



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 28, 2018
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Southport Shopping Center Outlot - 1/24/18
- B. Goddard School - 6/13/18
- C. Arlington Executive Plaza - 9/12/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 7-11 Gas Station - 1650 W. Algonquin Rd. - T1642
Special Use Permit for Auto Service Station

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.



Item: Southport Shopping Center Outlot - 1/24/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Southport Shopping Center Outlot - 1/24/18	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

January 24, 2018

Project Title: Southpoint Shopping Center Outlot

Address: 600 E. Rand Rd.

Petitioner: Steven C. Bauer
Meltzer, Purtill & Stelle LLC
300 S. Wacker Drive – Suite 2300
Chicago, IL 60606

Requested Action:

1. Preliminary and Final Plat of Resubdivision to subdivide one lot into two.

Variations Required:

1. None identified at this time.

Attendees: Steve Bauer, Petitioner
Robert Soos, Soos & Associates
Orlando Vivacqua, Soos & Associates
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property consists of one lot within the Southpoint Shopping Center, which shopping center is located at the southeast corner of Rand Road and Palatine Road. The subject property includes the Floor & Décor building located at 600 W. Rand Road and the large parking lot located directly west of and in front of the Floor and Décor building. The present request is to subdivide the Floor and Décor lot to create an outlot within a portion of the existing parking area. There is no current development proposal associated with this request for subdivision; future redevelopment of the proposed outlot will require an amendment to the existing Southpoint Shopping Center PUD.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the remaining multi-tenant retail building attached to the Floor & Décor building, the Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Since 2016 staff has been in contact with a developer interested in subdividing the Floor and Décor site to create the aforementioned outlot. During this time, staff has drafted a number of conceptual plans for consideration by the developer and has reviewed a number of preliminary concepts for development of the outlot. The end result of this process would yield an approximately 10,000 square foot building with space for a drive-through lane. While in concept, the proposed development appears viable, it must still be reviewed and approved by the Village via the PUD amendment process, and further modifications to the development concept may be required.

Meeting Discussion:

Commissioner Cherwin explained that the petitioner was a colleague of his and he was recusing himself from the

discussion.

Mr. Bauer thanked the Conceptual Plan Review Committee for the opportunity to appear before them and explained that he was in attendance on behalf of 600 Rand Rd. LLC, which was the owner of the Floor and Décor property (subject property). He introduced Robert and Orlando of Soos Architects, who were the project architects on behalf of the contract purchaser of the proposed outlot. The Floor and Décor site is approximately nine acres in size, and the proposed outlot would be about one and a quarter acre in size. The proposed outlot is planned to accommodate a future 10,200 square foot multi-tenant retail building, likely with some fast-casual dining tenants. This outlot would help to bring further activity to the shopping center as a whole.

Soos & Associates has been working with the Village to come up with a viable site plan for development of the proposed outlot, which needs to be successful for both the contract purchaser as well as the overall Southpoint Shopping Center. Since development of this outlot is contemplated for the future, and detailed development plans will not be provided as part of the proposed subdivision, of primary concern is the ability of the subdivision and resulting outlot to accommodate a viable development. Since the adoption of a TIF district that includes the Southpoint site, no outlot or significant redevelopment within the shopping center has occurred.

The proposed development would result in some loss of parking since the project entails construction of a building in an area that is currently parking. However, there is a significant surplus of parking within the Southpoint PUD and on the Floor and Décor parcel, so this loss of parking would be de minimis in nature. Additionally, there is a proposed 40-space parking area expansion that would occur directly south of the proposed outlot. Between the existing surplus of parking and the proposed parking expansion, the petitioner believes that parking will not become an issue given the proposed subdivision and future redevelopment of the outlot.

The petitioner has reviewed the draft conditions of approval as preliminarily recommended by staff and generally believe that they are viable. They have had some discussion with staff relative to these draft conditions and do not have any significant concerns at this point. He was aware that there have been preliminary discussions with the contract purchaser of the subdivision and the new owner of the Chili's and Olive Garden properties. This owner of the restaurant properties is also in discussions to purchase the inline retail building to the southeast of the Chili's site.

Mr. Hubbard explained that the subject property was within the B-3 District, and although the proposed subdivision did not include detailed plans and a request for development of the outlot, the conceptual plan provided by the petitioner depicts a development that is compatible with the existing B-3 zoning on the property. The Comprehensive Plan designates this property as suitable for commercial uses, and the conceptual 10,200 square foot retail building is compatible with this designation.

On a preliminary basis, the two main issues identified by staff relate to parking and to storm water detention. The area where the outlot is proposed is currently used as overflow parking for the Chili's and Olive Garden restaurants, and so any development of that parking area with a building will impact parking at the two aforementioned restaurants. For this reason, staff has asked the petitioner to examine the addition of parking spaces to the south of the proposed outlot within an oversized landscape island. This additional parking could serve as a new overflow parking area in close proximity to the Chili's and Olive Garden restaurants, which would help to mitigate the loss of the parking area that currently exists on the proposed outlot. Construction of this new parking area would be required when the outlot is developed.

Relative to detention, whenever a property is subdivided, it must be brought into compliance with current standards for storm water management. Because only subdivision is proposed at this time and no development is being sought in conjunction with the subdivision, detailed engineering analysis of any potential storm water deficits has not been provided. Therefore, staff is recommending a condition of approval that will require the correction any storm water deficiencies within not only the outlot but also the overall lot from which the outlot was created at such time as development of the outlot is proposed. In conclusion, staff was generally supportive of the proposed subdivision.

Commissioner Jensen asked if there were multiple owners of the proposed lot to be subdivided, which would make

correction of any storm water deficiencies difficult.

Mr. Hubbard explained that there were multiple owners within the Southpoint PUD, but only one owner of the lot to be subdivided. Additionally, there are existing easements and agreements within the Southpoint shopping center that give all parties rights to common elements such as the detention basin that serves the shopping center, so he didn't anticipate correction of any potential storm water issues to be problematic.

Commissioner Jensen asked the petitioner if they were receptive to the creation of new parking areas to serve the Chili's and Olive Garden overflow parking needs?

Mr. Bauer replied that he had no concerns with that and he understood the rationale as to why it was necessary. He believed that construction of the new parking areas would be somewhat of a swap; the current overflow parking was closer to Olive Garden than Chili's, and the proposed overflow parking area would be closer to Chili's than Olive Garden. He believed that the number of proposed overflow parking spaces would be sufficient to accommodate for the overflow needs of the two restaurants.

Commissioner Jensen questioned the urgency to proceed with subdivision if there was no actual development concept proposed for the newly created lot.

Mr. Bauer explained that the reason was two-fold. First, it would create a tangible lot that could be developed, and second, the contract between the seller and purchaser was contingent on this outlot being created by a certain date.

Commissioner Sigalos stated that he was glad to see something done that would bring more life into the shopping center. He asked why a new stand-alone retail building was needed given all of the existing vacancies within the shopping center.

Mr. Bauer replied that some of the contemplated uses for the conceptual building on the proposed outlot were fast-casual dining establishments that would likely include a drive-through.

Commissioner Sigalos said that he was familiar with both the Chili's and Olive Garden establishments, and every time he goes there he has to park in the existing overflow area where development is proposed. He asked if the developer has considered sliding the building further east, which would preserve the existing overflow parking area.

