



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 26, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Thomas Middle School - 10/13/16

IV. PUBLIC HEARINGS

- A. PC#16-016 - Marathon Gas Station - 1706 W. Northwest Highway
Special Use for Auto Service Station

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: Thomas Middle School - 10/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 10/13/16

Type

Minutes

PLAN

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

COMMISSION

RE: THOMAS MIDDLE SCHOOL - 1430 NORTH BELMONT AVENUE - PC# 16-020
SPECIAL USE FOR A SCHOOL, MULTIPLE VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 13th day of October, 2016 at the hour of 7:33 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: Okay, why don't we get started? I call this meeting to order. Would you please rise and say the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Present.

MR. HUBBARD: We'll repeat. Commissioner Dawson.

COMMISSIONER DROST: Here.

CHAIRMAN LORENZINI: All right, thank you. Next item on the agenda is approval of minutes from August 24th. There's three different ones to approve. Any comments or recommendations?

COMMISSIONER GREEN: Recommend approval.

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good. Next item on the agenda is a public hearing, Thomas Middle School, PC# 16-020. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MS. MALLEK: Yes.

CHAIRMAN LORENZINI: Anybody who is going to testify, would you please come forward and we'll swear you in. Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Please, who's going to start?

MS. MALLEK: I'll start.

CHAIRMAN LORENZINI: Would you please state your name and spell it for the court reporter?

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MS. MALLEK: My name is Stacey Mallek, S-t-a-c-e-y M-a-l-l-e-k.

CHAIRMAN LORENZINI: Have you read all the conditions in the Staff report and do you agree with them?

MS. MALLEK: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please give a brief presentation of your project?

MS. MALLEK: Sure. First, I want to thank the Village, all of the members of the Plan Commission here, Bill Enright, Randy Recklaus, and the court reporter for rescheduling this meeting because I know we, in order for us to get this building addition done for next school year, we're on a very tight timeline to try to get under construction before the frost. So, we appreciate you guys and your taking your time to meet with us tonight.

The project we have proposed is Thomas Middle School. It is a brand new gym with three gym stations on the south end of the building as well as new locker rooms, a new vestibule with separate bathrooms so that that portion of the building can be locked off for community events on weekends and things without allowing access to the rest of the building, and then a new entrance-way into the building with some remodeling of the front office space to allow for entrance from the south. Currently, the entrance is on the east side of the building. The east entrance then would become part of our common space so we could accommodate more students during our lunch periods as well as more staff and parents for large group meetings.

The current gym then which is on the second floor would be converted into a new music room, currently the music program is hosted in a regular classroom, and a new band room which currently is also hosted in what's the equivalent almost of a regular sized classroom, along with some small group instruction spaces and storage. The locker rooms would be converted into four new classrooms to accommodate enrollment growth with a hallway separating the old spaces from the music spaces. Then the stage that is off the existing gym would become a new classroom space we anticipate would be available for our drama program. Creating the new music room then also frees up the existing music room for an additional classroom space for core content.

Currently, the school needs to be run in five sections of PE at a time. They don't have the space to do that, so they are running four with larger group class sizes. So, the three-station gym as well as our fitness center and our second floor small gym then provides those five indoor gym stations for the future.

I think I'll turn it over to Mike Henderson, our architect, to give a little bit more of the detail specifications.

MR. HENDERSON: So, from the exterior, the idea is that we want to match the character of the existing building, particularly on the south side of the building right now. There have been, several additions have been added, too, but on the southern side of the building is the most recent addition which has red brick, a pale brick, metal panel, some stone. So, we're continuing the same metal material and brick material, same kind of character, and we're picking up a little bit of more of the character of the original building on the other side. So, it's kind of a combination of those things.

So, the next slide has a little rendering. In this one, the existing building is actually right in here, and this is a current entrance to the building. So, that's getting converted to part of the multipurpose room, and the new entrance will be here. So, again kind of

picking up on this character of the red brick, the overhang, and the overhang is here. This is the gymnasium portion. So, our intention is to kind of continue that same architectural expression going around to the south side of the building to really complete that south side while, again, picking up on the same character and the same material as the existing building.

I don't know if there's any questions about the civil work.

CHAIRMAN LORENZINI: We'll ask questions later after the presentation.

MR. HENDERSON: Okay. So, the existing parking lot is being relocated a little bit to the south, an increase in I believe 37 spaces as well as additional landscape work and of course softening and seeding and stuff going around the building. The additional landscaping had been added since our last review. I think there was a request for additional landscaping.

MS. MALLEK: Per Design Commission.

MR. HENDERSON: At Design Commission, yes. So, that's the presentation in general.

CHAIRMAN LORENZINI: All right, thank you. Sam, Staff report please.

MR. HUBBARD: Sure. So, the property is zoned R-3. In the R-3 District, all schools are required to obtain a special use permit. There is no special use permit currently for this school site. So, as the school district wants to build this expansion, they are required to obtain a special use permit which is the reason they're before you this evening.

Associated with this request is also the request for four variations. I would like to clarify that two of the four variations are for the existing building. The current building is nonconforming with regards to the setback to the north which is the front setback, and the side yard setback on the east side. So, two of the variations which is formerly allowed, what's already existing, Staff is supportive of these variations because it's the existing building. There is no change.

The third variation is relative to the structure height. The current height of the building is at about 33 feet and eight inches which is I believe the top of the existing gym. The proposed gym would be roughly 32 feet in height, so not taller than the existing gym but still taller than the maximum 25-foot height in the R-3 Zoning District. So, a variation is required for that as well, and Staff is supportive of this variation as it's not going to raise the overall height of the building. It will still stay under or at what the building is at currently today.

The final variation is to reduce the required parking in conjunction with the proposed building addition. There's currently 102 parking spaces on site which are divided between the western and eastern parking lots. That represents a 65 percent reduction in parking requirements. Based on the parking study submitted by the Petitioner, the current parking lot is just about maxed out as far as the peak demand for parking. So, I'm sure that's one of the reasons why they've added the additional capacity in the proposed renovation. However, even with the additional spaces that will be added, it still won't conform to code requirements. So, there's going to be a new deficit of about 55 percent, so it increases the overall deficit.

In relation to the estimated demand based on the new addition, the additional spaces should accommodate all demand created by the new addition. Specifically, I think it was estimated the demand is about 116 spaces, and after the renovation there will be 141 spaces. So, we do believe that the site will accommodate the typical peak demand in parking and we're supportive of this variation as well.

Petitioner has provided the necessary justification for variation

approval, and we do concur that the standards for approval have been met.

Regarding traffic, the proposed addition should not create any significant increase in traffic. Pick-up and drop-off operations will continue to remain as is. We're not aware of any current problem, major problem with the drop-off and pick-up operations. The traffic study has shown that the current street at work is not overburdened during peak times and that any increase in traffic associated with the addition will only have a novel impact on the existing operations.

I just would like to note that we did recommend, Staff did recommend four conditions of approval, mostly relating to minor engineering, infrastructure items, and some landscaping items. I would point out that although I did touch on it in the Staff report regarding some of the recommended condition of approval regarding landscaping, the final summary of the recommendations that are in the Staff report only included three conditions of approval, but actually there are four. So, the motion sheet in front of you this evening does have all four conditions. I just want to make the Commission aware of that fourth condition and it's relative to the Design Commission condition of approval to add additional landscaping.

So, that concludes my summary. We are supportive of the application and I'm happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Is there a motion to approve the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Let's start with the questions from the Commissioners. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes. I was at the Plat & Sub and I think you guys had responded to most of the issues that were raised there. I'll just ask one and other people may follow up. Most of what we've gotten here is predicated on some projections of growth in student body and growth in the number of staff. What is the basis for that? What do you use to actually, well, give you confidence that it will increase by about 80 students and whether that's a permanent increase or is that just a temporary increase? So, I just want clarification at this point. Other people may have questions about it but what's the process?

MS. MALLEK: So, we actually hire --

COMMISSIONER GREEN: Could you step up please.

CHAIRMAN LORENZINI: Yes, please, I'm sorry.

MS. MALLEK: We actually hire a demographer service to do long-term enrollment projections for us. We have them done every other fall. So, John Caserta is the group that we work with and his latest projections reflect this as well as the trend that we're seeing in terms of what happened with our enrollment last year versus this year. We saw the growth, we added ten classrooms at Ivy Hill and eight of them are currently being, are full now again. So, we're seeing that the numbers are playing out at this point to the projections that he provided us.

COMMISSIONER JENSEN: That's really all I have at this point. I just wanted a little clarification on that.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Hi, Stacey.

MS. MALLEK: Hi, Terry.

COMMISSIONER ENNES: My first question is when are you going to come back to Rotary? We miss you.

MS. MALLEK: John Ridler is trying to get me back, too.

COMMISSIONER ENNES: So, this is a formal request, it's on the record, it will be in the news.

MS. MALLEK: I see there's quite a few Rotarians here.

COMMISSIONER ENNES: You should also know that every time I go to my phone and I ask Siri to call my wife Stacey, Siri asks me Stacey Mallek or Stacey Ennes. But --

COMMISSIONER GREEN: How do you answer that?

COMMISSIONER ENNES: I push the button.

COMMISSIONER DAWSON: You know everything you're saying is on the record, right?

COMMISSIONER ENNES: Right. But in all seriousness, I also have a question and a concern. My kids went to Ivy Hill. The expansion there was significant, and my kids both went to Thomas. Now, this was 10-15 years ago. But both of those schools were pretty full at that time. From what I'm hearing from younger people in the neighborhood who have kids that are in the school now is that a lot of the increase has come from the apartments.

So, kind of to piggyback on the question that Lynn asked, is this something that your group that looked at the increase in the enrollment that they're seeing as a long-term trend? Because the neighborhood is maturing. There aren't a lot of young kids and there is not a lot of growth for, or bloom for new construction and expansion.

MS. MALLEK: So, the majority of our increase on the north end is coming from the Stone Bridge Apartment complex. Actually Dr. Vine had worked pretty actively with the owners I guess of that complex, understanding what they're seeing as well. The families that are moving there, most of them are coming from India or Indonesian county, and they are actually, when they're home in their own countries, people are telling them in those countries if you're going to the Chicagoland area, you need to move into the Ivy Hall School community into the Stone Bridge Apartments because school community has been so accepting of their culture and diversity. I know that Stone Bridge Apartments also have done some work to upgrade their apartments and they're raising some of their costs, and most of our families, a high percentage of our families were not turned away by that because they want so strongly to be in that community.

So, as far as, all the information that we have tells us that that growth will be there.

COMMISSIONER ENNES: So, you're anticipating it will be a long-term trend.

MS. MALLEK: Yes.

COMMISSIONER ENNES: That's all I have of you. Mr. Henderson, I have a question about the parking. Were you involved with the parking, the group that did the parking

study?

MR. HENDERSON: No.

COMMISSIONER ENNES: No? Maybe Stacey then, you're the person.

MS. MALLEK: I'm sorry?

COMMISSIONER ENNES: Are you confident that the addition of the parking spaces will satisfy not only the need for parking at the school on a daily basis for teachers and the occasional people that come into it, but also for those times when there are sporting events or community events?

MS. MALLEK: So, we have a licensing agreement with the Orchard Evangelical Church that we share parking, where they use our parking during church services on Sunday and if they need it on weekends if we're not using it. Then we actually have access for both our school and Thomas School to their entire parking lot for those purposes. So, based on that, I'm not sure that the parking just on our property can accommodate like a large AHYBA weekend event, but there is access, there is parking on Belmont Street but there is also that access to the parking lots across the street at the church.

COMMISSIONER ENNES: Okay. You know, for all of the events that I've gone to at that school, I know people park over there and I never realized there was an agreement.

MS. MALLEK: Yes, we have an agreement.

COMMISSIONER ENNES: So, that's good to know. Okay, that's all I have at this time.

CHAIRMAN LORENZINI: Bruce.

COMMISSIONER GREEN: I could help you with that population growth. My two granddaughters so far, there's only two that live on Dunton, will be going to this school. So, there's probably three or maybe even more, and they're not coming from the Stone Bridge Apartments, they just want the school.

But anyway, no, I think it's a great project, I was at Plat & Sub. I don't think there's a school around that when they have events, that there's enough parking on site. Our school at Riley and various other, you always hit the neighborhood, that's just how the schools are set up. I don't have a problem with that, I think it works. It meets the staff parking requirement, I think that's really all they are looking for. So, I think it's great.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I don't really have any questions either. I don't think population growth is an issue. As a parent in District 25, so many schools are having to have additions now. My kids go to Windsor, we have an external classroom because we are growing so big. I do have a question when the Windsor addition is starting but we'll talk about that after this meeting.

But the population, plus, and Terry, your point about maturing neighborhoods, that's part of the issue is young families move into those homes as the adults are moving out, and they are moving in already with children. They're not necessarily, because these aren't always starter homes, these are second homes, right?

COMMISSIONER ENNES: No, I see that.

COMMISSIONER DAWSON: So, they're moving in a lot of times so they already have established, they already have family established. So, I don't have any concern, I think it's great. I think it's important to note that in addition to needing the space, Thomas just

needs to be updated from my understanding. My kids won't go there, my kids will go to South, but from what I hear from the parents at Thomas, they're excited simply because so many of these amenities just need to be updated. So, I'm glad to see that it's happening.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, I've got three in the district, and they're building a new home. So, they're adding to the real estate tax base.

Did you have the community meetings, the neighborhood meetings?

MS. MALLEK: We did.

COMMISSIONER DROST: Could you give us a little report? That was mentioned in the, how many attended? What were the issues? Was there traffic, congestion, where do we park, circulation, those kind of issues, and who were the people there --

MS. MALLEK: Sure. We had just a couple of attendees. One who lives kitty corner from Thomas Street to the north, across Thomas Street, and then the couple that live on the south end of our field because they had just put a new fence up. Their concern was is it going to impact the fact that they just put a new fence up and it's a very nice fence and were we doing anything with the baseball fields. That really was the biggest concern. I guess years ago the baseball fields were at the south end of the field, and so there were a lot of balls hit into homeowners' yards, so they wanted to make sure we weren't relocating those fields which we are not.

COMMISSIONER DROST: They're going into the church parking lot and the church building.

MS. MALLEK: Do they?

COMMISSIONER DROST: No, I don't know.

MS. MALLEK: I haven't heard that. Actually one of the baseball fields will go away, but we had met with the Park District and made sure that that was not a problem for them because we don't use them per se but the Park District would if that was the case. But the one on the west side near Arlington Heights Road will stay as is, no changes.

Then the other gentleman from the north side of the building really was just more concerned about parking on Belmont Street and is there any way we could maybe encourage people not to, which we said we would have those conversations. But it's not a No Parking zone, so we don't really have a way to enforce that. But he's a good neighbor, the principal has a very good relationship with him, so really not issues.

COMMISSIONER DROST: Not a lot of attendance and not a lot of, yes, and you know, you take the temperature of the neighborhood by who comes out with their concerns. You did a good job I guess.

MS. MALLEK: I think the reaction from the neighbors was similar to what Sue said, that they think it's well, it's timely.

COMMISSIONER DROST: Education is a good thing and ultimately --

MS. MALLEK: It's timely. The building needs some new spaces.

COMMISSIONER DROST: Ultimately, good schools improve property values, so it's that type. Got it.

CHAIRMAN LORENZINI: Going to the question of growth, I don't know what it is, but is there a policy where you could shift boundaries if need be to balance things out with the population of the schools?

MS. MALLEK: Well, the Board of Education could always do re-districting.

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It's a really large, contentious, political process. They did it back in 2005.

CHAIRMAN LORENZINI: So, it's possible but not likely.

MS. MALLEK: And really don't have a desire to go through it again if they can avoid it. The problem is we have Thomas Middle School and South, and while Thomas is going to be over 1,000 students, South is going to be over 900. So, South is just a much newer building and has the capacity to take on those students whereas Thomas doesn't.

CHAIRMAN LORENZINI: Okay. The parking spaces, we're going from 314 to 140?

MR. HUBBARD: 314 required by code.

MS. MALLEK: Right.

CHAIRMAN LORENZINI: Oh, required.

MR. HUBBARD: Yes, so it's going to go from 102 spaces to 141.

CHAIRMAN LORENZINI: All right. Then could you go back to the elevation view of the addition? No, do you have views of more of the 3D rendering that showed the south elevation?

MR. HENDERSON: Pardon?

CHAIRMAN LORENZINI: The 3D rendering you had?

MR. HENDERSON: Yes.

CHAIRMAN LORENZINI: Yes. Okay, so where is the new gym, the taller one?

MR. HENDERSON: So, that's the new gym.

CHAIRMAN LORENZINI: Okay, now where is the old gym?

MR. HENDERSON: It's actually on the other side, it's on Thomas.

CHAIRMAN LORENZINI: It's not that?

MR. HENDERSON: It's right where the hand is.

CHAIRMAN LORENZINI: Yes, that's what I'm saying.

MR. HENDERSON: Yes, it's way back there.

CHAIRMAN LORENZINI: Now, what's the height elevation between the two?

MR. HENDERSON: Our new gym is about a foot or two shorter than the existing gym.

CHAIRMAN LORENZINI: Shorter, okay.

MR. HENDERSON: The odd thing is the existing gym is on the second floor.

CHAIRMAN LORENZINI: Right.

MR. HENDERSON: In other words, it's on the ground floor, so it's taller but it's --

CHAIRMAN LORENZINI: You have a lot more height inside. Is the floor space larger, too, than the --

MR. HENDERSON: Oh, much, much larger.

CHAIRMAN LORENZINI: Yes, because I coach a lot of games there, I'm glad to hear that.

MR. HENDERSON: Yes, the existing one is barely a two-station, this one is a three.

CHAIRMAN LORENZINI: Yes, okay. All right, one of my concerns,

probably my biggest concern is the residents but it doesn't sound like that's an issue. So, I have nothing else.

Anybody in the audience have any questions? If not, we'll close that portion and go back for final questions and deliberation, and/or a recommendation from the Commissioners.

COMMISSIONER DAWSON: I can make a motion unless anybody has a discussion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-020, a Special Use Permit to allow a middle school within the R-3 District; a Variation from Section 11.4-4 to reduce the required onsite parking spaces from 314 spaces to 141 spaces; a Variation from Section 5.1-3.6A to allow a front yard setback of 22.5 feet along Thomas Street where code requires a 25-foot setback (this setback applies to the existing building); a Variation from Section 5.1-3.6 to allow an exterior side yard setback of 21.2 feet where code requires a 40-foot setback (this setback applies to the existing building); and a Variation from Section 5.1-3.9 to allow a maximum building height of 33 feet eight inches for the existing building and proposed gym, where code limits the building height to 25 feet.

This approval is subject to the following conditions:

- 1. Final engineering plans must be reviewed and approved, which plans must be in compliance with all stormwater management regulations as determined by the Engineering Department, and which plans shall include a photometric plan to be submitted for review and approval by the Engineering Department, and a signage plan for the southern parking lot to be submitted for review and approval by the Engineering Department.**
- 2. A three-foot tall hedge shall be added along the southern side of the new parking lot, and replacement trees per Section 6.15-6.4 shall be incorporated for the six trees that will be removed if alternate plan two is constructed.**
- 3. The Petitioner shall add additional landscaping in close proximity to the southern entrance.**
- 4. The school district shall enter into a maintenance agreement that assigns future maintenance on the restrictor structure A to the school district, or the school district shall propose an alternate screening system on the restrictor which is acceptable to the Public Works Department.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Lynn, comment?

COMMISSIONER JENSEN: Yes, just that I think it would be very useful for the Board if you had an exhibit or something, maybe a page, that goes to the issue of the population growth and where those numbers come from, because there's really only one sentence in the Staff report and in the documents that you prepared, so it seemed to come out of nowhere. So, I think it will be helpful for the Board, because that was the thing you got the most questions on here, if you just have something that says this is who did it, we're fairly confident of these numbers and the population is going to stay that long with growth. So, I think it would just be helpful to you getting it through the Board.

CHAIRMAN LORENZINI: Sam, is there a date for this to go to the Board?

MR. HUBBARD: Monday.

CHAIRMAN LORENZINI: All right. Well, congratulations. You had a unanimous recommendation and good luck.

MS. MALLEK: Thank you.

CHAIRMAN LORENZINI: Okay, any other business, Sam?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: With that, motion to adjourn?

COMMISSIONER DROST: I'll make the motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: Second. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you, we're done.

(Whereupon, at 8:01 p.m., the meeting was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF C O O K)

I, ROBERT LUTZOW, depose and say that
 I am a digital court reporter doing business in the State of Illinois; that I
 reported verbatim the foregoing proceedings and that the foregoing is a
 true and correct transcript to the best of my knowledge and ability.

 ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2016.

 NOTARY PUBLIC



Item: PC#16-016 - Marathon Gas Station - 1706 W. Northwest Highway

Department: Planning & Community Development

Requested Action

Special Use Permit to allow an Auto Service Station with Convenience Mart within the B-2 District.

Variations Identified

1. Variation from Section 11.2-8 to reduce the minimum width of drive aisles to 17' where code requires 24' in width.
2. Variation from Section 6.15-1.2(b) to waive the requirement for landscape islands at the ends of all parking rows.

Recommendation

—
The Staff Development Committee reviewed the proposed request and generally supports the proposed Special Use, subject to the following:

1. The subject property owner must remove and sod the 10' alley and alley approach and restore the parkway and add curb in the area at a future date, upon request of the Village.
2. Prior to issuance of a building permit, the petitioner must submit a photometric plan for review and approval by the Village.
3. Prior to issuance of a certificate of occupancy, the petitioner must provide verification of compliance with all State Fire Marshal requirements.
4. As part of the building permit submittal, the petitioner should submit engineering plans showing the existing grade on the site and the proposed drainage patterns for review and approval by the Village.
5. As part of the building permit submittal, the petitioner should submit a revised fire truck turn exhibit for review and approval by the Village.
6. The petitioner shall revise the landscaping to comply with comments 1 thru 5 on the landscape review letter dated 10-21-16.

7. Dumpster enclosure shall be constructed of masonry material to match the building.

8. The curbs on the subject property shall be revised as per Exhibit I.9. Compliance with all Design Commission conditions.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notification	Exhibits
Aerial	Exhibits
Plat & Sub Minutes	Minutes
DC Staff Report	Board or Commission Report
DC Minutes	Minutes
Plat of Survey	Exhibits
Project Narrative	Exhibits
Justification for Special Use	Exhibits
Site Plan, Elevations, Floor Plans	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: October 26, 2016
Date Prepared: October 21, 2016
Project Title: Marathon Gas Station Redevelopment
Address: 1706 W. Northwest Highway

BACKGROUND INFORMATION

Petitioner: Steven Chacko
Address: 1706 W. Northwest Highway
 Arlington Heights, IL 60004

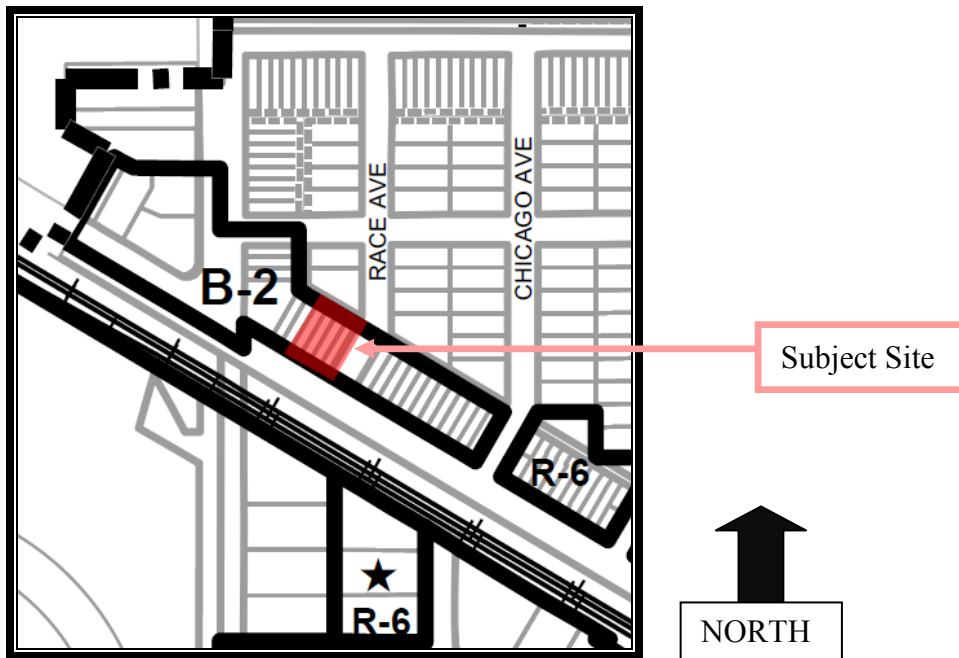
Existing Zoning: B-2, General Business District

Requested Action:

- Special Use Permit to allow an Auto Service Station with Convenience Mart within the B-2 District.

Variations Identified:

- Variation from Section 11.2-8 to reduce the minimum width of drive aisles to 17' where code requires 24' in width.
- Variation from Section 6.15-1.2(b) to waive the requirement for landscape islands at the ends of all parking rows.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	B-3, General Service, Wholesale, and Motor Vehicle District	Metra railroad tracks	Commercial
East	B-2, General Business District	Commercial	Commercial
West	B-2, General Business District	Mixed Use (Commercial and Residential)	Commercial

Background:

The subject property is approximately 0.29 acres in size and is developed with a gas station and convenience store/auto repair business. The existing building is roughly 1,300 square feet in size and is occupied mostly by the auto repair business, with a small section of the building used for the convenience store. Access to the site comes from two curb cuts along Northwest Highway, and two curb cuts on Race Avenue. Access along Northwest Highway is under the jurisdiction of IDOT, while Race Avenue is a Village street.

Automobile Service Stations, with or without a convenience store, are classified as a special use within the B-2 District. Staff has researched the existing automobile service station and found no record of a Special Use Permit for an automobile service station at this location. Since the petitioner is interested in removing the auto repair portion of the site to allow expansion of the convenience store to occupy the entire building, the site must now obtain the required Special Use Permit to conform with code requirements.

The remodeled store is proposed as a BP gas station and would have a total of two employees. In conjunction with the interior remodel, the property owner is also proposing significant upgrades to the façade of the building as well as modifications to the site and parking lots.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-2, General Business District, and all “Automobile Service Stations” are classified as a special use within the B-2 District. Therefore, a Special Use Permit is required. The petitioner must demonstrate conformance to the following criteria necessary for Special Use Permit approval:

- A. That said special use is deemed necessary for the public convenience at this location.***
- B. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- C. 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 petitioner has submitted a written response to the above criteria. Staff concurs with the petitioner that the necessary standards for Special Use Permit approval have been met. The subject property has existed as a gas station for over 30 years without creating a detrimental effect on the vicinity, and its continuing use as a gas station will not be detrimental to the health, safety, morals, or general welfare of the vicinity.

The Village's Comprehensive Plan designates the future use of the subject property as “Commercial”. The proposed use is therefore consistent with the Comprehensive Plan.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on July 13th to discuss the proposed special use. The subcommittee did not identify any major issues with the preliminary proposal and encouraged the applicant to move forward.

Design Commission

The Design Commission met on July 26th to discuss the proposed exterior changes. The minutes from that meeting are attached. The Design Commission voted to approve the application subject to the following changes:

- 1. The rooftop mechanical screen shall match the tan EIFS color.
- 2. Work with Staff on the final landscape design.
- 3. The monument ground sign is approved as submitted. (note: the petitioner stated that they actually want a 14' tall ground sign, and if this change is made, then the Design Commission wants to review it)
- 4. The stone base on the front of the building shall be continued to the edge of the wing wall.

Site Plan

The current site is not well maintained and is in a deteriorated state. The parking lot is not striped and miscellaneous automobiles are stored in a gravel area in the northwest corner of the site. Additionally, a 20' wide asphalt alley runs along the rear of the property, which alley was vacated in 2005. Half of the alley was transferred to the subject property, the other half was transferred to the residential property on the opposite side of the alley. The pavement in the alley is in a state of disrepair and must be

resurfaced, and the long-term plan is to remove and replace the alley with greenspace at a time when the neighboring residential property is redeveloped or when the adjacent property owner agrees to remove the pavement and install landscaping.

Through-out the review process, the petitioner has worked closely with staff in order to develop an appropriate site plan. The current iteration of the site plan reflects these efforts and represents an improvement over the existing facility. The petitioner has proposed the addition of landscape beds and the removal of the gravel area in the northwest corner of the site (to be replaced with landscaping and sod), which will help to improve the appearance of the subject property. Additionally, there are deteriorating pavement areas in the rear of the site and within the alley area that will be resurfaced in the immediate future and removed in the long-term future.

The applicant has proposed the creation of parking spaces via the re-stripping of the parking lot, which will bring the site closer into compliance with current parking regulations. Curbing has been proposed along landscape beds and along the exterior of the site. However, curbs have been proposed in areas where they are not needed, and some gaps exist in areas where they are needed (see Exhibit I attached). Therefore, as a condition of approval, staff recommends adding and removing certain curbs as shown on Exhibit I. As part of the building permit process, the applicant will be required to submit engineering plans showing the existing grade and the proposed drainage patterns to ensure compliance with all storm water management regulations.

Given the 13,500 square foot sized site, it has been challenging to add the required parking spaces while also meeting minimum drive aisle restrictions. Some drive aisles do not meet the minimum widths as required by code, and therefore certain Variations are needed to reduce the minimum drive aisle width requirements. Specifically, on the west side of the site in between the pump and the handicap parking space, the drive aisle is proposed at 18'. On the east side of the site between the edge of the parking spaces and the 4' wide landscape island, only 20' of drive aisle width is present. Finally, between the north side of the northern most spaces adjacent to the gasoline pumps and the building there is only 17' of drive aisle width. Staff is supportive of these variations as they allow for the addition of striped parking areas including a newly added handicap parking space, the addition of landscape beds, and the aisle width reductions are in locations that are not expected to be highly trafficked.

Staff has worked with the petitioner to come up with a plan for the vacated alley area that makes up the rear 10' of the subject property. As previously mentioned, half of the alley (10' in width) belongs to the subject property owner, and the other half of the alley (10' in width) belongs to the property owner on the opposite side of the alley. This property is a single-family house owned by the owner of Jimmy's D's District Restaurant, which abuts the subject property to the northwest. It was agreed upon by both owners that the best solution for the alley area at this time, rather than to be removed and sodded, was to be resurfaced in the areas where the pavement is deteriorating. Additionally, a 6' tall privacy fence has been proposed for much of the rear property line in-between the subject property and the alley pavement, which will provide for additional screening for the residential property to the north. A condition of approval has been added that will require the portion of the alley on the subject property and the alley approach to be removed replaced with greenspace, upon the request of the Village. The long-term plan is for this alley to be removed if/when the abutting property owner to the north desires to redevelop the property or agrees to remove the pavement, and coordination on the removal of the entire alley can be accomplished at that time.

The site has not dispensed gas for two years and it has come to the Village's attention that several violations exist from the Office of the State Fire Marshal (OSFM), which regulates gasoline fueling operations. As such, staff has recommends a condition of approval that mandates compliance with all OSFM regulations prior to building occupancy.

As part of this project, a dumpster enclosure will be constructed in the rear of the building. The gates will have a metal panel painted grey or black, and the walls of the enclosure appear to be masonry to match the walls of the building. The petitioner has verbally acknowledged that the enclosure walls will be brick to match the building, however, the enclosure materials are not noted on the plans and a condition of approval formalizing such is needed. This condition of approval has been included below.

Landscaping

The petitioner is proposing a new landscape island along Race Avenue, and has added landscaping along the side and rear of the property. However, the petitioner should intensify the plantings, especially in the landscape bed along Race Avenue and along the western and northern property lines. Staff has recommended alternate landscape materials be used that will be salt-tolerant and provide better screening. Additionally, staff has recommended additional plant units in order to intensify the landscape screen.

These recommended changes are consistent with the Design Commission approval condition requiring the applicant to work with staff on the final landscape design.

The petitioner is requesting Variation relief to waive the requirement for a landscape island at the end of each parking row. Due to the small size of the site and the need to work within the existing layout, it would be impractical to add the code required landscape islands. Therefore, staff supports the proposed variation.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Special Use Permits greater than 5,000 square feet if located along a Major or Secondary Arterial. Since the subject property contains less than 5,000 square feet of floor area, the detailed traffic study is not required. Exhibit II (attached) outlines the code required parking and the proposed parking. Based on staff evaluation, the site conforms to all parking requirements.

The petitioner had originally provided a fire truck auto turn diagram which met the standards of the Fire Department, however, the auto turn diagram should be updated to reflect the current iteration of the site plan, which shall be subject to review and approval by the Village. A condition of approval has been added to reflect this.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed Special Use, subject to the following:

1. The subject property owner must remove and sod the 10' alley and alley approach and restore the parkway and add curb in the area at a future date, upon request of the Village.
2. Prior to issuance of a building permit, the petitioner must submit a photometric plan for review and approval by the Village.
3. Prior to issuance of a certificate of occupancy, the petitioner must provide verification of compliance with all State Fire Marshal requirements.
4. As part of the building permit submittal, the petitioner should submit engineering plans showing the existing grade on the site and the proposed drainage patterns for review and approval by the Village.
5. As part of the building permit submittal, the petitioner should submit a revised fire truck turn exhibit for review and approval by the Village.
6. The petitioner shall revise the landscaping to comply with comments 1 thru 5 on the landscape review letter dated 10-21-16.
7. Dumpster enclosure shall be constructed of masonry material to match the building.
8. The curbs on the subject property shall be revised as per Exhibit I.
9. Compliance with all Design Commission conditions.

October 21, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1560

Exhibit I

Exhibit I - Curbing Details

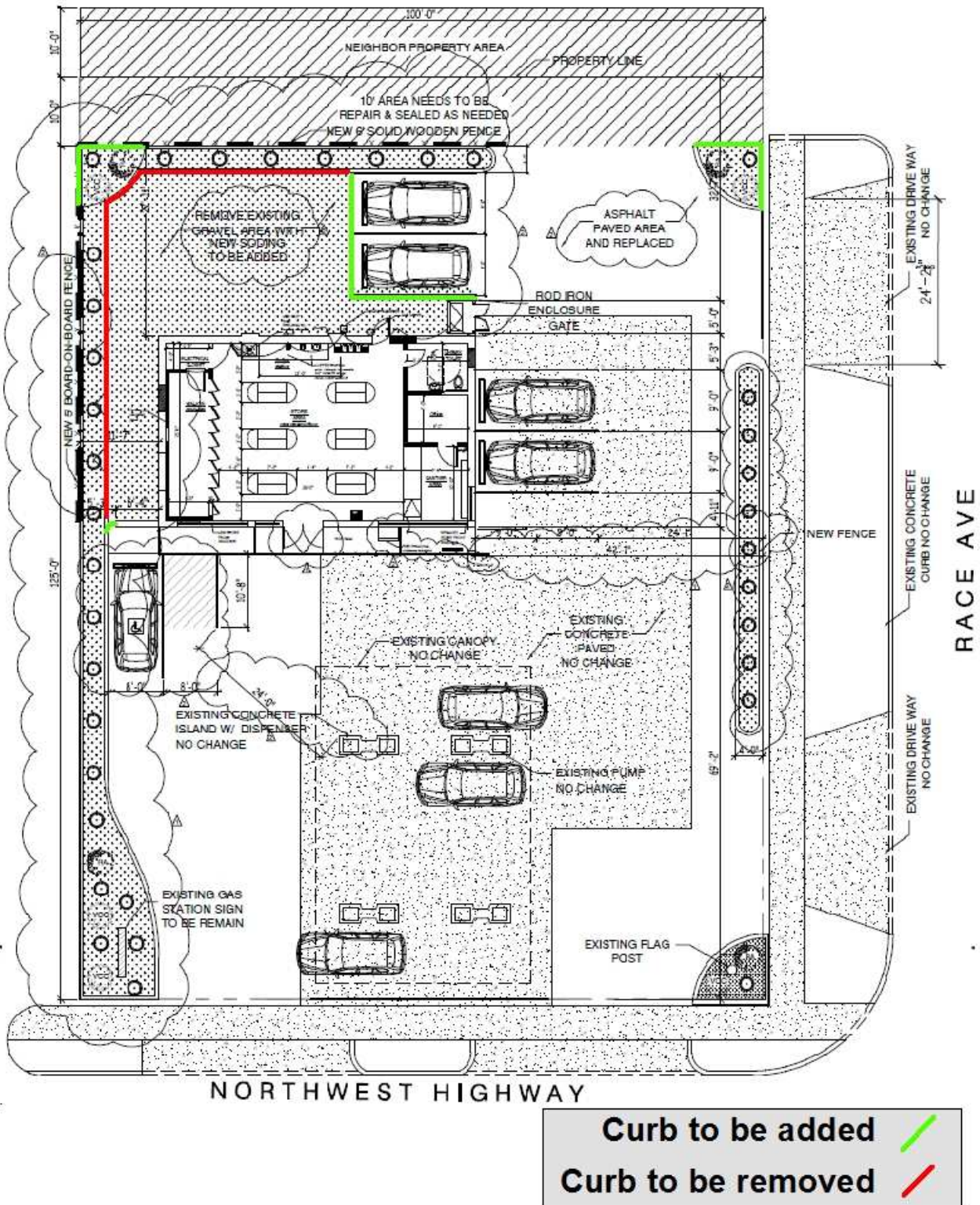


Exhibit II – Parking Analysis

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF SERVICE BAYS	PARKING REQUIREMENT	PARKING REQUIRED
1706 W. Northwest Highway	Marathon Gas Station	Retail Store	1,307	N/A	N/A	1 per 300 sq. ft.	4
		Auto Service Station	N/A	2	0	1 per employee plus 3 per service bay	2
	Total Required		1,307				6
	<i>Total Provided (includes spaces adjacent to gas pumps)</i>						13
	Surplus / (Deficit)						7

Handicap Parking Required	1
Handicap Parking Provided	1

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
OCTOBER 26, 2016, AT 7:30
P.M. in the Municipal Build-
ing, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 16-016, a Special
Use Permit to allow an
"Automobile Service Sta-
tion" and Variations from
Section 6.15-1.2(b) and Sec-
tion 11.2-8 of Chapter 28 of
the Municipal Code, on the
subject property, said prop-
erty located at 1706 W.
Northwest Highway, Arling-
ton Heights, IL. legally de-
scribed as:
LOTS 7, 8, 9, AND 10 IN
BLOCK 17 IN ARLINGTON
PARK, A SUBDIVISION OF
THE NORTH 1/2 OF THE
NORTHWEST 1/4 (EXCEPT
THE NORTH 25 FEET
THEREOF) IN SECTION
30, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN, LYING NORTH-
EASTERLY OF THE
NORTHERLY LINE OF
THE RIGHT OF WAY OF
THE CHICAGO & NORTH-
WESTERN RAILROAD
CO., IN COOK COUNTY,
ILLINOIS.
And other variations as de-
termined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
October 11, 2016 (4454328)

RECEIVED
OCT 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 11, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

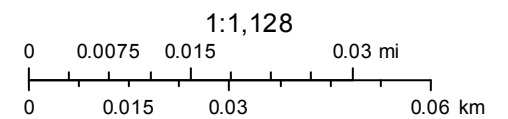
BY Laurel Baltz
Authorized Agent

Control # 4454328

1706 W Northwest Highway - Aerial



July 8, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

July 13, 2016

Project Title: Marathon Gas Station Redevelopment
Address: 1706 W. Northwest Highway
Petitioner: Stephen K. Chacko
1706 W. Northwest Highway
Arlington Heights, IL 60004

Requested Action:

- Special Use Permit to allow an Auto Service Station with Convenience Mart within the B-2 District.

Variations Required:

- None identified at this time

Attendees: Maqbool Khan, Petitioner
Raybool Patto, Petitioner
George Simoulis, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

Automobile Service Stations, with or without a convenience store, are classified as a special use within the B-2 District. Staff has researched the existing automobile service station and found no record of a Special Use Permit for an automobile service station at this location. Since the petitioner is interested in removing the auto repair portion of the site to allow expansion of the convenience store to occupy the entire building, the site must now obtain the required Special Use Permit to conform with code requirements.

The subject property is approximately 0.29 acres in size and is developed with a gas station and convenience store/auto repair business. The existing building is roughly 1,300 square feet in size and is occupied mostly by the auto repair business, with a small section of the building used as a the convenience store. Access to the site comes from two curb cuts along Northwest Highway, and two curb cuts on Race Avenue. Access along Northwest Highway is under the jurisdiction of IDOT, while Race Avenue is a Village street.

In conjunction with the interior remodel, the property owner is also proposing significant upgrades to the façade of the building as well as modifications to the site plan and parking lots. Review of the exterior building changes will appear before the Design Commission.

