



Village of Arlington Heights  
Conceptual Plan Review Committee  
Community Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
October 23, 2019  
6:45 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Habitat for Humanity ReStore - 8/28/19

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. Shirley Ryan Ability Lab - 3201-3231 N. Wilke Rd. - T1675  
Land Use Variation for Physical Rehab Center, Parking Variation,  
Accessory Structure Variations
- B. Southpoint - Vasa Fitness & Outlot - 730 E. Rand Rd. - T1676  
PUD Amendment, Subdivision, Conceptual SUP for Restaurant  
with Drive-thru

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

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



**Conceptual Plan Review Committee**  
**10/23/2019**

**Item:** Habitat for Humanity ReStore - 8/28/19

**Department:** Planning & Community Development

**ATTACHMENTS:**

| <b>Description</b>                     | <b>Type</b> |
|----------------------------------------|-------------|
| Habitat for Humanity ReStore - 8/28/19 | Minutes     |

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

**OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

**HELD AT VILLAGE HALL ON:**

**August 28, 2019**

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**Project Title:** Habitat for Humanity ReStore

**Address:** 955 E. Rand Rd.  
Arlington Heights, IL 60005

**Petitioner:** Deanna Davies  
Habitat for Humanity  
56 S. Grove Avenue  
Elgin, IL 60120

**Requested Action:**

1. Land Use Variation to permit a "Secondhand Store" in the B-1 District
2. Amendment to PUD Ordinance 72-052

**Variations Required:**

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 57 spaces.

**Attendees:** Warren Fuller, Atty., Keller and Buckley  
Deanna Davies, ReStore Director for Habitat for Humanity (Northern Fox Valley)  
John Sigalos, Plan Commissioner  
Bruce Green, Plan Commissioner  
Lynn Jensen, Plan Commissioner  
Jake Schmidt, Assistant Planner

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**Project Summary:**

The subject property is located at 955 E. Rand Rd., and is currently developed with a 36,770 square-foot retail building with warehouse space. The site was approved as a PUD in 1972 via Ordinance 72-052, which allowed for construction of the existing structure and use as a furniture store. As the petitioner is proposing a change in use from that approved within the PUD, and the petitioner is proposing site modifications (detailed in the Site and Landscaping section of this report), the PUD must be amended.

The petitioner, on behalf of Habitat for Humanity of Northern Fox Valley, is proposing to occupy the building and use it for a ReStore facility, which engages in the sale of donated construction supplies and building materials. Habitat for Humanity of Northern Fox Valley currently operates two ReStore locations – in Chicago and Elgin.

Approximately 27,277 square-feet of space would be used for the retail sale of goods and materials, as well as office space. The remainder of the structure would be used as warehouse and loading dock space.

ReStore would employ approximately 4 persons once operational, with an additional 4 volunteers, for a total maximum of 8 representatives on-site at any given time. ReStore would be open from 9AM to 5PM or 10AM to 6PM on Wednesday-Sunday. Donations would only be accepted during operational hours.

**Meeting Discussion:**

**Mr. Fuller** began by explaining Habitat for Humanity was seeking a Land Use Variation to open a “ReStore” secondhand store at 955 E. Rand Road. The store would be similar to existing ReStore facilities in Chicago and Elgin. The building has been vacant for an extended period of time. The petitioner has a signed executed lease for the property.

**Ms. Davies** explained that ReStore takes in donated home improvement materials, and resells these items to the public. Proceeds from sales benefit Habitat for Humanity of Northern Fox Valley operations. There are other ReStore facilities operated nationwide by different chapters of Habitat for Humanity, as well as some in Canada. The Elgin location is the most successful location in Illinois, with the Chicago location being the second most successful in Illinois.

**Commissioner Green** asked what types of materials ReStore accepted and sold.

**Ms. Davies** stated that any types of items that could be found at Home Depot would be accepted and sold. As an example, if a person was to renovate their kitchen, the used cabinets and appliances would be accepted by ReStore. This enables people of limited means to renovate or improve their homes, or for people to reuse materials and divert them from landfills. 50% of materials accepted are new and unused, donated by retailers or distributors.

**Commissioner Green** stated that the concept was a good idea. He stated that it is unfortunate that quality home goods are often discarded, and that it would be better to find these items a new home.

**Ms. Davies** added that some new items are used by Habitat for Humanity’s affiliate, which are incorporated into the construction of their homes. Primarily, though, items are taken in and sold to the public to generate income for Habitat for Humanity operations.

**Commissioner Green** asked **Mr. Schmidt** to present the Staff report.

**Mr. Schmidt** stated that the proposed ReStore would be classified as a “secondhand store” per code. The subject site is zoned B-1, which does not permit secondhand stores. Therefore, a Land Use Variation would be required. The subject site is designated as ‘Commercial’ per the Comprehensive Plan, and the proposed use is compatible with this designation. The subject site is governed by a PUD Ordinance, Ordinance 72-052, which allowed for development of the existing building and operation of a furniture store. Two variations have been identified as part of this petition, those being a variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer, and a variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 57 spaces. The building is approximately 36,000 square feet in size. With respect to parking, the proposed use would be classified as a retail use, which increases code-required parking for the site. Due to the increase in required parking, proposed site modifications, and the change in use, an amendment to the existing PUD is required. The retail area would be 27,000 square feet in size, with the remainder of the facility dedicated to warehouse space. The facility would employ 4 persons once operational, with an additional 4 volunteers, for a maximum total of 8 employees on-site at any time. The facility would operate between the hours of 9am and 5pm, or between 10am and 6pm on Wednesday through Sunday. Donations would only be accepted during operational hours. The petitioner would have to provide written justification for the requested Land Use Variation and Zoning Code Variations. To justify the parking variation, the petitioner shall provide a parking survey showing parking demand at existing ReStore facilities. . The petitioner is proposing modifications to the parking lot, including the addition of a drop-off lane and relocation of existing parking spaces to the east side of the property. Additional spaces are also proposed on the north side of the building. The petitioner is proposing to use the open arcade at the front of the building for

outdoor display of items, and is proposing to enclose this arcade with a fence. Staff has concerns with the appearance of this enclosure, as well as the fact that outdoor storage of materials is prohibited in the B-1 District. Staff would support enclosure of the arcade with glass, which would still allow for display of items. Parking lot landscaping and condition will be evaluated as part of this process to ensure code compliance. Per code, parking for 7 bicycles would be required. Overall, Staff is supportive of the project, subject to provision of written variation justification, the parking survey, and provision of adequate landscaping and site improvements.

**Commissioner Jensen** stated that he was in favor of the project. He asked if the other ReStore locations had bike racks.

**Ms Davies** stated that the other locations did not have bike racks.

**Commissioner Jensen** asked if customers or employees would use the required bike racks at the proposed facility.

**Ms. Davies** stated that it would be difficult for customers to drop off or pick up materials on a bike. Employees however may want to bike to work.

**Commissioner Jensen** stated that there is a process the petitioner could undertake to seek relief from bicycle parking requirements, as it is unlikely 7 employees will need bike parking and unlikely any customers will use the bike rack. He encouraged the petitioner to seek relief from the requirement. He asked **Mr. Schmidt** what process the petitioner would need to undertake to seek relief from bicycle parking.

**Mr. Schmidt** stated that he was unaware of any administrative process to waive or reduce the bicycle parking requirement, but that he would look into it. Likely, it would be a zoning code variation.

**Commissioner Jensen** stated that he did not want to impose a requirement onto the petitioner if it didn't make sense.

**Commissioner Sigalos** agreed that 7 bicycle parking spaces did not seem reasonable for this project. 1 or 2 spaces would be more appropriate. He asked the petitioner what the hours and days of operation would be.

**Ms. Davies** indicated that the hours and days of operation would be 9am and 5pm, or between 10am and 6pm on Wednesday through Sunday.

**Commissioner Sigalos** asked the petitioner if they would explore outdoor display of materials with the glass enclosure requirement.

**Ms. Davies** stated that outdoor display of items is not necessary, but it would be nice to display patio furniture and grills outdoors near the entrance.

**Commissioner Sigalos** asked if they had outdoor display of items at other locations.

**Ms. Davies** indicated that they did, but brought the items back in at night. She was open to bringing the items back in at night at the proposed location as well, the fence was not critical.

**Mr. Schmidt** added that if the petitioner provides information on the items to be displayed outside, indicating that it wouldn't be construction materials like cinderblocks, Staff could explore outdoor display of items and potential fencing opportunities. It's possible a variation could be granted for outdoor display of items.

**Commissioner Sigalos** stated that outdoor display of items was common at Lowe's. He stated that he would be in support of outdoor display of items.

**Commissioner Green** stated that he understood that the Village was concerned with the appearance of outdoor display of construction materials at the front of the building, but would be open to outdoor display of furniture. He thought overall the proposed use would be a good use for the site.

**Commissioner Sigalos** asked if the proposed facility was the same size as the other ReStore facilities in Elgin and Chicago.

**Ms. Davies** stated that it was in between the size of the Elgin and Chicago stores.

**Commissioner Sigalos** asked if the employee count was accurate.

**Ms. Davies** indicated that it was.

**Commissioner Jensen** asked if there were other resale stores close by.

**Mr. Schmidt** stated that there were.

**Commissioner Sigalos** asked if the store would generate sales tax.

**Ms. Davies** stated that it would.

**Commissioner Jensen** stated that he was not opposed to bicycle parking requirements or alternative modes of transportation, but did not want to impose a requirement onto the petitioner if it didn't make sense.

#### **RECOMMENDATION**

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

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



## **Conceptual Plan Review Committee 10/23/2019**

**Item:** Shirley Ryan Ability Lab - 3201-3231 N. Wilke Rd. - T1675

**Department:** Planning & Community Development

### **Requested Action**

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

### **Variations Required**

1. Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.
2. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

### **Recommendation**

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation for a Physical Rehabilitation Center in the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

1. Variation to Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.
2. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.

4. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

The SDC is generally supportive of the application subject to the following conditions:

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

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

2. The petitioner shall provide four days of parking surveys, to take place during the weekday between the hours of 7:30am - 5:00pm, with counts occurring every half hour.

3. The petitioner shall provide details on the other tenant spaces within the building, including the size of each tenant space and the name of the business that occupies each space.

4. A landscape plan showing the proposed plantings within the landscape islands adjacent to the canopy shall be required. Additionally, any deficiencies in the existing landscaping on the property shall be corrected as part of the Plan Commission review process.

