



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
October 27, 2021
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Screen Golf America - 7/28/21
- B. Vine Street Subdivision - 7/28/21
- C. Little Paw Animal Rescue - 8/25/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Credit Union Outlot - 780 E. Rand Rd. - T1739
PUD Amendment, SUP for Drive Thru

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.



**Conceptual Plan Review Committee
10/27/2021**

Item: Screen Golf America - 7/28/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Screen Golf America - 7/28/21	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING WAS HELD ON:

July 28, 2021

Project Title: Screen Golf America
Address: 456 E. Rand Road

Petitioner: John Kim
Address: 456 East Rand Road
Arlington Heights, IL 60004

Requested Action:

1. Special Use Permit to allow an approximately 10,592 square foot Restaurant and Large Amusement Facility on the subject property.

Variations Required:

- None identified at this time.

Attendees: Yogesh (Yogi) Patel, Petitioner
John Kim, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The petitioner, John Kim, would like to lease a 10,592 square foot vacant unit within the Northpoint Shopping Center to open and operate a golf simulator business including a restaurant with liquor service. The center of the facility would include a 60-foot long bar with chairs on each side. On one side of the facility there would be approximately four golf simulator areas that would each include a separate virtual golfing device. These areas would be mostly unenclosed and visible from the main restaurant area at the center of the facility. The remaining areas surrounding the bar would include approximately eight private and enclosed gaming rooms, each including a golf simulator machine. All rooms would have a table and chairs to sit while taking a break from golfing or while awaiting a turn at the golf simulator machine if playing with a group. These tables and chairs would also allow space to consume food and alcohol while playing. A separate rest and lounge area including televisions is proposed at the rear of the facility.

The petitioner has indicated that their primary clientele would be individuals looking to practice golf outside of a formal golf course setting or during winter months, individuals or groups looking for a recreational activity, or individuals looking for lessons taught by golf professionals. There would also be monthly tournaments held at the facility. Hours of operation would be 6:00am-2:00am every day. Per the petitioners' business plan, there would be four managers working at the facility, however, no information has been provided on the overall number of employees that would be working during peak shift.

Meeting Discussion:

Mr. Patel introduced himself and explained that their plan was to open up a golf simulator business, with different bays, customers can come in a play, while they are there they would like to have food. They would like to set up different bays so kids can practice golf. Kids can take advantage of the golf simulators for golf practice.

Mr. Hubbard explained that the property was in the B-2 General Business District. Proposed use was classified as a large amusement facility. Requires a special use permit in a B-2 district for a restaurant as well, so petitioner will need to provide a response to the approval criteria for a special use permit in order to justify the requested action. Staff reviewed the business narrative and plan and are generally supportive of this use, just want a little more detail to understand what all is being proposed. The project narrative could be a little clearer in some areas and additional details can be provided so if this would move forward to Plan Commission, staff would need a comprehensive and more clear description of the proposed business. For example, can it be rented out for any events? are you able to come in and get food and liquor without actually renting a golf simulator bay? When and what is the customer peak, etc. etc. these are some of the details we would need in order to move forward. Preliminary discussions with the Village Manager's office, it appears that this would comply with one of the Liquor License classifications but a final determination on that would be made once additional details are provided as part of the Plan Commission process. Like with any special use or any zoning approval application, staff would visit the site, verify the landscaping, make sure everything is up to code and maintained, and the petitioner will need to provide a detailed and to-scale architectural floor plan that shows how they are proposing to build out the space. Right now the plans show just the concept which is not fully to scale so the Village can't calculate the parking requirements for the use, although on a preliminary basis it appears that the shopping center does have enough parking to accommodate for the facility. However, when the requirements are broken out between the restaurant portion and amusement portion it may change things, so additional level of detail is needed to complete the analysis. Traffic and parking study is required by code, the Staff Development Committee believes that because the site is located in a shopping center with great access, staff is not as concerned with the traffic portion, but we would ask for a total of 5 days of parking lot survey to verify existing usage of the parking lot in this area. Survey would be done at ½ hour intervals during peak customer and travel times with at least one Friday and two weekend days. So, it would actually require a variation to waive the full requirement for traffic and parking study since they would only be providing the parking portion, but we are generally supportive of that. From a parking standpoint again, it looks like this will comply, but once we get the detailed to scale floor plan, we will verify all compliance parking regulations. Again, we are generally supportive of the proposal, and look forward to a little more detail and clarity to understand what's being proposed with the full Plan Commission application.

Commissioner Jensen asked if Screen Golf American helped the petitioner do a market study? Is this a franchise?

Mr. Patel said that this would be a franchise.

Commissioner Jensen stated that he believed the petitioner would be required to provide a market study.

Mr. Hubbard said the Village has not been provided a market study yet.

Mr. Patel stated that this location would be the first.

Commissioner Jensen asked the Village to clarify what they were looking for with a market study?

Mr. Hubbard replied that the Village needs something that analyzes the market, competition, what the demand is for this type of use in this area and shows that this is going to be supported by market.

Commissioner Jensen said it's hard to estimate a demand when there's no real competitors.

Commissioner Green asked if miniature golf counts?

Commissioner Jensen said he though it would be a little tricky doing a market study.

Mr. Patel said that Topgolf had a similar concept.

Commissioner Jensen reiterated that the petitioner and staff should work together since it wasn't clear to him how the

petitioner would estimate demand. He was not sure how they would know how many people want to do simulation golf.

Mr. Kim said that there is one location in Texas, but it was not their franchise.

Commissioner Sigalos asked if this facility was just an indoor location where you are shooting into a screen? Would they be able to simulate different PGA courses?

Mr. Kim confirmed that they would be able to choose different golf courses.

Commissioner Sigalos said he's never been to it, but the PGA golf store in Schaumburg had an indoor simulator. He was intrigued by this proposal. He asked where this was located in the shopping center.

Mr. Patel indicated that they would go into the former Ulta space.

Commissioner Sigalos said it was an interesting concept and he encouraged the petitioner to move forward with it.

Commissioner Green said it was an interesting concept. He said he didn't know why this couldn't work here and said it would be a way to play golf in the winter.