Meeting Discussion:

Mr. Khan stated that the property owner had recently purchased the property and would like to convert it to a BP gas station, and that BP required certain site improvements. He said that he had already met with Village staff and that they were currently proceeding through the review process for the Special Use Permit. He stated that property owner was currently out of the country, but that when he returned next week he would work to provide all documents and revisions as required by the Village. He described the existing gas station as a depressed property in need of an upgrade

Mr. Simoulis stated that the existing Marathon Gas Station had two service bays, but that the proposed BP gas station

MARATHON GAS STATION REDEVELOPMENT - TEMP FILE 1560

would convert those bays into additional floor area for the convenience store.

Commissioner Green asked if this was the same property that had exterior U-Haul trailers stored on it a few years ago, but then clarified that this was a different gas station. He stated that the gas station with the U-Haul trailers created a lot of problems for the neighbors and that he was glad that this gas station was a different one.

Commissioner Sigalos asked if the gas station was currently a Marathon but is proposed to be a BP.

Mr. Khan confirmed that it was an existing Marathon gas station that would be converted to a BP gas station.

Mr. Khan showed plans that depicted the existing gas station and the proposed gas station and stated that the existing gas station did not have a Special Use Permit and that the property owner was submitting for the necessary Special Use Permit approval.

Mr. Hubbard explained that staff had researched the zoning approvals for the subject property and found no record of a Special Use Permit ever being granted to allow the gas station use. He said that the property was located in the B-2 District and all auto service stations were required to have a Special Use Permit in the B-2 District. He stated that due to the fact that the applicant has proposed the removal of the service bays and their incorporation into the convenience store, a Special Use Permit was required. He mentioned that the existing gas pumps were no longer being used, but that they would be re-opened when the BP opened for business.

Mr. Hubbard agreed that the property needed to be upgraded and stated that there was deteriorated pavement, gravel, and a vacated alley in the rear, which alley was also in a state of disrepair. He explained that the site plan and Plat of Survey submitted by the petitioner did not reflect the vacated alley area as included within the property, and that a portion of the vacated alley was part of the gas station property. He stated that staff has asked the petitioner to revise the Plat and site plan to reflect the inclusion of the vacated alley, and that petitioner should come up with a plan for the alley area as it was in a state of disrepair. He encouraged the petitioner to meet with the property owner on the other side of the alley to determine what their needs and vision for the alley area was, which would help the petitioner to determine what an appropriate plan for this alley area could be. He said that the alley may need to be completely removed and replaced with landscaping, or the alley might just need to be resurfaced, but that ultimately the petitioner and abutting property owner should come to an agreement as to what would be most appropriate for this alley area.

Mr. Hubbard stated that staff had identified additional concerns with the site plan regarding landscaping, site design, drive aisle width, parking, and the potential closure of a driveway along Race Street which would allow for additional parking areas and landscaping. He said that staff is supportive of the gas station and convenience store use at this location, but that the applicant had to solve some of the site issues as they moved forward through the process.

Commissioner Sigalos referenced a document that showed a vacated alley that had been converted to grass. He said he liked the look of the grass in the vacated alley. He asked if the petitioner would be tearing down the existing building and constructing a new building, or if he would convert the existing building and service bays into the new BP.

Mr. Khan responded that the existing building would be converted into the BP.

Commissioner Cherwin said he liked the idea of an upgrade to the site and thought that the proposed use was appropriate in this location. He said he was generally supportive and that he thought the issues raised by staff were reasonable. He asked if the petitioner was willing to make the requested changes and upgrades as outlined by staff.

Mr. Khan nodded "yes".

Commissioner Cherwin asked if new pumps or gas tanks would be installed.

Mr. Khan responded that the pumps, tanks, and canopy were around six years old and in good condition to be

MARATHON GAS STATION REDEVELOPMENT - TEMP FILE 1560

reutilized. He stated that the building and remaining portions of the site were the area's most in need of an upgrade.

Commissioner Sigalos asked if the petitioner was OK with closing a driveway entrance along Race Street.

Mr. Khan responded that the property owner, when he returns to the country, would make that determination. He said that this decision, along with a decision about what to do with the vacated alley, was a major decision that the property owner would have to decide.

Discussion ensued regarding the ownership of the alley area.

Mr. Hubbard clarified that the alley had been vacated and that half of the alley belonged to the gas station and the other half of the alley belonged to the neighboring residential property to the north.

Mr. Khan acknowledged that the alley was in bad shape and in need of repairs.

Mr. Simoulis stated that the side of the alley abutting the gas station was about 12 to 16 inches higher than the side abutting the residential property, and that they were exploring the option of purchasing the portion of the alley abutting the residential property to incorporate it into their development.

Commissioner Green stated that he thought an upgrade to the gas station would be a great improvement. He mentioned that the neighbors would be notified during the public hearing process and were likely to come to the Plan Commission meeting, so the nicer the improvements are, the less likely it would be that the neighbors would take issue with the development. He stated that he thought the petitioner should move forward with the project.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised the petitioner to move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Marathon Gas Station
Project Address: 1706 W. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: July 20, 2016

PETITION INFORMATION:

DC Number: 16-084
Petitioner Name: Stephen Chakko
Petitioner Address: 1706 W. Northwest Highway
Arlington Heights, IL 60005
Meeting Date: July 26, 2016

Requested Action(s):

1. Approval of the proposed architectural design for the renovation of an existing gas station building and site.

ANALYSIS:

Summary

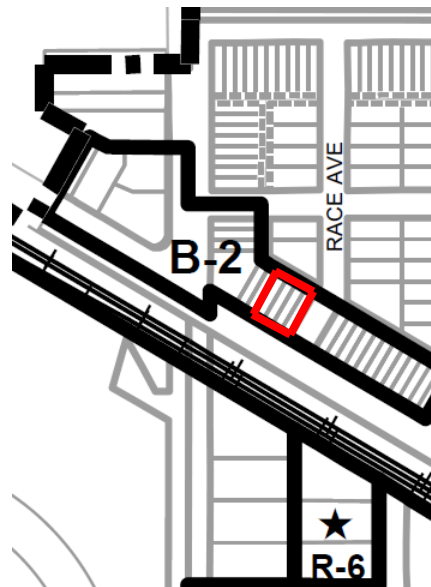
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing a complete renovation of an existing Marathon gas station building and site. Two existing mechanic bays are proposed to be converted to an indoor food mart, and the exterior of the existing building will receive a complete makeover. The existing fuel pumps and canopy will remain, and will be converted from the "Marathon" brand to "BP" branding. The site will be improved with additional parking spaces, landscaping, and a new ground sign. This project does require review by the Plan Commission and approval by the Village Board as a Special Use.

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-2, General Business District	Marathon Service Station	Commercial
North	R-3, One Family Dwelling District	Single Family Residence	Single Family Detached
South	B-3, General Service, Wholesale and Motor Vehicle District	Multi-Tenant Retail	Commercial
East	B-2, General Business District	Multi-Tenant Retail	Commercial
West	B-2, General Business District	Jimmy D's Restaurant	Commercial

Architectural Design:

The brick on the existing building is currently painted white. The petitioner is proposing to remove the paint to expose the existing reddish brick color, and the brick will be repaired and tuckpointed as needed. The existing mechanic's bay doors will be infilled with new clear anodized aluminum storefronts. A limestone base and new EIFS parapet wall completes the design. Overall, the proposed makeover will be a very nice improvement to the existing building, and the design fits well with the "BP" rebranding of the existing fuel pumps and canopy.

Mechanical and Dumpster Screening:

One new mechanical unit on the roof will be screened with a 4-sided screen system attached to the unit. It is recommended that the color of the mechanical screen be tan to match the EIFS wall color.

The trash area is located behind the building and will be screened with a wood fence and metal gates.

Landscaping:

New landscaping is proposed throughout the site, and a detailed review of the landscaping is being conducted by Staff and the Plan Commission for compliance with the landscaping code requirements, including: the lack of landscaped parking islands, screening along the roads, and improved screening between the residential property to the north.

Signage:

Signage is not included in this review, but it should be noted that the proposed monument ground sign is located within the 12-foot visibility triangle. The location of the ground sign will need to be adjusted to maintain a clear view from the driveway. It is recommended that the new sign be required to be a monument style sign (instead of pole mounted) as illustrated on the renderings.

All new signage is required to comply with Chapter 30, Sign Code, and separate sign permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for renovations to the *Marathon Gas Station* located at 1706 W. Northwest Highway. This recommendation is subject to compliance with the plans received on 7/15/16, color renderings received 7/8/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. A requirement that the color of the rooftop mechanical unit screen be a tan color to match the EIFS parapet wall.
2. A requirement that the ground sign be a monument style sign as illustrated on the renderings.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use

issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

4. All signage must meet code, Chapter 30.

____ July 20, 2016

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-084

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 26, 2016

Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
Jonathan Kubow
John Fitzgerald

Members Absent: None

Also Present: Maqbool Khan & George Simoulis for *Marathon Gas Station*
Stephen Chakko, Owner of *Marathon Gas Station*
Norm Hassinger for *634 S. Burton Pl.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 28, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF JUNE 28, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM JULY 12, 2016

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JULY 12, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEW

DC#16-084 – Marathon Gas Station – 1706 W. Northwest Highway.

Maqbool Khan and George Simoulis, representing the design team, and Stephen Chakko, the property owner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation of an existing Marathon Gas Station building and site. Two existing mechanic bays are proposed to be converted to an indoor food mart and the exterior of the building will receive a complete makeover. The existing fuel pumps and canopy will remain; however, they will be re-branded and converted from Marathon to BP branding. The site will be improved with additional parking spaces for the food mart, new landscaping, and a new ground sign. This project does require review by the Plan Commission and approval by the Village Board as a Special Use.

With regards to the architectural design, the existing brick on the building is painted white. The petitioner is proposing to remove the paint to expose the existing reddish brick color, and repair and tuckpoint the brick as needed. The existing mechanic bay doors will be infilled with new clear anodized aluminum storefronts. A limestone base and new EIFS parapet wall completes the design. Overall, the proposed makeover will be a very nice improvement to the existing building, and the design fits well with the “BP” rebranding of the existing fuel pumps and canopy.

One new mechanical unit on the roof will be screened with a 4-sided screen system attached to the unit. It is recommended that the color of the mechanical screen be tan to match the EIFS wall color. The trash area is located behind the building and will be screened with a wood fence and metal gates. New landscaping is proposed throughout the site, and a detailed review of the landscaping is being conducted by Staff and the Plan Commission for compliance with the landscaping code requirements, including: the lack of landscaped parking islands, screening along the roads, and improved screening between the residential property to the north.

Signage is not included in this review, but it should be noted that the proposed monument ground sign is located within the 12-foot visibility triangle. The location of the ground sign will need to be adjusted to maintain a clear view from the driveway. It is recommended that the new sign be required to be a monument style sign (instead of pole mounted) as illustrated on the renderings. All new signage is required to comply with Chapter 30, Sign Code, and separate sign permits are required for all signage.

Staff recommends approval of the design with a requirement that the color of rooftop mechanical screen be a tan color to match the EIFS parapet wall, and a requirement that the ground sign be a monument style sign as illustrated on the renderings.

Mr. Kahn stated that re-branding of the existing gas station to “BP” will result in some renovations to the interior and exterior of the existing building. They are also working with Planning Staff with regards to the Plan Commission process.

Commissioner Kubow felt the proposed renovations were nice and he agreed with the requirements in the Staff report. He had no further comments.

Commissioner Fitzgerald agreed with the comments already said. In addition, he was concerned about the lack of landscaping, with only 4 shrubs and 17 perennials currently being proposed for the entire site. When landscaping is being discussed with Staff during the Plan Commission process, he encouraged additional landscaping to help soften the side wall of the building. Chair Eckhardt asked why the project did not include a fully developed landscape plan for Design commission review. Mr. Hautzinger replied that Staff is currently working with the petitioner on landscaping for this site, with encouragement to add plantings along the property line to screen the adjacent paved

area. Staff felt the landscaping was close to completion at this time. Commissioner Fitzgerald was in favor of allowing Staff to review final landscaping for the project.

Chair Eckhardt asked about the purpose of the wing wall on the front elevation, and Mr. Khan replied that it is an existing wall. Chair Eckhardt liked the design and asked Staff to advise the commissioners of any landscape issues that might arise with the project. He also asked that the motion include comments from Staff about the monument sign.

Mr. Chakko asked if the existing ground sign could be raised 2-feet higher because of visibility concerns from Northwest Highway. He explained that the existing ground sign is approximately 8 to 10-feet tall, and other BP ground signs are around 14-feet tall. Commissioner Kubow somewhat agreed that a 6-foot monument sign would not do much for west to east visibility. Mr. Hautzinger explained that 6-feet is the dimension in the sign code that differentiates between a monument style sign and a pole sign. A 6-foot monument sign has no setback requirement, as opposed to a taller ground sign that must be set back a minimum of 3-feet, and in this case the sign must be set back further due to the visibility at the driveway. Chair Eckhardt agreed that a 6-foot monument sign could be difficult to see. Commissioner Fitzgerald preferred a 6-foot monument sign, which he felt would have adequate visibility. He also said that the colors indicate what the station is, there are colors and a logo on the canopy, and there is signage on the building. Mr. Chakko explained that gas prices will be posted on the ground sign and BP signs also have an electronic message reader, with their smallest sign 12 or 14-feet tall. Chair Eckhardt pointed out the option of a variation if a taller sign is wanted by the petitioner. Commissioner Fasolo felt the ground sign should be no taller than what currently exists.

Mr. Hautzinger clarified that the intent was that the petitioner not return to the Design Commission for signage review. Signage is not typically part of a commercial redevelopment review because often the signage designs are not fully developed at the time of the review. Any and all signage will require a sign permit application and review by Staff for code compliance. He also reiterated Staff's recommendation to require a monument style ground sign as illustrated on the rendering, and that can be conditioned for the design to be approved by Staff.

Chair Eckhardt asked for discussion on the concept that Staff presented with regards to signage. Commissioner Kubow preferred to hear the petitioners' response first. Commissioner Fasolo felt no need for the petitioner to come back with signage as long as it met code and no larger than the existing ground sign. After seeing photos provided by the petitioner, Commissioner Fitzgerald felt the existing sign was big and fully visible; a taller sign was not necessary because the existing sign could be read clearly. He was not comfortable with saying that a new ground sign could be as tall as the existing sign without verification of the height. It was pointed out that the shrubs located near the base of the existing ground sign were on the adjacent property. Chair Eckhardt was inclined to allow a slightly larger sign than shown on the rendering; the existing ground sign looked a little tall; and he felt that 8-feet was an appropriate height.

Commissioner Kubow felt it was unnecessary to make the petitioner come back with signage; Staff has already recommended that a 6-foot monument style sign be required. Chair Eckhardt pointed out that code allows a 16-foot tall ground sign, which he could not support. Mr. Chakko reiterated that other BP ground signs are 14-feet tall and include an electronic reader board, which will be difficult to see from the street if the sign is not at least 14-feet tall. Mr. Hautzinger explained that an electronic message board sign is not allowed; only the electronic LED price is allowed on the ground sign.

Chair Eckhardt wanted the petitioner to be required to come back with signage since they did not know the type of sign they want at this time, and they have no images to present tonight. He added that the commissioners have typically been tough on petitioners regarding signs, and he did not want to put this responsibility on Staff. That being said, Commissioner Fitzgerald felt that the monument sign being shown in the rendering was a beautiful sign, with stone at the bottom that picks up the wainscoting on the building, which he preferred over a big, tall ground sign. Commissioner Kubow agreed. Chair Eckhardt clarified that the commissioners like the existing ground sign,

although they understand the petitioner wants something taller. He encouraged the petitioner to come back for review of the signage once they know exactly what they want.

Mr. Khan said that they would meet with BP to discuss signage and come back for further review of signage.

Commissioner Fasolo asked if the green color on the canopy and on the building were different, and Mr. Kahn replied that they will be the same color, which is a standard color for BP. Commissioner Fasolo felt that the louvers above the entry door should be painted the same green color to help them disappear, and the stone at the base of the building should continue across the wing wall. Mr. Chakko replied that the panels above the door are not louvers; they are a standard BP design element that matches the color in the center of the BP logo on the canopy. Commissioner Fasolo agreed with all of the requirements in the Staff report.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger suggested a motion for approval of the overall project tonight, with a requirement that the petitioner return for review of the ground sign, so the entire project is not held up because of the sign. Commissioner Fitzgerald pointed out the existing tree on the adjacent Jimmy D's property that would block a taller ground sign; therefore, a lower ground sign might be beneficial.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR RENOVATIONS TO THE MARATHON GAS STATION LOCATED AT 1706 W. NORTHWEST HIGHWAY. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 7/15/16, COLOR RENDERINGS RECEIVED 7/8/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

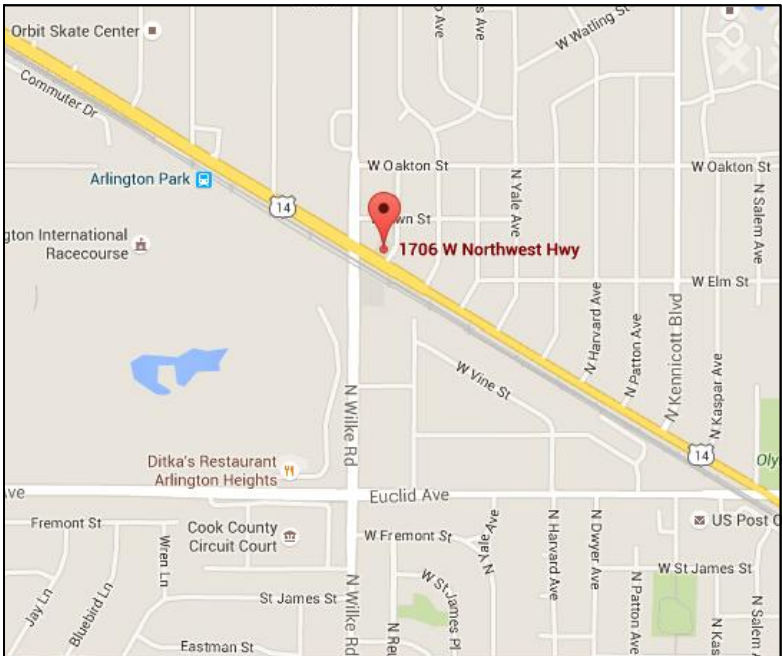
1. A REQUIREMENT THAT THE COLOR OF THE ROOFTOP MECHANICAL UNIT SCREEN BE A TAN COLOR TO MATCH THE EIFS PARAPET WALL.
2. A REQUIREMENT TO WORK WITH STAFF ON THE FINAL LANDSCAPE PLAN.
3. THE MONUMENT GROUND SIGN IS APPROVED AS SUBMITTED, AND IF THE PETITIONER WANTS A TALLER OR DIFFERENT GROUND SIGN, THEN IT SHOULD COME BACK FOR DESIGN COMMISSION REVIEW.
4. A REQUIREMENT THAT THE STONE BASE ON THE FRONT OF THE BUILDING BE CONTINUED TO THE EDGE OF THE WING WALL.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

KUBOW, AYE; FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ENGINEERING SURVEY
TOPOGRAPHY
BOUNDARY
ALTA & MORTGAGE
CONDOMINIUM

WAYLS SURVEY LTD. ALTA/ACSM LAND TITLE SURVEY OF

10846 SOUTH HALSTED STREET
CHICAGO, IL 60628
TEL: (773) 253-8539
CELL: (708) 785-1985
FAX: (773) 253-8271
WAYLSURVEY@YAHOO.COM

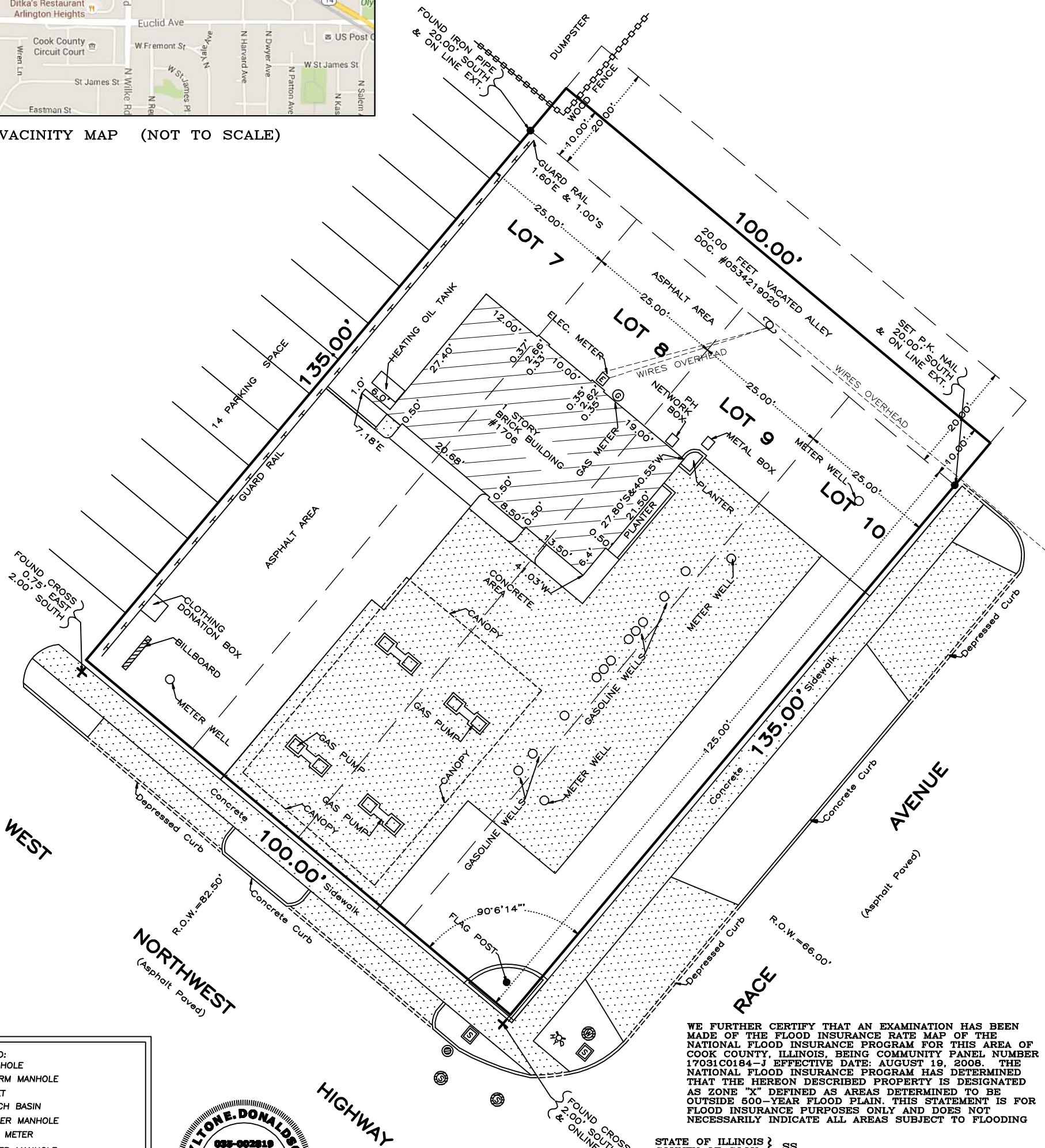


VACINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION:
LOTS 7, 8, 9 AND 10 IN BLOCK 17 IN ARLINGTON PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 25 FEET THEREOF) IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERLY RAILROAD IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1706 WEST NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, ILLINOIS.