5. Compliance with the bicycle parking regulations shall be required.

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

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

#### **ATTACHMENTS:**

##### **Description**

Staff Report  
Aerial  
Project Narrative  
Site Plan

##### **Type**

Board or Commission Report  
Exhibits  
Exhibits  
Exhibits

Canopy Details  
Floor Plan

Exhibits  
Exhibits



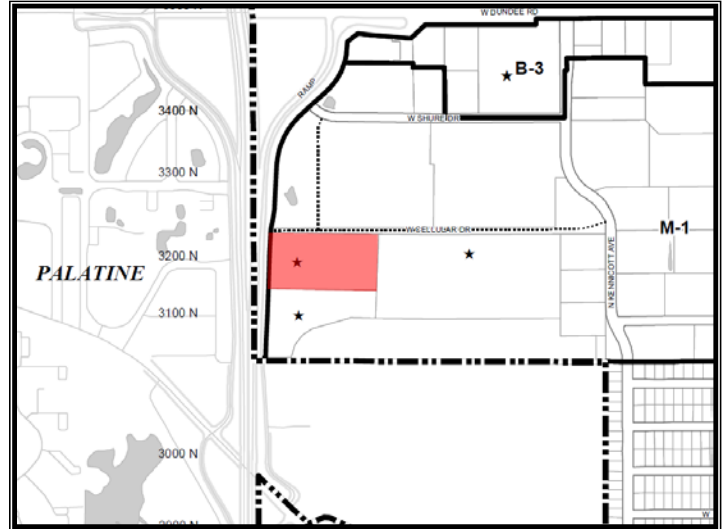
# VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

**Temp File Number:** T1675  
**Project Title:** Shirley Ryan Ability Lab LUV  
**Location:** 3201-3231 N. Wilke Road  
**PIN:** 03-07-100-007

**To:** Conceptual Plan Review Committee  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** October 23, 2019  
**Date Prepared:** October 18 19, 2019

**Petitioner:** Kathleen Duncan  
 Ackerman LLP  
**Address:** 71 South Wacker Drive, 46th Floor  
 Chicago, IL 60606

**Existing Zoning:** M-1: Research, Development, and  
 Light Manufacturing District  
**Comprehensive Plan:** R&D, Mfg. and Warehousing



## **SURROUNDING LAND USES**

| Direction | Existing Zoning                                              | Existing Use                    | Comprehensive Plan        |
|-----------|--------------------------------------------------------------|---------------------------------|---------------------------|
| North     | M-1: Research, Development, and Light Manufacturing District | Flex Office/Industrial building | R&D, Mfg. and Warehousing |
| South     | M-1: Research, Development, and Light Manufacturing District | Multi-building office complex   | R&D, Mfg. and Warehousing |
| East      | M-1: Research, Development, and Light Manufacturing District | Flex Office/Industrial building | R&D, Mfg. and Warehousing |
| West      | - Village of Palatine -                                      |                                 |                           |

## **Requested Action:**

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

## **Variations Required:**

1. Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.
2. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

### **Project Background:**

The subject property is a five building multi-tenant office complex at 3201-3231 North Wilke Road, which is located on approximately 7.96 acres of land and consists of approximately 104,684 square feet of floor area. The petitioner, Shirley Ryan Ability Lab, has signed a lease for 14,131 square feet of space within a vacant unit at the southeast corner of the development (3215 North Wilke Road). The Ability Lab provides day rehabilitation services for individuals who no longer need hospitalization but still require intensive, coordinated rehabilitation care (i.e. victims of a stroke, brain/spinal injury, car accident, etc.) in order to get back to normal independent living. Their hours of operation are 7:30am to 5:00pm Monday through Friday and their offices are closed over the weekend. Approximately 10,786 square feet of the tenant space would be built-out and occupied upon zoning approval, with the remaining 2,661 square feet to be leased but unoccupied until an expansion is warranted. At peak occupancy of the entire space, the petitioner anticipates a total of 20 employees.

On average, the facility will treat a total of 44 patients a day; 22 in the morning and 22 in the afternoon. Due to the extent of their injuries, about 75% of the patients will be transported to the site in medivans, which will drop the patients off, leave the site, and return when the patients are ready for pickup. The remaining 25% will drive themselves. Morning rehabilitation services begin around 8:30am and conclude at 11:30am. Afternoon rehabilitation services begin around noon and conclude at 3:00pm.

Access to the site comes from two full access, non-signalized ingress/egress points along Wilke Road. To shelter individuals with accessibility limitations from inclement weather, the petitioner has proposed a canopy over the main entrance to their unit, which would involve the removal of 13 parking spaces on the site and create a dedicated drop-off/pick-up zone for the medivans.

### **Zoning and Comprehensive Plan**

The subject property is zoned M-1, Research, Development, and Light Manufacturing District. The proposed use is classified as a physical rehabilitation facility, which is neither a permitted nor special use within the M-1 District; therefore, a Land Use Variation is required. Within any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below for reference:

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

The Comprehensive Plan classifies this property as appropriate for "Research, Development, and Manufacturing" uses. As the proposed use is most similar to a medical office use, which is a permitted use within the M-1 District, the use is compatible with the Comprehensive Plan designation.

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

Other than the proposed canopy over the building entrance, the petitioner is not proposing any changes to the site or building. As the entrance canopy will not be attached to the building, it is classified as an accessory structure, which structures are limited to 300 square feet in size and 15 feet in height. At approximately 1,250 square feet in size and 16.6 feet in height, the proposed canopy requires variations to

the height and size restrictions governing accessory structures. The petitioner shall provide a written response to necessary approval criteria as identified above. Staff is supportive of these variations as the structure could easily be connected to the building, which would eliminate the need for said variations. Additionally, the canopy is well designed to match the existing architecture of the building and will not encroach on the required setbacks for the principal structure.

No appearance before the Design Commission shall be required for the canopy. However, the placement of the canopy will alter the existing parking in front of the site, which requires the installation of landscape islands on either side of the structure. The petitioner must provide a landscape plan outlining the size and species of the proposed plantings within these islands. As part of the Plan Commission review process, staff will evaluate all existing site landscaping to ensure that it conforms to current code requirements.

**Parking, Traffic, and Circulation:**

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. Relative to this requirement, the petitioner has requested the following variation:

- **A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.**

Since many of the patients will carpool in shared medivans, and since only 44 patients are expected to be seen on average each day, the expected traffic generation from this use will be minimal in comparison to a traditional doctor's office. Additionally, since rehabilitation services take around three hours (as opposed to hourly for a standard doctors office), there are only two waves of patients arriving daily. There will not be multiple waves of patients arriving throughout the day. Staff is supportive of the variation to waive the formal traffic and parking study.

Relative to parking, the proposed use is classified as a "medical office", which requires one parking space per 200 square feet of floor area. Based on the other tenants within the complex, a total of 374 parking spaces are required. Given the removal of 13 spaces to accommodate for the canopy, as well the inclusion of additional handicap accessible spaces required by the Illinois Accessibility Code, the subject property will provide a total of 350 parking spaces. Therefore, the following variation is required:

- **Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.**

A summary of the parking calculations for the subject property is shown below.

| Address                            | Tenant           | Use             | Square Feet    | Parking Ratio         | Parking Required | Parking Provided |
|------------------------------------|------------------|-----------------|----------------|-----------------------|------------------|------------------|
| 3215 N. Wilke                      | Ability Lab      | Medical Office  | 14,796         | 1 per 200 Sq. Ft.     | 74               | 350              |
| 3201-3209 & 3219-3231 N. Wilke     | Multiple Tenants | Business Office | 89,888         | 1 per 300 Sq. Ft.     | 300              |                  |
| <b>TOTAL SQUARE FOOTAGE</b>        |                  |                 | <b>104,684</b> | <b>PARKING TOTALS</b> | <b>374</b>       | <b>350</b>       |
| <b>OVERALL SURPLUS / (DEFICIT)</b> |                  |                 |                |                       | <b>-24</b>       |                  |

In order to justify this variation, the petitioner shall provide a written response to the four approval criteria and provide four days of parking survey (four weekdays starting at 7:30am and ending at 5:00pm with

counts every half hour) of the existing parking lot usage. Furthermore, the petitioner must provide details on the specific size of other tenant spaces within the complex and the tenants within each space so that staff can verify that the other occupants fall under the business/professional parking classification.

As the proposed use will require additional parking per code, compliance with the bicycle parking regulations shall be required for the entire office complex. The petitioner will need to provide details on any existing bike parking spaces located on the subject property. Based on preliminary calculations, a total of 19 bike parking spaces are required for the entire development, which must be dispersed throughout the complex.

### **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation for a Physical Rehabilitation Center in the M-1 District, and the following variations from Chapter 28 of the Municipal Code:

1. Variation to Section 10.4, to reduce the number of required parking spaces on the subject property from 374 to 350.
2. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
3. Variation to Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
4. Variation to Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

The SDC is generally supportive of the application subject to the following conditions:

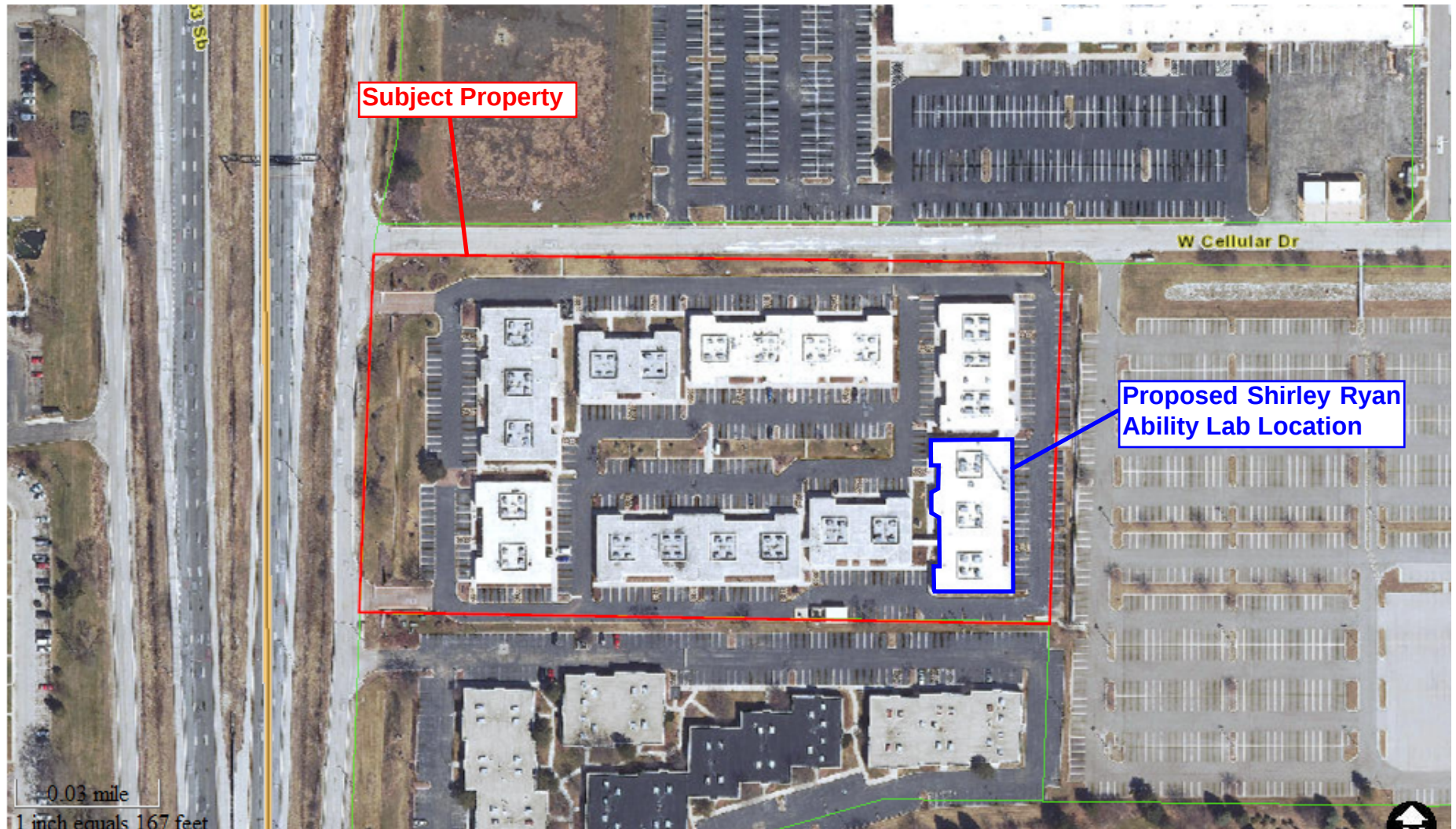
1. For each requested variation, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:
  - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall provide four days of parking surveys, to take place during the weekday between the hours of 7:30am - 5:00pm, with counts occurring every half hour.
3. The petitioner shall provide details on the other tenant spaces within the building, including the size of each tenant space and the name of the business that occupies each space.
4. A landscape plan showing the proposed plantings within the landscape islands adjacent to the canopy shall be required. Additionally, any deficiencies in the existing landscaping on the property shall be corrected as part of the Plan Commission review process.
5. Compliance with the bicycle parking regulations shall be required.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

October 18, 2019

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Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1675



Map created on October 17, 2019.

