



Village of Arlington Heights  
Conceptual Plan Review Committee  
Virtual Meeting  
December 2, 2020  
7:00 PM

**I. CALL TO ORDER**

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3l7RHjq>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at [shubbard@vah.com](mailto:shubbard@vah.com). Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on December 2, 2020.

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. Rohrman Auto Mall - NEC Wilke Rd/Dundee Rd. - T1713  
PUD Amendment, Resubdivision, Rezoning Lot 3

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or [drobb@vah.com](mailto:drobb@vah.com).



**Conceptual Plan Review Committee  
12/2/2020**

**Item:** Rohrman Auto Mall - NEC Wilke Rd/Dundee Rd - T1713

**Department:** Planning & Community Development

**Requested Action**

1. Amendment to PUD Ordinance numbers 99-031, 07-072, and 09-041 to allow modifications to the approved development plan.
2. Preliminary and Final Plat of Subdivision approval to re-subdivide the subject property into four lots.
3. Rezoning of the entirety of the proposed Lot 3 into the M-1 District.

**Variations Required**

1. Variation to Chapter 28 of the Municipal Code, Section 6.12.1(1), to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
2. Variation to Chapter 28 of the Municipal Code, Section 10.2-9, Access, to allow tandem parking spaces.
3. Additional Variations may be identified upon submittal of a formal Plan Commission application.

**RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed amendment to PUD Ordinance numbers 99-031, 07-072, and 09-041 to allow modifications to the approved development plan, Plat of Subdivision to re-subdivide the subject property into four lots, rezoning of the entirety of the proposed Lot 3 into the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

- Section 6.12.1(1), to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
- Section 10.2-9, Access, to allow tandem parking spaces.

The SDC is generally supportive of the application and requests the petitioner address the following items as part of their Plan Commission application:

1. For the requested variations, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. Petitioner shall explore the possibility for increased frontage on Wilke Road for Lot 1.

3. The petitioner shall conduct a warrant analysis to determine if a traffic signal is necessary along Dundee Road. If it is determined that a signal is warranted, the petitioner shall work with the Village to pursue study, design and possible installation of this signal to accommodate for future redevelopment and higher intensity.

4. Petitioner shall verify that all previously required easements were established as required, and shall analyze if any adjustments to the cross access easements are necessary as a result of the proposed resubdivision.

5. Preliminary engineering plans shall be provided for preliminary plat of subdivision approval, and final engineering plans shall be required for final plat of subdivision approval.

6. Conformance to applicable MWRD and Village stormwater requirements shall be required.

7. Fire truck turning exhibits shall be required.

8. A detailed site geometric plan shall be required.

9. A code compliant landscape plan and photometric plan shall be required.

10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

**ATTACHMENTS:****Description**

Staff Report

Aerial

Elevations

Plat of Subdivision - Detailed

Site Plan - Existing Demo

Site Plan - Proposed

**Type**

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits



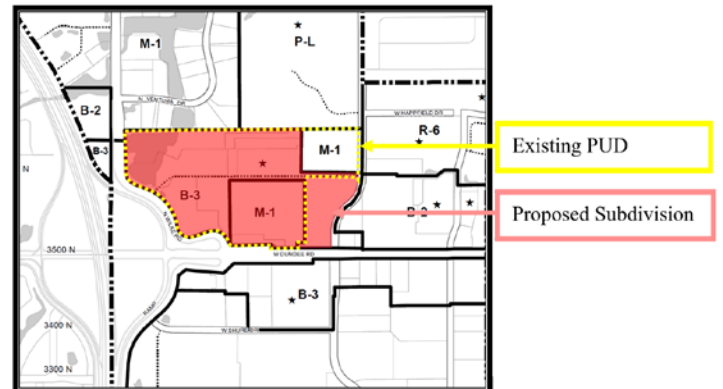
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**Temp File Number:** T1713  
**Project Title:** Rohrman Auto Mall PUD Amnd.  
**Location:** 1100,1400 W. Dundee Rd. and 1510-1530 W. Dundee Rd.  
**PIN:** 03-06-302-020 through -024

**To:** Conceptual Plan Review Committee  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** December 2, 2020  
**Date Prepared:** November 24, 2020

**Petitioner:** Mark J. Battista  
                     Bob Rohrman Auto Group  
**Address:** 1510 W. Dundee Road  
                     Arlington Heights, IL 60004

**Existing Zoning:** M-1: Research, Development and Light Manufacturing District, B-3: General Service, Wholesale and Motor Vehicles District  
**Comprehensive Plan:** R&D, Mfg., Warehousing



## **SURROUNDING LAND USES**

| Direction    | Existing Zoning                                                                                | Existing Use                                                                                 | Comprehensive Plan                   |
|--------------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------|
| <b>North</b> | M-1: Research, Development and Light Manufacturing District<br>P-L: Public Lands               | Golf Course (Nick Knoll Golf Club), Municipal Utilities building, Light industrial buildings | R&D, Mfg., Warehousing, Public Lands |
| <b>South</b> | B-3: General Service, Wholesale, and Motor Vehicles District                                   | Hotel (Wyndam), Restaurant (Jamesons), Car Dealership (Napleton), Bank (Huntington)          | Commercial                           |
| <b>East</b>  | B-3: General Service, Wholesale, and Motor Vehicles District<br>B-2: General Business District | Multi-tenant shopping center (Ridge Plaza), Gas Station (BP)                                 | Commercial                           |
| <b>West</b>  | B-3: General Service, Wholesale, and Motor Vehicles District<br>B-2: General Business District | Auto repair business (Napleton), Route 53 onramp, Hotel (Courtyard by Marriot)               | Mixed-Use                            |

**Requested Action:**

1. Amendment to PUD Ordinance numbers 99-031, 07-072, and 09-041 to allow modifications to the approved development plan.
2. Preliminary and Final Plat of Subdivision approval to re-subdivide the subject property into four lots.
3. Rezoning of the entirety of the proposed Lot 3 into the M-1 District.

