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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
PLAN COMMISSION

COMMISSION

RE: 1510 E. Northwest Highway - PC# 15-021

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting taken at the  
Arlington Heights Village Hall, 33 South Arlington Heights  
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the  
28th day of October, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman  
BRUCE GREEN  
LYNN JENSEN  
TERRY ENNES  
JOHN SIGALOS  
JAY CHERWIN  
MARY JO WARSKOW  
GEORGE DROST  
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN LORENZINI: I'd like to call this meeting to  
order, of the Plan Commission, Would you please stand and recite the  
pledge of allegiance with us.

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(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you, roll call please?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson?

(No response.)

MR. ENRIGHT: Commissioner Drost?

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

ACTING CHAIR GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow?

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Lorenzini?

CHAIRMAN LORENZINI: Here.

CHAIRMAN LORENZINI: Okay, the next thing on the agenda is the approval of meeting minutes. We have it from, two from September 30th, the Moorings and Collision Damage Experts. And one from October 14th, Drost/Hasche Subdivision.

COMMISSIONER CHERWIN: I'll make that recommendation.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN DROST: I'm not voting related to the --

CHAIRMAN LORENZINI: Okay, and I abstained from the October 14th, I was not here for that --

CHAIRMAN WARSKOW: And I abstained from both, because I was not here.

CHAIRMAN LORENZINI: Okay. Next on the agenda is public hearings, and we have three tonight. The first one is going to be PC# 15-021, a density variation of 1510 E. Northwest Highway. Is the, have all the proper notices been given on that?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here? Would you please stand, are both of you going to testify?

MR. LISOWSKI: No.

CHAIRMAN LORENZINI: Okay, well just come on over, we'll swear you in.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. So are both of you going to testify?

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MR. LISOWSKI: No, I work for the architectural office, that we, prepared the plans for whole part, the proposed plans for the conversion and here's the owner of the property.

CHAIRMAN LORENZINI: Are you, go ahead, sir.

MR. LISOWSKI: Okay, my name is Lucas Lisowski.

CHAIRMAN LORENZINI: Can you spell your last name, please?

MR. LISOWSKI: L-i-s-o-w-s-k-i.

CHAIRMAN LORENZINI: Okay, and your name, sir?

MR. ROSADO: My name is Angel Rosado, I'm the legal owner of 1510 E. Northwest Highway.

CHAIRMAN LORENZINI: And could you spell your last name please?

MR. ROSADO: Last name, Rosado.

CHAIRMAN LORENZINI: Spell it, please.

MR. ROSADO: R-o-s-a-d-o.

CHAIRMAN LORENZINI: Okay, thank you. So give us a brief description of your project.

MR. LISOWSKI: Currently we have a five unit apartment building on the frontage road and Carlisle. We are looking to convert this building to six units. Currently there is four, two bedroom apartments and one four bedroom apartment, two-story, the four bedroom apartment. That was occupied by the previous owner. Mr. Rosado is looking to convert this two-story four bedroom apartment because there is, it's difficult to find tenants for such large unit. And since it is two-story, it's fairly easy to be modified.

CHAIRMAN LORENZINI: Okay.

MR. LISOWSKI: And, well, so the variance we are asking for is the land use, or, I mean the land variance. There is a minimal requirement of 2500 square feet per each unit for that zoning. Meaning that we would have to have 15,000 square feet of property area. We are at 14,125, which is 750 square foot short, square feet short from the requirement. But it's a large lot and we have right now parking spaces and everything else, so we need pretty much everything except the required per unit lot area.

CHAIRMAN LORENZINI: Okay, have you read the conditions prepared by the Plan Commission? I'm sorry, by the Land Department?

MR. LISOWSKI: Yes, the recommendation and conditions?

CHAIRMAN LORENZINI: Yes, do you agree with them?

MR. LISOWSKI: Uh-huh.

CHAIRMAN LORENZINI: Okay, thank you. Okay, let the record show that the Commissioner Dawson has arrived. Anything else you want to say?