Mr. Bauer responded that from a planning perspective, it made more sense to have the outlot building closer to the "spine" road (the main access drive through the Southpoint shopping center). Furthermore, the intent was to bifurcate the Floor and Décor building from the proposed outlot so that there was parking in-between them that could serve both buildings.

Commissioner Sigalos mentioned that he drove by the site during right before peak dinner hours recently and observed that there were already a number of cars parked in the overflow area that is proposed for redevelopment.

Mr. Bauer explained that both the Olive Garden and Chili's restaurants have a practice of instructing their employees to park in the overflow parking areas to allow customers access to the prime parking spaces close to each restaurant. The intention of the expansion of parking within the landscape island to the south of the proposed outlot was to accommodate for the proposed demand for overflow parking that already exists.

Commissioner Sigalos said he supported anything that would help bring life into the shopping center. He asked about an indoor recreation that had been conceptually proposed for the Bif furniture site within Southpoint.

Mr. Hubbard replied that he hadn't heard anything relative to that proposal for some time and assumed that it was not moving forward.

Commissioner Green asked about cross access rights for the proposed outlot. Specifically, do they have rights to use parking anywhere through-out the shopping center if such overflow parking is necessary.

Mr. Bauer stated that there is reciprocal shared parking amongst all owners within the Southpoint PUD.

Commissioner Green said that he liked the proposed location of the outlot as close to the access “spine” drive. He thought that the proposal was a great idea and he supported projects that would bring more life back into Southpoint.

Commissioner Jensen asked about the vacancy rate for the shopping center.

Mr. Hubbard said that he did not know the vacancy rate for the shopping center.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Item: Goddard School - 6/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Goddard School - 6/13/18

Type

Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

June 13, 2018

Project Title: Goddard School
Address: 1316 N. Arlington Heights Rd.
Petitioner: Atul Karkhanis
Atul Karkhanis Architects, Ltd.
2514 W. Peterson Avenue
Chicago, IL 60659

Requested Action:

1. Rezoning from R-3, One-Family Dwelling District to the OT, Office-Transitional Zoning District.
2. Planned Unit Development.
3. Land Use Variation to allow a Day Care Facility within the OT District.

Variations Required:

1. Chapter 28, Section 5.1-9.3(b), Required Minimum Yards, to reduce the required side yard setback from 20 feet to approximately 5 feet for the existing building
2. Additional variations may be identified once formal plans are submitted.

Attendees: Andrew Foster, Atul Karkhanis Architects
Aidan Quinn, Atul Karkhanis Architects
Erin Witt, Goddard Schools
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 50,337 square feet in size (1.15 acres) and is the former home to Sylvia's Flower shop. The site is occupied by two buildings; the first is a two-story former residential structure located at the front of the site. Immediately adjacent to this structure at the rear is a larger 2-story building, which extends back towards the rear of the site. There are two separate parking lots on the site, each with their own access to Arlington Heights Road, which has two lanes of travel in each direction and a posted speed limit of 30 miles per hour.

The petitioner has proposed the establishment of a Goddard School daycare facility on the subject property. The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private Kindergarten classes and after-school programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school aged kids (five years old). The facility may offer in the future a private kindergarten option and after-school care for elementary age children, and the petitioner should clarify the age range of these children. It should be noted that the definition of "Day Care Center" within the zoning code encompasses care for children under six years of age; if care for children six and above will be offered, additional approvals may be needed. Upon completion of the project, the building size would be approximately 12,103 square feet.

Meeting Discussion:

Ms. Witt provided some background information relative to the Goddard School, outlining that it was in its thirtieth year and had 480 locations within the United States and they are expecting to reach 500 locations by the end of the year. They provide services for children as young as six weeks old up to six years old. Typically, schools run through pre-school, but if there is a community need, operators can petition the franchise to provide kindergarten. However, kindergarten services are never offered at the onset of a facility opening and are only offered later on as determined on need. The facility would have an onsite owner/operator and an onsite director. They follow all state guidelines for number of teachers, class size, playground space, etc.

Mr. Hubbard stated that property is currently zoned R-3, which was a residential one-family dwelling district. Day care facilities were not a permitted or special use within the R-3 district, therefore, staff was recommending that the property be rezoned into the O-T district, which is an Office Transitional zoning district. This rezoning would be compatible with the Comprehensive Plan, which designated this property as “Offices Only”. Day care facilities were not a permitted or special use within the O-T district, so a land use variation would be required. The O-T district requires that all properties must develop as a PUD, and therefore PUD approval would also be required. Strictly speaking about the proposed land use, staff believes that the use of the property as a day care facility has merit since the use would be compatible with neighboring uses. There is an existing day care facility abutting the subject property to the north. However, before staff could support any such proposal, they were asking for additional details from the petitioner, specifically related to the criteria for land use variation approval, traffic, and market need for this type of project.

Staff has requested a market analysis that should analyze the similarities and differences between the proposed day care facility and the existing day care facilities in the market area, as well as the effect that this day care would have on other day care facilities in the market area. The study should identify what niche the proposed day care occupies within the market and what sets it apart from the existing day cares within the vicinity; perhaps there is a specific target demographic that this day care caters to, perhaps there are specific services or programming that this day care provides, or the rates for this day care may be different than surrounding day care facilities.

The site will require onsite detention to be constructed and an MWRD application. Preliminary engineering plans will be required within the Plan Commission application. Detailed plans will be required to enable staff to analyze whether the site conforms to the bulk and setback regulations within the O-T District. On a preliminary basis, staff has identified the need for a setback variation on the northern side of the building, where the existing building is setback only 5' from the property line and a 20 setback would be required. Justification for this variation would need to be provided, and staff support for this variation is likely.

Staff has requested the petitioner to submit a code-compliant landscape plan as part of their application and the staff report highlighted certain items that the petitioner should consider when creating this plan. A landscape buffer is required to the north, south, and west of the subject property, and staff has asked the petitioner to evaluate the site layout to provide as much of a landscape buffer area in these locations as possible. The staff report also highlighted certain items relative to signage, Design Commission requirements, and onsite lighting that should be considered by the petitioner.

A traffic and parking study is required as part of the Plan Commission application. Staff has some concerns about safe ingress and egress to/from the site, especially given that the property was located along Arlington Heights Road which provides two lanes of travel in both directions with no dedicated or shared left-hand turn lane.

Commissioner Jensen asked if staff had changed the criteria for land use variation approval, and asked what was meant by the “spirit and intent” of the chapter.

Mr. Hubbard responded that the Plan Commission and Village Board had recently adopted changes to the standards for land use variation approval. The spirit and intent of the chapter related to the purpose statement for each zoning district and the intent and purpose of the overall zoning code.

Commissioner Jensen stated that the market study for this proposal would be of significant interest to him. He noted that within a 15-mile radius of this site, there were 33 KinderCare facilities, and there was one located directly next door to the

proposed facility. Within a 25-mile radius, there were 90 KinderCare facilities. He acknowledged that a 25-mile radius was quite large, but pointed out that there were a lot of establishments that provided day care services within the vicinity. There was a Kensington School facility to the east of the subject property that was under construction and would be bringing additional supply to the market. He felt it was important for the market study to illustrate that the market was underserved and that there was a market demand for this use in this location. He wanted to know if there was something that this particular facility offered that was different, which would allow this facility to have a viable business operation at this location. He noted that there was a fairly significant amount of work that was being proposed for the site, and he would hate to see a business owner pursue this amount of work to create a site that was viable for a day care, if there wasn't a clear market demand for a day care in this location. He reiterated that the market study should clearly indicate that there was a shortage of supply for the type of services and rates that the proposed facility would be offering.