Mr. Patel said that high school kids would use their facility. Golf is a big thing right now, they would have practice bays, VIP bays and regular bays. Customers wouldn't come in just for food or liquor, they would be playing in the bays.

Commissioner Jensen asked about pricing.

Mr. Kim said we haven't gotten that far yet, basically like \$55.00 - \$60.00 especially weekend and night time.

Commissioner Sigalos asked was the fee per hour or per person.

Mr. Kim replied that it would be per person per hour.

Commissioner Sigalos asked if it would be per bay? Or would each person be charged?

Mr. Kim replied that it would be charged per bay, up to four people in a bay. They also have a contract with teaching machine, it would cost \$15,000, it helps with people with their golf swing, speed, and more detail.

Commissioner Jensen asked to be clear on pricing, was it per bay or each person?

Mr. Kim replied they would accept either way, you pay per person or \$55.00 - \$60, it doesn't matter.

Commissioner Green encouraged the petitioner to forward guys. He thought the area needed something new.

Mr. Patel said they had hoped to have gambling machines and that Arlington Heights would allow it. They had proposed a scenario where players could earn tokens for use at the facility. But the Village had not allowed it.

Commissioner Green stated that they were supportive of the golf idea. He summarized the CPRC feedback as positive.

Commissioner Sigalos asked if outside people come in and have a drink or a snack.

Mr. Patel said they would only serve food and drink to people playing golf.

Commissioner Green opened up the floor for public comment.

No one from the public spoke on this matter.

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



Conceptual Plan Review Committee
10/27/2021

Item: Vine Street Subdivision - 7/28/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Vine Street Subdivision - 7/28/21	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

July 28, 2021

Project Title: Vine Street Subdivision

Address: 800 N Fernandez

Petitioner: Anthony Pecoraro

Address: Benchmark Developers, Inc.
725 E. Dundee Road, Suite 206
Arlington Heights, IL 60004

Requested Action:

1. Comprehensive Plan Amendment to change the designation of the property from “Institutional” to “Single-Family Detached”.
2. Preliminary and Final Plat of Subdivision approval to subdivide the property into 16 single-family lots plus two lots for detention.

Variations Required:

- Variation to Chapter 28, Section 5.1-3.1, to allow 70' wide corner lots and 65' wide interior lots where code requires a minimum lot width of 90' on corner lots and 70' on interior lots.
- Variation to Chapter 28, Section 5.1-3.1, to allow 7,315 sq. ft. corner lots and 6,792 sq. ft. interior lots where code requires a minimum corner lot size of 9,900 sq. ft. and minimum interior lot size of 8,750 sq. ft.
- Variation to Chapter 29, Section 29-307a.3, to allow 70' wide corner lots and 65' wide interior lots where code requires a minimum lot width of 90' on corner lots and 70' on interior lots.
- Variation to Chapter 28, Section 29-307a.4, to allow 7,315 sq. ft. corner lots and 6,792 sq. ft. interior lots where code requires a minimum corner lot size of 9,900 sq. ft. and minimum interior lot size of 8,750 sq. ft.
- Additional Variations may be identified upon submittal of a formal Plan Commission application.

Attendees: Ben Pecoraro, Benchmark Developers
Anthony Pecoraro, Benchmark Developers
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The petitioner appeared at the June 9th, 2021, Conceptual Plan Review Committee with a concept for a 13-lot single-family subdivision with a 14th lot for stormwater detention. Under this concept, three out of the 13 single-family lots required a variation to reduce the minimum allowable lot size and minimum allowable lot width. Specifically, three of the corner lots were requesting a 10.3% reduction in minimum lot size and a 5.5% reduction in minimum lot width. Staff was generally supportive of the concept, which presented a subdivision that was substantially compliant with the lot size and lot width regulations of the R-3 District.

Since the meeting last month, the petitioner has revised their proposal to further reduce the minimum proposed lot sizes and widths, whereby increasing the number of lots within the proposed subdivision. Under the current proposal, which includes 16 single-family lots (and two additional lots for detention), the interior lots would require a 22.4% reduction in minimum allowable lot size (6,792 square feet where code requires 8,750 square feet) and a 7.1% reduction to the minimum allowable lot width (65 feet where code requires 70 feet). The corner lots would require a 26.1% reduction to the minimum allowable lot size (7,315 square feet where code requires 9,900 square feet) and a 22.2% reduction to the

minimum allowable lot width (70 feet where code requires 90 feet).

Meeting Discussion:

Mr. A. Pecoraro introduced himself, said they had previously proposed a concept for a 13-lot single-family home subdivision here. They have gone back to the drawing board for a few different reasons, mainly because they do not want a subdivision that sticks out from the neighborhood. They feel that the lot sizes they were proposing were substantially larger than the surrounding homes and the revised proposal fits in a little better with the neighborhood, especially as viewed from the street. In addition to that, these smaller homes allow for more affordable entry level price point, which they would like to have for this project to be successful and be more marketable to the community. They are very familiar with the area and have done their study on the surrounding homes and how much they have sold for, and how much their proposed homes will be sold for, and they feel a little more comfortable at this level. The design of the homes will stay the same, they are not completely finalized, but will be going through architectural review as well. At this time, they are proposing a 16-lot subdivision.

Mr. Hubbard stated that the petitioner is now proposing smaller lots and increasing the number of lots from 13 to 16 lots. Two additional lots would be for storm water detention at the western part of the site. All of the lots now require a variation, the interior lots will require about a 22.5% reduction to the minimum allowable lot size and a 7% reduction to the minimum allowable width and the corner lots will require about a 26% reduction to the minimum allowable lot size and a 22% reduction to the minimum allowable lot width. Staff is generally supportive of proposed change in use on this property and he noted that the site is already zoned R-3 which is suitable for residential uses. However, staff was continuing to advocate for code-compliant lot sizes. The Village has previously approved a subdivision in this vicinity about three years ago and that subdivision received variations to reduce the minimum allowable lot size and lot width. In that instance the reduction was along the lines of 9% and 14% relative to lot width, compared to the proposed the 22–26% reduction with this 16-lot proposal.