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## **NARRATIVE**

### **3215 North Wilke Road, Arlington Heights**

Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab (“SRALab”) is leasing the property located at 3215 N. Wilke Road, Arlington Heights, (the “Property”) which contains 14,131 rentable square feet. The Property is part of a larger complex known as Arlington Ridge Office Center, owned by 3205-3231 North Wilke Property LLC. There are five (5) total buildings in Arlington Ridge Office Center with a total of 90,929 rentable square feet. There are a total of 371 parking spaces within the office complex (359 regular spaces plus 12 handicapped parking spaces). SRALab is leasing the Property for use as a Physical Rehabilitation Center, as defined by the Arlington Heights Zoning Code. The Property has been vacant since at least 2015 when the current owner of the Property acquired it. The Arlington Ridge Office Center is currently 83% leased with office tenants.

The proposed use as a Physical Rehabilitation Center and as more fully described below will require a Land Use Variation for the Property in accordance with the Arlington Heights Zoning Code since the property is located in an M-1 District and Physical Rehabilitation Center is not a permitted use.

SRALab is the first of its kind translational rehabilitation hospital where clinicians, scientists, innovators and technologists work together in the same space, applying research in real time to physical medicine and rehabilitation. The organization has three levels of care, inpatient rehabilitation, day rehabilitation (“DayRehab”) and outpatient rehabilitation. The main SRALab inpatient rehabilitation facility is located in Chicago at 355 E. Erie. DayRehab programs are strategically located in Chicago and surrounding communities to best serve those patients needing our care.

DayRehab is a unique level of care that provides physical therapy, occupational therapy, speech therapy, psychology, nursing and physiatry to patients who have sustained a neurological injury resulting in a significant loss of previous function. DayRehab is a unique program, only serving those patients who need intensive therapy, for a minimum of three hours per day, following a neurologic injury. SRALab does not treat patients with orthopedic injuries who require only physical therapy or only one hour of therapy per day. Examples of common diagnoses that SRALab treats at its DayRehab facilities include, but are not limited to, stroke, spinal cord injury, brain injury, multiple sclerosis and Parkinson disease. SRALab treats both adult and pediatric patients. The majority of SRALab patients are recently discharged to home following an acute rehabilitation hospitalization and are in need of continued comprehensive, intensive rehabilitation. The focus of DayRehab is helping patients return to their previous level of functional independence, including return to school, return to work, return to community based activities.

SRALab is seeking to open a DayRehab in Arlington Heights because it has assessed recent data on patient origin and Arlington Heights is a location that is central to serving patients in need of the above described services. When we assess our patient origin data, almost 50% of our patients will come from within 5 miles of Arlington Heights.

The DayRehab clinic on the Property is proposed to be open Monday through Friday, from 7:30 AM to 5:00 PM and will be closed with no activity whatsoever on Saturday and Sunday. There will be twenty (20) employees on site during peak times. A typical patient attends therapy for 3 hours a day,

either from 8:30-11:30 AM or 12:00-3:00 PM, Monday through Friday. While at the clinic, patients participate in three hours of therapy and meet with the nurse and/or physician for medical concerns. In addition to their activity in the clinic, patients also practice skills in the community, such as grocery shopping, going to the library, ordering a meal at a restaurant, all in an effort to gain independence. A typical day from the clinic perspective is as follows:

- Staff arrive on-site at 7:30 AM
- First wave of patients arrive on-site between 8:00-8:30 AM. Majority of patients arrive via medicar transport service that is contracted through SRAlab.
- Patient treatment occurs between 8:30-11:30 AM
- At 11:30 AM, the first wave of patients are picked up by medicars to return home and second wave of patients arrive.
- Patient treatment occurs between 12:00 PM -3:00PM
- At 3:10 PM, second wave of patients are picked up by medicars to return home
- Staff depart for the day at 4:00 PM

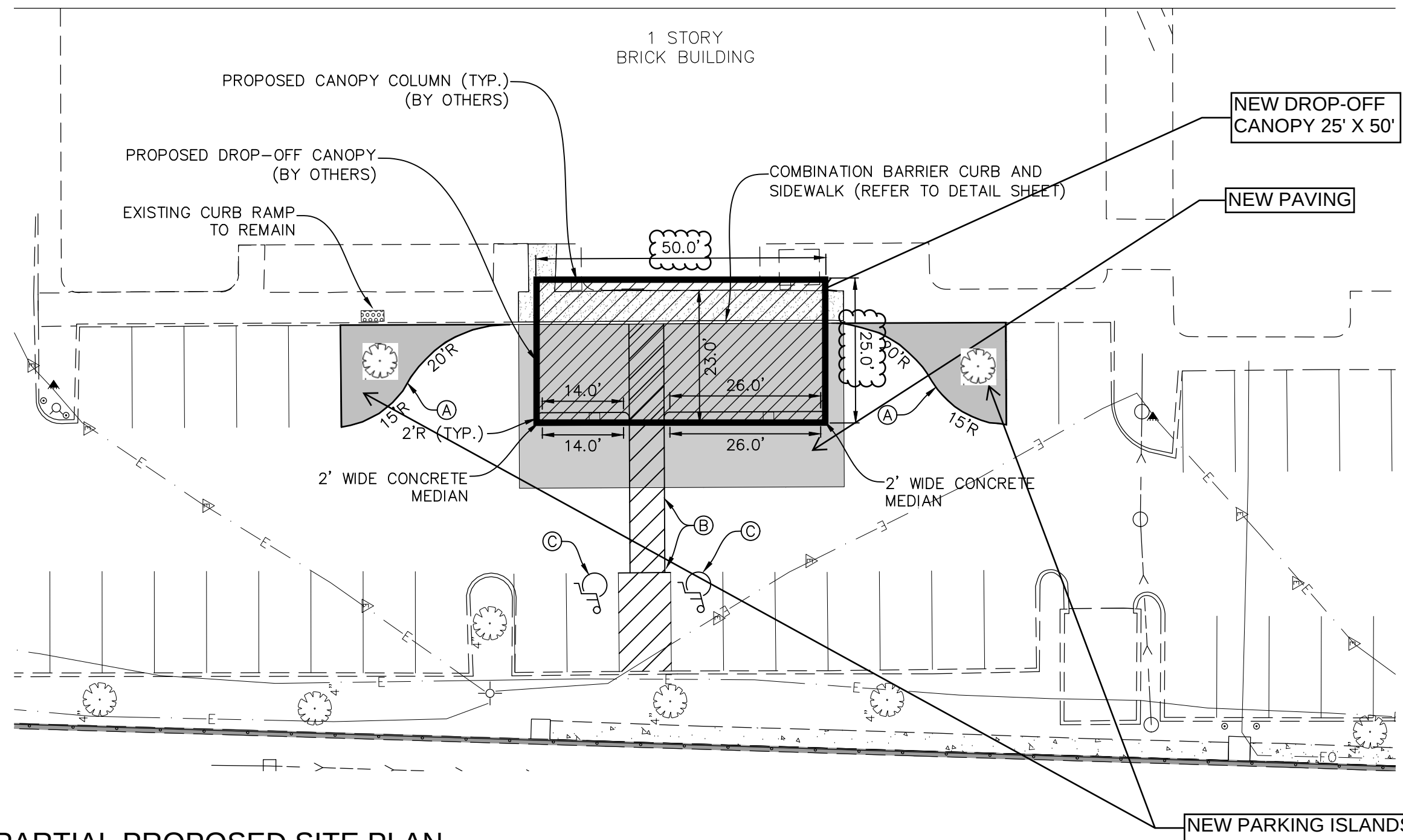
The medi-vans typically pick up 2-4 patients before coming to the site. There are typically 3-5 vans in the morning and 3-5 vans in the afternoon and an average of 22 patients in both the morning and afternoon sessions. The medi-vans transport patients to the site but do not stay on the site while treatment is occurring.

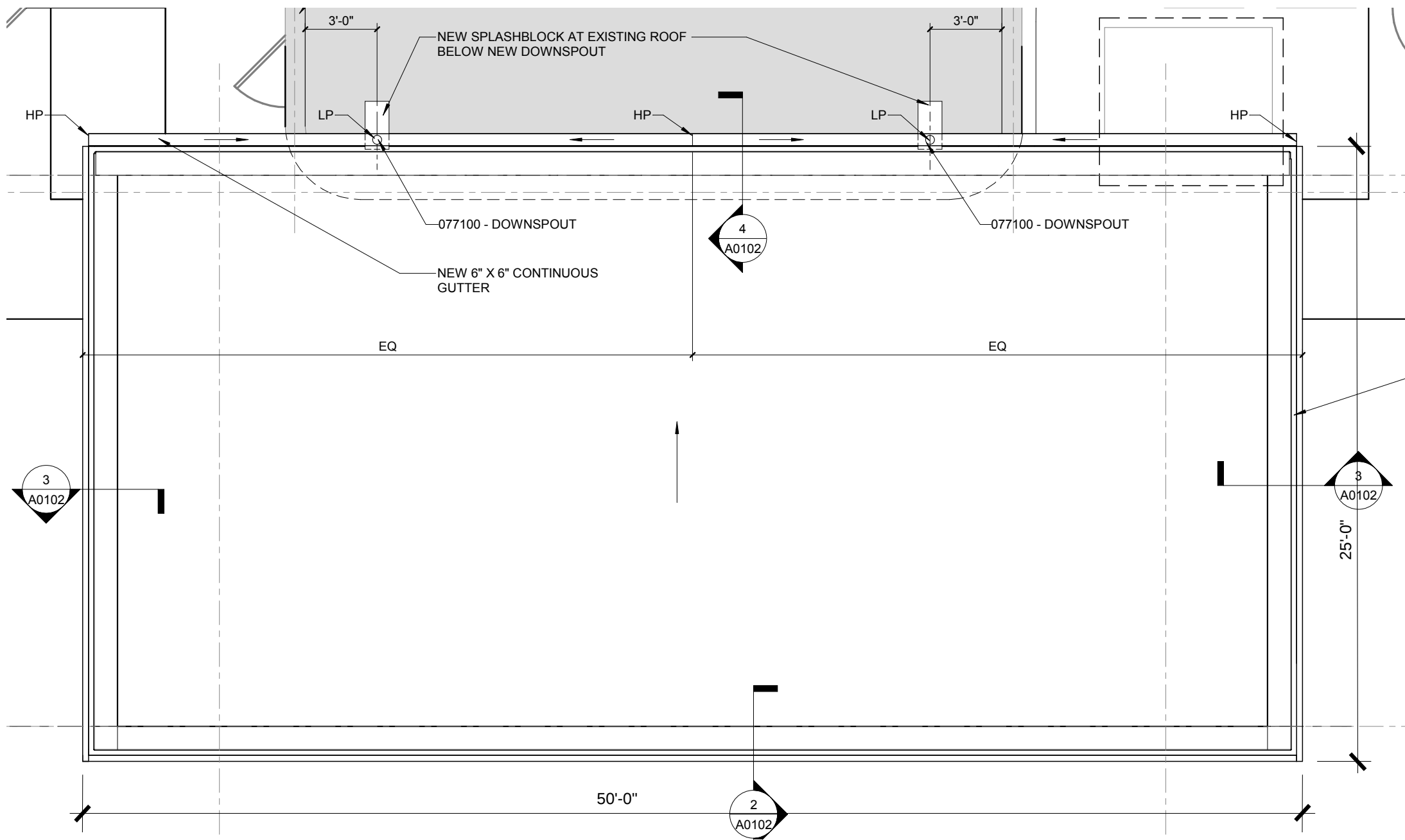
SRAlab is proposing to make interior modifications to the Property to suit the proposed program and is also seeking to add a new canopy to the exterior of the building in accordance with the attached drawings, which, because of its size as an accessory structure, will require a Variation. Please note that in constructing the canopy, 13 existing parking spaces will be displaced by the construction of the new canopy and surrounding sitework. The canopy provides protected drop-off and pick-up for patients in inclement weather. The patient population at this facility need extended time to load and unload as compared to many other patient types making the need for good coverage even more important. The canopy is proposed to be constructed out of brick and metal with colors to complement the existing buildings. Finally, the height of the proposed canopy exceeds 15 feet, requiring an additional variation, which is as a result of three factors: (1) the canopy must be tall enough to fit a fire truck underneath; (2) the canopy must overlap the existing building which allows for drainage off of the canopy onto the roof of the office building; and (3) the required thickness of the roof structure to span the distance required. The canopy will be approximately 17'-1" above the pavement.