**Variations Required:**

1. Variation to Chapter 28 of the Municipal Code, Section 6.12.1(1), to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
2. Variation to Chapter 28 of the Municipal Code, Section 10.2-9, Access, to allow tandem parking spaces.
3. Additional Variations may be identified upon submittal of a formal Plan Commission application.

**Project Background:**

The subject property is the former Honeywell research/development and manufacturing campus located on the northwest side of the Village. Upon the departure of Honeywell, the property was impressed with a PUD in 1999, which allowed construction of the approximately 94,000 square foot building at the northeast corner of the site that is under separate ownership from the Rohrman Auto Mall and is currently occupied by Curtiss Wright (3602 N. Kennicott). The total size of the 1999 PUD is 52.65 acres.

In 2005, the property located in the southeast corner of the site (1100 W. Dundee) was purchased by the Bob Rohrman Auto Group. That property was never included in the original PUD, but in 2005 it was developed with a Nissan Car Dealership, which required a Plat of Subdivision to formally create the lot upon which it is located, as well as certain variations.

In 2007, the Bob Rohrman Group (BRG) was granted an amendment to the 1999 PUD, as well as another subdivision, to allow certain site modifications to construct the Lexus dealership that currently exists on the site (1510 W. Dundee). This subdivision also created two lots in the northwest portion of the site for future auto dealerships, which were never constructed (although the foundation of one was constructed).

The Bob Rohrman Group is now proposing the demolition of the two-story approximately 80,000 square foot “Motorola” building that is adjacent and connected to the Lexus Dealership. This building was formerly used to store cars for BRG, but has sat vacant for several years. This building is also attached, via an elevated walkway, to the larger approximately 300,000 square foot industrial building at 1400 W. Dundee Road. As part of this project, the elevated walkway would also be demolished. In the place of the “Motorola” building, the petitioner is proposing the construction of approximately 166 parking spaces. Finally, the petitioner has also proposed adjustments to the lot lines within the Bob Rohrman Auto Mall campus, which requires Plat of Subdivision approval. No new structures are proposed for construction at this time.

**Zoning and Comprehensive Plan**

The majority of the subject property is within the B-3, General Service, Wholesale, and Motor Vehicles District, however, a portion is also within the M-1, Research, Development and Light Manufacturing District. The Curtiss Wright site and 300,000 square foot industrial building (1400 W. Dundee Road) are appropriate for M-1 zoning; the remainder of the site is suitable for B-3 zoning. In order to get the entirety of the 1400 West Dundee site into the M-1 District, a portion of the rear will need to be rezoned from the B-3 District. The Staff Development Committee is supportive of this rezoning as it is more appropriate for the 1400 West Dundee site to be within the M-1 District. The remaining zoning on the site will stay unchanged. Due to the building demolition and parking lot modifications, an amendment to the previously approved PUD is required. As part of this process, the Nissan Dealership, which was never formally included within the PUD, shall be incorporated within the PUD.

The Comprehensive Plan classifies this property as appropriate for “R&D, Mfg., and Warehousing”, as well as “Commercial” uses. The existing uses on the site are compatible with this designation and no amendment to the Comprehensive Plan is necessary.

Because the petitioner has proposed adjustments to the lot lines as established in the 2007 subdivision, preliminary and final Plat of Subdivision shall be required. For preliminary approval, preliminary engineering plans are required, and for final approval, final engineering plans shall be required. The petitioner should be aware of this distinction and shall provide the appropriate plans at time of application

for the desired zoning approvals. If they wish to combine preliminary and final plat approval into one process, final engineering plans shall be required at time of Plan Commission application.

In a preliminary review, staff has identified the need for two variations; the first to waive the requirement for a traffic and parking study, and the second to allow tandem parking spaces. As part of any formal application to the Plan Commission, for both requested variations the petitioner must provide a written response to each of the four hardship criteria necessary for variation approval. The hardship criteria have been included below for reference:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

#### **Building, Site and Landscaping:**

The petitioner is not proposing the construction of any new structures at this time. However, in the place of the demolished “Motorola” building, the petitioner has proposed approximately 166 parking stalls. Detailed geometric plans shall be required, and all proposed parking rows shall be designed to adequately integrate with the existing parking rows and drive aisles on the site. A code compliant landscape and photometric plan shall be required.

Preliminary review indicates that an MWRD permit will be required, and the parking lot work must conform to all Village and MWRD stormwater management regulations. The petitioner must provide fire truck turning radius exhibits to show fire apparatus circulation through the parking lot. Elevations of the exposed building materials have been submitted to staff and are under review to determine if a formal Design Commission application will be required.