Commissioner Jensen asked how many code compliant lots would fit on the property?

Mr. Hubbard stated that 13 code compliant lots could be developed, however, a minor variation would be required for three of the corner lots.

Commissioner Jensen asked if the total of 13 lots included the corner lots.

Mr. Hubbard confirmed it did.

Commissioner Jensen asked the petitioner what their take was of the Village stance on code compliant lots.

Mr. A. Pecoraro stated they understand the position of staff, however, after studying this neighborhood he said the majority of the lots are 50' by about 32', so they totaled around 6,500 square feet. He acknowledged that there were a few larger lots scattered in the neighborhood as well, but that they are proposing 6,800 square foot sized lots and 7,500 square foot sized lots as well. The current proposal has the lot widths at 65 feet wide rather than the original proposal of 70-75 feet wide. They were trying to conform a little bit better with the neighborhood, but they are also trying not to overload the property. While they had originally proposed more lots, they agreed it was a little too much for the property. They are now trying to find a middle ground.

Commissioner Sigalos said he is very concerned with the size of these lots and the requested 22-26% reduction from code requirements. Minimum lot regulations and codes are there for a reason and he stated that he is very familiar with this neighborhood. The stormwater detention area seemed small to him, although he acknowledged that he wasn't a civil engineer. The area floods and he stated that he is not in favor of the proposal. It was too dense and there were too many variations being sought now that it went from 13 lots to 16 lots. He asked if the increase in lots was due to economic reasons.

Mr. A. Pecoraro responded that it is partially due to economic reasons, but also to conform with the neighborhood.

Commissioner Sigalos replied that he did not believe these homes and lot sizes to conform to the neighborhood. He stated that the lots are much closer and the homes are much closer, and he is very familiar with this neighborhood.

Mr. B. Pecoraro asked how the homes felt much closer in the proposed subdivision when the average lot in the area is 50 feet wide and their proposal included 65-foot wide lots.

Commissioner Sigalos stated that the homes looked too close to the homes directly to the north. Overall it felt like too many homes jammed into a small parcel of property. Stated he is not in favor.

Mr. A. Pecoraro stated that the lot depth hasn't changed from their previous proposal; the detention has not been completely designed and it may grow to where they may lose another lot.

Commissioner Sigalos suspected that they will lose another lot.

Commissioner Green stated that zoning laws and ordinances existed for a reason. He agreed with Commissioner Sigalos that there are certain minimums that should be maintained. In his view there should be no variations because the lot sizes can be designed to comply. Just because the surrounding lots were developed at a different time and did not require larger lot widths and sizes doesn't mean that we should continue this practice. Stated that the 13 lots were much closer to being compliant but the 16 lots were an absolute no from him. He was not in favor of this. He felt that they should not be trying to vary the zoning regulations simply because the surrounding lots did not conform to the current codes. He wanted to be honest and upfront with his evaluation. He liked the fact that a redevelopment here was being considered, however, the proposal was too dense and too small. He would prefer the petitioner to design the development with lot sizes that were closer to code requirements, at which point it would be a viable project for him.

Mr. A. Pecoraro stated that it was not their intent to offend anyone in their reading of what would be compatible with the neighborhooding single-family lots.

Commissioner Green said that he didn't believe that the surrounding lot sizes were appropriate and that he felt that the current zoning laws were there to correct the mistakes of the past. He did not support the smaller lot sizes of the existing neighborhood and would not have supported them if they were proposed for development today. They were too small back then and they are too small today. He encourage the petitioners to go back to the drawing board.

Mr. B. Pecoraro stated that they would need to walk away from this project since it didn't make sense financially with only 13 lots. Their intent was to make a more affordable product and they could not do that with only 13 lots.

Commissioner Green opened up the floor for public comment.

Ms. Cayer stated that, judging by the aerial, the proposed lot sizes were compatible with the surrounding lot sizes in the neighborhood.

Commissioner Green thanked Ms. Cayer for her comment.

Ms. Wennerberg asked about affordability of the homes given that the developer said they would market them for \$900,000 to \$1,100,000 on the developers website. She stated that the prices did not seem affordable.

Commissioner Green thanked Ms. Wennerberg for the comment.

RECOMMENDATION

The Conceptual Plan Review Committee had concerns about the proposed development and two of the three members in attendance stated that they did not support the project.

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



Conceptual Plan Review Committee
10/27/2021

Item: Little Paw Animal Rescue - 8/25/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Little Paw Animal Rescue - 8/25/21	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

August 25, 2021

Project Title: Little Paw Animal Rescue
Address: 1457 E. Palatine Road
Petitioner: Ray Balfanz
Outlook Management Group, LLC
Address: S74 W16853 Janesville Rd.
Muskego, WI 53150

Requested Action:

1. Land Use Variation for a "Kennel, Commercial"

Variations Required:

- None identified

Attendees: Lane Boron, Little Paw Animal Rescue
Ray Balfanz, Outlook Management Group, LLC
Mary Jo Warskow, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located within the Pal-Win Shopping Center at 1401-1457 E. Palatine Road. The site is currently developed with an 35,735 square-foot multi-tenant single-story shopping center with 164 parking spaces. The site is accessible via four driveways, two abutting the eastbound Palatine Road frontage road and two abutting Windsor Drive.

The petitioner is proposing to reoccupy the space at 1457 E. Palatine Road with Little Paw Animal Rescue, an animal shelter focusing on the adoption of small dogs no larger than 15 pounds. Adoption fees would be assessed, with pricing starting at \$350 and extending to over \$800. This tenant space is currently occupied by Pocket Puppies, a pet store selling boutique tiny dogs.

The shelter's hours of operation would be 9:00 AM to 7:00 PM Monday through Sunday, with visiting hours of 11:00 AM to 5:00 PM on Sunday and Monday, and 11:00 AM to 7:00 PM Tuesday through Saturday. The peak number of employees on-site at any time would be 5. There would be no more than 20 dogs on-site for adoption.

Meeting Discussion:

Mr. Boron began by stating that the rescue would specialize in smaller dogs that are 5 to 7 years old. An outdoor recreation area would not be needed for the dogs. The dogs do not need to be walked outside due to their size.