NORTH



WE FURTHER CERTIFY THAT AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF COOK COUNTY, ILLINOIS, BEING COMMUNITY PANEL NUMBER 17031C0184-J EFFECTIVE DATE: AUGUST 19, 2008. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE HEREON DESCRIBED PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 21 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON: JUNE 5, 2016
DATE OF PLAT OR MAP: JUNE 6, 2016

SIGNATURE:		REVISED
		08-23-2016
PROFESSIONAL LAND SURVEYOR NO. 0035-002819 MY LICENSE EXPIRES 11/30/2016.		



EXPIRES: 11/30/2016

FIELDWORK: JA & LISA
CAD: JJ

ORDER NO. 2016-04-53
SCALE: 1 INCH = 20 FEET
DATE: JUNE 06, 2016
ORDERED BY: SHAFEEQ KHAN

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

Project Narrative

Ref: Existing gas station with retail store (Renovation)
1706 West Northwest Hwy, Arlington heights, IL
03-30-108-007 to 009-0000

- 1- Existing gas station with 4 fueling pumps with canopy no change only signage convert from Marathon to BP
- 2- Existing retail C store area Interior and exterior renovation with new trash enclosure spots as per plans at
- 3- Landscaping and parking upgrade as per plans

The proposed remodeling will comply with building dept. regulations and conditions of the Village of Arlington Heights.

If you need additional information please contact the Owner.


Owner Stephen K. Chacko

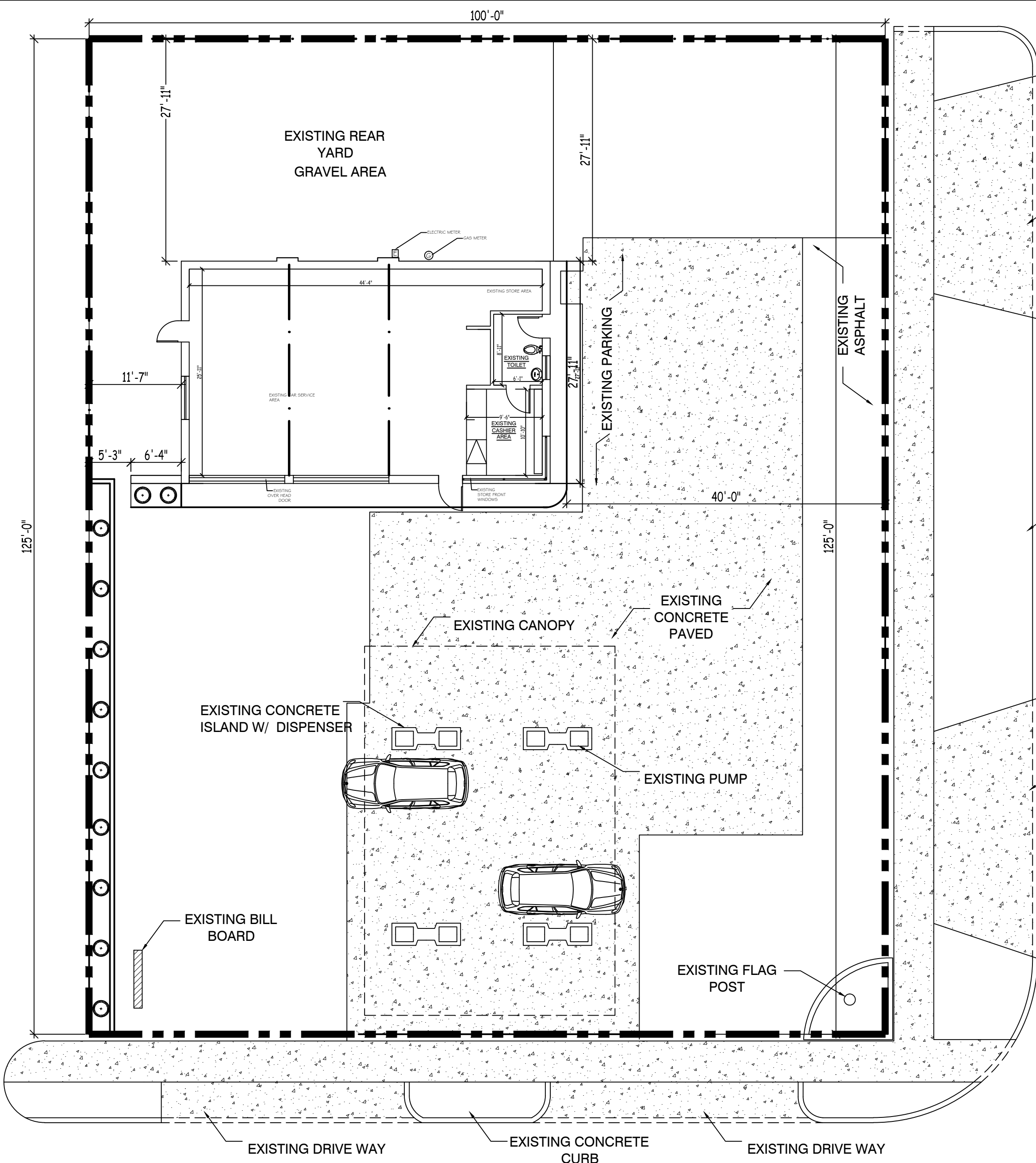
Real-estate Arlington Heights, Inc.

Ref: 1706 West Northwest Hwy, Arlington heights, IL
03-30-108-007 to 009-0000

A Special Use is required for Gas Stations in Arlington Heights. The Existing Gas Station has never had a Special Use Permit. Since the Station is to be remodeled it is required to meet the Present Special Use Requirements. The remodeling of this facility in no way has or is a detriment to the general welfare of persons living in or working in its vicinity.

The proposed remodeling will comply with regulations and conditions of the Village of Arlington Heights. If you need additional information please contact the Owner.


Owner / Stephen K. Chacko

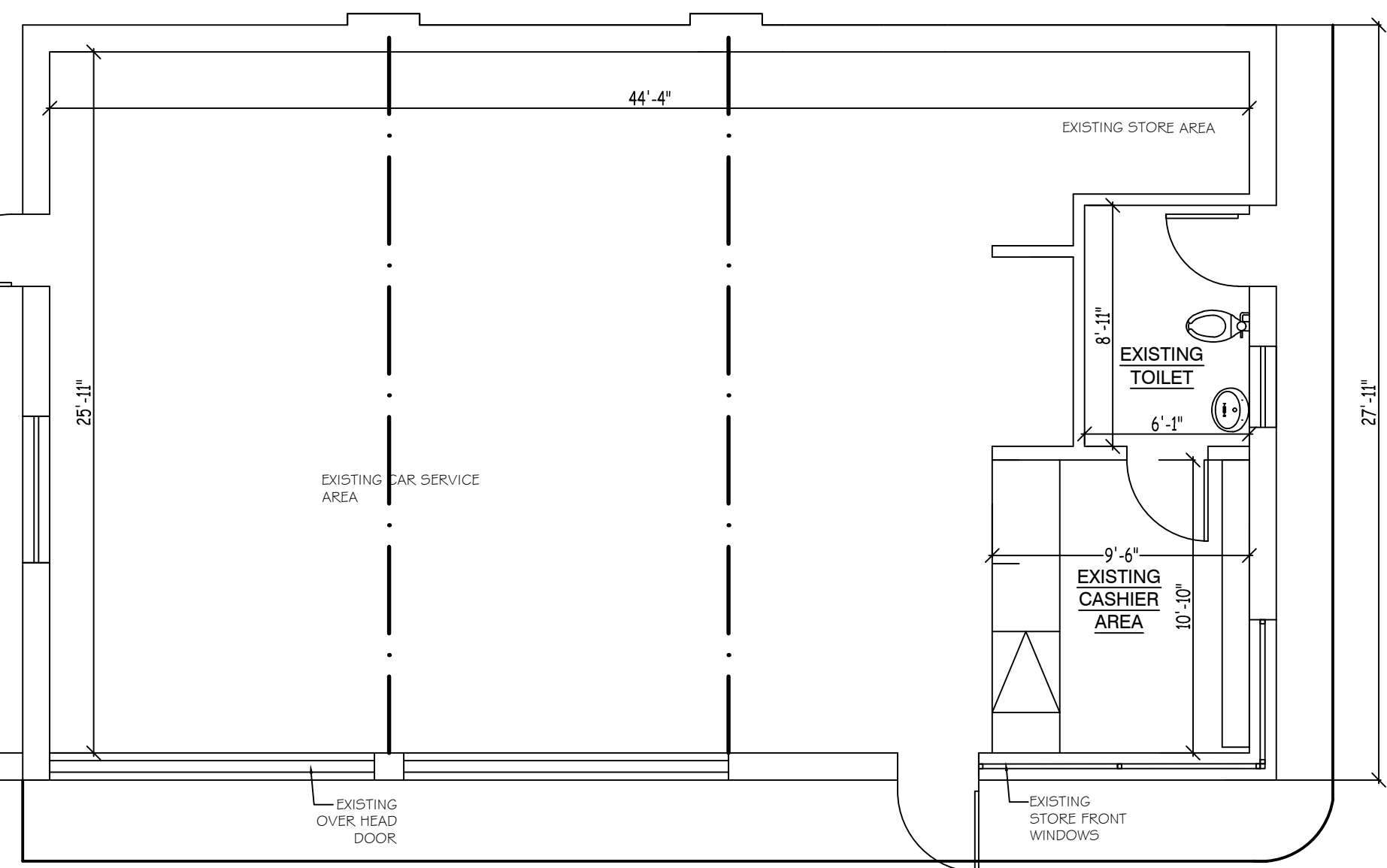


EXISTING DRIVE WAY

EXISTING CONCRETE CURB

RACE AVE

EXISTING DRIVE WAY



EXISTING FLOOR PLAN

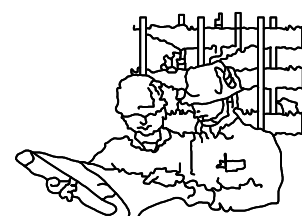
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EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

NORTHWEST HIGHWAY

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www.adc-corp.com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
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1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

EXISTING SITE & FLOOR
PLAN

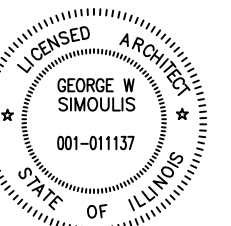
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DATE 07-06-2016

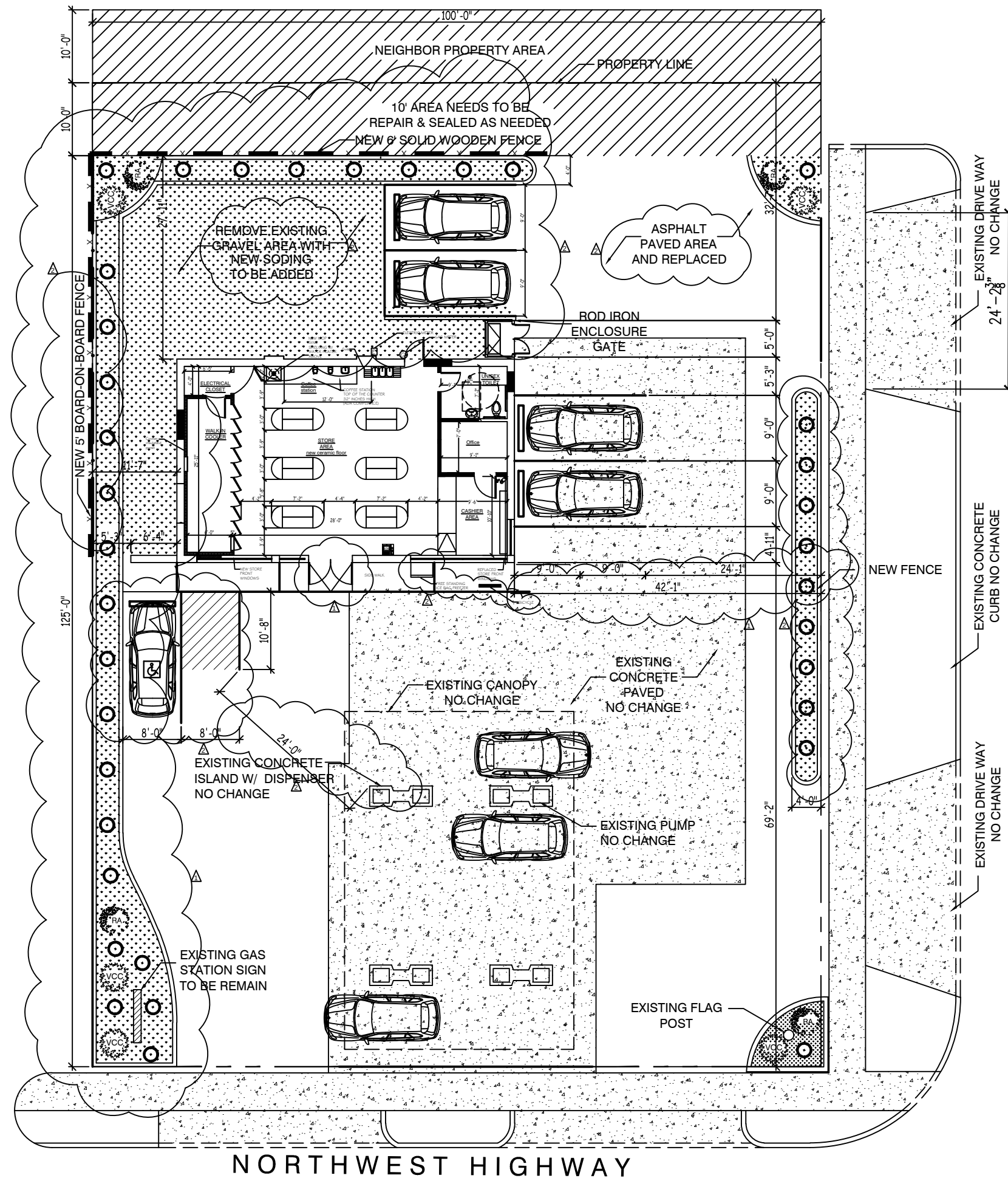
OWNER:

ARCHITECT
GEORGE SIMOULIS

SCALE
AS SHOWN

DRG.NO. A1

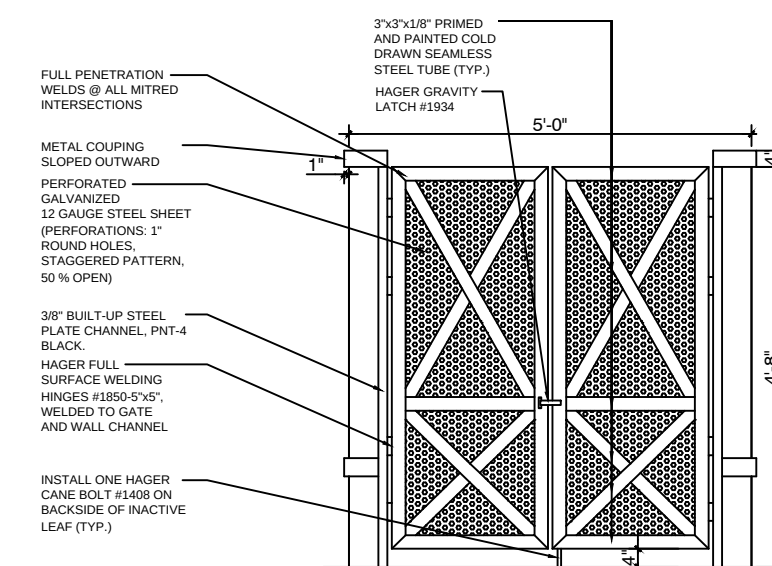




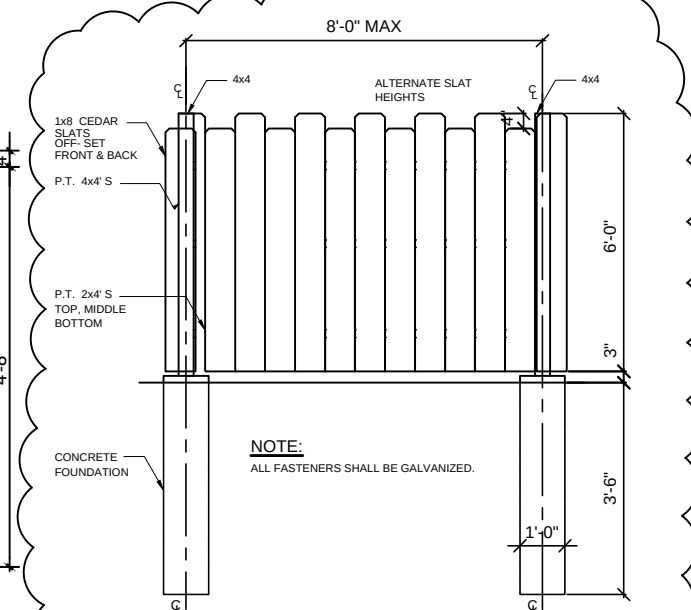
LANDSCAPE LEGEND:

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	ABOUT 36	WOODLAND STONECROP	SEDUM TERNATUM	less than 12" in height	WHITE FLOWERS (APRIL-MAY)
	4	ALPINE CURRANT	RIBES ALPINUM	30" HGT.	36" O.C.
	5	DWARF KOREANSPICE VIBURNUM	VIBURNUM CARLESSI COMPACTUM	30" HGT.	36" O.C.
		GRASS AREA			

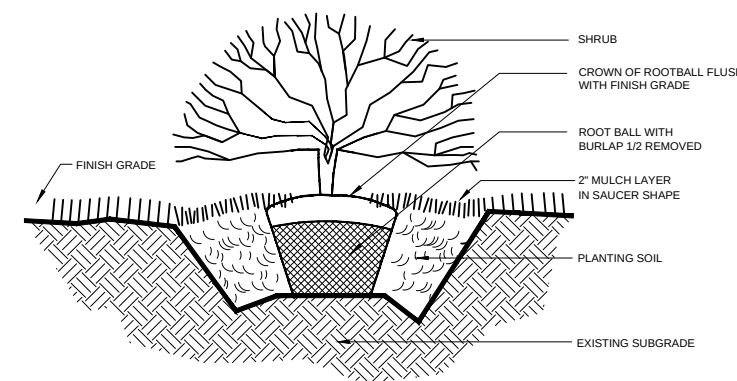
RACE AVE



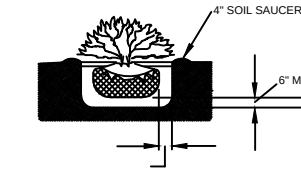
1 ELEVATION - PROPOSED TRASH ENCLOSURE WITH GATES
N.T.S.