With regards to the subdivision document, the petitioner should explore alternative concepts to Lot 1 that would increase its frontage on Wilke Road for greater commercial viability. Additionally, the Village requests that the petitioner analyze a future traffic signal along Dundee Road, which would align with the existing Napleton/retail access drive that T-intersects Dundee Road from the south and is currently under stop sign control. The petitioner shall conduct a warrant analysis to determine if a traffic signal is necessary. If it is determined that a signal is warranted, the petitioner shall work with the Village to pursue study, design and possible installation of this signal to accommodate for future redevelopment and higher intensity.

#### **Parking & Traffic:**

Per code, a traffic and parking study is required for any PUD Amendment located on land abutting a major arterial that is over 5,000 square feet in size. However, the petitioner has indicated that they will request a variation to waive this requirement. Given that the site is 1) over parked relative to code requirements, and 2) the petitioner is demolishing leasable floor area, the SDC believes a variation to waive the traffic and parking study may be warranted. However, the petitioner must provide justification to the four hardship criteria as outlined above.

During the previous subdivision and PUD amendment, certain cross access easements were required to be established, and the petitioner must verify if the required easements were recorded. Furthermore, the petitioner shall examine the plat to determine if the easements need to be adjusted given the revised lots and lot boundaries.

Since the proposed work decreases the overall parking requirement on the subject property, compliance with the bicycle parking regulations is not required at this time.

### **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed amendment to PUD Ordinance numbers 99-031, 07-072, and 09-041 to allow modifications to the approved development plan, Plat of Subdivision to re-subdivide the subject property into four lots, rezoning of the entirety of the proposed Lot 3 into the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

- **Section 6.12.1(1), to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.**
- **Section 10.2-9, Access, to allow tandem parking spaces.**

The SDC is generally supportive of the application and requests the petitioner address the following items as part of their Plan Commission application:

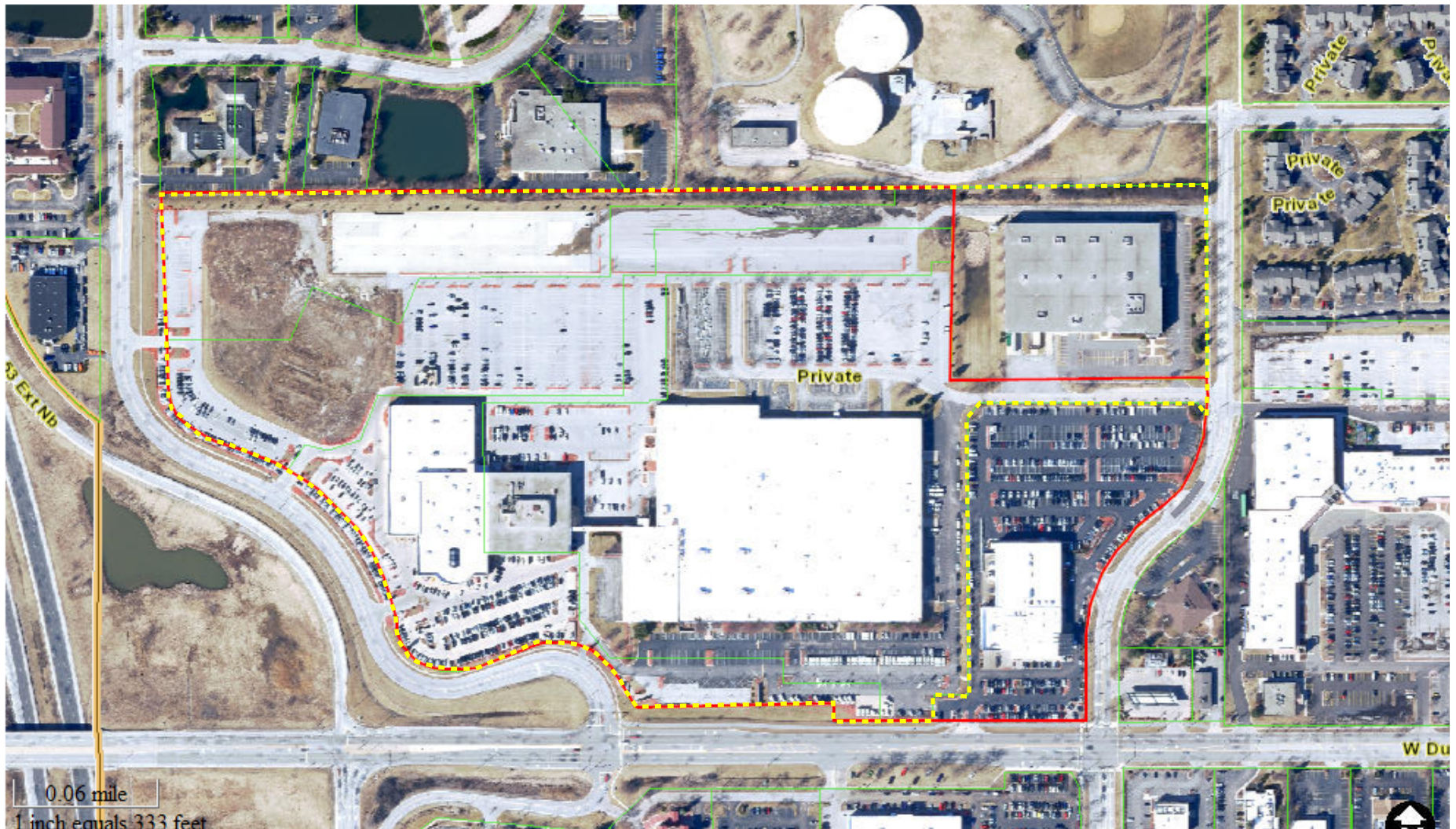
1. For the requested variations, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:
  - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Petitioner shall explore the possibility for increased frontage on Wilke Road for Lot 1.
3. The petitioner shall conduct a warrant analysis to determine if a traffic signal is necessary along Dundee Road. If it is determined that a signal is warranted, the petitioner shall work with the Village to pursue study, design and possible installation of this signal to accommodate for future redevelopment and higher intensity.
4. Petitioner shall verify that all previously required easements were established as required, and shall analyze if any adjustments to the cross access easements are necessary as a result of the proposed resubdivision.
5. Preliminary engineering plans shall be provided for preliminary plat of subdivision approval, and final engineering plans shall be required for final plat of subdivision approval.
6. Conformance to applicable MWRD and Village stormwater requirements shall be required.
7. Fire truck turning exhibits shall be required.
8. A detailed site geometric plan shall be required.
9. A code compliant landscape plan and photometric plan shall be required.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