Ms. Witt explained that the Goddard franchise has a real estate manager that looks at every potential site with a franchisee. They will put together a whole packet of information based on demand. Relative to this particular site, there is over 21,000 children under the age of five. Within that same area, 42% of the population utilize a day care. In doing a competitive analysis of surrounding day care facilities, they've found that they're at capacity. According to their figures, there were 58% of the 21,000 children within five miles that were in need of childcare.

Commissioner Jensen asked if the 58% could afford childcare.

Ms. Witt responded "yes". She said that the median income in the area was right around \$100,000 per year. This group was Goddard School's target demographic. The Goddard School targets this particular demographic since they provide "educational childcare". They offer a curriculum that starts in the infant rooms. The Goddard School has an educational advisory board made of up pediatricians and well known educators from across the country. They also have franchise business consultants and educational support specialists that go out and visit every school. They train all teachers to make sure that the curriculum is the same across the county.

Commissioner Jensen asked about local pricing.

Ms. Witt replied that she did not have the competitive analysis with her, but that they could provide that analysis. The franchise does a competitive analysis, and they ask their franchisees to do one as well. They would not be charging double the rate of the KinderCare located next door. KinderCare was one of their national competitors, and Goddard Schools would be very inline with the prices that KinderCare charged, however, Goddard Schools rates were slightly higher due to all of the educational background and services that they provide.

Commissioner Jensen asked about locating next to a strong competitor and whether this was something that was done often.

Ms. Witt responded that it was not uncommon.

Commissioner Jensen asked advantages and disadvantages for both the Goddard School and the competitor.

Ms. Witt explained that the KinderCare was full, and parents were already driving by this area and utilizing services in this area. Having the option for a second facility for services that were already in demand and fantastic situation. She acknowledged that there would likely be other day cares that would show up at the public hearing and would testify that the proposed day care would not be a good thing for the market. She explained that it works both ways; franchisees would often come to her and inform her that a competitor would be opening in close proximity. In these situations she would remind the franchisee that they were already at capacity and would remind them of the strength of the Goddard School model. They strive to have an onsite owner who is a face that is always present, they strive to retain their teachers, and they build great word of mouth advertising that sustains each business.

Commissioner Jensen said he would be looking forward to their market study.

Commissioner Sigalos said he shared the same concern about potential market saturation. He asked about another daycare that was potentially locating on Dundee Road.

Mr. Hubbard replied that he did not think that that project was going to move forward.

Commissioner Sigalos pointed out that when they had discussed that particular day care proposal, it seemed like there were a lot of other day care facilities that had stated the market was over saturated. He mentioned another day care facility that had been proposed close to the subject property along Arlington Heights Road, and that project had been denied by the Village due to concerns about traffic and safe ingress/egress. The proposed site plan for this project did not appear to provide a large drop-off/pick-up area. Traffic, congestion, and safety related to these issues were a concern for him. He also had concerns about the impact of an outdoor playground area for the residents to the south and west of the subject property.

Ms. Witt asked about KinderCare and whether they allowed full access to and from the site.

Commissioner Sigalos said he was not sure how access was for that site, but he thought that they had a longer driveway and more space for stacking during drop-off and pick-up.

Ms. Witt stated that the plan was to turn the front area into additional parking, and have the driveway extend to the rear of the site to allow for more space for stacking of cars. Any parent that wants to use the drop-off/pick-up abilities of the site would be properly trained by staff. The procedure was to have the parents be able to identify which spaces can be used for drop-off/pick-up, and which ones couldn't. Parents would be required to park and walk their kids into the school.

Commissioner Green asked when the peak in drop-off/pick-up was.

Ms. Witt said that average drop-off/pick-ups took anywhere from 5-10 minutes. On a site such as the subject property, typically they will make sure that every staff member has a parking stop, and parents had anywhere from 8 to 12 parking spaces for drop off.

Commissioner Sigalos commented that traffic during drop-off and pick-ups could be an issue given the traffic along Arlington Heights Rd. during peak times. He wanted to see the analysis from the traffic and parking consultant to ensure that the site had enough space for parent parking and drop-off/pick-ups. His final concern was relative to the playground and noise to neighbors to the west and south.

Ms. Witt responded that only one class would be using the playground at any one time, and the playground at the rear would be slightly sunken and will not tower over the neighbors to the west. The proposed location is not unlike many of their other locations which are adjacent to single family residential homes. The key was to give the teachers and operator proper training so they are able to avoid disturbances to nearby homes.

Commissioner Sigalos asked about buffers for the playgrounds.

Ms. Witt replied that they had not yet determined screening for the playgrounds. She mentioned that playgrounds are only typically used between 9:00am and 11:00am and 2:00pm and 5:00pm.

Commissioner Sigalos said he understood that playgrounds weren't in use 24/7, and he was primarily interested in how the playgrounds would be buffered.

Mr. Quinn replied that the rear playground would have a 5' retaining wall around the rear of the site, and in combination with landscaping, it should provide a good buffer to the west.

Ms. Witt stated that a 6' fence would be built around the playgrounds, and that fence could be a privacy fence upon request.

Commissioner Cherwin said stacking space and traffic during peak times were his biggest concerns. He asked when peak

times were.

Ms. Witt replied that peak morning times were 7:00am to 9:00am and afternoon times were 3:00pm to 5:00pm.

Commissioner Cherwin said that the traffic and site circulation were his only big concerns. Relative to the use, he thought that the existence of a daycare to the north meant that the proposed use is compatible with neighboring uses. From a land use perspective he thought that this use made sense here. He was not as concerned about a market study. He felt like the petitioner would not risk their own capital making improvements to the site if they did not believe that the proposed business would be successful.

Commissioner Green reiterated his concern about a potential lack of parking in the rear, and that if the parking study could show that there was enough parking on the property, it would address his concern. He speculated that the neighbors would likely take an interest in this project.

Ms. Witt asked about a neighborhood meeting.

Commissioner Green said they encouraged neighborhood meetings before appearing in front of the Plan Commission.

Commissioner Cherwin asked about process relative to the requested approvals for rezoning, PUD, and variations.

Mr. Hubbard responded that all approvals could run concurrently.

Commissioner Cherwin asked if there was another zoning district outside of the O-T District, that could allow the proposed use but would not require a land use variation.

Mr. Hubbard explained that a day care facility was considered a “special use” in any zoning district where it was allowed, so regardless of whether it was O-T or not, it would require special zoning consideration. The next most restrictive neighborhood that would allow day care facilities via a SUP was the B-1 District. If the property were rezoned into the B-1 District, it would allow neighborhood retail uses by right. Staff felt that the O-T rezoning would be the most protective to nearby residents should the business be unsuccessful and the property be reused.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to address the issues raised and encouraged them to move forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Item: Arlington Executive Plaza - 9/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Arlington Executive Plaza - 9/12/18	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

September 12, 2018

Project Title: Arlington Executive Plaza PUD Amendment

Address: 3345 N. Arlington Heights Rd. Suite D
Arlington Heights, IL 60004

Petitioner: Karissa McCallum
Family Tree Holistic Health
3345 N. Arlington Heights Rd. Suite D
Arlington Heights, IL 60004

Requested Action:

1. Amendment to PUD Ordinances #79-166, #80-105, #81-028, and #81-035

Variations Required:

2. Variation to Chapter 28, Section 10.4-2, Retail – Commercial and Service Uses, to reduce the required off-street parking from 266 spaces to 238 spaces.