Mr. Schmidt stated that the Little Paw Rescue would be located in the Pal-Win Shopping Center at 1457 E. Palatine Road. Little Paw would specialize in the adoption of smaller dogs no larger than 15 pounds. The shelter's hours of operation would be 9:00 AM to 7:00 PM Monday through Sunday, with visiting hours of 11:00 AM to 5:00 PM on Sunday and Monday, and 11:00 AM to 7:00 PM Tuesday through Saturday. The peak number of employees on-site at any time would be 5. There would be no more than 20 dogs on-site for adoption.

The subject property is located within the B-2 Zoning District. The proposed use is classified as a “Kennel, Commercial”. This use is not a permitted or special use in the underlying B-2 Zoning District; therefore, a Land Use Variation is required. While the existing use, Pocket Puppies, is also classified as a “Kennel, Commercial”, a Land Use Variation was never approved for this existing business, and therefore an existing Land Use Variation cannot be assumed by the proposed shelter. Staff has determined that unclear plans provided as part of Pocket Puppies’ business license application resulted in this zoning issue remaining unidentified.

To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation for the subject property. In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner must provide a written response to Land Use Variation justification criteria.

The petitioner is not proposing any changes to the site or building as part of this petition. Existing on-site screening and landscaping must conform to current code requirements. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot and landscaping to determine if any additional landscaping, repairs, resurfacing, or restriping is needed. The petitioner shall also provide details on where the dogs’ outdoor recreation area will be, and information on the maintenance of this area.

While there is an existing similar use in the subject tenant space, and Staff have not received any complaints relative to the existing business, Staff still has concerns regarding sanitation, sound proofing, and air handling. The petitioner shall provide information on any proposed sound attenuation and air purification improvements, as well as sanitation practices. This is especially important as it is anticipated that during colder times of the year the dogs’ bodily functions will be taking place within the building envelope.

Per the tenant list provided by the applicant, the combined required parking for Pal-Win Plaza would be 133 spaces. As the subject site is improved with 164 spaces, this results in a code-required parking surplus of 31 parking spaces.

No formal traffic and parking study is required. Given the existing surplus of onsite parking relative to code requirements, no additional parking surveys are recommended. No additional bicycle parking spaces are required. There are existing bicycle racks on-site, on the west end and near the center of Pal-Win Plaza, with capacity for 4 to 6 bicycles.

The Staff Development Committee has reviewed the proposed Land Use Variation Request to allow a “Kennel, Commercial” at the subject property, and requires additional information in order to make a recommendation. The additional information needed is a written response to Land Use Variation justification criteria, more detailed, scaled floor plans, information on any proposed sound attenuation and air purification improvements, as well as sanitation practices, and details on where the dogs’ outdoor recreation area will be, and information on the maintenance of this area, if such an area is proposed.

Commissioner Jensen asked if the dogs were going to be outside.

Mr. Boron stated the dogs would not be outside at any time. The dogs are small, will be in cages, and the cages will be cleaned. The cages have a pee trap for when the dogs urinate.

Commissioner Jensen asked **Mr. Schmidt** if that satisfied Staff concerns.

Mr. Schmidt stated that it satisfied the concerns regarding any outdoor area. The existing business, Pocket puppies, has not generated any complaints from neighbors, though conditions may be added during the Plan Commission process to address neighborhood concerns or allow the Village to request additional measures of sound or odor attenuation.

Commissioner Jensen asked if 20 dogs would be on site.

Mr. Boron confirmed that 20 dogs would be on site.

Commissioner Jensen asked where the dogs are sourced from.

Mr. Boron stated that the dogs are sourced from rescues, are purchased from auctions, or come from various sources.

Commissioner Jensen asked what will be done to the dogs as part of the \$350 to \$800 adoption fee.

Mr. Boron stated that the dogs are microchipped. The pricing depends on the source of the dog. Right now there's a dog shortage, even for older dogs. Dogs cost \$350 to \$800 to purchase. Older dogs go for over \$1,000.

Commissioner Warskow asked how solid waste from the dogs will be disposed.

Mr. Boron stated that cages are cleaned and sanitized daily. Waste is placed in airtight plastic containers prior to disposal. There will be no odor.

Commissioner Warskow stated she has three rescue dogs.

Mr. Boron stated that he will have older and younger dogs.

Commissioner Warskow asked if there was good demand for the dogs.

Mr. Boron stated there was, older dogs sell really well. Many of the dogs are purebred. They will not come with papers but it is visible that they are purebred.

Commissioner Jensen asked if the shelter only takes purebreds.

Mr. Boron said mixed breed dogs are taken as well.

Commissioner Warskow asked how many dogs are currently at Pocket Puppies.

Mr. Schmidt stated around 15 dogs are at Pocket Puppies.

Commissioner Warskow stated that noise is a concern, as little dogs can make big noises too.

Commissioner Cherwin asked how long Pocket Puppies has been in business.

Mr. Schmidt stated that the business license was issued in 2018.

Commissioner Cherwin stated that his primary concerns were related to odor and noise attenuation, ensuring that neighboring tenants stayed healthy and would not be negatively impacted by the rescue. He asked if there had been any issues with disposal of waste from Pocket Puppies.

Mr. Balfanz stated that there had been no issues. All tenants have their own waste disposal container. Trash is picked up weekly.

Commissioner Sigalos asked **Mr. Boron** if he was affiliated with Pocket Puppies, and was the owner.

Mr. Boron stated that he was the owner of Pocket Puppies.

Commissioner Sigalos asked **Mr. Boron** if he was licensed.

Mr. Boron stated he was licensed by the city and state. He stated that he was licensed as a pet shop, not a rescue.

Commissioner Sigalos asked where the dogs are sourced from.

Mr. Boron stated that all rescue dogs come from breeders. There are some rescues that go to bad breeders repetitively and keep those breeders in business. Little Paw Rescue would not source their dogs in this manner.

Commissioner Sigalos asked if the dogs are sourced individually or in groups.