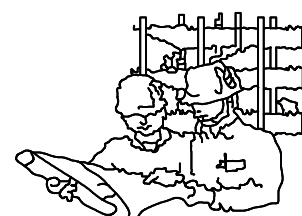
2 NEW FENCE DETAIL TYPICAL
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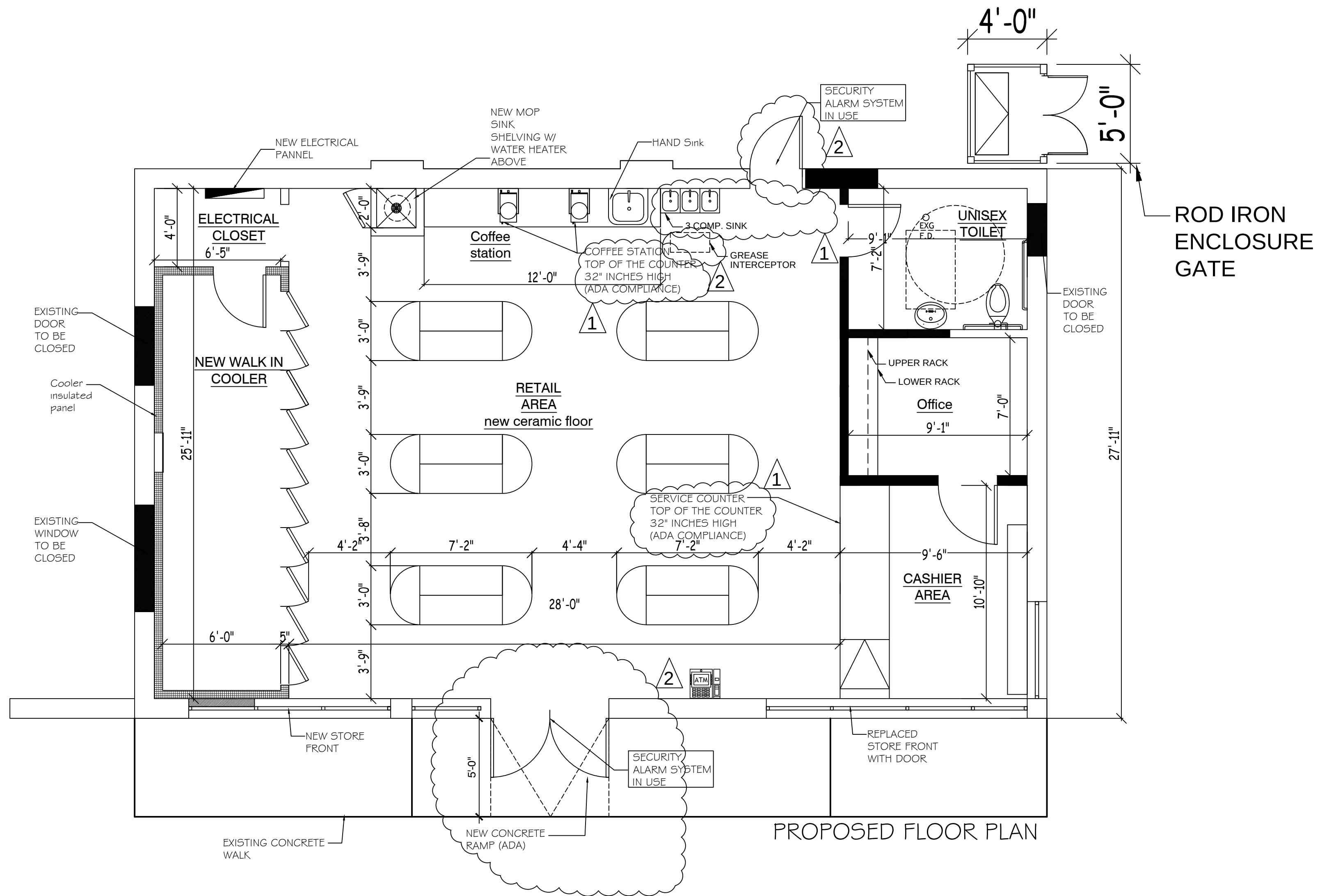


3 SHRUB DETAIL
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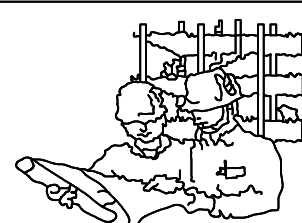


4 SHRUB DETAIL
N.T.S.





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 www.adc-corp.com; maqbool7300@yahoo.com
 2704 West Peterson Avenue, Chicago, IL 60659
 773 381 7300; 773 297 1938



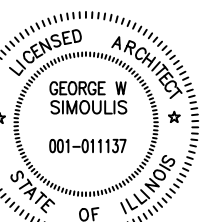
1706 W. NORTHWEST HIGHWAY
 ARLINGTON HEIGHTS

RENOVATION ON EXISTING
 GAS STATION
 PROPOSED FLOOR PLAN

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 DATE 07-06-2016
 REVISION-1 08-09-2016
 REVISION-2 10-14-2016

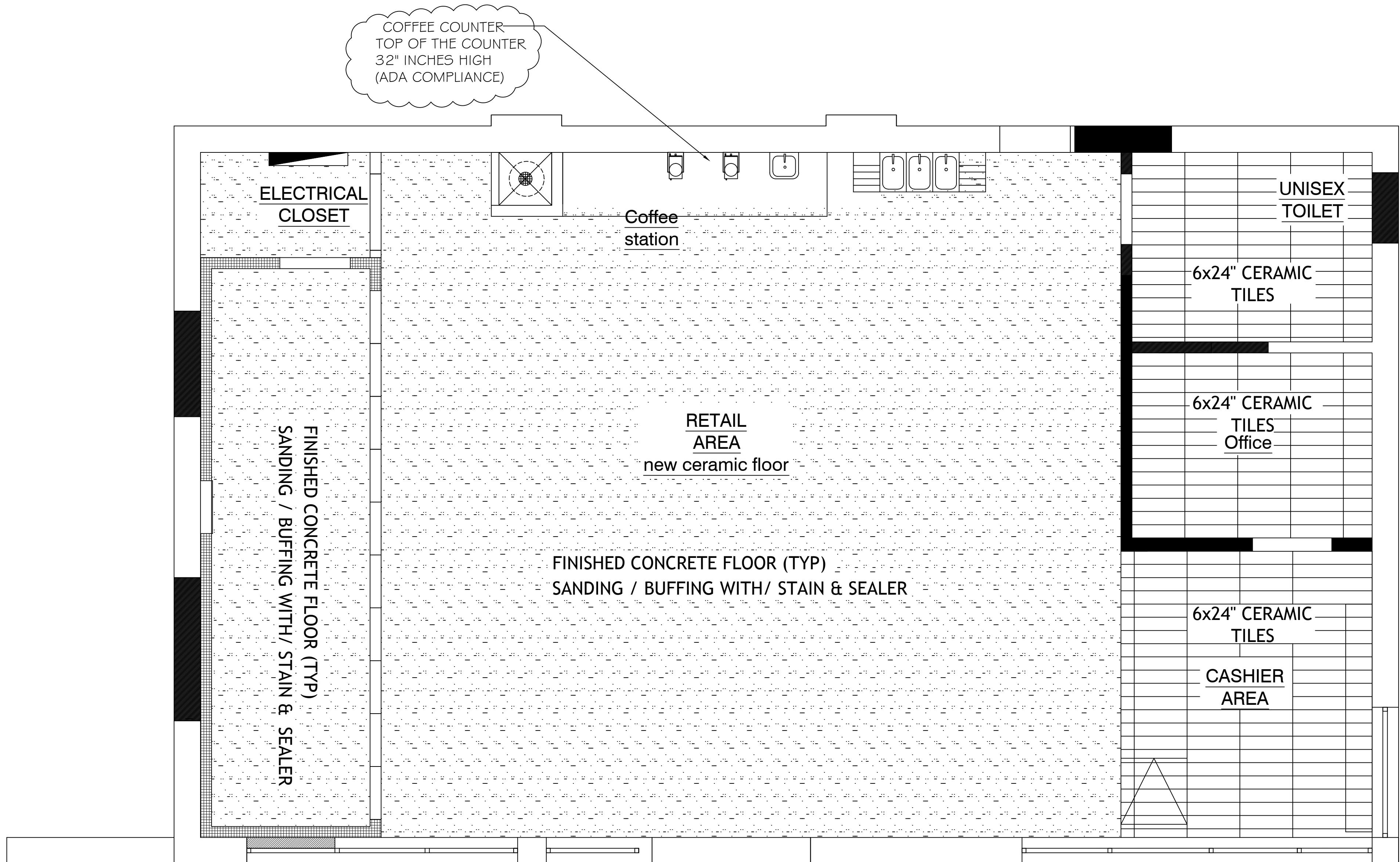
OWNER:

ARCHITECT
 GEORGE SIMOULIS

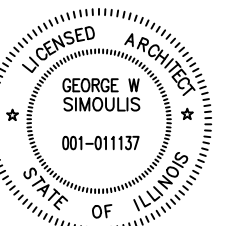


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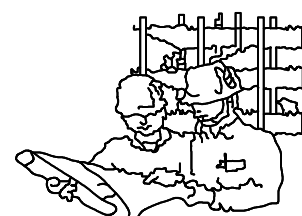
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PROPOSED TILES LAYOUT



ADC AMERICAN DEVELOPERS CORPORATION
ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
www.adc-corp.com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
773 381 7300; 773 297 1938



1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

RENOVATION ON EXISTING
GAS STATION
FINISH FLOOR PLAN

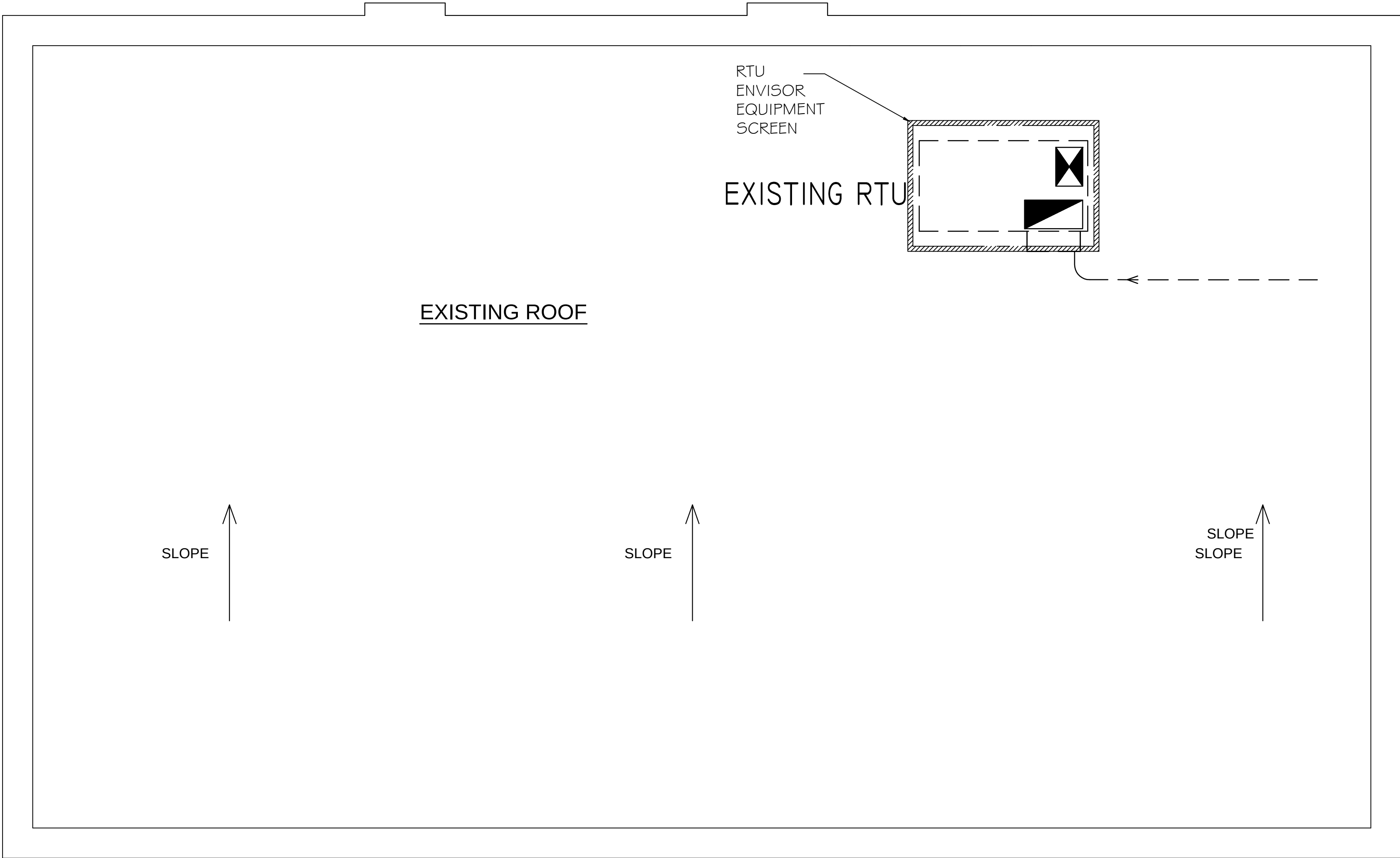
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REVISION-1 08-09-2016
REVISION-2 10-14-2016

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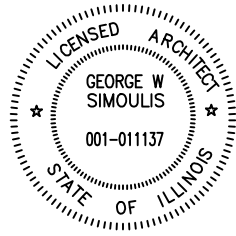
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GEORGE SIMOULIS

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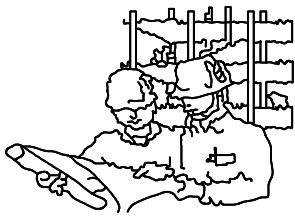
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PROPOSED ROOF PLAN



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DEVELOPERS
CORPORATION
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www.adc-corp.com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
773 381 7300; 773 297 1938



1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

RENOVATION ON EXISTING
GAS STATION
PROPOSED ROOF PLAN

DRAWN BY IM
DATE 07-06-2016
REVISION-1 08-09-2016
REVISION-2 10-14-2016

OWNER:

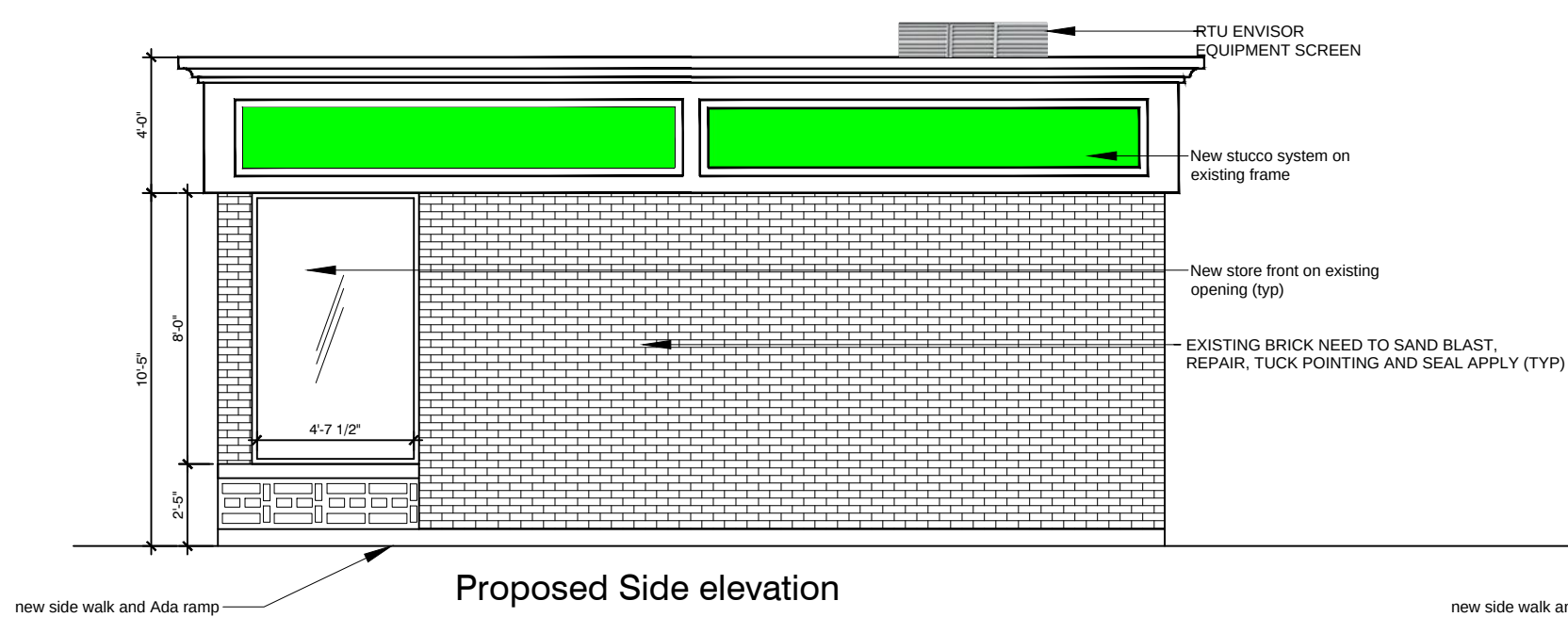
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GEORGE SIMOULIS

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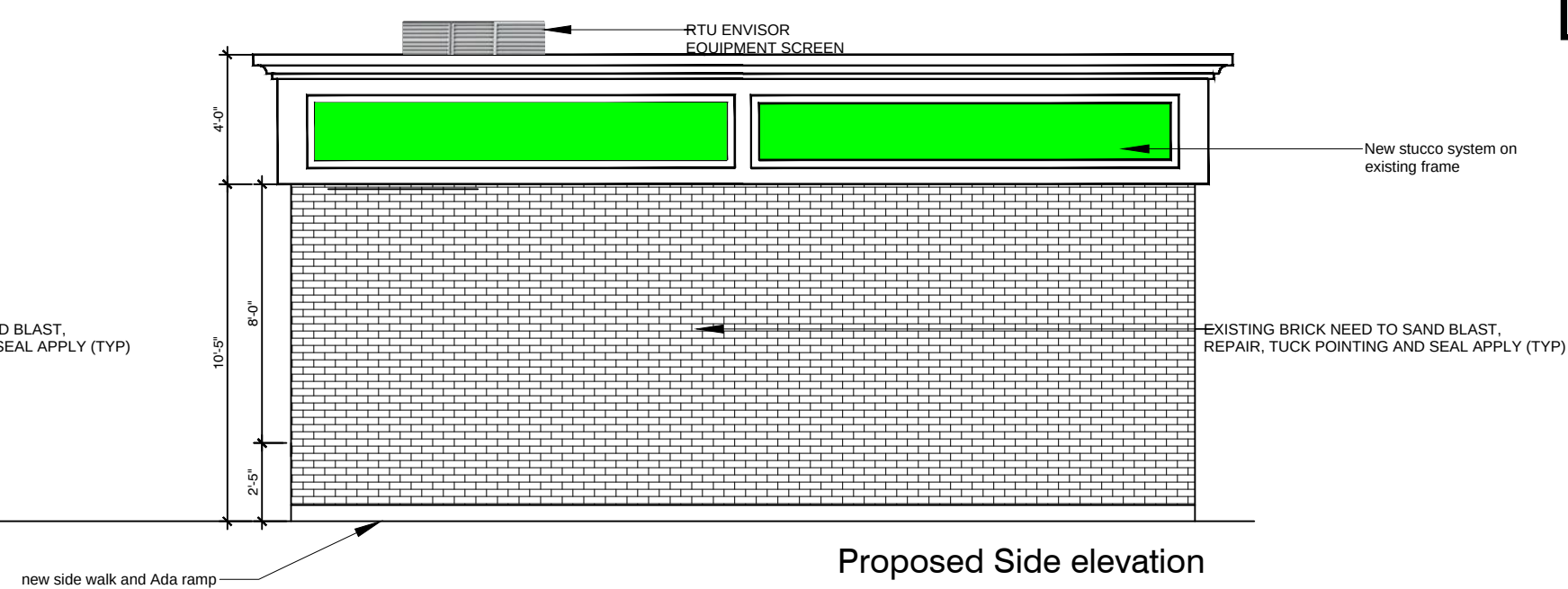
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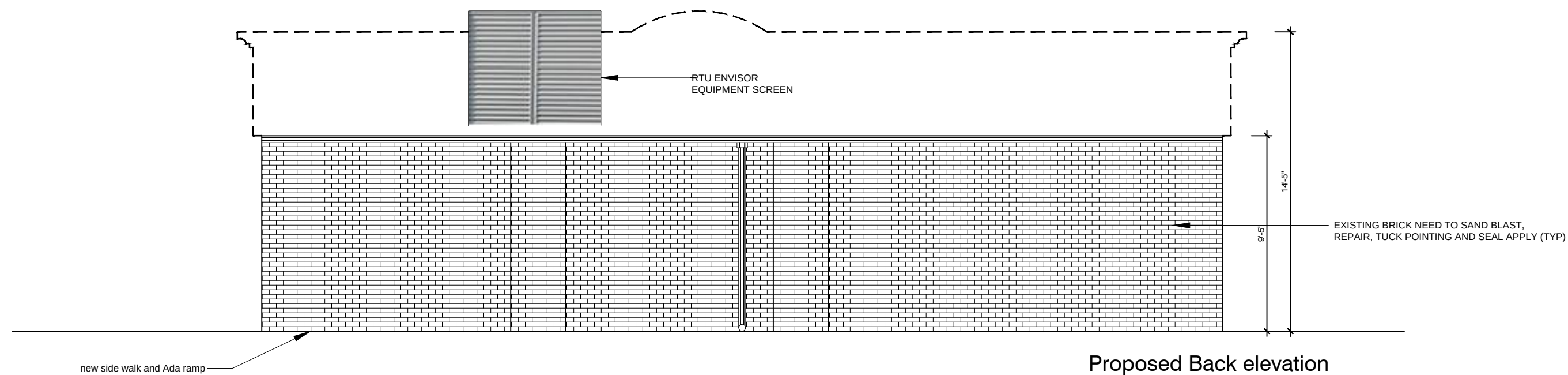
Proposed Front elevation