November 25, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1713



Map created on October 2, 2020.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

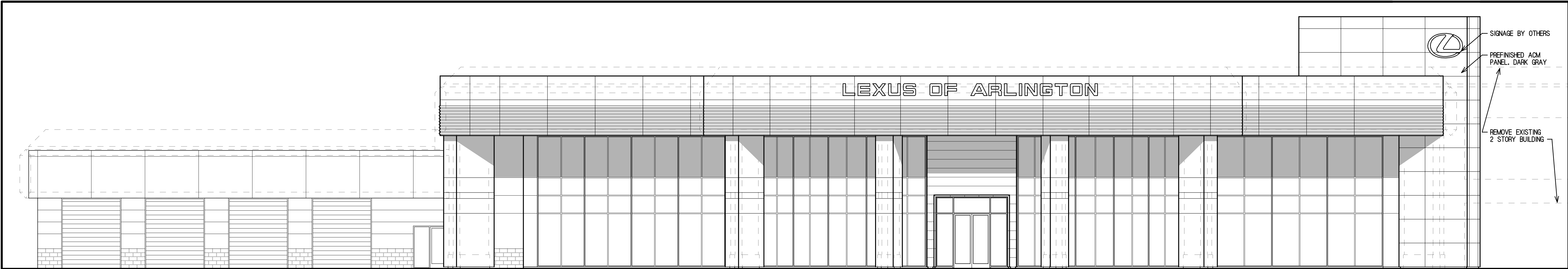
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



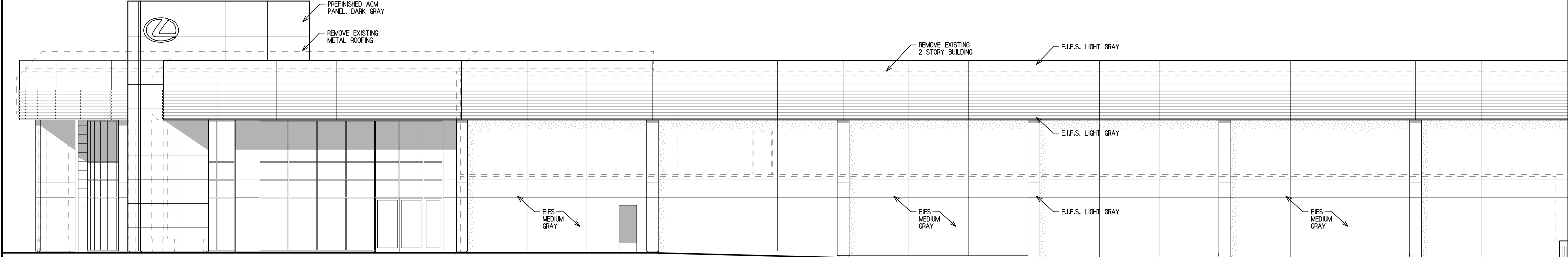
Proposed Subdivision



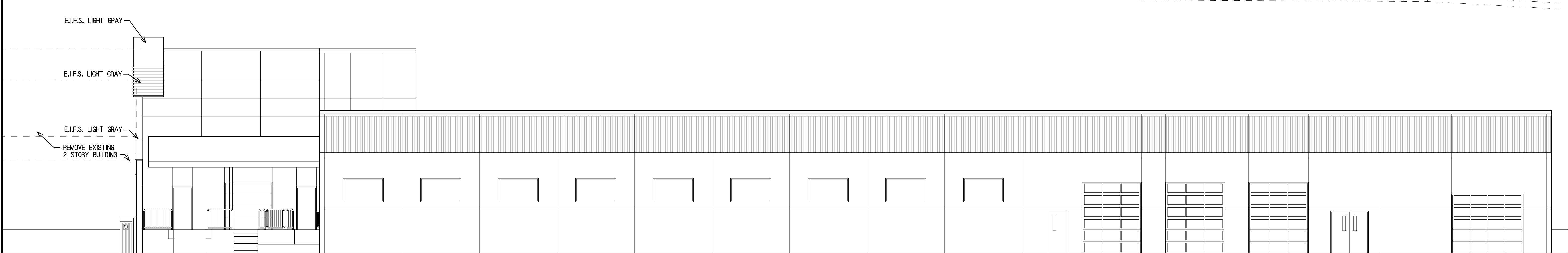
Existing PUD



South Elevation  
SCALE: 1/8" = 1'-0"