Attendees: Karissa McCallum, Petitioner, Family Tree Holistic Health
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is approximately 7.60 acres and is located south of the intersection of North Arlington Heights Road and Dundee Road on the northern side of the Village. The property is occupied by an existing office development composed of seven one-story buildings totaling approximately 73,000 square feet of floor space. The development was approved as a PUD in 1979 with three subsequent amendments in 1980 and 1981. Access to the site comes from two full access non-signalized curb cuts onto Arlington Heights Road (one of which being on the neighboring property to the north but accessible through a driveway connection to that property and authorized via an existing easement), and a curb cut on Country Lane.

The petitioner, Karissa McCallum of Family Tree Holistic Health, is a tenant within one of the buildings and recently applied for a building permit to expand into a vacant unit located adjacent to their existing space. The current size of the business is approximately 1,018 square feet and the proposed expansion would result in a total unit size of approximately 2,030 square feet. During the building permit review process it was determined that the PUD does not conform to parking requirements and therefore a variation (via a PUD amendment) is required to allow for the proposed expansion.

Family Tree Holistic Health provides adult and pediatric acupuncture and reiki; herbal therapy, essential oils, and supplements; doula services and HypnoBirthing® education; as well as community-based workshops and support groups. As such, it is defined by the Zoning Code as a “medical office”. Hours of operation are generally 9:00am – 8:00pm on Mondays, Tuesday’s, and Thursdays, and 12:00pm - 7:00pm on Wednesdays, 9:00am – 2:00pm on Friday, and 8:00am – 1:00pm on Saturday. There are currently three employees working at Family Tree.

Meeting Discussion:

Ms. McCallum began by introducing herself, and stated that the genesis of this project was a proposed expansion of Family Tree Holistic Health, at which Ms. McCallum currently provides acupuncture, herbalist, and doula services with one other acupuncturist. She began practicing out of this facility late in the previous year, at which time she realized that more treatment rooms were needed. The proposed expansion, into the adjacent Suite K Space, would allow more treatment space for clients (and allow for both Ms. McCallum and the other practitioner to see clients during the same hours), as well as a classroom space that would be used to educate patients and other practitioners. Currently, one practitioner is at the facility until 8pm Monday through Thursday. Michael, the other acupuncturist, usually practices until 1pm on Saturdays. With the current space, at present patients are having to come in on Sundays, or the practitioners have cut their time slots short in order to accommodate seeing other clients. Ms. McCallum had signed a lease for Suite K the previous March in order to allow for the expansion, however was unaware of the zoning approvals needed to allow expansion of the facility until summer. She understands that a PUD Amendment is required due to code-required parking, and she is currently conducting parking surveys to provide to Staff.

Commissioner Green asked Mr. Hubbard to provide the Staff report.

Mr. Hubbard stated that the property is zoned M-1, which allows medical and non-medical office uses by-right. The only issue with the proposed expansion is provision of code-required parking. The subject office complex, in which Family Tree Holistic Health is located, is a PUD that was developed in the 1980's. When first constructed, parking was provided at a ratio that would only have allowed primarily general office uses, with a minor surplus for a small amount of medical office space. Over time, spaces within the complex were leased to medical office uses without notifying the Village – which was a condition of approval in the original Ordinance so that the Village could ensure the site continued to meet code. However, as this was not done, the proposed expansion of Family Tree Holistic Health triggered a review of on-site parking code compliance, and it was determined that a variation would be necessary to allow the proposed expansion. As the subject property is a PUD, in order to grant a variation review by the Plan Commission and Village Board is required. If the property was not a PUD, the variation would instead head to the Zoning Board of Appeals. As part of this project, the petitioner shall provide a written response to the criteria for variation approval, to be justified through the parking surveys that were being conducted. Provision of bicycle parking spaces is also required as part of this project, due to the fact that the proposed expansion would increase code-required vehicular parking. The entire site shall have to comply with the Village's bicycle parking regulations. Mr. Hubbard is unsure if any bicycle spaces are currently provided on the site, and suggested that the petitioner may be able to work with her landlord to identify any existing bicycle parking spaces and provide any new spaces should the site not meet code. The petitioner also has the option of seeking a variation from bicycle parking requirements, though it is up to the Plan Commission to determine if the hardship criteria were met to seek said variation.

Commissioner Green asked if the petitioner would have to pay for any required bicycle parking spaces.

Mr. Hubbard stated that the site would have to be brought into compliance with code.

Commissioner Green stated that this was why landlords should be present at these meetings as well, and asked if the responsibility for providing bicycle parking would fall solely on the

Mr. Hubbard stated that the Village has no preference on which entity provides the bicycle parking, so long as the site comes into compliance with code. Typically, an improvement like this would be a negotiation between the petitioner and their landlord.

Commissioner Green suggested that the Village should place the onus of bicycle parking on the landlord, potentially not issuing any permits for parking lot improvements until bicycle parking facilities are provided.

Mr. Hubbard stated that the issue in this project is that the petitioner has already signed a lease for the space, so the petitioner is unable to use the potential lease as leverage in negotiating improvements required by code as part of their petition.

Ms. McCallum stated that she was disappointed that her landlord did not mention the parking issue at the lease signing in March, and that she had invested in an architect and was ready to proceed with the expansion before she became aware of the parking deficit.

Commissioner Jensen stated that prior to the meeting he had discussed the responsibility of providing bicycle parking at this site with Mr. Hubbard, and clarified that, from the Village point of view, it does not matter who provides bicycle parking spaces so long as the site becomes compliant. This could be through a variation, or by providing the required bicycle spaces.

Mr. Hubbard clarified that required parking is based upon the entire PUD, as all buildings on the site share parking. Therefore, the parking survey will have to cover the entire PUD.

Commissioner Jensen asked if the entire burden of providing any required parking falls onto the petitioner.

Commissioner Green stated that it would be nearly impossible to add additional parking spaces at this site.

Mr. Hubbard stated to the Commission that it will be the Plan Commission's decision whether to approve the variation and allow the petitioner to move in and renovate their space, or to require additional parking be accommodated. However, it is probably impractical to request any additional spaces be provided on-site.

Commissioner Jensen clarified that his question is why the responsibility of providing parking falls on the petitioner when the issue is with the entire PUD, rather than with her space alone.

Mr. Hubbard stated that he believes it would be reasonable for some negotiation on the provision of bicycle spaces to take place. He recommended that the petitioner talk with her landlord regarding this issue, and that there could potentially be bicycle parking spaces already on-site.

Ms. McCallum stated that she is not aware of any bicycle parking spaces at the site.

Mr. Hubbard stated that it may be possible for the petitioner to install only the number of bicycle parking spaces that are required for her business.

Commissioner Green stated that he agreed with Mr. Hubbard's suggestion, and stated that by that measure only 1 bicycle space would be required.