Mr. Boron stated that it depends on availability. Rescues go to auctions and bid on dogs. Some rescues work directly with breeders or source dogs from other rescues.

Commissioner Sigalos stated he was familiar with the operation of Kay's animal shelter in Arlington Heights. He asked why the proposed rescue would only have dogs under 15 pounds.

Mr. Boron stated that smaller dogs are easier to take care of, and that they create less mess. Smaller dogs also have less behavioral issues. Larger dogs can sometimes have behavioral issues, and smaller dogs are better for families.

Commissioner Sigalos asked **Mr. Schmidt** if there were other shelters in Arlington Heights aside from Kay's.

Mr. Schmidt stated that there is the Buddy Foundation on Seegers Road. There are also pet shops, like Happiness is Pets on Golf Road.

Commissioner Cherwin asked **Mr. Boron** if he operated any other rescues.

Mr. Boron stated that he did not operate other rescues. He is also opening a pet shop in Pleasant Prairie Wisconsin.

Mr. Jensen asked how long dogs typically wait for adoption.

Mr. Boron stated that dogs wait between a day and a month before adoption. There is a large space indoors where dogs can exercise, and an orientation room where people can learn animal care skills.

Commissioner Jensen asked how aggressive dogs are handled.

Mr. Boron stated that this isn't an issue with smaller dogs. Older dogs are sometimes timid.

Commissioner Jensen said he owns a small aggressive dog that was banned from doggie daycare.

Mr. Boron stated that when dogs are taken in they are assessed for temperament through socialization with people and other dogs.

Commissioner Jensen asked how aggressive dogs would be handled.

Mr. Boron stated that there is a questionnaire for people who come in to adopt. If there is a dog that doesn't do well with children, the dog would be adopted out to customers who don't have children. This is how dogs with temperament issues were handled at Pocket Puppies.

Commissioner Jensen asked why Pocket Puppies did not receive a Land Use Variation.

Mr. Schmidt stated that the need for a Land Use Variation was not identified during the Business License process.

Commissioner Sigalos asked if Pocket Puppies was still open for business.

Mr. Schmidt stated that they were open. Staff would take enforcement action, however the petitioner seeking a Land Use Variation is effectively pursuing a remedy for this nonconformity with code.

Commissioner Sigalos asked if Pocket puppies sourced dogs from rescues.

Mr. Boron stated Pocket Puppies dogs were not sourced from rescues.

Commissioner Sigalos stated there was no way to know if rescue dogs were aggressive or not.

Mr. Boron stated that dogs aren't sold the next day, they are held and evaluated for a week.

Commissioner Sigalos stated that earlier **Mr. Boron** stated that some dogs would be sold the next day.

Mr. Boron stated that for puppies that is sometimes the case. Older dogs are held on to for at least for a week. Heartworm and other tests are performed.

Commissioner Cherwin asked if there was a veterinarian on staff.

Mr. Boron stated that he works with multiple vets in the northwest suburbs to check the dogs health prior to adoption. Heartworm is an issue with older dogs.

Commissioner Cherwin asked what regulations the rescue would be subject too.

Mr. Boron stated that the rescue would be subject to Illinois Department of Agriculture inspections and sanitation standards.

Commissioner Cherwin asked if there were regulations governing the treatment of the dogs.

Mr. Boron stated that there were size requirements.

Commissioner Cherwin asked if he would operate similar to other rescue operations.

Mr. Boron stated that he would source dogs in the same manner as other shelters.

Commissioner Cherwin asked if the dogs would have health inspections and outcomes similar to other rescue operations.

Mr. Boron stated the dogs would have health inspections and outcomes similar to other rescue operations. They would receive tests, vaccinations, and boosters. If there are congenital issues they are disclosed, or accept donations to surgically correct the issue. All dogs are microchipped.

Commissioner Sigalos asked if the adjacent tenant space has had complaints, or if it has been vacant.

Mr. Balfanz stated that the adjacent space has mostly been vacant.

Commissioner Sigalos stated that there is no way to know if there have been odor or noise issues since the adjacent space has been vacant.

Mr. Boron stated that there is an HVAC system on top of the tenant space that serves two spaces, and that the filters are changed monthly. It is a really good system that sucks and circulates air.

Commissioner Sigalos stated other projects utilized sound attenuation and air filtration system.

Mr. Boron stated that the dogs fecal matter is tootsie-roll sized and does not have an odor.

Commissioner Sigalos asked if Staff would include a condition allowing for any odor or sound issues to be corrected in the future if needed.

Mr. Schmidt stated that such a condition could be included requiring sound attenuation or odor attenuation systems.

Mr. Boron stated that the business has two exterior walls, and the shared wall could have a sound attenuation system installed if needed.

Mr. Balfanz stated that any changes to sound attenuation could be made if needed.

Commissioner Jensen stated that he thought it was a good project.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



Conceptual Plan Review Committee 10/27/2021

Item: Credit Union Outlot - 780 E. Rand Rd. - T1739

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinance 90-014 to modify the approved development plan to allow construction of an outlot building.
2. Special Use Permit approval for a 3,460 square foot bank, including a drive through.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed amendment to PUD Ordinance 90-014 to allow development of a 3,460 square foot outlot building, and approval of a Special Use Permit for a 3,460 square foot bank with a drive through, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide a written response to each of the three criteria necessary for Special Use Permit approval, which have been included below:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall 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 for both the subject property and PUD as a whole, and drive through stacking. The study shall also evaluate the proposed site layout to ensure there will be adequate vehicular circulation through the site. Fire truck turning exhibits shall be provided to verify the ability of a fire truck to circulate through the site and around the proposed building.

3. The petitioner shall reach out to the other owners within the Southpoint PUD to make them aware of the proposed changes and coordinate with them to address any concerns they may have with the proposed redevelopment.

4. Design Commission approval shall be required.

5. A market analysis of the proposed bank and drive through facility shall be required as part of any Plan Commission application.