MR. LISOWSKI: And, so this is one variance. The other one is for the side setback. It is a corner, I'm sorry, I should have used this. Okay, as you can see in the, on the site plan, there is a hatched, rectangular area which is supposed to be second stairway for the second story apartment. And we need to do that because of the requirement of two egress ways from each unit. Currently because it's

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single unit, two-story, that requirement doesn't have to, you know, we don't have, it doesn't have to be met, you know, whenever the building was built. So now, since we have to provide the second stairway, we are proposing to build that enclosed structure with, the exterior material would be brick matching exactly the color and the kind of brick with the existing building. And rooflines and everything else will be matching the existing building. So, but it will reduce the site setback that we have to about 6.6 feet from the required, well and here's some, in fact, I mean according to the report, there is 20 feet required. But when I looked at your zoning, there's 10 percent of the front setback, which would be 10 feet. So, I think we have some discrepancy here.

CHAIRMAN LORENZINI: Okay, all right, thank you.

MR. LISOWSKI: So that's, those are the other one.

CHAIRMAN LORENZINI: Okay. You can have a seat now.

MR. LISOWSKI: Thank you.

CHAIRMAN LORENZINI: Bill, you want to give us the staff report?

MR. ENRIGHT: Yes. Well regarding the discrepancy, there's, it's not 10 percent of lot width, it's, this is an exterior side yard so it's, you have to look at the yards, the front of street, north of it. So the existing building is setback 14 feet, so it's already legal not-conforming, which is not uncommon in the older part of town, the center part of town, to have these conditions. So the status quo is supported with the project and the variation for not only the density variation, which is a very modest change as well as the modest addition that he has to build in order to meet the codes. The staff recommends approval with the conditions that the Petitioner has agreed to.

CHAIRMAN LORENZINI: Okay, thank you. Anything else you want to say Bill.

MR. ENRIGHT: No, that concludes.

CHAIRMAN LORENZINI: Okay, thank you. Motion to approve the staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, questions from the plan commissioners, Lynn would you like to start?

COMMISSIONER JENSEN: Actually they've answered all the questions that came before Plat and Sub and I think they've done a good job with carrying through on what they've talked to us about, so I don't have any questions.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: No questions.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: One quick question, with the

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additional unit, does that increase the parking requirement.

MR. ENRIGHT: It, yes it does, from 10 to 12, and one of the conditions is that the existing garage could maybe free up one of the spaces that he uses for storage, which he's agreed to and then they'll meet the code.

COMMISSIONER ENNES: Okay. That's all.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I'd just like to commend the architect, the enclosure on the stair was, this go-around is very nice compared to what the stairs looked like, so I have no questions on your proposal.

MR. LISOWSKI: We made that adjustment.

CHAIRMAN LORENZINI: Jay, anything?

COMMISSIONER CHERWIN: No sir.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: My only question is in vacating the maintenance equipment from the garage, where will you put that? Will you, are you intending to put it in a storage shed outside or where would you put that, your maintenance equipment?

CHAIRMAN LORENZINI: If you're going to speak, please come up to the microphone.

MR. ROSADO: We're going to put it in my, I got a, I live in Arlington Heights myself and I got a big shed, I'm planning to put everything in there. It's not, it's only a snowblower and --

COMMISSIONER SIGALOS: Yes, but not on this property, you're saying elsewhere?

MR. ROSADO: Yes.

COMMISSIONER SIGALOS: Okay.

MR. ROSADO: And I will also have a basement, that I can store some stuff in there too.

COMMISSIONER SIGALOS: All right, thank you.

CHAIRMAN LORENZINI: All right, Susan?

COMMISSIONER DAWSON: No questions.

COMMISSIONER DROST: Are there any vacancies in your apartment building now?

MR. ROSADO: Yes.

COMMISSIONER DROST: And just, on the hardship issue, is it the four bedroom?

MR. ROSADO: All the four bedrooms are rented.

COMMISSIONER DROST: Oh, they're all rented?