Mr. Hubbard confirmed that, for only the subject business, 1 space would be required.

Commissioner Green asked how, in the future, these types of issues would be resolved. The complex should not be leasing to medical tenants in the future, as they do not have sufficient code-required parking. How would the Plan Commission be able to approve this petition, while being able to turn down future parking variations for this site?

Mr. Hubbard stated that one of the conditions of approval required that the landlord acknowledge the condition in the original PUD stipulating that the Village must be notified if medical users are interested in moving in. Hopefully, this would resolve further problems of this nature, however future purchasers of this property may again forget this requirement.

Commissioner Jensen stated that, if the provided parking study illustrated sufficient parking availability on-site, that likely the Plan Commission would grant the variation.

Mr. Hubbard stated that Commissioner Jensen made a good point, and that is why the Village wanted to see a parking survey.

Commissioner Green reiterated that, if the complex were to fill up with medical users, the same issue would arise again.

Commissioner Jensen asked the petitioner if the landlord was planning to attend the Plan Commission meeting.

Ms. McCallum stated that she could ask them to attend.

Commissioner Green asked the petitioner what the landlord's name was, for the record.

Ms. McCallum could not recall the exact name, as she usually dealt personally with various representatives.

Mr. Hubbard suggested that the landlord was likely Chicagoland Commercial Real Estate.

Commissioner Sigalos stated that Chicagoland Commercial may be just the property manager, not the owner.

Commissioner Green stated that he thought it would be beneficial to provide the owner's name, just so everyone is aware.

Commissioner Sigalos stated that the landlord would be able to provide additional information.

Commissioner Cherwin stated that the property manager could probably come to represent the landlord.

Commissioner Sigalos stated that that would be beneficial.

Ms. McCallum stated that it is difficult to paying for rent and insurance on a space without being able to move in.

Commissioner Green stated that he understood the petitioner's situation.

Commissioner Jensen stated that it would be nice to have ownership present at the Plan Commission meeting, though there was nothing the Commission could do to compel attendance.

Mr. Hubbard stated that Staff was supportive of the request, provided the parking surveys submitted by the petitioner illustrated a surplus of available parking.

Commissioner Green asked Commissioner Cherwin for his comments.

Commissioner Cherwin stated that he had no major concerns about parking at this site, and that he believed a solution could be reached. He had no further questions.

Commissioner Sigalos asked the petitioner if they were expanding into an adjacent tenant space.

Ms. McCallum stated that the Commissioner was correct.

Commissioner Sigalos asked if Family Tree Holistic Health would be increasing their staff.

Ms. McCallum stated that there were no plans to increase staff at this time.

Commissioner Sigalos asked if Family Tree Holistic Health would be seeing more patients, as their staffing level would be consistent.

Ms. McCallum stated that by increasing space, both practitioners would be able to be in the office at the same time, and would therefore be increasing that number of patients that could be seen.

Commissioner Sigalos asked to clarify that more patients could conceivably be utilizing parking at the complex.

Ms. McCallum confirmed the Commissioner's statement, and that conceivably more staff could be added in the future,

potentially to cover Saturdays.

Commissioner Cherwin stated that he was not concerned with parking on Saturdays. He said to check with the Village, but Saturday parking counts may not even be necessary.

Mr. Hubbard stated that the Village typically requests Saturday parking counts, just to ensure there are no issues.

Commissioner Sigalos stated that he had no further questions.

Commissioner Jensen stated that he had no further questions, but that he agreed with Commissioner Green's concerns. Specifically, that the property owner should be responsible for these issues as part of the PUD. In this situation, he believed that an agreement could be worked out that would not leave the petitioner responsible for the installation of all bike racks and the existing vehicular parking facilities.

Commissioner Cherwin asked how old the PUD was.

Mr. Hubbard stated that the PUD was first approved in 1979.

Commissioner Green stated that he had no issue with the proposal, but reiterated that the petitioner should negotiate with the owner so that she is not solely responsible for any required improvements.

Commissioner Jensen stated that the Chair of the Plan Commission would like to see that, as he always asks why the owners of PUDs are not present at Plan Commission meetings.

Ms. McCallum had stated that she had stated that the owners could attend this meeting, but did not believe they would be helpful in explaining her business. However, she now believes it would have been beneficial to have them present for discussing the parking aspects of the project.

Commissioner Jensen stated that the more important aspect of this project will involve the details on the PUD and site, and that the owners would be better able to answer those questions.

Commissioner Green stated that, when the petitioner signed the lease, she lost her bargaining chip with the owner which is unfortunate.

Ms. McCallum asked if the owners might be able to help pay for the parking survey.

Mr. Hubbard stated that it wouldn't hurt to ask, but that the petitioner is in a tough spot having already signed the lease.

Ms. McCallum stated that she had hired a lawyer to negotiate the lease, and asked if this was a hard issue to detect or if it should have been identified sooner by those she had hired or by the property manager.

Mr. Hubbard stated that these issues tend to fall between the cracks. Ultimately it is the owner's responsibility to know the regulations governing their property. Not everyone knows the regulations, however, and it is not uncommon for property owners to be unaware of code-required parking issues.

Commissioner Cherwin asked if the petitioner's lease had any clause stating that no further approvals would be needed. There may be allocations of responsibility or representations of a permitted use in her lease that could give her leverage. Issues with code-required parking are not always obvious.

Commissioner Jensen stated that the petitioner should return to her lawyer for assistance.

Commissioner Green asked if the PUD condition requiring Village notice for medical uses still pertained to the landlord.

Mr. Hubbard confirmed that it did.

Commissioner Green stated that it is his belief that it is the landlord's fault for not following this condition.

Commissioner Cherwin reiterated that the petitioner should review her lease.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Item: 7-11 Gas Station - 1650 W. Algonquin Rd. - T1642

Department: Planning & Community Development

Requested Action

Special Use Permit to allow an Automobile Service Station with convenience store.

Variations Required

Chapter 28, Section 10.2-9, Access, to allow a 51.8' wide driveway entrance where code limits driveway entrances to 36' in width.

Recommendation

The Staff Development Committee reviewed the proposed Special Use permit to allow redevelopment of the site with a gas station and convenience store, as well as the variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow for a driveway entrance that is 51.8' wide, subject to the following conditions:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:
 - 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. Reciprocal access to the Taco Bell property shall be incorporated within the site plan. The property owner shall grant and record a perpetual easement that provides two-way access to the property to the east, at the request of the Village.
3. The site shall be redesigned to take into account the future roadway

improvements along Algonquin Road abutting the property at the south.

4. The petitioner shall evaluate the location of the proposed dumpster enclosure and work to relocate the dumpster enclosure so that it is no closer to Algonquin Road than the proposed building and setback a minimum of 3 feet from the side property line.

5. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required.

6. A Design Commission application will be required.

7. A photometric plan shall be required.

8. Preliminary Engineering plans will be required.

9. A landscape and tree preservation plan will be required.

10. The petitioner shall provide additional details on delivery times, trash collection times, and any outdoor storage/product display.