East Elevation  
SCALE: 1/8" = 1'-0"



North Elevation  
SCALE: 1/8" = 1'-0"

| DATE            |
|-----------------|
| AUGUST 28, 2020 |
| REVISIONS       |
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|                 |
|                 |
|                 |
|                 |
|                 |

PROPOSED REDEVELOPMENT FOR:  
**LEXUS OF ARLINGTON**  
LOCATION  
1510 W. DUNDEE ROAD  
ARLINGTON HEIGHTS, ILLINOIS

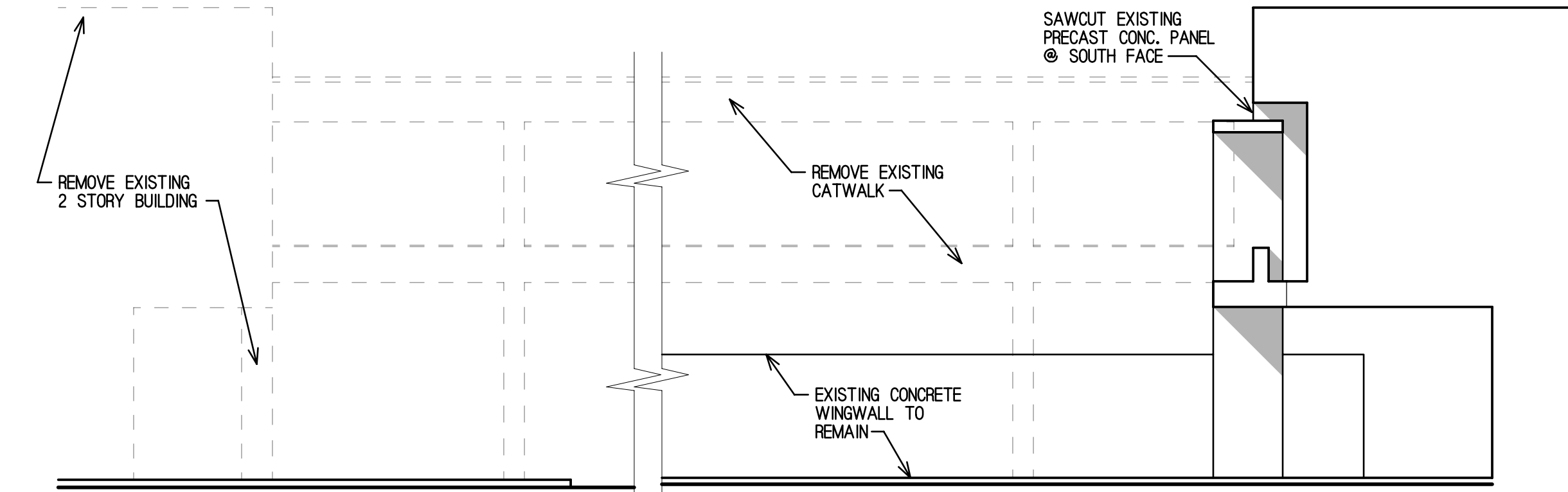
**Reitan Architects, LLC.**  
1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173  
PH. 847-519-1227 - FAX 847-519-0347  
Assumed Name No. 784-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

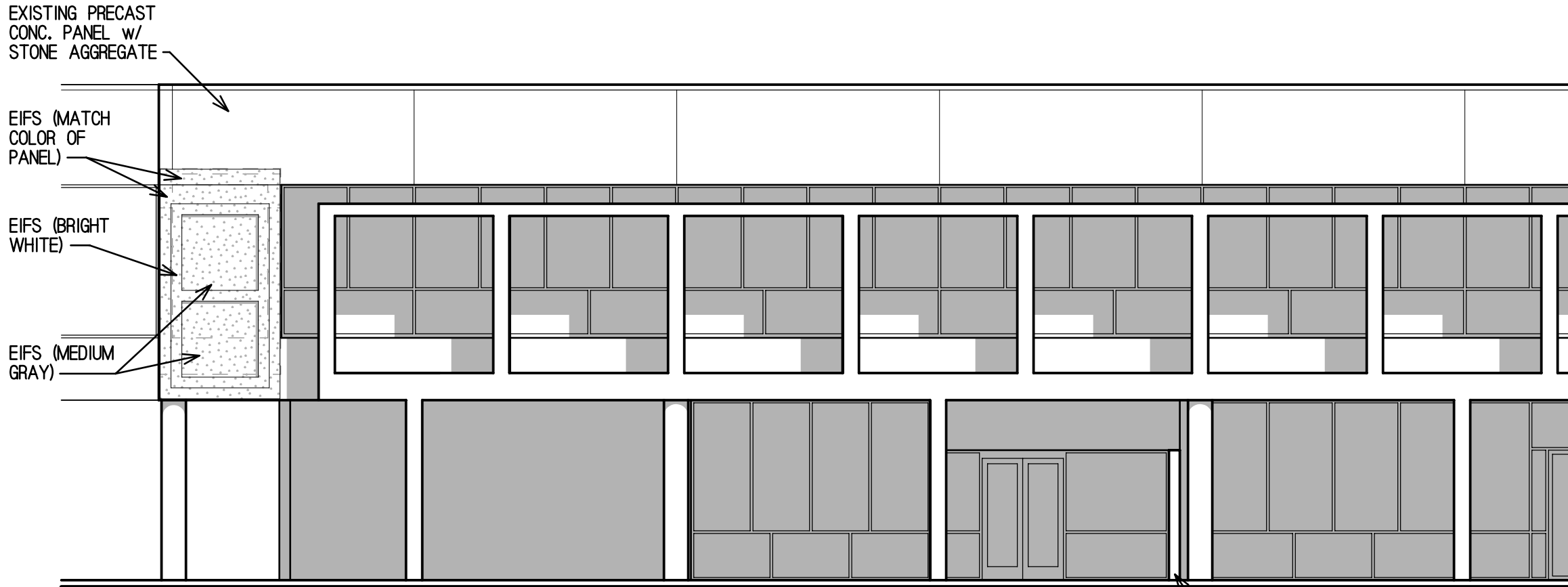
SHEET NAME  
WEST BLDG.  
EXTERIOR  
ELEVATIONS