MR. ROSADO: I, this, the four, I'm sorry, the two bedrooms are rented the four bedrooms I have about, I don't know how many calls out of so many calls, one, only one person came in and they say it's too big for me.

COMMISSIONER DROST: Too big, or too expensive. What kind of rentals are you charging?

MR. ROSADO: For, I was charging \$1800 for the four bedroom.

COMMISSIONER DROST: For the four bedrooms, and how

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much for the two bedrooms?

MR. ROSADO: For the two bedrooms, between \$1100 and \$1200.

COMMISSIONER DROST: Okay so with the conversion of the four bedroom, you still will break even.

MR. ROSADO: I am going to break, I don't know about breaking even, but I, don't have nobody on the safe side probably.

COMMISSIONER DROST: So it will help.

MR. ROSADO: It will help, right now, I'm on the, behind the site, with all the bills and all of that. Trying to rent this apartment since February, I can't rent it. So it's killing me.

COMMISSIONER DROST: All right, and that's perfect, will this, Terry, will this effect the real estate taxes after the improvement?

COMMISSIONER ENNES: It depends on what the total income is.

COMMISSIONER DROST: Yes, so there is a real estate tax component to this too, so you may end up paying some more real estate taxes. We have an expert in real estate tax over, on our panel so, I say that in jest though.

MR. ROSADO: Okay, maybe what I do is sell my house and move into the building so I don't have to pay --

COMMISSIONER DROST: Okay, that's fine, I just wanted to get sort of a lay of the land and see what the vacancy situation is and that this will help eliminate the vacancy and get some renters in there.

Okay, thanks.

MR. ROSADO: Thank you.

CHAIRMAN LORENZINI: All right, Bill looking at Mr. Rosado's experience with renting a four bedroom apartment, do we have any other evidence or statistics on trying to rent a four bedroom?

MR. ENRIGHT: Four bedrooms are very unusual for apartments, very unusual.

CHAIRMAN LORENZINI: Okay, all right. All right that's all I had --

COMMISSIONER DROST: You go to homes, I mean most of the time if you need the bigger space you go to kind of residences.

MR. ENRIGHT: Agreed.

CHAIRMAN LORENZINI: Anybody in the audience have any comments, questions, concerns? Okay, if not, let's go back to the Commissioners. Anymore questions, comments, or recommendations?

COMMISSIONER DROST: Yes, I'll make the motion to approve PC# 15-021, **A motion to recommend to the Village Board of Trustees approval of PC# 15-021, a Variation from Chapter 28, Section 5.1-3.6, Minimum lot size to allow a minimum lot size of 14,250 square feet, instead of the required 15,000 square feet, for 6 dwelling units; and a Variation from Chapter 28, Section 5.1-6.4.1, to allow a side yard setback for a new stairwell of 6.64 feet, a variation of 13. 36**

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feet to the required 20 foot setback.

And this approval is contingent upon the compliance with the conditions that are listed below, one through four.

1. The Petitioner removes the storage from the garage space, thereby freeing up the parking space to meet the 12 parking space requirements for a 6 dwelling unit building.
2. The variation for the exterior side yard shall apply only to the new stairwell.
3. Foundation plantings at the base of the addition shall be required and consist of a mix of shrubs and perennials.
4. The Petitioner shall comply with all applicable federal, state, and Village codes and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote, please?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson?

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost?

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green?

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Congratulations, you have unanimous favorable vote. Is there a date for that, Bill?

MR. ENRIGHT: Yes, it will likely go to the Village Board on Monday, November 16th at 8:00 p.m. in this same room, very similar setup, so you'll have to make a brief presentation at that meeting as well.

MR. LISOWSKI: Can we submit the building plans for review?

MR. ENRIGHT: Yes, we can start reviewing that.

MR. LISOWSKI: You'll start reviewing it?

MR. ENRIGHT: Yes.

MR. LISOWSKI: Thank you.

CHAIRMAN LORENZINI: Okay, thank you, and congratulations and good luck.

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(Whereupon, the meeting was adjourned  
at 7:40 p.m.)