6. The development shall comply with all Village and MWRD stormwater management requirements.

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

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

9. 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	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Narrative	Correspondence
Floor Plan (Oct 2021)	Exhibits
Site Plan - Current (Oct 2021)	Exhibits



PIN: 03-20-200-012

Date Prepared: October 8, 2021

Valparaiso, IN 46383

Comprehensive Plan: Commercial



Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District	Multi-tenant commercial building, Floor & Décor	Commercial
South	B-1: Limited Retail Business District	Habitat for Humanity ReStore	Commercial
East	B-2: General Business District, B-3: General Service, Wholesale, and Motor Vehicles District	Multi-tenant commercial building, Dunkin	Commercial
West	B-1: Limited Retail Business District	Multi-tenant commercial building	Commercial

1. Amendment to PUD Ordinance 90-014 to modify the approved development plan to allow construction of an outlot building.
2. Special Use Permit approval for a 3,460 square feet bank, including a drive through.

1. None identified at this time.

Project Background:

The subject property is part of the Southpoint Shopping Center, which is located at the southeast corner of Rand Road and Palatine Road and is governed by a PUD that was approved in 1988. In particular, the site is located at the northwest corner of Jane Avenue and Rand Road and includes approximately 1.6 acres; the majority of the site is developed as an approximately 142-space parking lot serving the commercial spaces within the shopping center directly to the east. Access to the shopping center comes from Palatine Road, Rand Road, and Jane Avenue. Each street provides the following ingress/egress points to and from the shopping center:

- Palatine Road: 1) Full access non-signalized intersection, 2) right in only access, and 3) right-in/right-out only access
- Rand Road: 1) Full access signalized intersection
- Jane Avenue: 1) Full access that leads to a full access signalized intersection with Rand Road
- It should be noted that a possible future tenant that would occupy the former Bif Furniture building is proposing a new right-in/right-out entrance along Rand Road immediately to the west of the subject property.

The petitioner is proposing development of the subject property as a 3,460 square foot bank facility (Consumers Credit Union) including a two-car drive through with a 3rd “pass-thru” lane, which would include 65 parking stalls equating to an approximate reduction of 77 parking stalls for this part of the shopping center. At peak shift, the bank would have between 4-7 employees onsite and standard business hours would be from 9:00 am – 5:00 pm Monday through Thursday, 9:00 am – 6:00 pm on Friday, and 9:00 am – 1:00 pm on Saturday. Access to the credit union would come from the existing drive aisles within the Southpoint Shopping Center. No subdivision of land is proposed; the credit union would have a 20 year land lease for the property.

As stated above, the Southpoint Shopping Center PUD was originally approved in 1988. This PUD includes the subject property, the former Bif Furniture property as well as the multi-tenant retail spaces attached to and located at the south/southeast of the Bif building, the Floor & Décor site, and three outlots along the Rand Road frontage (Chili’s, Olive Garden, and a multi-tenant building). The entire Southpoint Shopping Center is subject to a recently revised Operation Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. There have been two recent subdivisions within the PUD; in 2016 the lot that contains the Chili’s restaurant, Olive Garden restaurant, and multi-tenant commercial building along Rand Road was subdivided so that each building was on its own lot, and in 2019 the Floor & Décor property was subdivided to create a new outlot. The owner of the Floor and Décor outlot, who is also the owner of the subject property, has recently submitted a Plan Commission application for development of that outlot with a standalone Chipotle building including a drive through, as well as a pad for a future 4,000 square foot retail building (with space for an additional drive through). That application is currently under review and expected to advance to the Plan Commission in November.

Zoning and Comprehensive Plan

The subject property is zoned B-3, General Service, Wholesale and Motor Vehicles District. Banks are classified as “permitted” uses within the B-3 District, however, drive through facilities are required to receive Special Use Permit approval. Additionally, since Southpoint is governed by an existing PUD, an amendment to PUD Ordinance #90-014 is required. The property owner (MJR Southpoint Real Estate Holding, LLC), who owns the subject property and a portion of the multi-tenant shopping center spaces to the east, is not

proposing a subdivision to create this outlot. Consumers Bank would lease the land from the property owner and the existing platted lot lines would remain unchanged.

The Comprehensive Plan classifies this property as appropriate for “Commercial” land uses and the bank development is therefore compatible with the Comprehensive Plan designation. All applications for a Special Use Permit must be accompanied by a market study that assesses the market demand for this size facility at this location. Additionally, as part of the Plan Commission review process, the petitioner must provide a written response addressing each of the three criteria necessary for Special Use Permit approval, which have been included below for reference.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

While the OEA allows for development of an outlot in this area of the PUD, the proposed changes would have impacts on the other portions of the shopping center. Accordingly, the petitioner is encouraged to reach out to the other owners within the Southpoint PUD to address any concerns that they have with the proposed redevelopment plans.

Building, Site, Landscaping:

Based on a preliminary review of the conceptual plans, the outlot building complies with all height, setback, and FAR restrictions within the B-3 zoning district. As such, no variations have been identified. However, once detailed plans are submitted, a comprehensive zoning analysis will be completed and certain variations may be required. For any variation identified, the petitioner will be required to provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below for reference.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The proposed buildings will require Design Commission approval.

In review of the conceptual site plan, the Staff Development Committee identified several areas of concern and asked the petitioner to make several revisions to the plans, including 1) reorienting the drive-through lanes so that they were better concealed behind the building; 2) revise the interior circulation to reduce points of potential vehicular conflict; 3) preserve parking along the eastern side of the credit union site, which would remain available to patrons of the shopping center properties to the east, and; 4) design the building to include an interior trash enclosure. The developer has worked with staff to address these issues and staff shall continue to work with the petitioner to design the most efficient site layout as part of the formal Plan Commission review process. Finally, a code compliant landscape and photometric plan shall be required within any Plan Commission submittal for redevelopment.

The petitioner will need to analyze the impact of the proposed development on any shared utilities and stormwater detention areas that serve the Southpoint development. All Village and MWRD regulations must be met. The aforementioned Chipotle project, should it be approved, has proposed improvements to the existing Southpoint stormwater detention basin. These improvements will be done with consideration toward the future redevelopment of the subject property, and the petitioner should be aware that any stormwater improvements being made in anticipation of redevelopment on the subject property are being done at their own risk.

