

PROJECT DESCRIPTION
1821 NORTH VERDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS
PIN's: 03-19-104-001-0000 and
03-19-104-002-0000

The Application is to change zoning for 1821 North Verde Avenue, Arlington Heights, Illinois from R-1 to R-3, One Family Dwelling District. The Petitioners, John Van Kooten and Annie Van Kooten also seek approval from the Plan Commission of Arlington Heights to sub-divide two lots for the purpose of constructing two (2) new single-family Homes (each Home will have a North Verde Avenue frontage).

The Petitioners will demolish the existing cape cod style home, which is currently in very poor condition with slab and foundation defects, rendering the property inhabitable.

The two proposed new single-family dwellings will each be two-story with a finished basement and garage. Each Home will be constructed using masonry brick and frame. Each home will have open-yard green space.

A Detention is not required on this small proposed resubdivision.

After construction, Petitioners plan to market the two new Homes to the public. The estimated list price for each Home will be between \$750,000.00 to \$850,000.00.

PROJECT DATA:

Existing Lot Area: 27,207 Square Feet

LOT 1:

Proposed Sub-divided Lot Area: 15,464 Square Feet
Proposed Lot Dimension: 90 Feet by 171.83 Feet
(Northwest corner of Palatine Frontage Road/North Verde Avenue)

LOT 2:

Proposed Sub-divided Lot Area: 11,784 Square Feet
Proposed Lot Dimension: 68.57 Feet by 171.85 Feet
(Interior lot facing North Verde Avenue)

PROJECTED TIMELINE:

Demolition-Spring 2021
Start of Construction-Late Spring 2021 or when Permits are issued.
Completion of Construction-Fall 2021

PETITIONERS' EXPERIENCE AND OTHER NEW CONSTRUCTION AND REHAB PROJECTS:

John Van Kooten:

- Managing Member of McVan Development, LLC (2004-2014).
- Illinois Licensed Real Estate Agent.

Annie Van Kooten:

- Thrush Construction-Construction Accountant.
- Renzi Corp.- Construction Accountant.
- GF Structures-Construction Accountant.

List of Other Projects:

- 5544 North California Avenue, Chicago, IL- Rehab SFH.
- 1935 South Canalport Avenue, Chicago, IL- New Construction Condominium Building.
- 2126-2128 West Van Buren Ave., Chicago, IL-New Construction Condominium Building.
- 30 North Throop Avenue, Chicago, IL -New Construction SFH.
- 3342 North Ogden Avenue, Chicago, IL-New Construction Condominium Building.