At the outset SRAlab will not use all space in the building, but rather, 2,661 s.f. of the space will be existing space reserved for future operations. While that area may not be used at the outset, SRAlab does not anticipate that the statistics herein, including estimated hours, patient counts and employees, will significantly change as a result of the future use of this space.

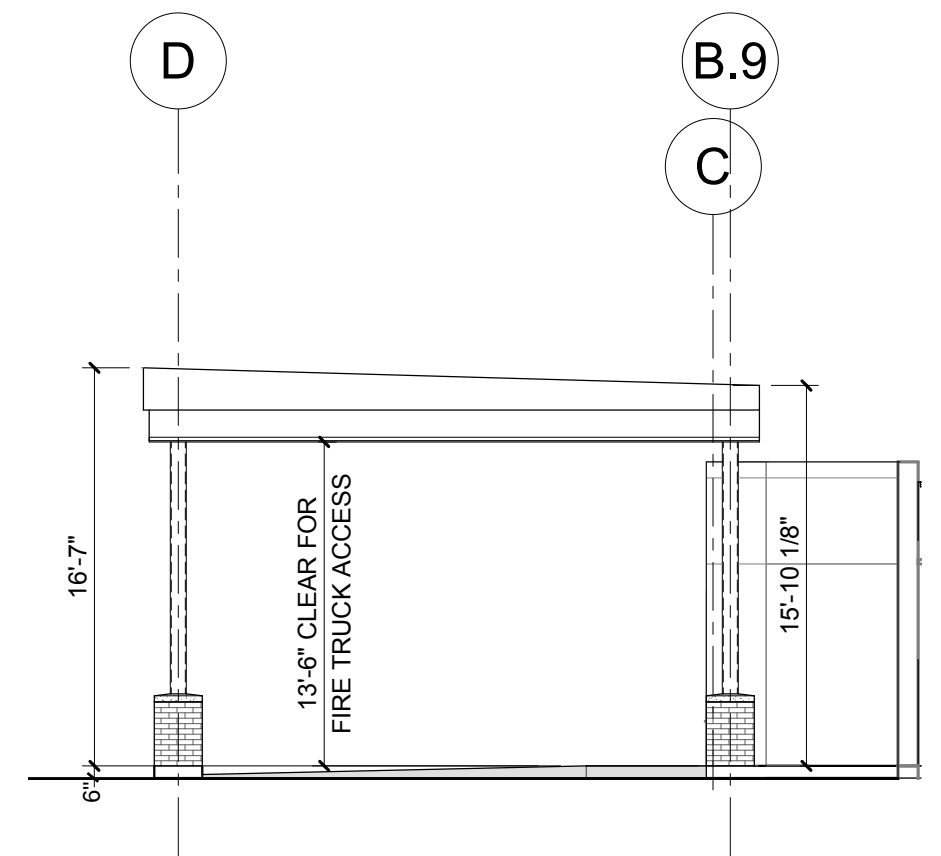
Finally, Arlington Heights Village Staff has determined that 1 space per 200 square feet is required parking for the proposed Physical Rehabilitation Center. Applicant SRAlab has prepared a parking analysis which is attached hereto. In accordance with the attached analysis, a parking variation will also be required.







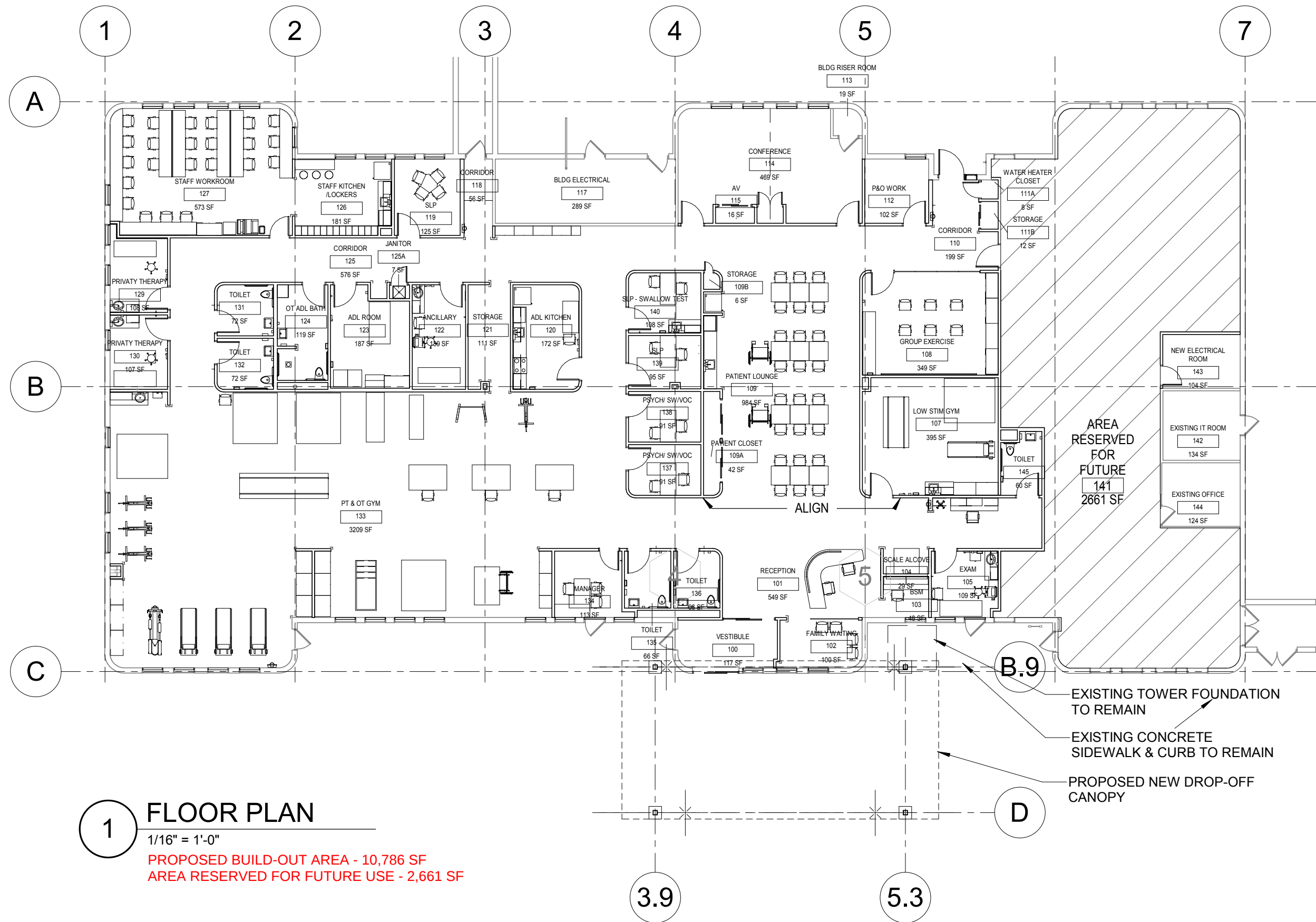
PARTIAL PROPOSED ROOF PLAN



PROPOSED ELEVATION



**Proposed Canopy**





## **Conceptual Plan Review Committee 10/23/2019**

**Item:** Southpoint - Vasa Fitness & Outlot - 730 E. Rand Rd. - T1676

**Department:** Planning & Community Development

### **Requested Action**

1. Amendment to PUD Ordinance #90-014 to allow for certain modifications to the approved development plan and to repeal condition #2.
2. Plat of Subdivision to subdivide the property into two lots.
3. Conceptual approval for a 3,500 square foot restaurant with a drive-through.

### **Variations Required**

1. None identified at this time.

### **Recommendation**

The Staff Development Committee reviewed the proposed amendment to PUD Ordinance 90-014, Plat of Subdivision, and conceptual approval for a 3,500 square foot restaurant with a drive through and is generally supportive of the application subject to the following conditions:

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

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

2. The petitioner shall eliminate the 57 parking stalls along the south of the Vasa building and shift that building south so that it abuts the building to the south and maintains a continuous building frontage along the drive aisle in this location.
3. The petitioner shall explore the possibility of additional inline commercial square footage within the redevelopment to reduce the proposed net decrease of 36,000 square feet of floor area.
4. The petitioner shall continue to study the proposed site layout to ensure there will adequate vehicular circulation through the site. Fire truck turning exhibits shall be required to verify the ability of a fire truck to circulate through the site and around the proposed buildings.
5. The petitioner shall reevaluate the 25 proposed parking spaces along the rear of the site to determine if they can be relocated away from the single-family residential areas to the east.
6. When a restaurant tenant is proposed for the 3,500 square foot outlot building that includes a drive through, it shall be required to receive a special use permit.
7. The petitioner shall evaluate the existing REA for the shopping center and provide an opinion as to whether it allows the proposed changes to the site or whether it must be amended. Additionally, prior to submitting a Plan Commission application, the petitioner shall coordinate with the other owners within the PUD to address any concerns they may have with the proposed redevelopment.
8. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, drive-through stacking, and impacts to public streets.
9. Design Commission approval shall be required.
10. The petitioner is encouraged to reach out to the MWRD to receive a determination letter regarding any permitting required by MWRD or upgrades needed to the existing stormwater facilities that serve the PUD.
11. A code compliant landscape and photometric plan shall be required.
12. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
13. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

**ATTACHMENTS:**

**Description**

Staff Report  
Aerial  
Project Narrative  
Conceptual Site Plan  
Plat of Survey

