



## **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.

  
Michael L. Pagonis, P.E.      5/12/23  
Village Engineer      Date

## 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:

*SAM J. KUBARKI*

# PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

## 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: \_\_\_\_\_

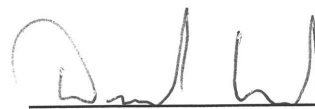
*(Petitioner: Please do not write below this line.)*

### LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
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