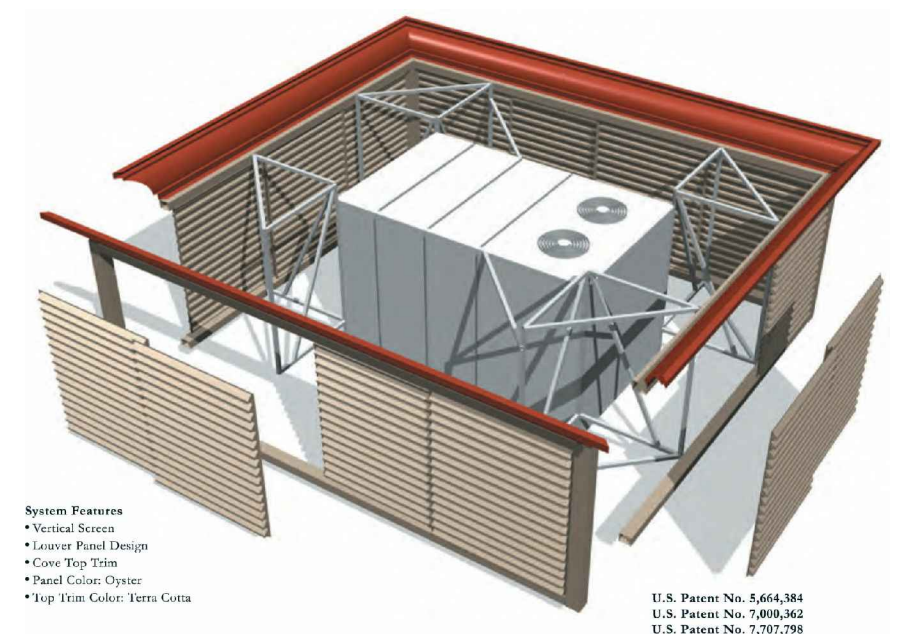
Proposed Side elevation



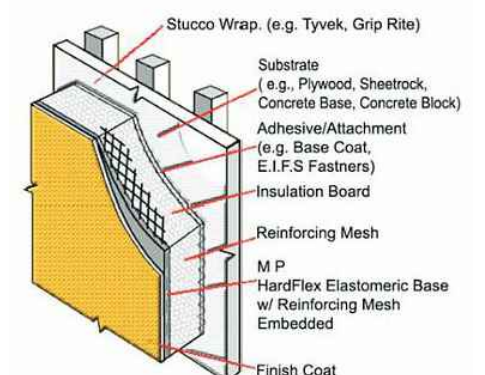
Proposed Side elevation



Proposed Back elevation

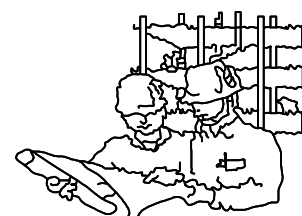


RTU ENVISOR EQUIPMENT DETAIL



Stucco Detail

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DEVELOPERS
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www.adc-corp.com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
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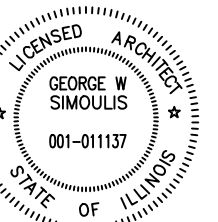
1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

RENOVATION ON EXISTING
GAS STATION
PROPOSED ELEVATIONS

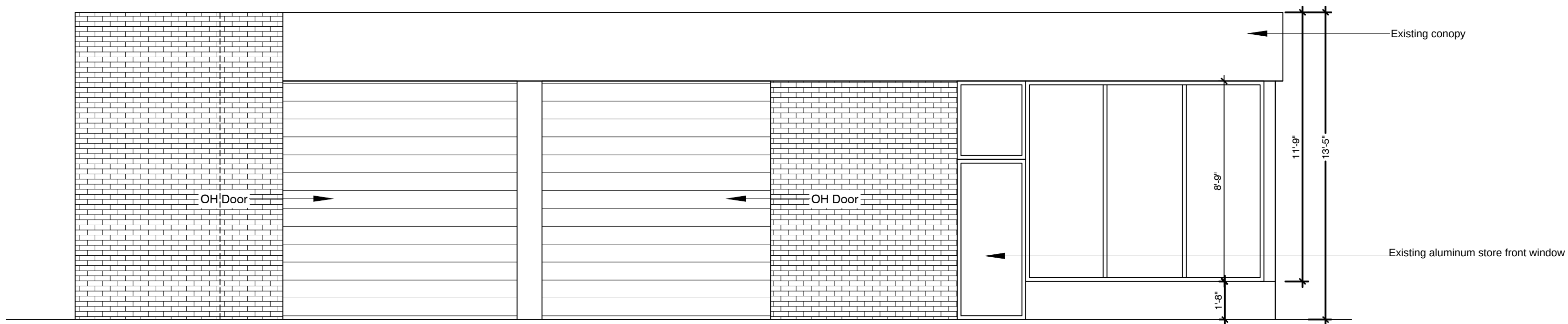
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DATE 07 - 06 - 2016
REVISION-1 08 - 09 - 2016

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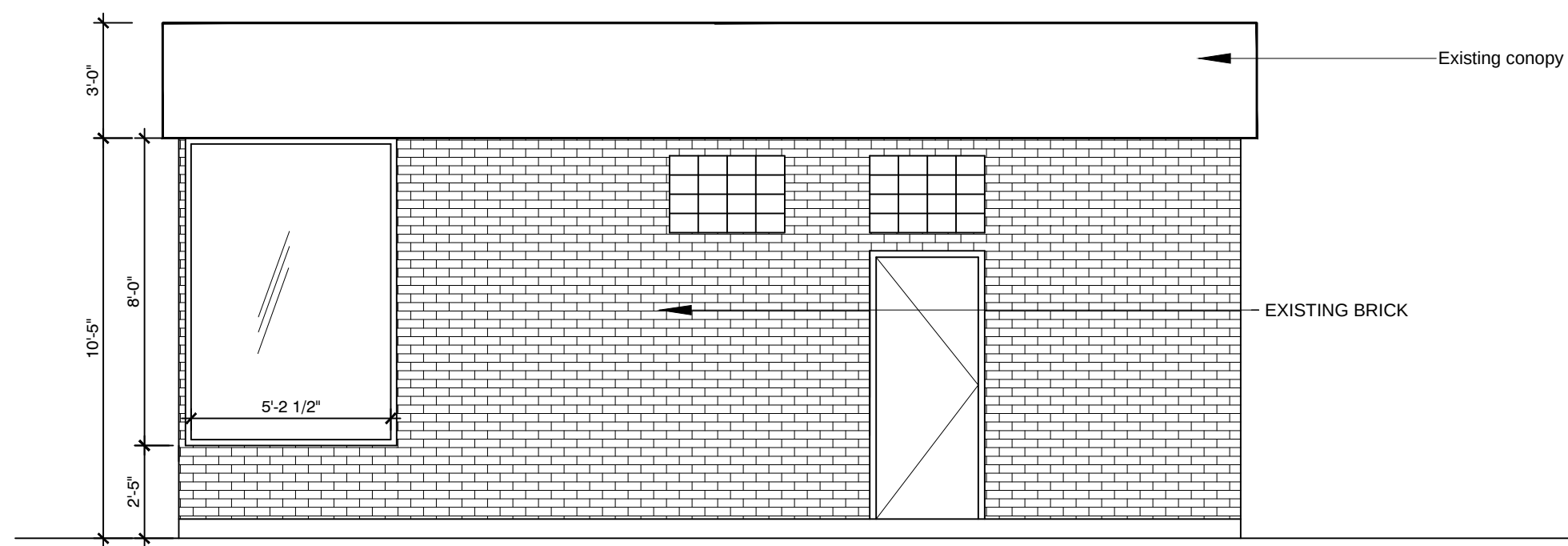
ARCHITECT
GEORGE SIMOULIS



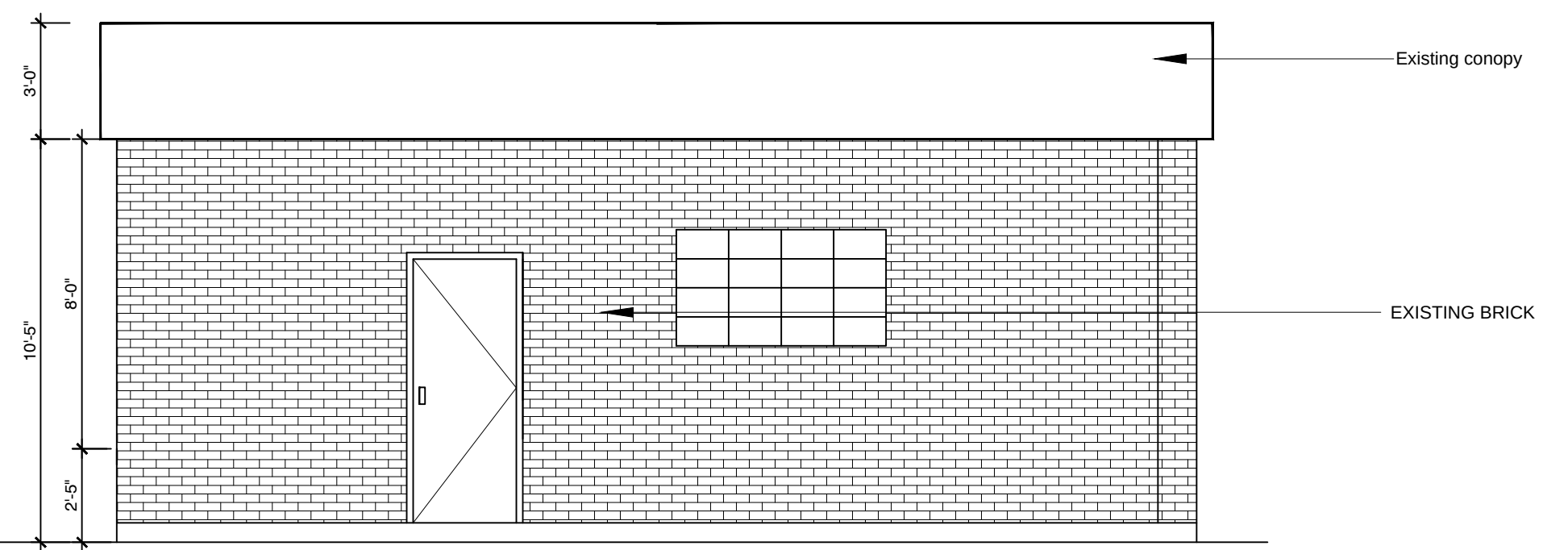
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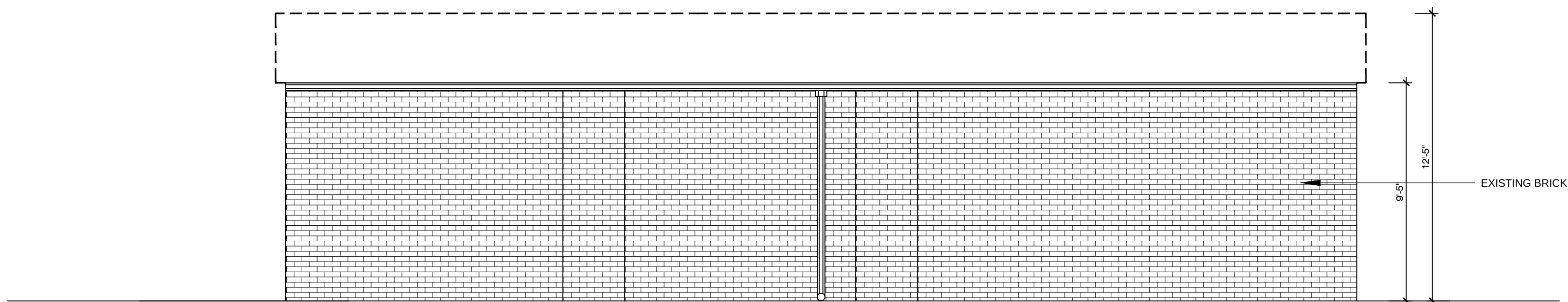
Existing elevation



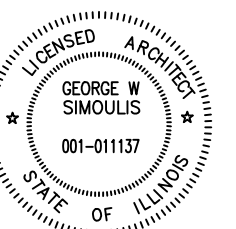
Existing elevation



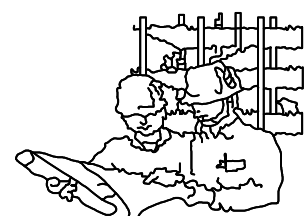
Existing Side elevation



existing Back elevation



ADC AMERICAN
DEVELOPERS
CORPORATION
ARCHITECTS-ENGINEERS-CONSTRUCTION MANAGEMENT
www . adc - corps . com; maqbool7300@yahoo.com
2704 West Peterson Avenue, Chicago, IL 60659
773 381 7300; 773 297 1938



1706 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS

EXISTING ELEVATIONS

DRAWN BY IM
DATE 07 - 06 - 2016

OWNER:

ARCHITECT
GEORGE SIMOULIS

SCALE 1/4"=1'-0"

DRG.NO. A7



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: Marathon Gas Station/Convenience Store
Special Use Permit for Automobile Service Station with Convenience Mart

Date: June 17, 2016

Sam:

I have reviewed the documents submitted and have the following comments:

1. This project is being reviewed as a mixed use of an M (Mercantile) for motor fuel dispensing and S-1 (Moderate-hazard storage) for motor vehicle repair garage, per the 2009 International Building Code. The maximum allowable quantities of hazardous materials shall comply with Table 307.1(1) of the 2009 International Building Code (I.B.C.).
2. A permit from the Office of the State Fire Marshal is required if the owner intends to dispense motor fuel.
3. The disposition of the existing underground storage tanks may require them to be replaced depending on the length of time since last operated. Check with the Office of the State Fire Marshal for more information.
4. Provide details on whether or not the location will continue as a repair facility, and if so, the types of repairs to be performed. Indicate the method of disposing of used motor oil, and parts.
5. Any interior/exterior alterations to the existing building/property will require all necessary permits from the Village as well as the Office of the State Fire Marshal.

RECEIVED
JUN 17 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Building Services Department
Fire Safety Division**

33 S. Arlington Heights Rd., Arlington Heights, IL 60005
(847) 368-5560 • FAX (847) 368-5975 • www.vah.com

**To: S. Hubbard, Development Planning
A. Larson, A.H.F.D.**

**Re: 1706 W. Northwest Highway
PC#16-016**

The following is provided in response to your request for review and comment regarding the proposed Plan Commission case for the subject property.

I have no concerns/objection for approval of a Special Use Permit for Automobile Service Station and Convenience Mart under the following conditions:

1. All current Codes and State Regulations regarding storage and use of flammable and combustible liquids shall be adhered to.
2. Should the owner choose to not use the fuel pumps for fuel delivery, requirements of the Fire Code mandate that the existing fuel tanks meet certain criteria based on the amount of time the tanks would be considered to be abandoned.

Following is information from the International Fire Code of those requirements. This list is NOT inclusive of all regulations that may apply:

- a. Tanks taken out of service shall be removed in accordance with Section 3404.2.14, or safeguarded in accordance with Sections 3404.2.13.1 through 3404.2.13.2.3 of the 2009 International Fire Code. and API 1604.
- b. Underground tanks temporarily out of service shall have the fill line, gauge opening, vapor return and pump connection secure against tampering. Vent lines shall remain open and be maintained.
- c. Underground tanks not used for a period of 90 days shall be safeguarded in accordance with all the following or be removed.
 1. Flammable or combustible liquids shall be removed from the tank.
 2. All piping, including fill line, gauge opening, vapor return and pump connection, shall be capped or plugged and secured from tampering.
 3. Vent lines shall remain open and be maintained

- d. Underground tanks that have been out of service for a period of one year shall be removed from the ground, or abandoned in place in accordance with the following:
1. Flammable and combustible liquids shall be removed from the tank and connected piping.
 2. The suction, inlet, gauge, vapor return and vapor lines shall be disconnected.
 3. The tank shall be filled completely with an approved inert solid material.
 4. Remaining underground piping shall be capped or plugged.
 5. A record of tank size, location and date of abandonment shall be retained
 6. All exterior above-grade fill piping shall be permanently removed when tanks are abandoned or removed.

Other local, state or federal regulations may also apply.

Should you have additional questions feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Lay", with a stylized flourish at the end.

Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 5, 2016
Subject: 1706 W. Northwest Highway P.C. #16-016 revised

With regard to the proposed construction, I have the following comments:

1. The addition of a food preparation area may require a grease trap.
2. The existing domestic service may need to be increased in diameter to meet the minimum plumbing flow requirements.
3. An approved RPZ will need to be installed once the water service diameter is determined.
4. Upon completion of renovations, please verify and correct any defects to the existing sidewalk to meet existing Village code.

Thank you for the opportunity to comment on this permit application.

C: file
LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-016
 Petitioner: Stephen K Chacko

Owner: Stephen K Chacko

Contact Person: Stern
 Address: 1706 W Northwest Hwy
Arlington Hts, IL

Phone #: 773-671-9864

Fax #: stephenck23@aol.com

E-Mail: maybach301@yahoo.com

P.I.N.# 03-30-108-007-0000
03-30-108-008-0000
03-30-108-009-0000

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: ☒ For: Gas station

Land Use Variation: _____ For: _____

Land Use: _____ Current: Gas station w/ Retail
 Proposed: Gas station w/ Retail
stone

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ ☒ _____

Sanitary Sewer _____ ☒ _____

Storm Sewer _____ ☒ _____

b. Surface Improvement

Pavement _____ ☒ _____

Curb & Gutter _____ ☒ _____

Sidewalks _____ ☒ _____

Street Lighting _____ ☒ _____

c. Easements

Utility & Drainage _____ ☒ _____

Access _____ ☒ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ ☒ _____

_____ ☒ NEED ENGINEERING SITE PLAN

_____ ☒ N/A

_____ ☒ N/A

_____ ☒ _____

_____ ☒ _____

_____ ☒ _____

_____ ☒ _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: GEORGE SIMONIS

DATE OF PLANS: 6-14-16

James J. Wall 6/27/16
 Director Date

PLAN COMMISSION PC #16-016
Marathon Gas Station/Convenience Store
1706 W. Northwest Highway
SU-Auto Service Station with Convenience Mart
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Plans are acceptable for Special Use approval; however, permit submittal will require engineering plans including grades to show existing and proposed drainage patterns.
13. Site plan shows two pump islands, but the ALTA survey shows four pump islands
14. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
16. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.