**Type**

Board or Commission Report  
Exhibits  
Correspondence  
Exhibits  
Exhibits



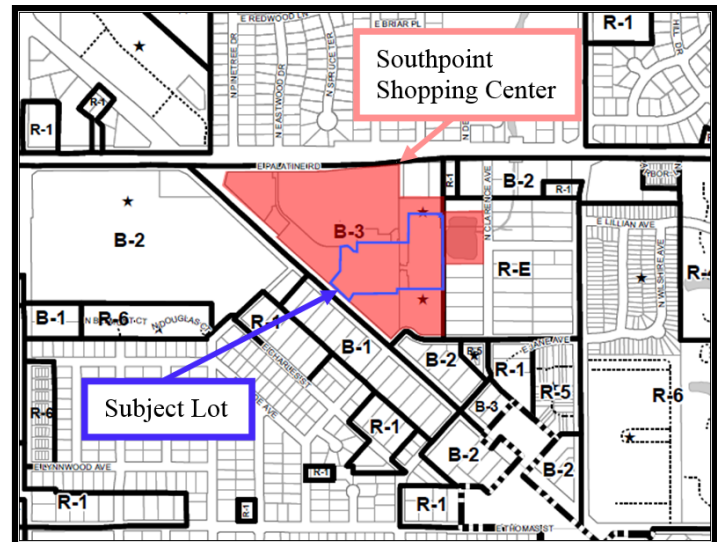
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**Temp File Number:** T1676  
**Project Title:** Southpoint PUD Amendment – Vasa Fitness & Outlot  
**Location:** Southeast corner of Palatine Road and Rand Road.  
**PIN:** Multiple PIN's

**To:** Conceptual Plan Review Committee  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** October 23, 2019  
**Date Prepared:** October 18 19, 2019

**Petitioner:** Nate Abbott  
 Galloway & Company, LLC  
**Address:** 6162 S. Willow Drive – Suite 320  
 Greenwood Village, CO 80111

**Existing Zoning:** B-3: General Service, Wholesale and Motor Vehicle District  
**Comprehensive Plan:** Commercial, Mixed-Use



## **SURROUNDING LAND USES**

| Direction | Existing Zoning                                                       | Existing Use                                                                           | Comprehensive Plan            |
|-----------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------|
| North     | R-3: One Family Dwelling District                                     | Single-Family Homes                                                                    | Single-Family Detached        |
| South     | B-1: Limited Retail Business District, B-2: General Business District | Furniture Store, Multi-tenant commercial building, Dunkin Donuts, Liquor Store         | Commercial, Mixed Use         |
| East      | R-E: One Family Dwelling District                                     | Single-Family Homes                                                                    | Single-Family Detached Estate |
| West      | B-1: Limited Retail Business District, B-2: General Business District | Town and Country Shopping Center, Fast Food restaurant (Burger King), Auto Repair shop | Commercial                    |

**Requested Action:**

1. Amendment to PUD Ordinance #90-014 to allow for certain modifications to the approved development plan and to repeal condition #2.
2. Plat of Subdivision to subdivide the property into two lots.
3. Conceptual approval for a 3,500 square foot restaurant with a drive-through.

**Variations Required:**

1. None identified at this time.

**Project Background:**

The subject property is part of the Southpoint Shopping Center, which is located at the southeast corner of Rand Road and Palatine Road. The site is currently occupied by the approximately 100,000 square foot Bif Furniture building (located at 730 E. Rand Road), the large parking area located directly west of and in front of Bif Furniture building, and the parking area located to the north of the Bif building. Access to the shopping center comes from Palatine Road, Rand Road, and Jane Avenue. Each street provides the following ingress/egress points to and from the shopping center:

- Palatine Road: 1) Full access non-signalized intersection, 2) right in only access, and 3) right-in/right-out only access
- Rand Road: 1) Full access signalized intersection
- Jane Avenue: 1) Full access non-signalized intersection that leads to a full access signalized intersection with Rand Rd

The petitioner is proposing the demolition of the Bif Furniture building and its replacement with a new building of approximately 60,000 square feet to accommodate a Vasa Fitness facility. Vasa Fitness is a gym that is primarily located in the western United States but is expanding into the Midwest. The gym would offer traditional weight lifting and cardio equipment, as well as group fitness classes, yoga, childcare services, a swimming pool, and basketball courts. Standard business hours for Vasa are 5:00am to 12:00am, and the facility would have an average of 80 employees. In order to accommodate for the new facility, additional parking areas have been proposed at the east and south of the Vasa Fitness building.

The redevelopment proposal also includes a new outlot building (approximately 3,500 square feet in size) adjacent to Rand Road that would include a drive-through. The outlot building would be built to accommodate a restaurant tenant, however, no specific user has been identified for this building. The Bif property would be subdivided so that the outlot building and Vasa Fitness facility would each be located on a separate lot. The proposed redevelopment would not alter any of the existing access points to the site; however, internal circulation through the site would be modified as part of the proposal. With the demolition of the Bif Furniture building and the addition of the Vasa building and outlot building, the shopping center would experience a net decrease of approximately 36,000 square feet of commercial floor area.

The Southpoint Shopping Center PUD was originally approved as a PUD in 1988. This PUD includes the Bif property as well as the multi-tenant retail spaces attached to the Bif furniture building, the Floor & Décor site, and three outlots along the Rand Road frontage (Chili's, Olive Garden, and a multi-tenant building). The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD. There have been two recent subdivisions within the PUD; in 2016 the lot that contains the Chili's restaurant, Olive Garden restaurant, and multi-tenant commercial building along Rand Road was subdivided so that each building was on its own lot, and in 2019 the Floor & Décor property was subdivided to create a new outlot ,which outlot has yet to be developed.

**Zoning and Comprehensive Plan**

The subject property is zoned B-3, General Service, Wholesale and Motor Vehicle District. The proposed Vasa Fitness facility is classified as a health club, which is a permitted use within the B-3 District. However, the 3,500 square foot outlot building designed for a restaurant with a drive through will require special use permit approval. As the impacts of the restaurant will be based on the unique characteristics of that restaurant, and since it is unknown who the restaurant tenant will be, only conceptual approval can be

granted at this time. When an actual restaurant is proposed, it will be required to go through the special use permit review process.

The Comprehensive Plan classifies this property as appropriate for “Commercial” and “Mixed Use” land uses. Both of the proposed uses are compatible with the Comprehensive Plan designation.

In review of the conceptual plan, the Staff Development Committee has asked the petitioner to explore the possibility of incorporating additional inline retail square footage to reduce the 36,000 square foot reduction in floor area under the present plan. Additionally, since the proposed changes would have impacts on the other portions of the shopping center, the petitioner is encouraged to reach out to the other owners within the Southpoint PUD to address any concerns that they have with the redevelopment plans.

#### **Building and Site:**

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

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

The proposed buildings will require Design Commission approval. The original PUD for Southpoint included a condition of approval that required all buildings and site improvements within the shopping center to conform to requirements as outlined in a Village Board meeting from 1988. Since the proposed buildings and redevelopment will be a departure from what was approved in 1988, this condition of approval must be repealed.

In review of the conceptual site plan, the Staff Development Committee has asked the petitioner to revise the plans to eliminate the 57 proposed parking spaces to the south of the Vasa building. The introduction of a drive aisle in this location will bring customer traffic and parking to the rear of the site, which will impact the single-family homes located to the east of the subject property, present conflicts with loading/service activities, and interrupt the commercial frontage along this portion of the shopping center. Staff recommends that the Vasa building be constructed abutting the existing building to south, which will maintain the continuous north-south building frontage along this drive aisle.

The petitioner will need to analyze the impact of the proposed development on any shared utilities and stormwater detention areas that serve the Southpoint development. Additionally, the petitioner should reach out to the MWRD to determine if upgrades will be required to the shared detention facility located to the east of the Vasa building, which serves the entire PUD. It should be noted that new MWRD regulations go into effect on January 1, 2020, and this development will be subject to these new regulations. The MWRD will need to issue a determination letter to verify if any stormwater upgrades will be required as a result of the new regulations.

### **Landscaping:**

A code compliant landscape and photometric plan shall be required within any formal Plan Commission submittal for redevelopment. The petitioner should be aware that landscape islands containing a 4-inch caliper shade tree are required at the ends of every parking row and within any parking row that contains more than 20 parking spaces. The current plan shows certain parking rows that are missing the code required landscape islands.

### **Parking, Traffic, and Circulation:**

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The study must also analyze stacking within the drive through to determine if there is adequate capacity to handle expected demand based on a generic restaurant use. Under the current proposal, it appears that stacking capacity is limited, which could result in cars queuing within drive aisles. When a tenant is identified for the outlot building, a more detailed traffic study will be required as part of the special use permit review process for that restaurant. The study at that time will need to analyze projected peak traffic, parking, and stacking demand based on the unique characteristics of the proposed restaurant.

As mentioned above, the Southpoint PUD is governed by a REA that provides for shared access and shared parking between all users within the PUD. Given the modifications proposed to the parking and site circulation, the petitioner should evaluate the provisions within the REA to determine if they allow for the proposed changes. Staff notes that the REA is several decades old, and it is strongly encouraged (and may ultimately be required) that this document be updated to reflect the current conditions on the site as part of the PUD amendment process.

The petitioner should continue to study the proposed site circulation to verify whether the proposed layout provides the most efficient orientation for traffic flow through the shopping center. Certain areas of the plan appear problematic for navigation, with tight turns that may not be desirable. Furthermore, the petitioner will need to provide fire truck turning exhibits to illustrate how a fire truck can navigate through the drive isles and around all sides of each proposed building.

The overall shopping center contains a surplus of parking relative to code requirements and will continue to provide a surplus upon completion of the proposed redevelopment. The Village has divided the center into seven parking zones based upon which business is served by each parking area. The detailed parking calculations can be found in **Appendix I** at the end of this report. A summary of the parking calculations is included below.

| Development                        |                |                       | Parking Required | Parking Provided |
|------------------------------------|----------------|-----------------------|------------------|------------------|
| Southpoint Shopping Center         |                |                       | 1,055            | 1,490            |
| <b>TOTAL SQUARE FOOTAGE</b>        | <b>227,216</b> | <b>PARKING TOTALS</b> | <b>1,055</b>     | <b>1,490</b>     |
| <b>OVERALL SURPLUS / (DEFICIT)</b> |                |                       | <b>435</b>       |                  |

Per code, 240 parking spaces are required for a 60,000 square foot health club, and under the current proposal, 247 spaces will be located on the Vasa lot in the parking area at the front of the building. As mentioned above, an additional 57 spaces are proposed to the south of the Vasa building, 25 to the rear of

the building, and there is an existing paved area to the north of the building that is proposed to be restriped to accommodate 160 parking spaces. The amount of parking is double what the code requires for a health club. While the 160 parking spaces to the north of the Vasa building are already existing (although unstriped), the petitioner should demonstrate the need for this excess above code requirements. Staff will need to evaluate whether all of these parking spaces are necessary as part of the any Plan Commission review process.

The petitioner will also need to verify the number of existing parking stalls in Zones 4 through 7 as this information is several years old and modifications to these parking areas may have occurred over the years. Furthermore, any outdoor seating areas proposed for the outlot will need to be factored into the parking calculations for the PUD. Finally, staff has concerns that the 25 proposed parking spaces at the rear of the Vasa Fitness building could become a nuisance to the single-family homeowners to the east of the shopping center, especially given that the facility will be open until midnight.

Compliance with bicycle parking regulations shall be required. Based on preliminary calculations, 12 bicycle parking spaces will be required for the fitness facility and at least two spaces will be required for the restaurant outlot building.

