 2. Complies with Landscape Plan Ordinance | N/A | |
| 3. Parkway Tree Fee Required (See below.) | | X |

**Comments:**

No comments

Coordinator — 5/10/23 Date