James J. Massarelli, P.E. 6/27/16
Director of Engineering Date

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)

RECEIVED
JUN 27 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Marathon Gas Station/ Convenience Store
1706 W. Northwest Highway
PC 16-016
Round 1

Review Comments

06/28/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no apparent traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

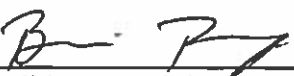
This development should not create any additional traffic problems.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

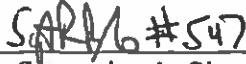
- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #547

Supervisor's Signature

RECEIVED
JUN 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-30-108-007-0000

03-30-108-008-0000

03-30-108-009-0000

Petition #: P.C. _____
 Petitioner: Stephen K. Charko

P.I.N.# _____
 Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: i For: Gas station w/ Retail store

Land Use Variation: _____ For: _____

Contact Person: Steve

Address: 1706 W Northwest Hwy
Arlington Hts, IL

Land Use: _____ Current: Gas station w/ Retail store

Proposed: gas station w/ Retail store

Phone #: 773-671-9864

Site Gross Area: _____

Fax #: Stephenck23@aol.com

of Units Total: _____

E-Mail: mcg60d7300@yahoo.com

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

If coffee pots are used for coffee machines, a 3-compartment sink with 2 integral drain boards and a hand sink must be installed.

See the attached accessibility comments.

Sean Freres, LEHP

6/30/16

Environmental Health Officer

Date

James McCalister

6/30/16

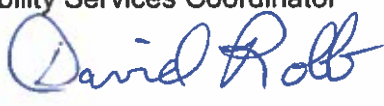
Director

Date

Plan Review

Address: 1706 W. Northwest Highway
Marathon Gas Station/Convenience Store
Special Use Permit for Automobile Service Station with
Convenience Mart
P.C. 16-016 Round 1

Submitted to: Sam Hubbard, Planning

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: June 29, 2016

Re: Illinois Accessibility Code (IAC) Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A-1

1. Relocate the "Reserved Accessible Parking Space" to the parking space closest to the accessible entrance. See IAC Section 400;.310(c)(2).
2. Provide a service counter in compliance with Section 400.320(h)(1)(a)
3. Ensure reach ranges for the "Coffee Station" comply with IAC Section 400.320(l)(6) in accordance with Section 400,220(e and f) and 400.Illustration B., Figures 6 and 54.

Planning & Community Development Dept. Review

June 29, 2016



REVIEW ROUND 1

Project: Marathon Gas Station with Convenience Store
1706 W Northwest Highway

Case Number: PC 16-016

General:

7. Per staff research, the subject property has never been granted a Special Use Permit to allow the existing Automobile Service Station. As the property owner intends to remodel the existing auto service station to remove the repair portion of the facility and replace it with a larger convenience store, a Special Use Permit is required. Section 5.5-1 of Chapter 28 classifies Automobile Service Stations as a Special Use within the B-2, General Business zoning district.
8. Please clarify what mechanical units will be located on the ground, and indicate their location on the site plan. Screening of all mechanical units is required.
9. Will any exterior items be sold, including ice, propane, firewood, windshield fluid, etc.? Please indicate the location of any outdoor storage on the site plan.
10. Please provide information regarding the proposed refuse collection and delivery schedule (gasoline items and the items for sale in retail portion of the facility).
11. A Design Commission application is required for this project. Please submit a Design Commission application as soon as possible. The Design Commission approval must come prior to the Plan Commission approval, so failure to initiate the Design review process may delay appearance at the tentative Plan Commission hearing on July 27th.

Site/Landscaping:

12. The Plat of Survey is not to scale. Please provide a measurement from the rear of the building to the rear property line on the Plat of Survey, and provide a Plat of Survey that is to-scale. Additionally, the Plat of Survey is indicating that there is a public alley in the rear of the site. This alley was vacated via Doc. 0534219020. The Plat of Survey and site plan should be revised to address the property boundaries given that the alley has been vacated.
13. Please develop a plan for the rear of the site, including how the existing alley will be integrated within the development. Please work with the neighbor on the other side of the alley to develop a plan for this area.
14. Please clarify the boundaries of the pump islands. On the Plat of Survey, it appears that there are 4 pump islands; on the site plan there only appears to be two pump islands. If pumps will be removed, please clarify this. If the pumps will remain as is, please revise the site plan to show the 4 existing pump islands as per the Plat of Survey.
15. Dumpster enclosure should be moved back so that it is behind the rear of the building (please see the attached graphic at the end of this review.) Additionally, the materials of the enclosure should be revised so that they match the materials of the building.

16. Please alter the orientation and size of the proposed landscape island along the northwest side of the site. The location should be altered so that it provides a landscape bed for the proposed ground sign. This might also allow an additional parking spot (see attached graphic).
17. Additional landscaping, as well as a privacy fence, should be installed along the rear property line (see attached graphic). The size of this landscape area will be analyzed once the site plan has been adjusted to accommodate for the vacated alley and a plan has been determined for the vacated alley area.
18. All gravel/pavement should be removed from the area on the northwest side of the building (see attached graphic – area in pink). This area should be replaced with sod and/or landscaping.
19. The asphalt on the side of the building (see yellow area on attached graphic) should be resurfaced and must comply with all engineering standards for parking lots. A landscape island along the rear of this area may be required once a final plan for the vacated alley area is determined. Picture below documents current deteriorated condition of pavement.



Parking/Traffic:

20. Please analyze all parking spaces and drive aisles with respect to Section 11.2-8 and 11.2-9. It appears that there is only approx. 10' of clearance between the 3rd parking space in front of the building and the pump island (see graphic). Furthermore, it appears there would be less than 10' of clearance if a car was parked at the pump. Additionally, the drive aisle to the rear driveway entrance along Race Avenue does not appear to provide enough room for two way traffic.
21. Please evaluate the possibility of removing the entrance drive along Race Avenue, adjacent to the intersection of

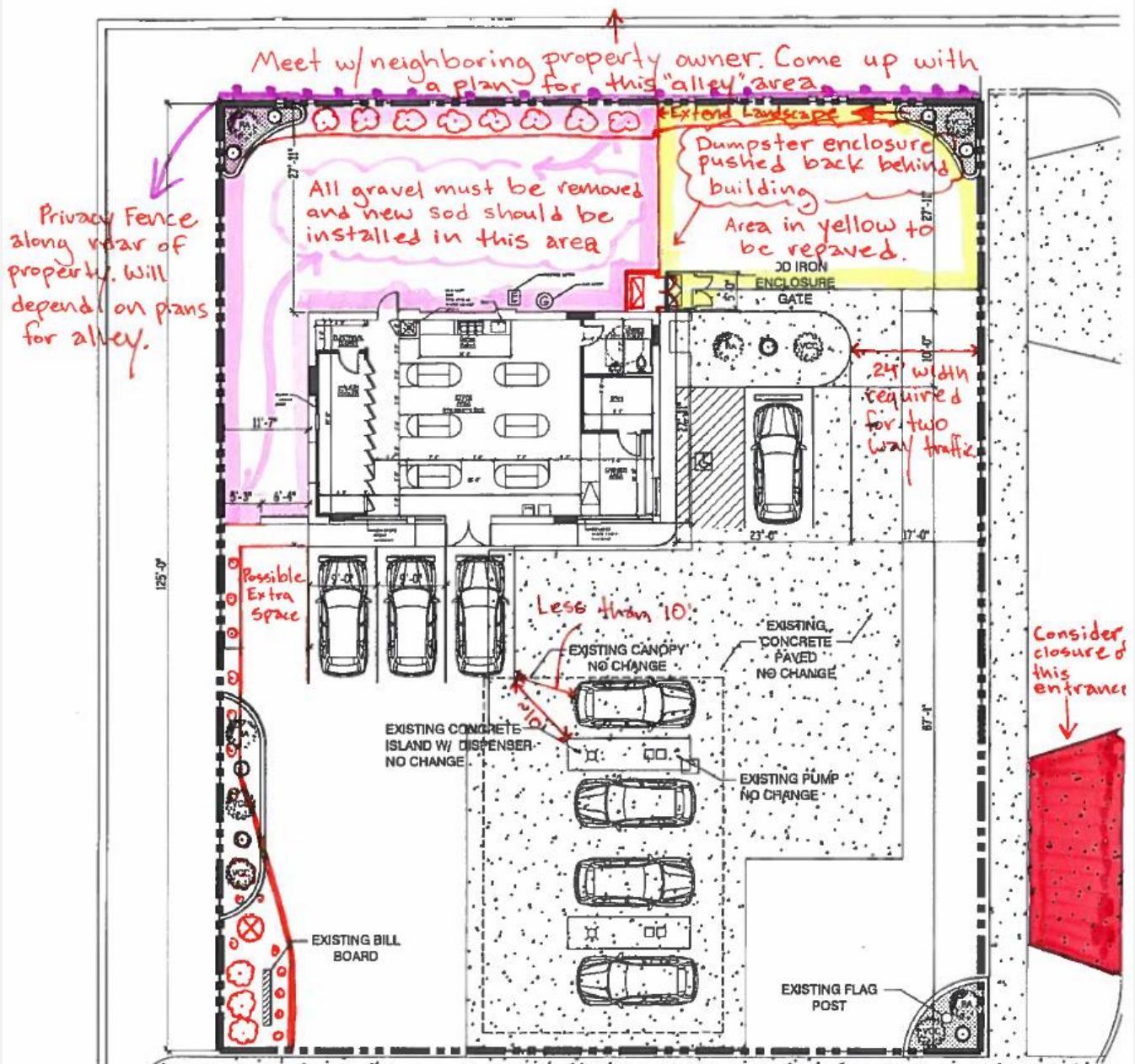
Race and Arlington Heights Rd. This may allow additional parking and/or landscaping to be installed in this area (see attached graphic). This would also allow for the addition of parkway trees.

22. The required parking for the subject property is calculated in the below table. Please provide the total number of peak employees that will be present on the subject property. Once this figure is provided, staff can determine the total number of parking spaces for the site. Since one space per employee is required for each employee, the total number of parking spaces on the site must increase, or the subject property must be approved for a variation.
23. The location of the handicap parking space needs to be relocated to the closest accessible entrance. See review comments from Health Dept.

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF SERVICE BAYS	PARKING REQUIREMENT	PARKING REQUIRED
1706 W. Northwest Highway	Marathon Gas Station	Retail Store	1,307	N/A	N/A	1 per 300 sq. ft.	4
		Auto Service Station	N/A	Unknown	0	1 per employee plus 3 per service bay	Unknown. Depends on Number of Employees
Total Required							4
Total Provided							4
Surplus / (Deficit)							Deficit Based on # of employees

Handicap Parking Required	1
Handicap Parking Provided	1

- SEE ATTACHED GRAPHIC ON NEXT PAGE -



Prepared by: SAM/UBBARI

Marathon Gas Station
1706 W. Northwest Highway
PC 16-016
July 1, 2016

Landscape Issues

- 1) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b).
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/paved areas that are adjacent to the public way. Provide a three foot high screen along Northwest Highway and Race Avenue.
- 3) Provide landscaping at the base of the ground sign in the southwest corner. Per Chapter 30, landscaping is required at the base of ground signs. Extend the proposed landscape island along the west property line to the south and incorporate the ground sign within the island.
- 4) Along the rear property line, adjacent to the residential district, provide 6' high landscaping that provides year round opacity and/or a 6 foot high solid fence (Chapter 28, Section 6.15).
- 5) It is recommended that the area on the northwest side and north side of the building be converted to open greenspace.
- 6) The proposed landscaping at the corner of Race and Northwest Highway will obstruct site lines. Within the island it is recommended that a mix of salt tolerant/drought tolerant plant material that will not exceed three feet in height be incorporated in this area.
- 7) Overall the landscaping is minimal and additional landscaping should be provided. The area in the rear of the building is in need of attention. Incorporate foundation plantings along the north and west elevation. The trash enclosure must be fully screened.

Plan Review

Address: 1706 W. Northwest Highway
Marathon Gas Station/Convenience Store
Special Use Permit for Automobile Service Station with
Convenience Mart
P.C. 16-016 Round 1

Submitted to: Sam Hubbard, Planning

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: June 29, 2016

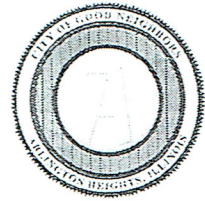
Re: Illinois Accessibility Code (IAC) Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A-1

1. Relocate the "Reserved Accessible Parking Space" to the parking space closest to the accessible entrance. See IAC Section 400;.310(c)(2).
We provide in construction documents
2. Provide a service counter in compliance with Section 400.320(h)(1)(a)
We provide in construction documents
3. Ensure reach ranges for the "Coffee Station" comply with IAC Section 400.320(l)(6) in accordance with Section 400,220(e and f) and 400.Illustration B., Figures 6 and 54.
We provide in construction documents

Planning & Community Development Dept. Review

June 29, 2016



REVIEW ROUND 1

Project: Marathon Gas Station with Convenience Store
1706 W Northwest Highway

Case Number: PC 16-016

General:

7. Per staff research, the subject property has never been granted a Special Use Permit to allow the existing Automobile Service Station. As the property owner intends to remodel the existing auto service station to remove the repair portion of the facility and replace it with a larger convenience store, a Special Use Permit is required. Section 5.5-1 of Chapter 28 classifies Automobile Service Stations as a Special Use within the B-2, General.
Existing service station no special use permit issued at this location. Submitting documents for the special use permit
8. Please clarify what mechanical units will be located on the ground, and indicate their location on the site plan. Screening of all mechanical units is required.
I Revised on date ;07/06/2016
9. Will any exterior items be sold, including ice, propane, firewood, windshield fluid, etc.? Please indicate the location of any outdoor storage on the site plan.
We will be revised and submitting in construction documents.
10. Please provide information regarding the proposed refuse collection and delivery schedule (gasoline items and the items for sale in retail portion of the facility).
Once in a week depend on Gas Sales.
11. A Design Commission application is required for this project. Please submit a Design Commission application as soon as possible. The Design Commission approval must come prior to the Plan Commission approval, so failure to initiate the Design review process may delay appearance at the tentative Plan Commission hearing on July 27th.
Submitted on date ;07/12/2016

Site/Landscaping:

12. The Plat of Survey is not to scale. Please provide a measurement from the rear of the building to the rear property line on the Plat of Survey, and provide a Plat of Survey that is to-scale. Additionally, the Plat of Survey is indicating that there is a public alley in the rear of the site. This alley was vacated via Doc. 0534219020. The Plat of Survey and site plan should be revised to address the property boundaries given that the alley has been vacated.
Yes we will be revised and submitting in construction documents.
13. Please develop a plan for the rear of the site, including how the existing alley will be integrated within the development. Please work with the neighbor on the other side of the alley to develop a plan for this area.
Yes we will be revised and submitting in construction documents.
14. Please clarify the boundaries of the pump islands. On the Plat of Survey, it appears that there are 4 pump islands; on the site plan there only appears to be two pump islands. If pumps will be removed, please clarify this. If the pumps will remain as is, please revise the site plan to show the 4 existing pump islands as per the Plat of Survey.
Revised on date ;07/06/2016
15. Dumpster enclosure should be moved back so that it is behind the rear of the building (please see the attached graphic at the end of this review.) Additionally, the materials of the enclosure should be revised so that they match the materials of the building.

Revised on date ;07/06/2016

Race and Arlington Heights Rd. This may allow additional parking and/or landscaping to be installed in this area (see attached graphic). This would also allow for the addition of parkway trees.

Revised on date :07/06/2016

22. The required parking for the subject property is calculated in the below table. Please provide the total number of peak employees that will be present on the subject property. Once this figure is provided, staff can determine the total number of parking spaces for the site. Since one space per employee is required for each employee, the total number of parking spaces on the site must increase, or the subject property must be approved for a variation.

Revised on date :07/06/2016

23. The location of the handicap parking space needs to be relocated to the closest accessible entrance. See review comments from Health Dept.

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		Auto Service Station	N/A	Unknown	0	1 per employee plus 3 per service bay	Unknown. Depends on Number of Employees
Total Required							4
Total Provided							4
Surplus / (Deficit)							Deficit Based on # of employees

Handicap Parking Required	1
Handicap Parking Provided	1

- SEE ATTACHED GRAPHIC ON NEXT PAGE -

Marathon Gas Station
1706 W. Northwest Highway
PC 16-016
July 1, 2016

Landscape Issues

- 1) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b).
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/paved areas that are adjacent to the public way. Provide a three foot high screen along Northwest Highway and Race Avenue.

Will be Revised in permit construction drawing.

- 3) Provide landscaping at the base of the ground sign in the southwest corner. Per Chapter 30, landscaping is required at the base of ground signs. Extend the proposed landscape island along the west property line to the south and incorporate the ground sign within the island.

Will be Revised in permit construction drawing.

- 4) Along the rear property line, adjacent to the residential district, provide 6' high landscaping that provides year round opacity and/or a 6 foot high solid fence (Chapter 28, Section 6.15).

N/A

- 5) It is recommended that the area on the northwest side and north side of the building be converted to open greenspace.

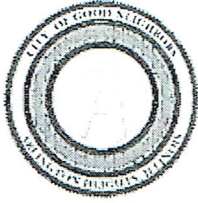
Will be Revised in permit construction drawing.

- 6) The proposed landscaping at the corner of Race and Northwest Highway will obstruct site lines. Within the island it is recommended that a mix of salt tolerant/drought tolerant plant material that will not exceed three feet in height be incorporated in this area.

Will be revised in permit construction drawing.

- 7) Overall the landscaping is minimal and additional landscaping should be provided. The area in the rear of the building is in need of attention. Incorporate foundation plantings along the north and west elevation. The trash enclosure must be fully screened.

Will be revised in permit construction drawing.



**Village of Arlington Heights, IL
Building Services Department
Fire Safety Division**

33 S. Arlington Heights Rd., Arlington Heights, IL 60005
(847) 368-5560 · FAX (847) 368-5975 · www.vah.com

**To: S. Hubbard, Development Planning
A. Larson, A.H.F.D.**

**Re: 1706 W. Northwest Highway
PC#16-016**

The following is provided in response to your request for review and comment regarding the proposed Plan Commission case for the subject property.

I have no concerns/objection for approval of a Special Use Permit for Automobile Service Station and Convenience Mart under the following conditions:

1. All current Codes and State Regulations regarding storage and use of flammable and combustible liquids shall be adhered to.
2. Should the owner choose to not use the fuel pumps for fuel delivery, requirements of the Fire Code mandate that the existing fuel tanks meet certain criteria based on the amount of time the tanks would be considered to be abandoned.
After Renovation all pumps and gas sales to continue to be use
Following is information from the International Fire Code of those requirements. This list is NOT inclusive of all regulations that may apply:

- a. Tanks taken out of service shall be removed in accordance with Section 3404.2.14, or safeguarded in accordance with Sections 3404.2.13.1 through 3404.2.13.2.3 of the 2009 International Fire Code. and API 1604.
- b. Underground tanks temporarily out of service shall have the fill line, gauge opening, vapor return and pump connection secure against tampering. Vent lines shall remain open and be maintained.
- c. Underground tanks not used for a period of 90 days shall be safeguarded in accordance with all the following or be removed.
 1. Flammable or combustible liquids shall be removed from the tank.
 2. All piping, including fill line, gauge opening, vapor return and pump connection, shall be capped or plugged and secured from tampering.
 3. Vent lines shall remain open and be maintained

After Renovation all pums and gas sales to continue to be use

d. Underground tanks that have been out of service for a period of one year shall be removed from the ground, or abandoned in place in accordance with the following:

1. Flammable and combustible liquids shall be removed from the tank and connected piping.
2. The suction, inlet, gauge, vapor return and vapor lines shall be disconnected.
3. The tank shall be filled completely with an approved inert solid material.
4. Remaining underground piping shall be capped or plugged.
5. A record of tank size, location and date of abandonment shall be retained
6. All exterior above-grade fill piping shall be permanently removed when tanks are abandoned or removed.

After Renovation all pumps and gas sales to continue to be use.

Other local, state or federal regulations may also apply.

Should you have additional questions feel free to contact me.

Sincerely,



Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 5, 2016
Subject: 1706 W. Northwest Highway P.C. #16-016 revised

With regard to the proposed construction, I have the following comments:

1. The addition of a food preparation area may require a grease trap.
It will be revised and prepacked incorporated in building permit drawing.
2. The existing domestic service may need to be increased in diameter to meet the minimum plumbing flow requirements.
It will be revised and prepacked incorporated in building permit drawing.
3. An approved RPZ will need to be installed once the water service diameter is determined.
It will be revised and prepacked incorporated in building permit drawing.
4. Upon completion of renovations, please verify and correct any defects to the existing sidewalk to meet existing Village code.
It will be revised and prepacked incorporated in building permit drawing.