### **RECOMMENDATION**

The Staff Development Committee reviewed the proposed amendment to PUD Ordinance 90-014, Plat of Subdivision, and conceptual approval for a 3,500 square foot restaurant with a drive through and is generally supportive of the application subject to the following conditions:

1. If any variations are required, the petitioner shall provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below:
  - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
  - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
  - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
  - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall eliminate the 57 parking stalls along the south of the Vasa building and shift that building south so that it abuts the building to the south and maintains a continuous building frontage along the drive aisle in this location.
3. The petitioner shall explore the possibility of additional inline commercial square footage within the redevelopment to reduce the proposed net decrease of 36,000 square feet of floor area.
4. The petitioner shall continue to study the proposed site layout to ensure there will adequate vehicular circulation through the site. Fire truck turning exhibits shall be required to verify the ability of a fire truck to circulate through the site and around the proposed buildings.
5. The petitioner shall reevaluate the 25 proposed parking spaces along the rear of the site to determine if they can be relocated away from the single-family residential areas to the east.
6. When a restaurant tenant is proposed for the 3,500 square foot outlot building that includes a drive through, it shall be required to receive a special use permit.
7. The petitioner shall evaluate the existing REA for the shopping center and provide an opinion as to whether it allows the proposed changes to the site or whether it must be amended. Additionally, prior to submitting a Plan Commission application, the petitioner shall coordinate with the other owners within the PUD to address any concerns they may have with the proposed redevelopment.

8. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, drive-through stacking, and impacts to public streets.
9. Design Commission approval shall be required.
10. The petitioner is encouraged to reach out to the MWRD to receive a determination letter regarding any permitting required by MWRD or upgrades needed to the existing stormwater facilities that serve the PUD.
11. A code compliant landscape and photometric plan shall be required.
12. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
13. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

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October 18, 2019

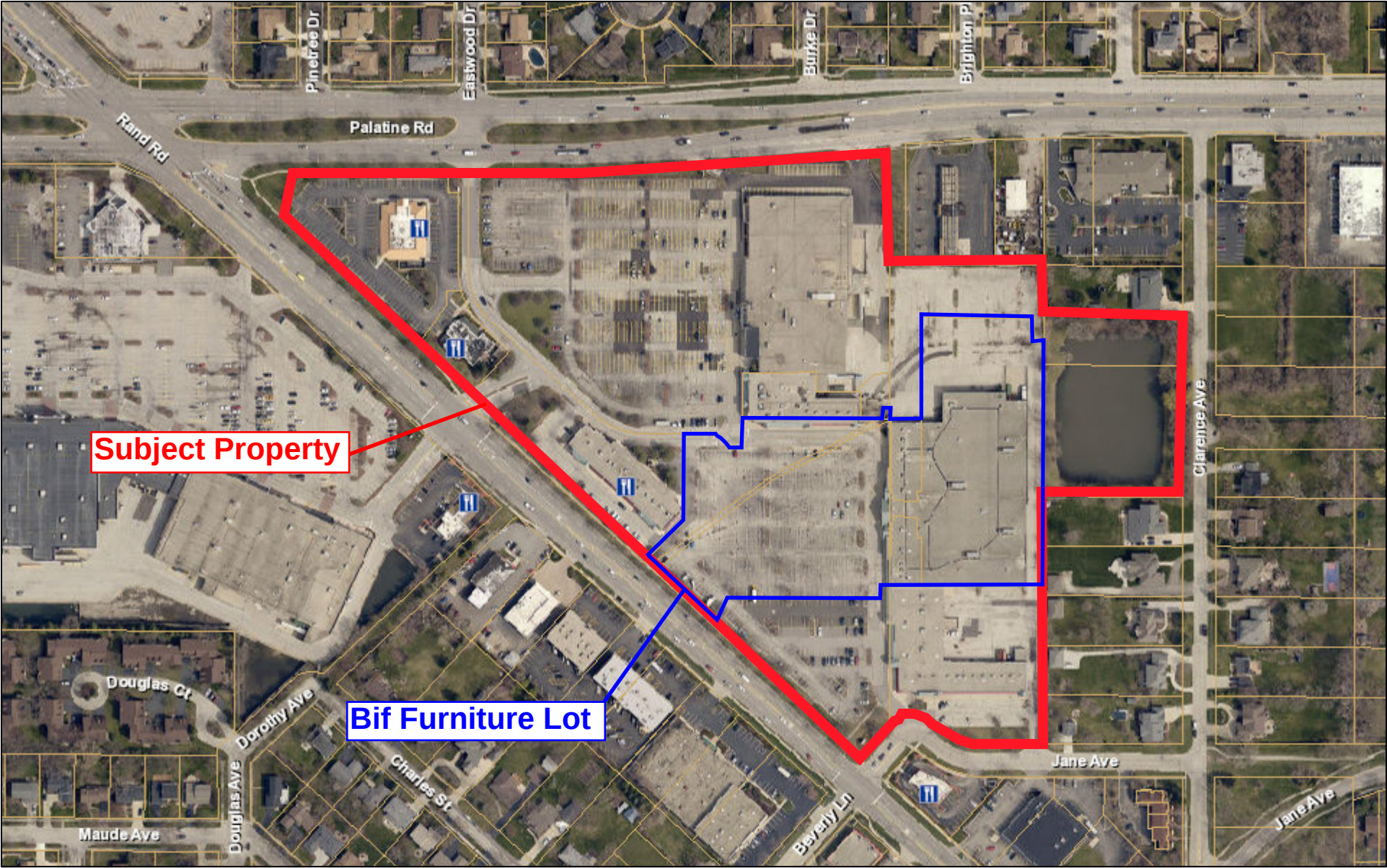
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
Temp File 1676

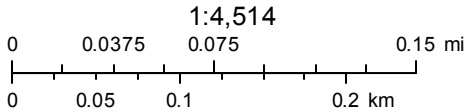
## Appendix 1 – Detailed Parking Calculations

| ZONE                | SPACE                  | CODE USE              | SQUARE FOOTAGE | SEATING AREA (SQ FT) | PARKING RATIO (1:X)                    | PARKING PROVIDED | PARKING REQUIRED |
|---------------------|------------------------|-----------------------|----------------|----------------------|----------------------------------------|------------------|------------------|
| Zone 1              | Olive Garden           | Restaurant - Sit Down | 9,010          | 5715                 | 1 Space per 45 sq. ft. of seating area | 145              | 127              |
|                     | Chili's                | Restaurant - Sit Down | 5,995          | 3285                 | 1 Space per 45 sq. ft. of seating area |                  | 73               |
| Zone 2              | Tenant Space 1         | Restaurant - Sit Down | 4,500          | 2250                 | 1 Space per 45 sq. ft. of seating area | 48               | 50               |
|                     | Tenant Space 2         | Retail                | 3,090          | -                    | 1 Space per 300 sq. ft.                |                  | 10               |
|                     | Tenant Space 3         | Restaurant - Sit Down | 2,500          | 1250                 | 1 Space per 45 sq. ft. of seating area |                  | 28               |
| Zone 3              | Floor & Décor          | Retail                | 73,375         | -                    | 1 Space per 300 sq. ft.                | 436              | 245              |
|                     | Vacant                 | Retail                | 1,800          | -                    | 1 Space per 300 sq. ft.                |                  | 6                |
|                     | Kitchen & Bath Masters | Retail                | 1,133          | -                    | 1 Space per 300 sq. ft.                |                  | 4                |
| Zone 4              | Pearle Vision          | Medical Office        | 2,632          |                      | 1 Space per 200 sq. ft.                | 48               | 13               |
|                     | Dental One             | Medical Office        | 2,985          |                      | 1 Space per 200 sq. ft.                |                  | 15               |
|                     | Subway                 | Restaurant - Sit Down | 1,190          | 600                  | 1 Space per 45 sq. ft. of seating area |                  | 13               |
|                     | American Mattress      | Retail                | 3,028          | -                    | 1 Space per 300 sq. ft.                |                  | 10               |
|                     | Next Door & Window     | Retail                | 4,003          | -                    | 1 Space per 300 sq. ft.                |                  | 13               |
|                     | Sprint                 | Retail                | 2,981          | -                    | 1 Space per 300 sq. ft.                |                  | 10               |
| Zone 5              | Vacant                 | Retail                | 8,900          | -                    | 1 Space per 300 sq. ft.                | 429              | 30               |
|                     | Dogtopia               | Retail                | 5,727          | -                    | 1 Space per 300 sq. ft.                |                  | 19               |
|                     | Vasa                   | Health Club           | 60,000         | -                    | 1 Space per 250 sq. ft.                |                  | 240              |
|                     | Outlot                 | Restaurant - Sit Down | 3,500          | 2,000                | 1 Space per 45 sq. ft. of seating area |                  | 45               |
|                     | Vacant                 | Retail                | 3,800          | -                    | 1 Space per 300 sq. ft.                |                  | 13               |
|                     | Vacant                 | Retail                | 3,400          | -                    | 1 Space per 300 sq. ft.                |                  | 11               |
|                     | Vacant                 | Retail                | 2,400          | -                    | 1 Space per 300 sq. ft.                |                  | 8                |
| Zone 6              | Coldwell Banker        | Office                | 11,479         | -                    | 1 Space per 300 sq. ft.                | 33               | 38               |
|                     | Happy Cleaners         | Retail                | 1,135          | -                    | 1 Space per 300 sq. ft.                |                  | 4                |
|                     | Vacant                 | Retail                | 2,270          | -                    | 1 Space per 300 sq. ft.                |                  | 8                |
|                     | Vacant                 | Retail                | 1,495          | -                    | 1 Space per 300 sq. ft.                |                  | 5                |
|                     | Vacant                 | Retail                | 2,265          | -                    | 1 Space per 300 sq. ft.                |                  | 8                |
|                     | Vacant                 | Retail                | 2,623          | -                    | 1 Space per 300 sq. ft.                |                  | 9                |
| Zone 7              | Parking                | -                     | -              | -                    | -                                      | 351              | 0                |
|                     |                        |                       | 227,216        |                      |                                        | 1490             |                  |
| PARKING REQUIRED    |                        |                       |                |                      |                                        |                  | 1,055            |
| PARKING PROVIDED    |                        |                       |                |                      |                                        |                  | 1,490            |
| SURPLUS / (DEFICIT) |                        |                       |                |                      |                                        |                  | 435              |

# Southpoint Shopping Center Aerial



September 19, 2016





6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

October 14, 2019

Sam Hubbard, Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**RE: Southpoint Shopping Center – VASA Fitness & Proposed Outlot Conceptual Plan Review Committee Narrative**

Dear Mr. Hubbard:

Please accept this narrative as a supplement to our Conceptual Site Plan "E3", dated October 8, 2019 as prepared by Galloway & Company, Inc. ("Galloway") for your review at the Conceptual Plan Review Committee meeting on October 23, 2019.

**Project Background:**

The subject property consists of Parcels 1-9 (as further defined in the Preliminary ALTA Survey, dated June 19, 2019 as prepared by Bock & Clark Corporation) within the Southpoint Shopping Center located at 730 E Rand Road in Arlington Heights, IL. The site is currently improved with the Bif Furniture building and associated parking field and site improvements to the north and west of Bif Furniture.

Galloway is representing Hawkins Development, Inc. ("Hawkins") and VASA Fitness to prepare the necessary planning and construction drawings for the redevelopment of the Bif Furniture store and proposed outlot end-user.