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

12. 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

Site Plan

Floor Plan

Project Narrative

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Correspondence



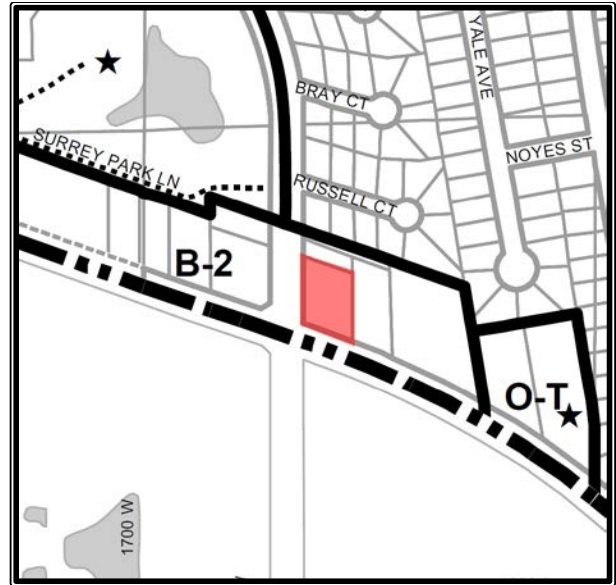
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1642
Project Title: 7-11 Gas Station
Address: 1650 W. Algonquin Rd.
PIN: 08-08-401-028

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 28, 2018
Date Prepared: November 20, 2018

Petitioner: Kim Ward
 Vequity
Address: 400 N. State St. - Suite 400
 Chicago IL 60654

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Vacant lot	Commercial
South	- City of Rolling Meadows -		
East	B-2, General Business District	Fast Food Restaurant (Taco Bell)	Commercial
West	B-2, General Business District	Gas Station (Mobil)	Commercial

Requested Action:

1. Special Use Permit to allow an Automobile Service Station with convenience store.

Variations Required:

1. Chapter 28, Section 10.2-9, Access, to allow a 51.8' wide driveway entrance where code limits driveway entrances to 36' in width.

Project Background:

The subject property is located at the northeast corner of West Algonquin Road and South New Wilke Drive and is composed of 29,406 square feet (0.68 acres) of land. The site is currently occupied by vacant gas station (formerly Citgo) of approximately 2,000 square feet in size that is served by three parking spaces. The owner of the site is currently proceeding with demolition of the existing gas station and the removal of the underground gas tanks in anticipation of selling the property for redevelopment. Site access comes from two curb cuts along Algonquin Road and two curb cuts along Wilke Road. A raised barrier median is located on the middle of Algonquin Road, which prevents westbound ingress/egress to and from the site. There is no raised median within New Wilke Drive, so the site currently operates with full access to this street. The property was annexed into the Village in 1977 and was already developed with a gas station when it was annexed into the Village.

The property is currently under contract with Vequity, who is proposing redevelopment of the site with a 7-11 gas station (eight pumps) and an approximately 3,000 square foot convenience store. Vequity is a developer/property manager of retail assets throughout the Midwest and are headquartered in downtown Chicago. The business would be open 24 hours per day, seven days per week. The store would have a total of approximately 7-10 employees, with no more than three employees working at the site at any one time. The total number of parking spaces would increase to 13. The two access drives closest to the corner (one on New Wilke and one on Algonquin) would be eliminated as part of this development. Jurisdiction of Algonquin Road is with IDOT, and New Wilke is under the jurisdiction of the Village of Arlington Heights.

Zoning and Comprehensive Plan

The subject property is currently zoned B-2, General Business District and gas stations, with or without convenience stores, are classified as special uses within the B-2 District. Since the subject property was already developed with a gas station prior to annexation into the Village, no special use permit was granted for the existing use. Therefore, the petitioner will need to obtain special use permit approval in order to authorize the proposed redevelopment of the site. The Comprehensive Plan designates this property as "Commercial" and the proposed use is therefore compatible with the Comprehensive Plan.

As part of the special use permit process, the petitioner will need to provide further details on delivery and trash collection times. Given the proposed 24-hour use and the proximity of this site to residential homes to the north, typical delivery and trash collection times from similar 7-11 gas stations and convenience stores must be provided for review by staff.

A market study will not be required since the proposal is to replace the existing gas station/convenience store with an updated facility of a similar size, and the existence of the current gas station, along with the desire to redevelop the site with a similar facility, adequately demonstrates a market demand for the use.

Additional Turn Lane

The petitioner must reach out to the Engineering Department to determine the requirements for a new dedicated right turn lane on the north side of Algonquin Road abutting the site. This proposed turn lane will likely require land acquisition from the subject property, and the site should be designed to accommodate for the future configuration of this turn lane. The proposed site improvements as shown on the petitioners plans will likely need to be pushed to the north to accommodate for the proposed turn lane.

Building, Site, Landscaping:

Based on a preliminary analysis, the site appears to conform to all setback, bulk, and height restrictions as outlined within the B-2 district. A comprehensive analysis will be completed during the Plan Commission

process once detailed plans are submitted. The petitioner will need to clarify certain details on the site plan, including details on the proposed Carbon Dioxide tank exterior storage area, the location of the Air/Vacuum station, and whether any other materials/products are proposed for outdoor storage (washing fluid, ice, propane, firewood, etc.). A Design Commission application for the new building will be required.

A code complaint tree preservation and landscape plan shall also be required as part of this development, including parking lot perimeter landscaping, landscaping around the dumpster enclosure, and parking lot landscape islands in equal width to a parking space at the end of all parking rows. Preliminary engineering and a photometric plan will also be required.

The location of the proposed dumpster enclosure encroaches into the front yard is not code compliant. The petitioner should push the dumpster enclosure so that it is flush with the front of the building and no more than 3' setback from the side (eastern) property line. Additionally, staff notes that the Taco Bell property to the east is currently moving forward with zoning approvals for redevelopment and has made provisions for a 24' wide drive aisle along the western side of their site to allow for reciprocal access into the subject property. The petitioner shall redesign their plans to accommodate for this reciprocal access, and as part of any approval, the Village will require both properties to enter into a reciprocal access agreement to allow each property to have vehicular access to the other. Finally, the petitioner must provide updated fire-truck auto turn exhibits as part of the redevelopment plans.

One variation has been identified relative to their proposed access points. On Algonquin Road, the driveway providing access to the street has a width of 51.75', and on New Wilke the driveway width is 36.1'. Code limits the maximum width of any driveway connection with a street to 36 feet wide. Therefore, the petitioner should reduce the 2 inch encroachment on the New Wilke driveway entrance and provide justification for a variation for the proposed 51.75' wide driveway on Algonquin Road. In order to demonstrate conformance with the standards of approval for a variation, the petitioner must provide written justification to each of the following hardship criteria:

- **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.**

Parking and Traffic:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The petitioner will need to coordinate with both IDOT and the Village of Arlington Heights to determine what, if any, additional ROW may be needed by IDOT along Algonquin Road due to the future intersection improvements that have been discussed with the Village. The proposed changes to the site curb cuts must be reviewed and approved by IDOT.