SHEET  
**A3**  
OF 4  
© Copyright, Reitan Architects, LLC.

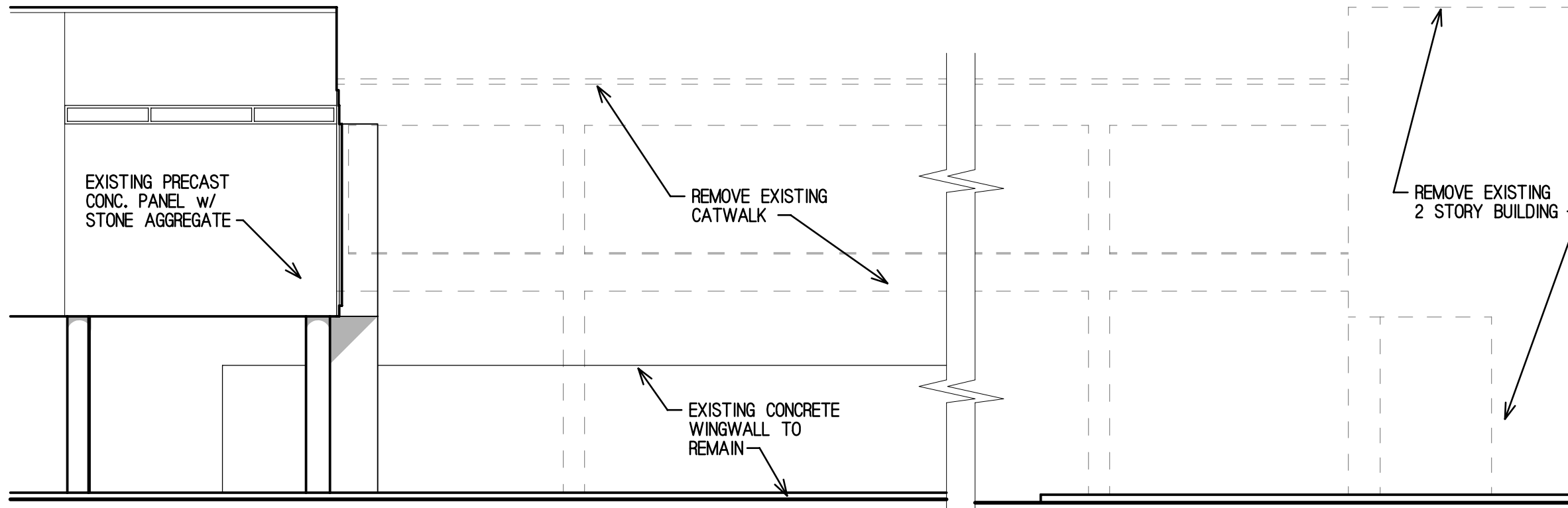
PROJECT NO.  
2025



South Elevation  
SCALE: 1/8" = 1'-0"



West Elevation  
SCALE: 1/8" = 1'-0"



North Elevation  
SCALE: 1/8" = 1'-0"

DATE  
AUGUST 31, 2020

REVISIONS

PROPOSED REDEVELOPMENT FOR:  
**LEXUS OF ARLINGTON**  
LOCATION  
1510 W. DUNDEE ROAD  
ARLINGTON HEIGHTS, ILLINOIS

**Reitan Architects, LLC.**

1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173  
PH: 847-519-1227 - FAX 847-519-0347  
Assumed Name No. 184-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAW AND REQUIREMENTS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME  
PRELIMINARY  
EXTERIOR  
ELEVATIONS  
EAST BLDG.