Hawkins Development was founded by Kevin B. Hawkins. Mr. Hawkins graduated from Brigham Young University in December of 1976 with a degree in accounting. Upon graduation, Mr. Hawkins joined the international accounting firm of Arthur Anderson & Co, assigned to the Real Estate Team. Since leaving Arthur Anderson & Co in 1978, Mr. Hawkins has been actively involved in developing real estate. His experience includes the development of high-end specialty retail, neighborhood commercial shopping centers, Power Centers, and single family planned unit developments. Mr. Hawkins has been involved in every aspect of the development process including: site selection, acquisitions, planning, zoning and entitlements, finance, leasing, construction, property management and sales. Mr. Hawkins has been the director of development and partner in over 100 projects thus far in his career in Florida, California, Utah, Nevada, Arizona, Kansas, Oklahoma, Indiana, Wisconsin, Illinois and Colorado, with an aggregate retail value in excess of \$1 Billion.

Hawkins Development has been the preferred developer for VASA Fitness since its' inception in 2015. In the last four years Hawkins Development has developed over thirty different VASA locations nationally and is on target to open another twenty in the next eighteen months. In addition to site selection and acquisition, we assist with finance, construction, property management, and facilitate the permitting and approval process with each municipality.



Hawkins is proposing to replace the existing Bif Furniture building with a new 60,000 square foot fitness center (VASA Fitness). Additional parking stalls will be added around the new structure, along with code compliant drive aisles and fire lanes. Standard business hours for VASA Fitness are 5:00 AM – 12:00 AM with an average number of 80 employees expected at this location.

A new 3,500 square foot outlot building will be added in the existing parking field along Rand Road. Code compliant parking stalls, and drive aisles will be added to accommodate traffic flow and parking requirements. The new building will have drive-thru service and is intended for a single tenant to be determined at a later date. Potential uses include but are not limited to; restaurant/QSR, coffee/beverage.

**Parking:**

As part of the aforementioned improvements, the parking stall totals within the subject property shall be revised to reflect the demolition of the existing Bif Furniture store, construction of the VASA Fitness facility and the conversion of a portion of the parking lot to an outlot. Galloway has worked with Village Staff to assess the current and proposed parking calculations. Based on a preliminary parking assessment, there are approximately 358 parking stalls in the parking field located in front of Bif Furniture and an additional 46 parking stalls located in north of Bif Furniture, behind Floor and Décor for a total of 404 parking stalls within the subject property's boundary. Based on the proposed improvements as shown on the Conceptual Site Plan – E1, there will be approximately 247 parking stalls in front of VASA Fitness, with an additional 50 parking stalls reserved for the outlot. There will be an additional 57 parking stalls to the south of VASA Fitness, 25 stalls proposed to the east of VASA Fitness and 160 stalls proposed to the north of VASA Fitness for a total of 539 proposed parking stalls within the subject property's boundary. A summary of the overall parking calculations (to include the proposed Floor and Décor outlot) were provided to Staff and include the following:

| Southpoint Shopping Center Required Parking |            |
|---------------------------------------------|------------|
| Total Parking Required                      | 1,055      |
| Total Parking Provided                      | 1,490      |
| <b>Surplus / (Defecit)</b>                  | <b>435</b> |

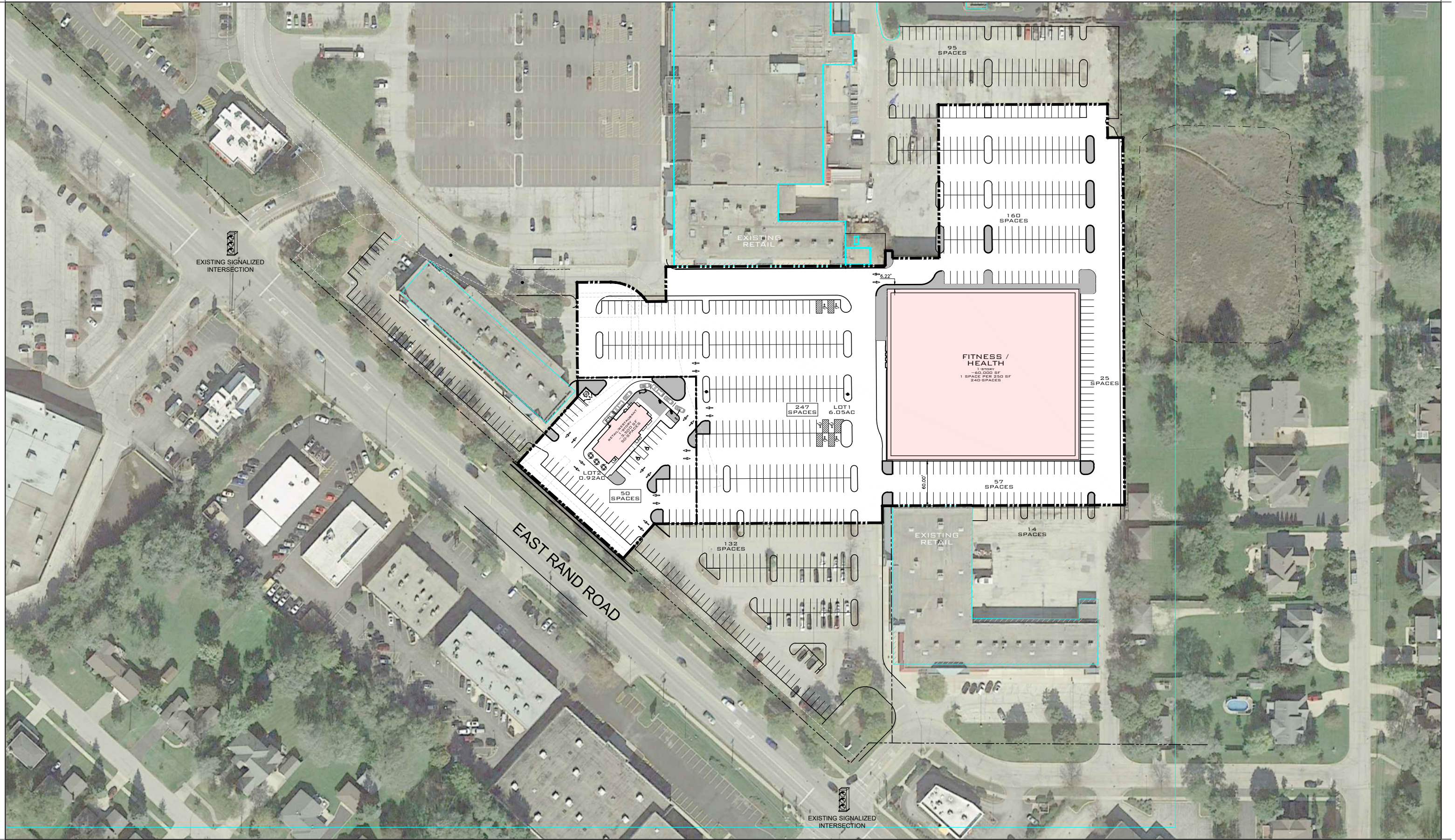
Thank you for your consideration and we look forward to working with the Village of Arlington Heights on a successful project.