Parking, Traffic, and Circulation:

Per Chapter 28, Section 6.12-1(2)a, 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, drive through stacking/queuing, trip generation and distribution, parking, and impacts to public streets. The credit union should clarify if they're expecting drive through traffic to increase as a result of CoVid, and whether they have existing locations that can be surveyed to verify expected peak demand for the drive through.

As mentioned above, the Southpoint PUD is governed by an OEA that provides for shared access and shared parking between all users within the shopping center. There are several future developments within the overall shopping center that must be taken into consideration by the traffic and parking study, including the proposed Chipotle and second outlot building, the proposed right-in/right-out, and a possible retail store re-occupancy of the entire Bif space.

The petitioner should continue to study the proposed site circulation to verify whether the proposed layout is the most efficient orientation for traffic flow through the PUD. Furthermore, the petitioner will need to provide fire truck turning exhibits to illustrate how a fire truck can navigate through the drive isles and around all sides of each building.

The overall shopping center contains a surplus of parking relative to code requirements and will continue to provide a surplus upon completion of the proposed redevelopment. However, this surplus is decreasing as outlot development is occurring within the PUD. For analysis purposes, the Village has divided Southpoint Shopping Center into seven parking zones based upon what portion of the shopping center each parking area serves. The detailed parking calculations can be found in **Appendix I** at the end of this report, and a summary of the parking calculations is included below.

Development			Parking Required	Parking Provided
Southpoint Shopping Center			1,100	1,272
Total Square Footage	263,553	PARKING TOTALS	1,100	1,272
OVERALL SURPLUS / (DEFICIT)			172	

The petitioner will need to verify the parking numbers for Zones E as the information in the parking table is conceptual, and the traffic and parking study must analyze the adequacy of the parking supply and whether there are sufficient spaces leftover that are in close proximity to the tenant spaces located to the east of the subject property. Compliance with bicycle parking regulations shall be required. Based on preliminary calculations, two bicycle parking spaces will be required for the bank facility.

RECOMMENDATION

The Staff Development Committee reviewed the proposed amendment to PUD Ordinance 90-014 to allow development of a 3,460 square foot outlot building, and approval of a Special Use Permit for a 3,460 square foot bank with a drive through, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide a written response to each of the three criteria necessary for Special Use Permit approval, which have been included below:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
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2. The petitioner shall 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 for both the subject property and PUD as a whole, and drive through stacking. The study shall also evaluate the proposed site layout to ensure there will be adequate vehicular circulation through the site. Fire truck turning exhibits shall be provided to verify the ability of a fire truck to circulate through the site and around the proposed building.
3. The petitioner shall reach out to the other owners within the Southpoint PUD to make them aware of the proposed changes and coordinate with them to address any concerns they may have with the proposed redevelopment.
4. Design Commission approval shall be required.
5. A market analysis of the proposed bank and drive through facility shall be required as part of any Plan Commission application.
6. The development shall comply with all Village and MWRD stormwater management requirements.
7. A code compliant landscape and photometric plan shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
9. 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.

October 8, 2021

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1739

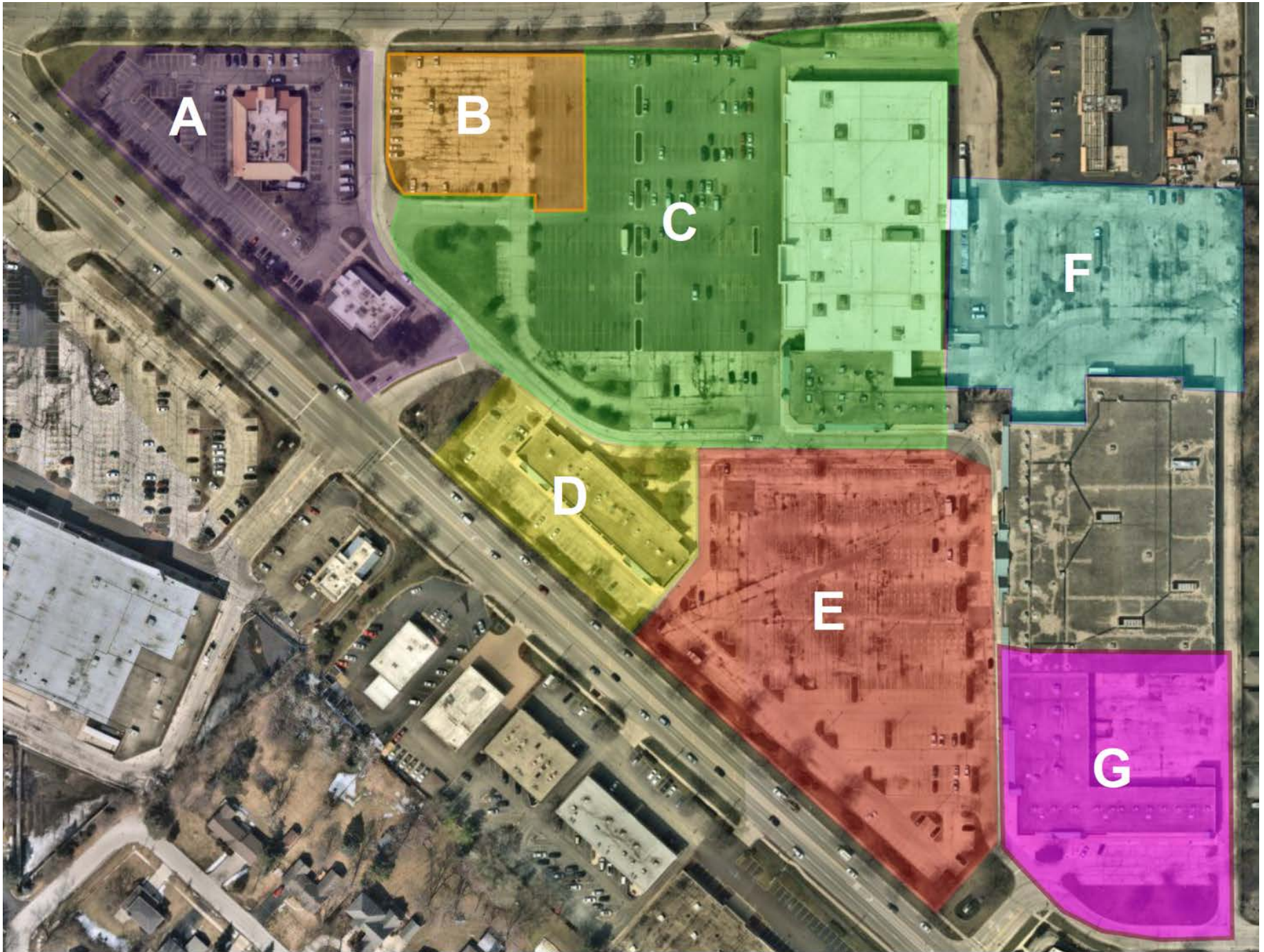
Appendix 1 – Detailed Parking Calculations (Assuming Curb Cut and Chipotle Development Occur)