SHEET

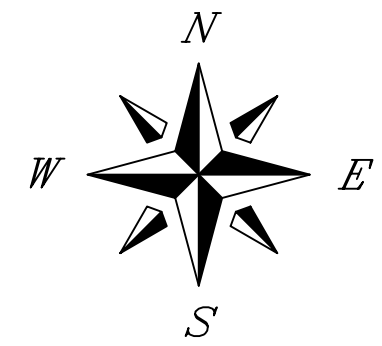
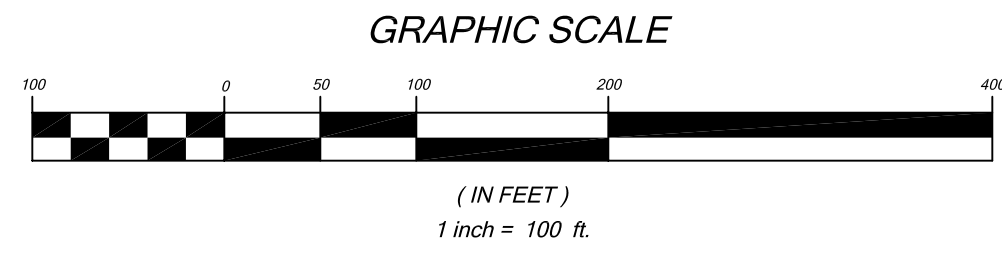
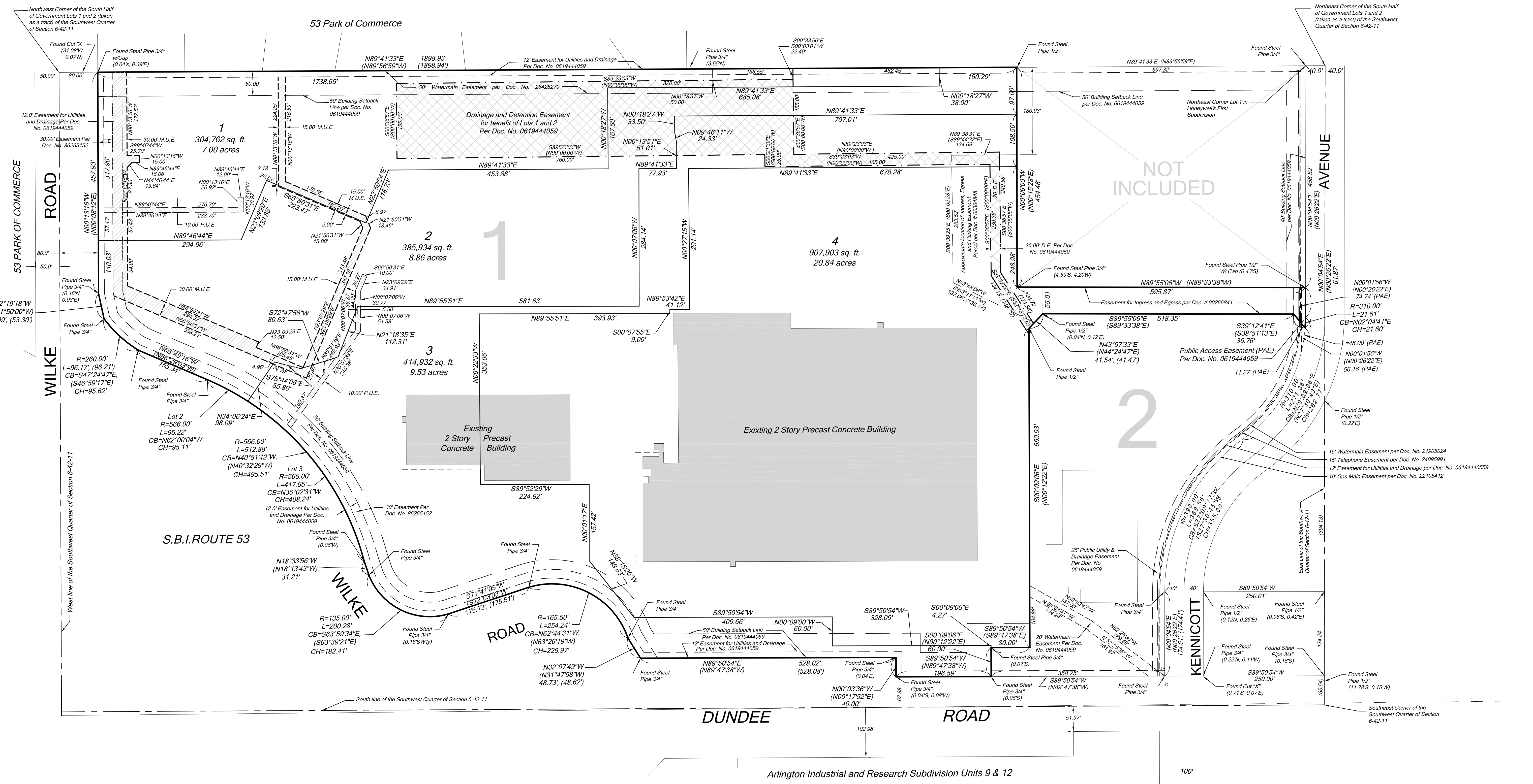
**A4**  
OF 4