Based on a preliminary analysis of the proposed redevelopment, parking appears to be compliant. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
7-11 with Gas Station	1650 W. Algonquin Rd	Retail	3,062	N/A	N/A	1 per 300 SF	10
		Auto Service Station	-	3	No service bays	One per employee + three per service bay	3
TOTAL SQUARE FOOTAGE			3,061	PARKING REQUIRED			13
PARKING PROVIDED *							21
SURPLUS / (DEFICIT)							8

* Includes 8 parking spots at gas pumps

Per the Village's recently adopted bicycle parking regulations, two bicycle parking spaces must be provided on the site.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use permit to allow redevelopment of the site with a gas station and convenience store, as well as the variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow for a driveway entrance that is 51.8' wide, subject to the following conditions:

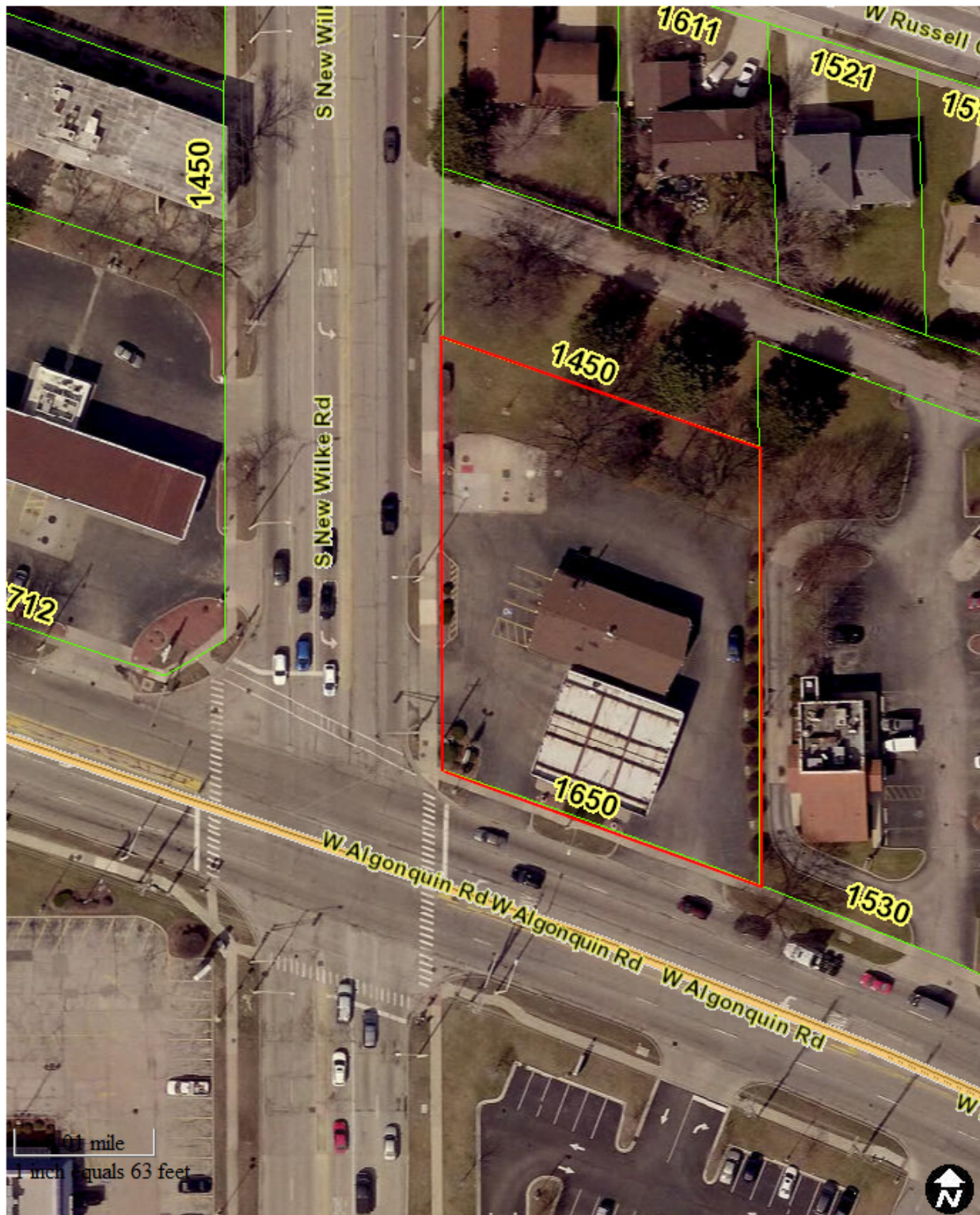
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November 20, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1642

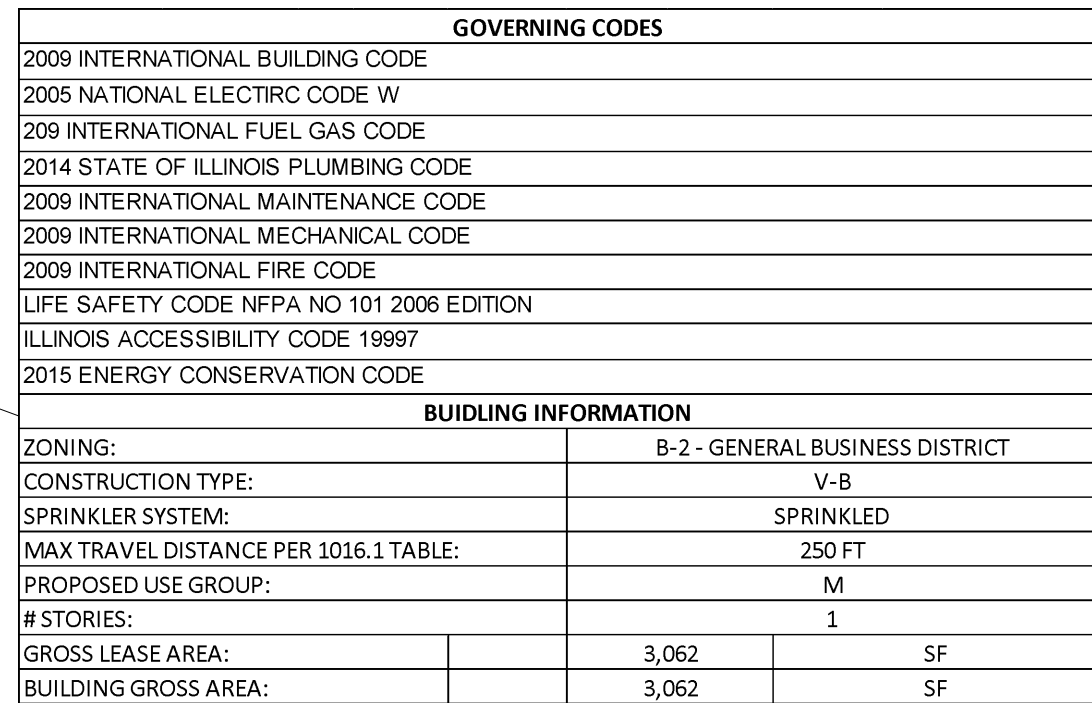


Map created on November 20, 2018.

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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.