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone A	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	145	127
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area		73
Zone B	Restaurant #1	Restaurant - Sit Down	2,325	1162.5	1 Space per 45 sq. ft. of seating area	52	26
	Restaurant #2	Restaurant - Sit Down	4,419	2209.5	1 Space per 45 sq. ft. of seating area		49
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	424	245
	Vacant	Retail	1,800	-	1 Space per 300 sq. ft.		6
	Kitchen & Bath Masters	Retail	1,133	-	1 Space per 300 sq. ft.		4
Zone D	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	49	13
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.		15
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area		13
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.		10
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.		13
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.		10
Zone E	Vacant	Retail	8,900	-	1 Space per 300 sq. ft.	420**	30
	Credit Union	Bank	3,460		1 Space per 300 sq. ft.		12
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.		17
	Former BIF Furniture	Retail	100,250	-	1 Space per 300 sq. ft.		334*
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.		13
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.		11
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.		8
Zone F	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	40	38
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.		5
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.		9
Zone G	Parking	-	-	-	-	142	0
						1272	
PARKING REQUIRED							1,100
PARKING PROVIDED							1,272
SURPLUS / (DEFICIT)							172

* Assumes conservative scenario where former Bif space is occupied by a standard retail tenant.

** Petitioner should verify amount

****ZONE MAP IS ON NEXT PAGE ****





PALATINE ROAD

RAND ROAD

JANE AVE

SOUTHPOINT PUD

SUBJECT PROPERTY

September 10, 2021

Sam Hubbard
Development Planner - Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5223
shubbard@vah.com

Conceptual Plan Review Submittal Package for Consumers Credit Union

Dear Mr. Hubbard:

Please find enclosed the Conceptual Plan Review submittal documents for the proposed new Consumers Credit Union branch in Arlington Heights, Illinois.

Included in the submittal are the following documents:

1. Sheet A010 – Architectural Site Plan
2. Sheet A111 – Floor Plan
3. Project Narrative

Please direct any future correspondence to my contact information listed below.

Thank you,

Crystal M. Holowell

Crystal M. Holowell, AIA, LEED AP
Architect
Shive-Hattery
57 Franklin Street | Suite 201 | Valparaiso, IN 46383
Office: 219.476.1400 | Direct: 219.476.1438



Project #7211440



Project Narrative:

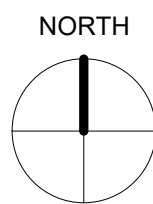
This project is contracted as a Ground Lease between MJR Southpoint Real Estate Holding Company, LLC and Consumers Credit Union for a 20 year term. Consumers Credit Union will be the building owner for the duration of the 20 year term. Upon expiration of the lease, ownership will transfer back to MJR Southpoint Real Estate Holding Company, LLC.

The proposed project is a new Consumers Credit Union branch location in Arlington Heights, Illinois. The site is currently a surface parking lot for the Southpoint Shopping Center and is zoned B-3. The parcel is approximately 70,000 square feet in area and located just northwest of the intersection of Rand Road and Jane Avenue. The project team is proposing an amendment to the existing PUD at the Southpoint Shopping Center to allow for the construction of an outlet building.

A portion of the existing surface parking lot is planned to be used for the construction of a free-standing approximately 3,460 square foot bank building with drive-through. The drive-through will have a total of three lanes, including one pass-through lane. A portion of the existing parking (approximately 50 spaces) within the parcel will be repaired and restriped as needed for proper maintenance and aesthetics. A total of sixteen parking spaces will be created for customer and employee parking adjacent the bank building, including one code required ADA parking space and adjacent access aisle. All parking within the parcel is designed for ease of flow through the site and to maximize safety for customers and employees. The building area incorporates five enclosed offices, and it is expected that the branch location will have approximately 4-7 employees at any one time. Normal business hours for the branch and drive-through are expected to be 9:00 am – 5:00 pm Monday through Thursday, 9:00 am – 6:00 pm Friday, and 9:00 am – 1:00 pm on Saturday. Besides the enclosed offices, the interior of the building contains a main lobby with freestanding millwork greeter and teller stations, an employee break room and work room, public and staff restrooms, and support spaces for the building.

Exterior elevations and renderings are currently being developed for the Village's review and will be submitted with the future Plan Commission submittal package. It is expected that the primary exterior materials will be masonry and composite metal panels with aluminum framing and glass to provide natural light to the interior spaces. The main southwest-facing building façade will address Rand Road, allowing for signage opportunities and visibility to traffic.

We look forward to developing this project with the Village of Arlington Heights. Thank you for your consideration.



A4

ARCHITECTURAL SITE PLAN

1" = 30'-0" 0' 45'

ARCHITECTURAL
SITE PLAN

A010

DRAWN:	CH
APPROVED:	JL
ISSUED FOR:	VILLAGE REVIEW
DATE:	9/10/2021
PROJECT #:	7211440
FIELD BOOK:	

PRELIMINARY
- NOT FOR
CONSTRUCTION

Consumers Credit Union - Arlington Heights

CONSUMERS CREDIT UNION
RAND ROAD
ARLINGTON HEIGHTS, IL