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PROJECT NO.  
2025

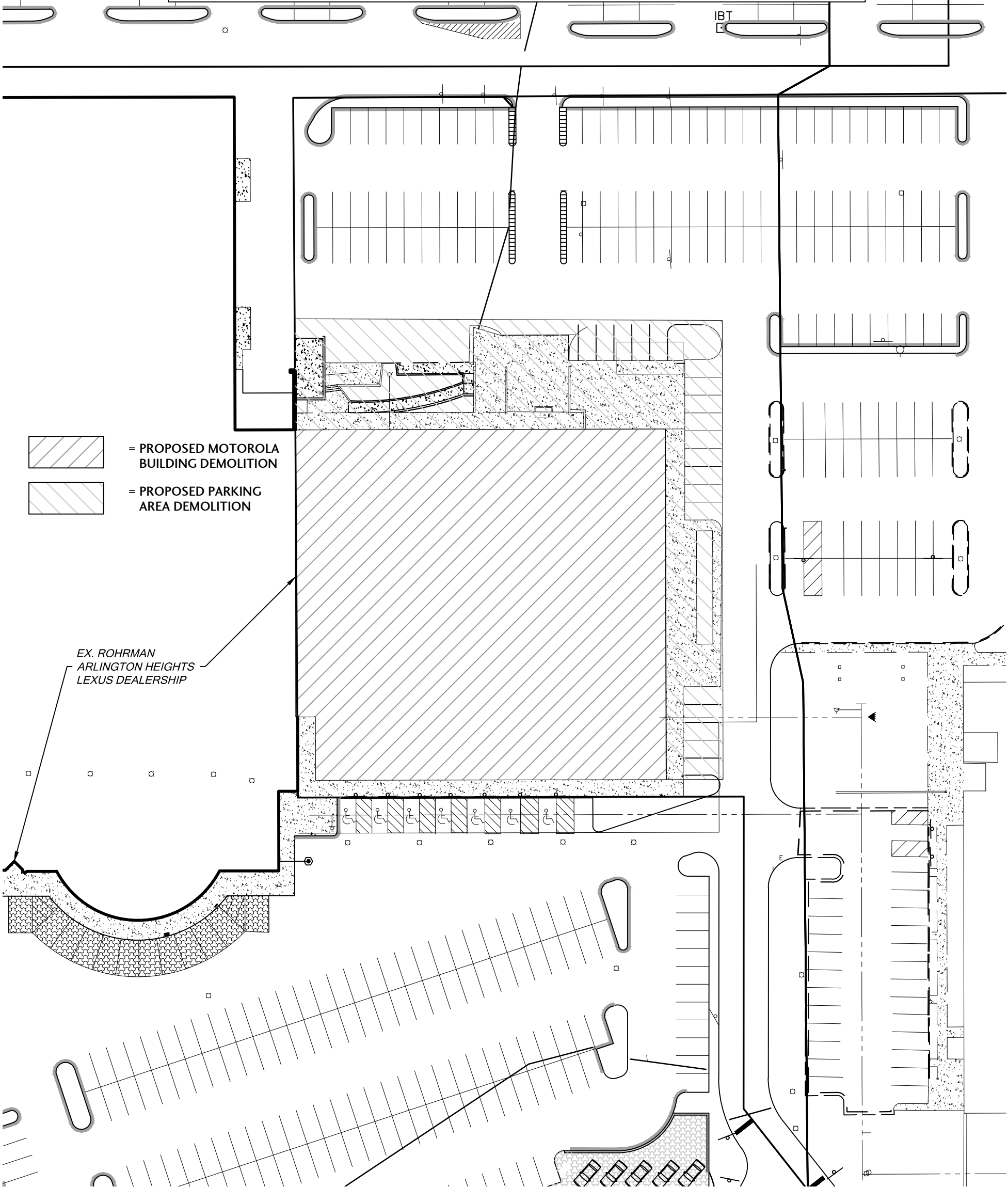
# FINAL PLAT OF BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

Being a Resubdivision of: Lot 1 in "BOB ROHRMAN'S RESUBDIVISION, being a resubdivision of Lot 1 in Honeywell's First Subdivision, of the South Half of Government Lots 1 and 2 (taken as a tract) of the Southwest Quarter of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded July 13, 2006 as Document No. 0619444059 in Cook County, Illinois.



| FINAL PLAT OF<br>BOB ROHRMAN'S ARLINGTON<br>HEIGHTS AUTO MALL<br><br>WHEELING TOWNSHIP<br>VILLAGE OF ARLINGTON HEIGHTS |  |              |               |              |
|------------------------------------------------------------------------------------------------------------------------|--|--------------|---------------|--------------|
| REVISIONS                                                                                                              |  | DRAWN BY:    | DATE:         | PROJECT NO.  |
| 1                                                                                                                      |  | tec          | 06/23/07      | ROHR-07023-8 |
| 2                                                                                                                      |  | DESIGNED BY: | HORIZ. SCALE: | SHEET NO.    |
| 3                                                                                                                      |  | CHECKED BY:  | 1"=100'       | 1 of 2       |
| 4                                                                                                                      |  | SKS          | VERT. SCALE:  |              |

# PROPOSED BUILDING DEMOLITION AREA



5415 BUSINESS PARKWAY  
RINGWOOD, ILLINOIS 60072  
815.728.0068

IL DESIGN FIRM # 184-006759

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

ARLINGTON HEIGHTS  
AUTO MALL  
ARLINGTON HEIGHTS, IL

ROHRMAN AUTO  
GROUP  
SCHAUMBURG,  
ILLIONIS

PROJECT NUMBER  
PEAS-18094-3  
SHEET TITLE  
PROPOSED  
DEMOLITION PLAN

PROJECT MANAGER  
JEC  
DESIGNER  
JEC  
QUALITY CONTROL  
MAM

SCALE  
1" = 50'  
ISSUE DATE  
11/06/2020  
SHEET NUMBER  
1 OF 1

[illegible]

IL DESIGN FIRM # 184-006759

ARLINGTON HEIGHTS  
AUTO MALL  
ARLINGTON HEIGHTS, IL

PROJECT NUMBER  
ROHR-20053-1

SHEET TITLE  
VEHICLE STORAGE  
AREA ADDITION

SCALE  
" = 50'

ISSUE DATE  
05/2020

DRAWING NUMBER  
OF 1