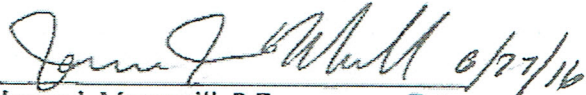
"ALL PREPACK FOOD"

Thank you for the opportunity to comment on this permit application.

C: file
LF

PLAN COMMISSION PC #16-016
Marathon Gas Station/Convenience Store
1706 W. Northwest Highway
SU-Auto Service Station with Convenience Mart
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
Yes we do
12. Plans are acceptable for Special Use approval; however, permit submittal will require engineering plans including grades to show existing and proposed drainage patterns.
Yes we do
13. Site plan shows two pump islands, but the ALTA survey shows four pump islands
Revised drawing date :07/06/2016
14. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. Will be revised in construction documents.
15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus. Will be revised in construction documents.
16. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
Will be revised in construction documents.


James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)

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DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

1706 W NWHWY

Planning Department Contact _____ Sam Hubbard

General Comments

Due to the poor quality drawings and limited information provided the fire department has no comment at this time. Future comments may come once better and more accurate information is provided.

NOTE; PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PERMIT DRAWING

Date _____ July 1, 2016 Reviewed By: _____ LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Marathon Gas Station/ Convenience Store
1706 W. Northwest Highway
PC 16-016
Round 1

Review Comments

06/28/2016

1. **Character of use:**

The character of use is consistent with the area and is not a concern.

2. **Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code.

3. **Present traffic problems?**

There are no apparent traffic problems at this location.

4. **Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**

This development should not create any additional traffic problems.

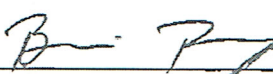
6. **General comments:**

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations. Will be Revised on permit drawing.

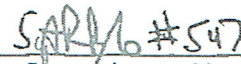
- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

Will be revised on permit drawing.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #547

Supervisor's Signature

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JUN 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

MARTHON GAS STATION

Address/City

1706 West northwest hwy, Arligton HTS

Telephone Number

773-671_9864

Date Information Obtained

7/23/2016

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Steve chakko

Address/City

1706 west northwest hwy, Arligton HTS

Telephone Number

773_671_9864

Cell Number

Contact #2

Name

jaybi

Address/City

1706 west northwest Hwy, Arligton HTS

Telephone Number

773_510_8839 Cell

Cell Number

773_510_8839 Cell

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

After renovation we will provide company name and phone number with copy of contract



Village of Arlington Heights, IL
Department of Building Services
Fire Safety Division



P.C. Number: #16-016 Round 2

Project Name: Marathon Gas Station/Convenience Store
Project Location: 1706 W. Northwest Highway
Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. The fuel pump emergency cut off switch shall be tested and accepted prior to operation of fuel pumps being placed in service.
2. The proper placement of fire extinguishers and current testing criteria/certification shall be confirmed by a fire inspector prior to opening.
3. Emergency lighting shall be tested and accepted prior to opening.
4. The owner shall provide a current inspection test certificate for all life safety systems (fire alarm, fire suppression) if applicable prior to opening for business.

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SEP-28-2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 09-27-16

Reviewed By:


Fire Safety Supervisor

PLAN COMMISSION PC #16-016
Marathon Gas Station/Convenience Store
1706 W. Northwest Highway
SU-Auto Service Station with Convenience Mart
Round 2

17. The responses made by the petitioner to comments #11-13 & 15-16 are acceptable.
18. The response made by the petitioner to comment #14 is noted. Lighting will be addressed in the permit phase and must conform to the requirements in Comment #14.
19. There is not enough room between the northwest pump and the proposed parking space for access to the north side of the pump if the parking space is occupied. Suggest eliminating one parking space, keeping the proposed handicap access space, and placing the striped area on the east side of the space.

James J. Massarelli, P.E.
Director of Engineering

Date

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OCT 06 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Marathon Gas Station/ Convenience Store
1706 W. Northwest Highway
PC 16-016
Round 2

Review Comments

10/03/2016

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
 - Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed.
 - Install cameras (with recording capabilities) on the exterior and interior of store, to include a monitor at the checkout counter so employees have ability to monitor store interior and exterior. Exterior surveillance should be able to monitor license plates at pumps for drive offs, patrons entering and exiting building, etc.
 - Ensure employees have unobstructed views of the aisles- utilizing open floor plan, convex mirrors. Install mirrors in ceiling corners of store to improve visibility within store and down aisles.
 - High value merchandise should be kept in secured/locked area behind counter
 - Recommended to relocate the ice freezer to front of store in an area visible to employees to deter/reduce theft. Relocate bicycle rack as well.
 - Store front windows should be free of large posters and obstructions to increase visibility from outside in and vice versa.
 - Recommended to have rear access door (northside) relocated so employees can have better view of door to deter theft; or install door buzzer/chimes to alert employee when door is open(ed)

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

B. Romag #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557

Supervisor's Signature



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "S. Freres", written over the "From:" line.

Date: September 29, 2016

Re: Marathon Gas Station- PC#16-016 Round 2

Interior grease interceptor lid must be installed flush with floor finish.

See attached accessibility comment.

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SEP 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: 1706 W. Northwest Highway
Marathon Gas Station/Convenience Store
Special Use Permit for Automobile Service Station with
Convenience Mart
P.C. 16-016 Round 2

Submitted to: Sam Hubbard, Planning

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: September 28, 2016

Re: Illinois Accessibility Code (IAC) Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A2 - New Concrete Ramp (ADA) at Doorway

Level landings are required at doorways per IAC Section 400.310(j)(5) in accordance with IAC section 400.310(e)(4)(D).



Planning & Community Development Dept. Review

October 5, 2016

REVIEW ROUND 1

Project: Marathon Gas Station with Convenience Store
1706 W Northwest Highway

Case Number: PC 16-016

General:

7. Section 5.1-11.1(h) of Chapter 28 states that "All deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m." As the subject property abuts a residential area, it is subject to the above restriction. Please confirm that no deliveries will take place between 10:00 p.m. and 7:00 a.m.
8. Please clarify if any new lighting will be proposed. If any new lighting is proposed, a photometric plan will be required.
9. The proposed 8' tall fence along the rear of the property must be reduced in height so as not to exceed 6'. Additionally, this fence should be a solid privacy fence so as to provide a full screen (i.e. spaces between the fence boards are not allowed). Please revise this graphic on the site plan.
10. The fencing in the front of the property along Northwest Highway and along Race Avenue is not allowed.
11. The fence along the side of the property (west) should be revised so that it is a 5' tall board-on-board fence. The proposed 8' tall fence in this location is not allowed. Please provide a detail for the 5' tall solid board-on-board fence, or add a note to the site plan indicating that it will be a board-on-board fence.
12. Please provide information on the maximum number of employees.

Site/Landscaping:

13. Handicap parking spaces are only required to be 8' wide with an 8' wide striped access pathway. The proposed handicap space appears to be 9' wide with a 9' wide access pathway. Please reduce the width of this space to be 8' wide with an 8' wide striped access aisle, which will allow for greater distance between the pump island and the edge of the parking space. Additionally, we recommend removing the parking space on the side to provide additional drive aisle space (see attached graphic).
14. The two parking spaces at the rear of the property appear to be 10' in width. Code only requires 9' wide minimum width for parking spaces. Please reduce the width of these spaces to be 9' wide to allow for the continuation of the landscape bed in this area (see attached graphic). The landscape bed should be 3' in width (not including curb), which may require the parking spaces to be shifted to the south. The fence should be located on the **outside** of the curb for the landscape bed.
15. Add a note to the "Asphalt Paved Area" indicating that the asphalt in this area will be removed and replaced (see attached graphic).
16. Add a note to the "Remove Existing Gravel Area With New Sodding" to clarify that the new sodding will be

added (see graphic).

17. Curbs must be provided around edges of the landscape beds. The curbs around the landscape beds that abut the newly sodded area should be removed (see attached graphic).
18. A 9-foot wide curbed island with a 4-inch caliper shade tree is required at the end of each row of parking row. Since this requirement has not been met, a Variation is required. Staff supports this Variation due to the small size of the site, however, please provide the written justification as outlined in #22 below.
19. A 3' wide (not including curb) curbed landscape bed should be added along Race Avenue (see attached graphic). This will reduce the width of the drive aisle, but staff is supportive of a Variation to reduce this drive aisle width to accommodate the landscape bed.
20. Please clarify the color of the metal panel that will be on the gate for of the dumpster enclosure. Will the panel be painted?
21. Information on the materials of the walls of the dumpster enclosure is required. The walls should be brick to match the materials of the building. No information on the walls of the dumpster enclosure have been provided.
22. Written justification must be provided for any Variation requested, as per the following criteria:
 - That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Parking/Traffic:

23. The drive aisle, currently shown as 11'9" and in-between the handicap space and the existing pump, is required to be no less than 24' in width. Please revise the plan to create a 24' wide drive aisle or request a Variation.

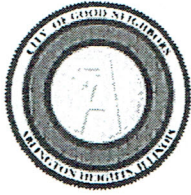
- SEE ATTACHED GRAPHIC ON NEXT PAGE -

Prepared by: SAM J. LUBARZ

Marathon Gas Station
1706 W. Northwest Highway
PC 16-016
October 5, 2016

Landscape Issues

- 1) Overall the landscaping is minimal. Along the north property line, replace the sedum with a deciduous shrub that is salt and drought tolerant and planted three feet on center. In addition, it is recommended that the width of the planting bed be increased from 2.5 feet to 3 feet.
- 2) Along the west property line consider ornamental grasses in place of the proposed sedum. The ornamental grasses should be planted approximately 2 feet on center.
- 3) It is recommended that a salt tolerant perennial that is less than 3 feet in heights such as Daylilies be included within the island adjacent to the flag pole and in the island in the northeast corner. Adjacent to the ground sign in the southwest corner, consider incorporating low shrubs and perennials such as Low Gro Sumac and Daylilies. The proposed landscaping will obstruct sight lines.
- 4) The fence along the north property line must be six foot high and solid. The fence along the west property line may not exceed a height of 5 feet and must be semi open.
- 5) There are concerns with the fence proposed along Race Avenue and Northwest Highway. It is recommended that the fence be removed.
- 6) It is recommended that a three foot high landscape screen along Race be provided.
- 7) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b) or a variation will be required.



Village of Arlington Heights, IL
Department of Building Services
Fire Safety Division



P.C. Number: #16-016 Round 2

Project Name: Marathon Gas Station/Convenience Store
Project Location: 1706 W. Northwest Highway
Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

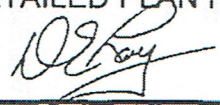
1. The fuel pump emergency cut off switch shall be tested and accepted prior to operation of fuel pumps being placed in service. SEE ATTACH DWG F1.
2. The proper placement of fire extinguishers and current testing criteria/certification shall be confirmed by a fire inspector prior to opening. SEE ATTACH DWG F1.
3. Emergency lighting shall be tested and accepted prior to opening. WE SHALL CALL THE VILLAGE INSPECTION PERIOD TO GRAND OPENING.
4. The owner shall provide a current inspection test certificate for all life safety systems (fire alarm, fire suppression) if applicable prior to opening for business. WE SHALL CALL THE VILLAGE INSPECTION PERIOD TO GRAND OPENING.

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SEP-28-2016
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DEVELOPMENT DEPARTMENT

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 09-27-16

Reviewed By:


Fire Safety Supervisor



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", written over the "From:" line.

Date: September 29, 2016

Re: Marathon Gas Station- PC#16-016 Round 2

Interior grease interceptor lid must be installed flush with floor finish.

See attached accessibility comment. SEE ATTACH DWG P1, REVISION-2 WITH DETAIL.

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SEP 30 2016
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DEVELOPMENT DEPARTMENT

B. Romag #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557

Supervisor's Signature

PLAN COMMISSION PC #16-016
Marathon Gas Station/Convenience Store
1706 W. Northwest Highway
SU-Auto Service Station with Convenience Mart
Round 2

17. The responses made by the petitioner to comments #11-13 & 15-16 are acceptable. YES WE DO.
18. The response made by the petitioner to comment #14 is noted. Lighting will be addressed in the permit phase and must conform to the requirements in Comment #14. YES WE DO.
19. There is not enough room between the northwest pump and the proposed parking space for access to the north side of the pump if the parking space is occupied. Suggest eliminating one parking space, keeping the proposed handicap access space, and placing the striped area on the east side of the space. SEE ATTACH DWG AZ REVISION-2

James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED

OCT 06 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-016

Project Name

Marathon Gas / Convenience Store

Project Location

1706 W. NWHWY

Planning Department Contact Sam Hubbard

General Comments

1. Building to be sprinkled.
2. Locate the sprinkler connection at the main front entrance.
3. Locate a fire hydrant within 100' of the sprinkler connection.
4. Locate a Knox Box at the main front entrance.
5. Install a fully operational annunciator panel or alarm panel at the front door.

USE OF CHANGE IS ONLY ADDITIONAL AREA (C. STORE).
WOULD YOU LIKE TO HAVE MEETING WITH ARLINGTON FIRE MARSHALL TO
DISCUSS BEFORE PROCEED TO PLAN.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 26, 2016

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Marathon Gas Station/ Convenience Store
1706 W. Northwest Highway
PC 16-016
Round 2

Review Comments

10/03/2016

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
 - Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed. SEE ATTACH DWG F1, REVISION-2.
 - Install cameras (with recording capabilities) on the exterior and interior of store, to include a monitor at the checkout counter so employees have ability to monitor store interior and exterior. Exterior surveillance should be able to monitor license plates at pumps for drive offs, patrons entering and exiting building, etc. SEE ATTACH DWG S1, REVISION-2.
 - Ensure employees have unobstructed views of the aisles- utilizing open floor plan, convex mirrors. Install mirrors in ceiling corners of store to improve visibility within store and down aisles. SEE ATTACH DWG F1, REVISION-2.
 - High value merchandise should be kept in secured/locked area behind counter YES WE DO BEHIND COUNTER.
 - Recommended to relocate the ice freezer to front of store in an area visible to employees to deter/reduce theft. Relocate bicycle rack as well. SEE ATTACH DWG A2, REVISION-2.
 - Store front windows should be free of large posters and obstructions to increase visibility from outside in and vice versa. SEE ATTACH DWG F1, REVISION-2.
 - Recommended to have rear access door (northside) relocated so employees can have better view of door to deter theft; or install door buzzer/chimes to alert employee when door is open(ed) SEE ATTACH DWG F1, REVISION-2.

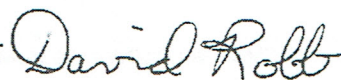
RECEIVED
OCT 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: 1706 W. Northwest Highway
Marathon Gas Station/Convenience Store
Special Use Permit for Automobile Service Station with
Convenience Mart
P.C. 16-016 Round 2

Submitted to: Sam Hubbard, Planning

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: September 28, 2016

Re: Illinois Accessibility Code (IAC) Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A2 - New Concrete Ramp (ADA) at Doorway

Level landings are required at doorways per IAC Section 400.310(j)(5) in accordance with IAC section 400.310(e)(4)(D).

SEE ATTACH DWG A3, REVISION-2.

Planning & Community Development Dept. Review

October 5, 2016



REVIEW ROUND 1

Project: Marathon Gas Station with Convenience Store
1706 W Northwest Highway

Case Number: PC 16-016

General:

7. Section 5.1-11.1(h) of Chapter 28 states that "All deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m." As the subject property abuts a residential area, it is subject to the above restriction. Please confirm that no deliveries will take place between 10:00 p.m. and 7:00 a.m. **YES WE DO.**
8. Please clarify if any new lighting will be proposed. If any new lighting is proposed, a photometric plan will be required. **SEE ATTACH DWG S1, REVISION-2.**
9. The proposed 8' tall fence along the rear of the property must be reduced in height so as not to exceed 6'. Additionally, this fence should be a solid privacy fence so as to provide a full screen (i.e. spaces between the fence boards are not allowed). Please revise this graphic on the site plan. **SEE ATTACH DWG A2, REVISION-2 WITH DETAIL.**
10. The fencing in the front of the property along Northwest Highway and along Race Avenue is not allowed. **WE REMOVED.**
11. The fence along the side of the property (west) should be revised so that it is a 5' tall board-on-board fence. The proposed 8' tall fence in this location is not allowed. Please provide a detail for the 5' tall solid board-on-board fence, or add a note to the site plan indicating that it will be a board-on-board fence. **SEE THE NOTE ON DWG A2, REVISION-2**
12. Please provide information on the maximum number of employees. **2 EMPLOYEES.**

Site/Landscaping:

13. Handicap parking spaces are only required to be 8' wide with an 8' wide striped access pathway. The proposed handicap space appears to be 9' wide with a 9' wide access pathway. Please reduce the width of this space to be 8' wide with an 8' wide striped access aisle, which will allow for greater distance between the pump island and the edge of the parking space. Additionally, we recommend removing the parking space on the side to provide additional drive aisle space (see attached graphic). **SEE ATTACH DWG A2, REVISION-2.**
14. The two parking spaces at the rear of the property appear to be 10' in width. Code only requires 9' wide minimum width for parking spaces. Please reduce the width of these spaces to be 9' wide to allow for the continuation of the landscape bed in this area (see attached graphic). The landscape bed should be 3' in width (not including curb), which may require the parking spaces to be shifted to the south. The fence should be located on the **outside** of the curb for the landscape bed. **SEE ATTACH DWG A2, REVISION-2.**
15. Add a note to the "Asphalt Paved Area" indicating that the asphalt in this area will be removed and replaced (see attached graphic). **SEE ATTACH DWG A2, REVISION-2.**
16. Add a note to the "Remove Existing Gravel Area With New Sodding" to clarify that the new sodding will be

added (see graphic). SEE ATTACH DWG A2, REVISION-2.

17. Curbs must be provided around edges of the landscape beds. The curbs around the landscape beds that abut the newly sodded area should be removed (see attached graphic). SEE ATTACH DWG A2, REVISION-2.
18. A 9-foot wide curbed island with a 4-inch caliper shade tree is required at the end of each row of parking row. Since this requirement has not been met, a Variation is required. Staff supports this Variation due to the small size of the site, however, please provide the written justification as outlined in #22 below.
19. A 3' wide (not including curb) curbed landscape bed should be added along Race Avenue (see attached graphic). This will reduce the width of the drive aisle, but staff is supportive of a Variation to reduce this drive aisle width to accommodate the landscape bed.
20. Please clarify the color of the metal panel that will be on the gate for of the dumpster enclosure. Will the panel be painted? **BLACK OR GRAY PAINT.**
21. Information on the materials of the walls of the dumpster enclosure is required. The walls should be brick to match the materials of the building. No information on the walls of the dumpster enclosure have been provided. **ROD AND IRON SEE THE DETAIL ON DWG A2, REVISION-2.**
22. Written justification must be provided for any Variation requested, as per the following criteria:
 - That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Parking/Traffic:

23. The drive aisle, currently shown as 11'9" and in-between the handicap space and the existing pump, is required to be no less than 24' in width. Please revise the plan to create a 24' wide drive aisle or request a Variation. SEE ATTACH DWG A2, REVISION-2.

- SEE ATTACHED GRAPHIC ON NEXT PAGE -

Prepared by: 

Marathon Gas Station
1706 W. Northwest Highway
PC 16-016
October 5, 2016

Landscape Issues

- 1) Overall the landscaping is minimal. Along the north property line, replace the sedum with a deciduous shrub that is salt and drought tolerant and planted three feet on center. In addition, it is recommended that the width of the planting bed be increased from 2.5 feet to 3 feet. SEE ATTACH DWG A2, REVISION-2.
- 2) Along the west property line consider ornamental grasses in place of the proposed sedum. The ornamental grasses should be planted approximately 2 feet on center. SEE ATTACH DWG A2, REVISION-2.
- 3) It is recommended that a salt tolerant perennial that is less than 3 feet in heights such as Daylilies be included within the island adjacent to the flag pole and in the island in the northeast corner. Adjacent to the ground sign in the southwest corner, consider incorporating low shrubs and perennials such as Low Gro Sumac and Daylilies. The proposed landscaping will obstruct sight lines.
- 4) The fence along the north property line must be six foot high and solid. The fence along the west property line may not exceed a height of 5 feet and must be semi open. SEE ATTACH DWG A2, REVISION-2.
- 5) There are concerns with the fence proposed along Race Avenue and Northwest Highway. It is recommended that the fence be removed. WE REMOVED.
- 6) It is recommended that a three foot high landscape screen along Race be provided.
- 7) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b) or a variation will be required.