SITE-BUILDING ANALYSIS				
ZONE:	B-2	GENERAL BUSINESS DISTRICT		
LOT AREA SF:	29,406	SF		
BUILDING AREA SF:	3,062	SF		
BUILDING AREA SF:	3,062	SF		
BUILDING SETBACKS:		REQUIRED	PROVIDED	VARIANCE
FRONT YARD		0		
REAR YARD		0		
SIDE YARD		0		
SIDE YARD		0		
NOTES:				
PARKING CALCULATION				
TENANT	OCCUPANCY	AREA	PARKING/SF	PARKING REQUIRED
BLDG A	RETAIL USE	3,062	1/300	10.00
			1 PER EMPLOYEE	2.00
TOTAL BUILDING AREA		3,062	TOTAL REQUIRED	12
			TOTAL PROVIDED	13
			SURPLUS/(DEFICIT)	1
STALL :	90 Degree	60 D		
	9' X 18'	9' x 21'		
ADA STALL:	11' & 5'			
DRIVE AISLE:	24'	ONE WAY		
	24'	TWO WAY		
ADA PARKING SPACES :			5%	REQUIRED 1
LOADING BERTH:				PROVIDED 1
BIKE PARKING :				
STACKING PARKING:				
NOTE : SPRINKLER ROOM REQUIRED.				

- GENERAL NOTES:

- A. SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWING FOR SITE DEMOLITION, NEW
PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
B. SEE AS1.02 FOR ADDITIONAL SITE DETAILS.
C. VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY LINES. EXCAVATE WITH
CARE.
D. INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
E. PROVIDE KNOX BOX, PER FIRE DEPARTMENT REQUIREMENTS.
F. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE SIGNAGE REQUIREMENTS.
G. PLAN TO LOCATE SITE WORK AND SITE OFFICE TO AVOID COMPLETION.
H. PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR
EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS
DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED.
I. PLAN FOR EXPANSION JOINTS IN CONCRETE PAVING AND CURBS AS REQUIRED BY MFG
SPECS. JOINT SPACING IN CURB WHERE LESS, REFER TO CIVIL DRAWINGS FOR MORE
INFORMATION AND DETAILS.

KEY NOTES:

1. ADA PARKING SIGN MOUNTED ON POST. SEE CIVIL FOR DETAILS.
2. ADA SIDEWALK RAMP TYP. SEE CIVIL.
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
4. NEW CONCRETE PAVEMENT TYP. SEE CIVIL.
5. EXISTING ASPHALT PAVEMENT. SEE CIVIL PLANS FOR PAVING AND GRADING DETAILS.
6. EXISTING CONCRETE SIDEWALK TO REMAIN. GC TO REPAIR AS NECESSARY.
7. 1/2" ISOLATION JOINT ALONG PROFILE OF BUILDING AND WHERE INDICATED. USE BITUMINOUS FILLER AND SEALANT ALONG EDGE.
8. CONCEALED LOCKABLE HOSE BIB.
9. FD CONNECTION. SEE CIVIL.
10. EXISTING FIRE HYDRANT
11. PROVIDE TRASH ENCLOSURE. REFER TO AS1 02 FOR DETAILS.
12. AIR / VAC REFER TO CIVIL SHEETS FOR LOCATION.
13. MAIN DOOR
14. EXIT DOOR
15. PROPOSED FUEL CANOPY. REFER TO CIVIL.
16. PROPOSED UNDERGROUND FUEL TANKS. REFER TO CIVIL.
17. FUEL TANK/ CAGE INSTALLED / ANCHOR PER MANUFACTURER SPECS BY GC.
18. NEW DIRECTIONAL SIGANCE UNDER SEPARATE PERMIT.
19. NEW PYLON SIGN
20. VISIBILITY TRIANGLE

LEGEND:

 NEW CONCRETE

 SIGNAGE

 FIRE DEPARTMENT CONNECTION

CITY APPROVAL

CLIENT: **vequity** | real estate. redefined.

Vequity
400 N. State
Suite 400
Chicago, IL 60654
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:



ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY
SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE,
COMPLY WITH THE APPLICABLE CODES AND BUILDING
REGULATIONS.
ALPHONSE A. ILEKIS, AIA
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NOTE:

RETAIL BUILDING
PROJECT # 1814-14
1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ALL APPLICABLE CODES.

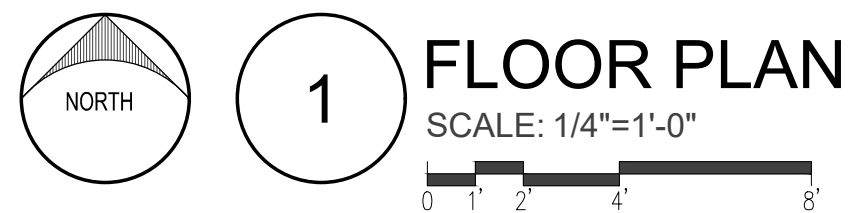
COPYRIGHT 2017 ILEKOS ASSOCIATES, ALL RIGHTS RESERVED

DATE: ISSUED FOR

11/13/18 ISSUED FOR CITY REVIEW

SITE PLAN

AS1.01



A1.01

**VEQUITY**

400 N STATE STREET
SUITE 400
CHICAGO, IL 60654

www.vequity.com

+ 312.985.0987

11/14/2018

Sam Hubbard

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 1650 Algonquin Road, Arlington Heights, IL Site Narrative

Vequity is proposing the development of a new 3,062 SF 7Eleven Gas + Convenience store located at the intersection of New Wilke Road and Algonquin Road in Arlington Heights, IL. As the developer, we don't have access to operations of the future store but based on our conversations with the Tenant we are happy to share the details we do have available.

The proposed 3,062 SF 7Eleven sits on a 29,406 SF site with eight MPD's (Multiple Product Dispenser). There will be a total of 13 parking spaces on site one per 300 SF + one per employee.

The proposed hours of operation are 24 hours a day and 7 days a week with approximately two to three employees in the store at any given peak period. The franchisee is given all rights to determine how many full-time and part-time employees are employed at each store but based off our real estate representatives experience it is somewhere between seven and ten people.

The delivery schedules are still pending, as this is something the store is unable to predict prior to opening. All delivery and vendor schedules are created closer to store opening. On average, stores have two main deliveries per vendor per week. Below I have included a few sample items from each 7Eleven menu category.

- + Fresh Sandwiches
 - o Italian Sub
 - o American Sub
 - o Chicken Salad Sandwich
- + Hot Foods
 - o HF Chicken Tenders
 - o HF Pizza Cheese
 - o HF Breakfast Burrito
- + Cut Fruit
 - o Limes
 - o Tropical Fruit Parfait
 - o Fruit Bowl Watermelon Chunks
- + Salads
 - o Macaroni Salad
 - o Potato Salad
 - o Grilled Chicken Cesar Salad
- + Grill Items
 - o Corn Dog Roller
 - o Chicken Roller
 - o Spice Bagel Bites
- + Nacho
- + Fresh Bakery



VEQUITY

400 N STATE STREET
SUITE 400
CHICAGO, IL 60654

www.vequity.com

+ 312.985.0987

- Blueberry Cobbler Muffin
 - Apple Fritters
 - Cinnamon Roll
- + Fast Food
 - Lunchable Ham & Swim
 - Pizza Stick
 - Deli Fresh Combos Roast Beef & Honey Ham
- + Bread
 - Bimbo Wheat Bread
 - Wonder Bread
 - Kings Hawaiian Rolls
- + Packaged Bakery
 - Hostess Crumb Donettes
 - Bon Apple Maple Honey Bun
 - Hostess Danish Cheese
- + Multi-Day Bakery
 - Fudge Brownie
 - Cookie M&M
 - Reese PB Brownie

Please let me know if the Village of Arlington Heights requires any further information prior to submitting