Sincerely,  
**GALLOWAY**



Nate Abbott  
Site Development Project Manager  
NathanAbbott@GallowayUS.com

cc: Charlie Hammond, Kevin Hawkins, Morgan Palfreyman, Rick Sander, Jenny Romano



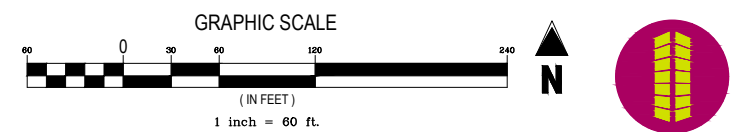
# ARLINGTON HEIGHTS, IL

Hawkins Development

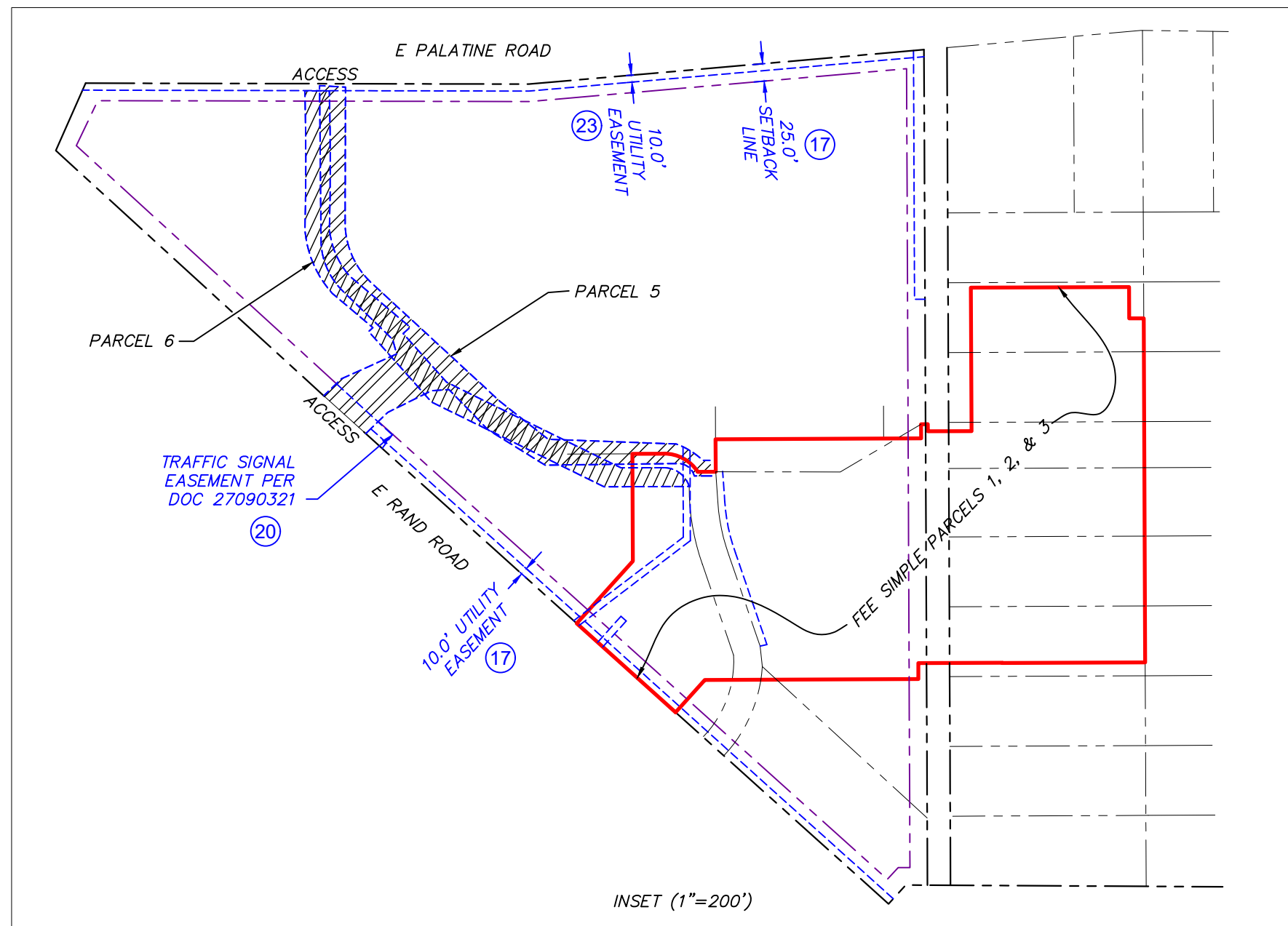
## CONCEPTUAL SITE PLAN - E3

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10/08/2019

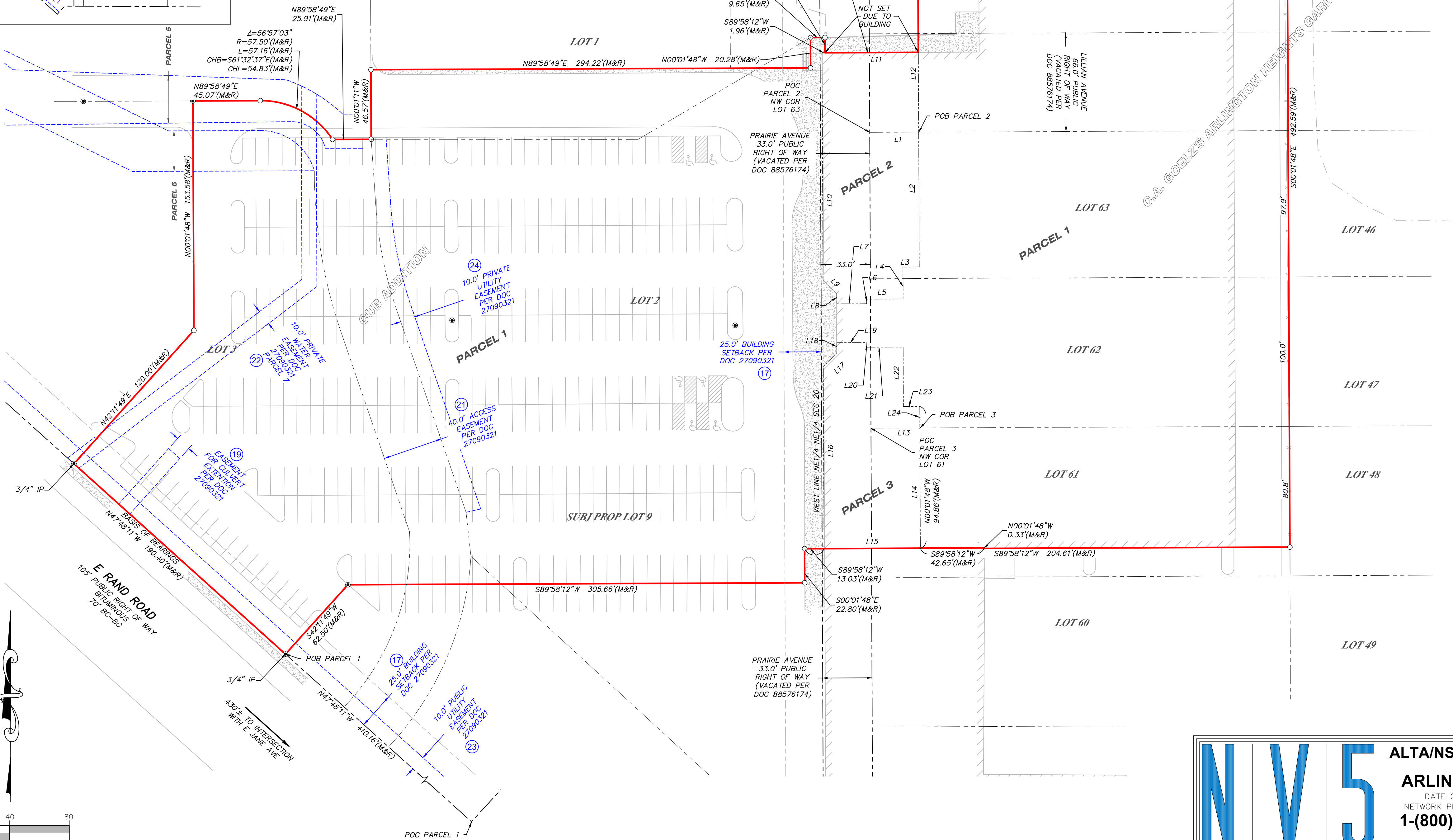
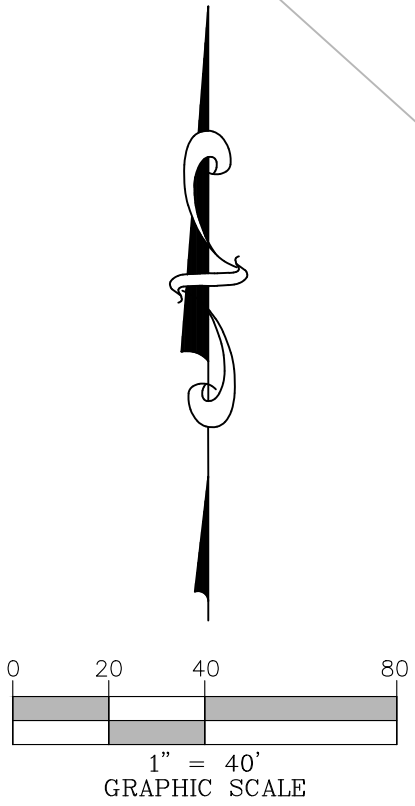






# BOUNDARY AND EASEMENTS

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 32.74'  | S89°42'11"E |
| L2   | 90.01'  | S00°01'48"E |
| L3   | 10.90'  | S89°58'12"W |
| L4   | 21.40'  | S00°01'48"E |
| L5   | 24.38'  | S89°58'12"W |
| L6   | 3.08'   | S00°01'48"E |
| L7   | 20.18'  | S89°58'12"W |
| L8   | 7.00'   | N00°01'48"W |
| L9   | 12.73'  | N45°01'48"W |
| L10  | 152.09' | N00°01'48"W |
| L11  | 64.46'  | N89°59'36"E |
| L12  | 53.60'  | S00°01'48"E |
| L13  | 32.71'  | S89°41'51"E |
| L14  | 80.29'  | S00°01'48"E |
| L15  | 64.46'  | S89°58'12"W |
| L16  | 121.74' | N00°01'48"W |
| L17  | 12.73'  | N44°58'12"E |
| L18  | 7.00'   | N00°01'48"W |
| L19  | 20.18'  | N89°58'12"E |
| L20  | 3.08'   | S00°01'48"E |
| L21  | 24.32'  | N89°58'12"E |
| L22  | 39.80'  | S00°01'48"E |
| L23  | 10.96'  | N89°58'12"E |
| L24  | 14.57'  | S00°01'45"E |



N

V

5

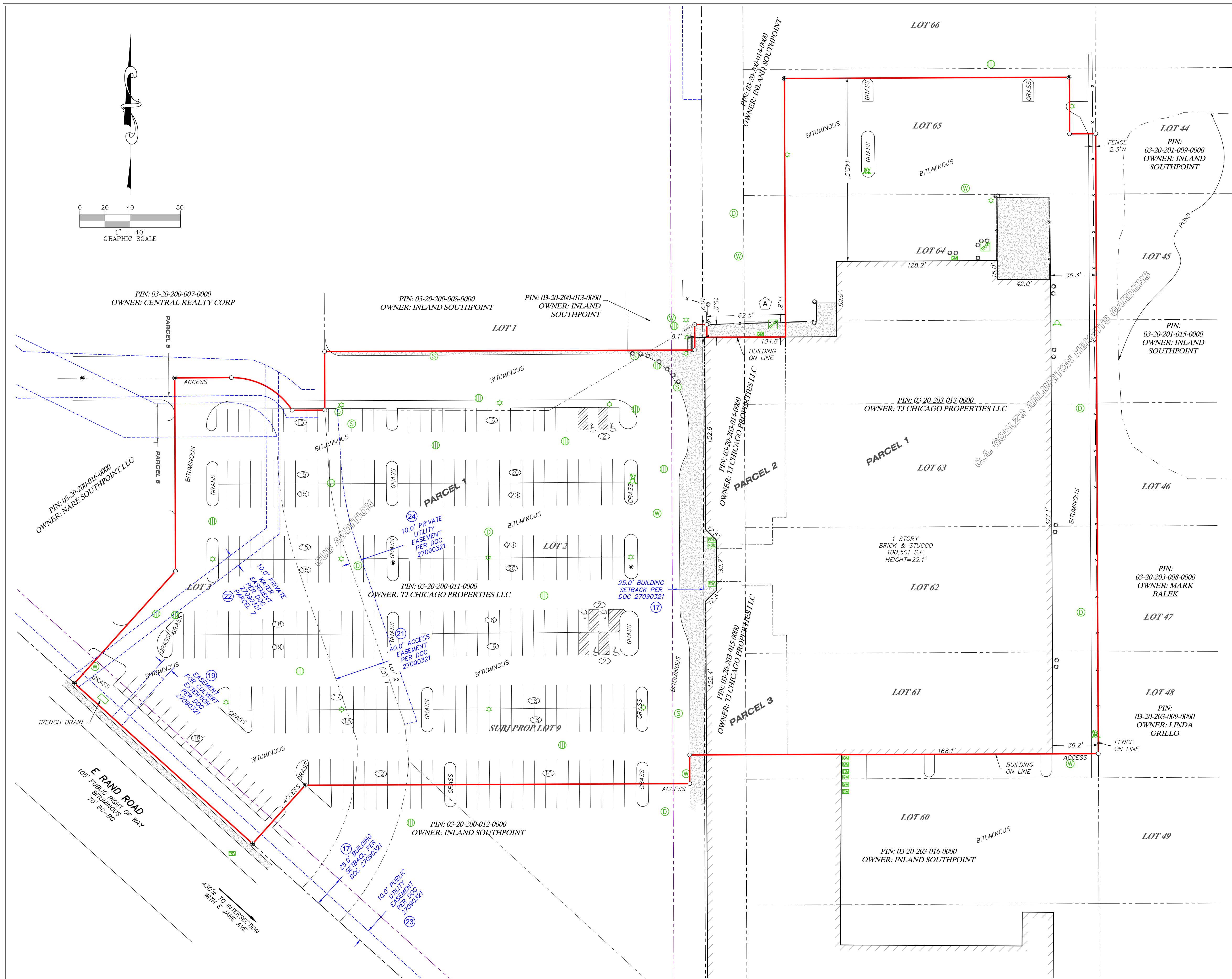
**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**ARLINGTON HEIGHTS 2019**  
 DATE OF FIELD SURVEY: JUNE 13, 2019  
 NETWORK PROJECT NUMBER: 201902646-001\_RLS  
**1-(800)-SURVEYS (787-8397)**  
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SURVEY

ZONING

ENVIRONMENTAL

ASSESSMENT



LEGEND OF SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERNAL PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- STREAM LINE
- BUILDING
- CHAINLINK FENCE
- WALL
- CURB LINE
- FOUND PK NAIL (UNLESS NOTED)
- SET 5/8" XCEL CAPPED IR
- TITLE EXCEPTION NUMBER
- ENCROACHMENT LETTER
- PARKING COUNT
- MANHOLE (SANITARY SEWER, STORM, MISC)
- FIRE HYDRANT
- WATER VALVE
- HANDICAP PARKING
- DRAINAGE INLET
- AREA LIGHT
- GAS METER
- TRAFFIC LIGHT VAULT
- CONCRETE BOLLARD
- TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- IRON ROD
- IRON PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- RECORD & MEASURED
- S.F. SQUARE FEET
- BC BACK OF CURB
- CONCRETE SURFACE

SITE SURVEY

NV5

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