



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 8, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Suburban Glass & Trim - 206 W. Campus Dr. - T1469
Land Use Variation
- B. Verizon Wireless - 2200 W. Euclid Ave. - T1473
Special Use Permit for Wireless Antenna
- C. Aurelio's Pizza - 2940 W. Euclid Ave. - T1477
Special Use for Restaurant

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Suburban Glass & Trim - 206 W. Campus Dr. - T1469

Department: Planning & Community Development

Requested Action:

A Land Use Variation to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.

Variations Identified:

1. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
2. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 20 parking spaces instead of the required 26 spaces.

Recommendation

The Staff Development Committee is generally supportive of the Land Use Variation subject to the following:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. The petitioner shall submit parking counts over a three day period at their existing location to demonstrate that the site has sufficient parking.
3. Additional information regarding the fuel tank location must be provided.
4. These are preliminary comments only. Additional comments may be provided during formal review.

ATTACHMENTS:

Description

Staff Report
Floor Plan
Location Map

Type

Report
Exhibits
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2, 2014
Project Title: Suburban Trim and Glass
Address: 206 W. Campus Dr.

BACKGROUND INFORMATION

Petitioner: Ron Mueller
Address: 425 E. Rand Road
 Arlington Heights, IL 60004

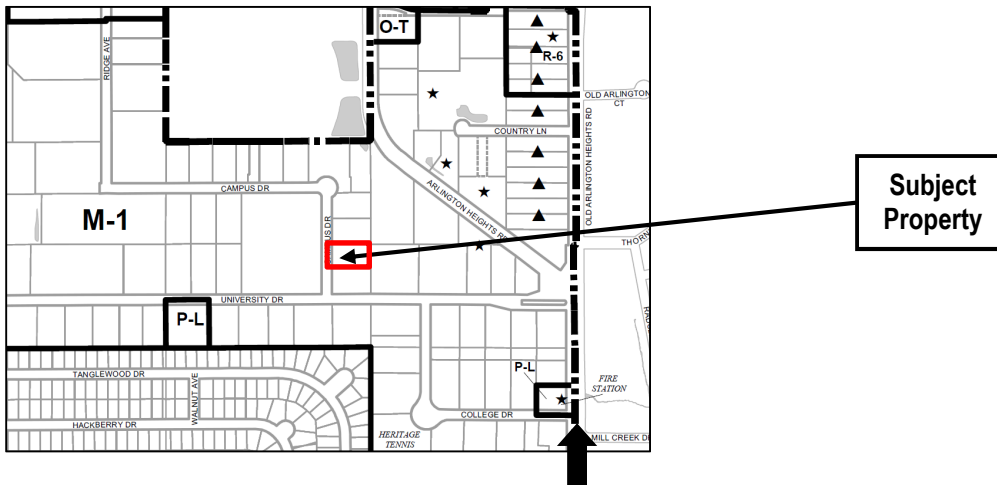
Existing Zoning: M-1, Research, Development and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 20 parking spaces instead of the required 26 spaces.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Extended Home Living Services , Venture Capital Funding	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Graphic Alliance, Inc.	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Hillside Auto Body Service	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Toyoda Machinery, USA	R&D, Mfg., Warehouse

Background

The subject property is approximately 0.92 acres in area with a free-standing building totaling approximately 20,500 square feet in area. The existing parking lot is located along the north side of the building and there are 20 parking spaces on-site. The petitioner, Suburban Trim and Glass currently operates at 425 E. Rand Road. The petitioner is interested in relocating their business to this location and will be occupying the entire tenant space.

Suburban Trim and Glass provides custom windows, glass doors, screens, mirrors as well as repair and maintenance services. They also carry parts to repair all brands and types of windows, doors and screens. Because of the variety of products and services they provide, the use is classified as 'Glass Products Made of Purchased Glass' which is permitted by right only in the "M-2", Limited Heavy Manufacturing district as well as 'Glass Cutting, Glazing & Sales' which is permitted by right only in the "B-2", "B-3" and "B-4" Business districts. Currently, the location the business operates out of is zoned "B-2", General Business, with a portion of the property zoned "R-1", One-Family Dwelling District. Therefore, a land use variation would be necessary to allow this use at this location.

Zoning and Comprehensive Plan

The site is currently zoned M-1 Research, Development, & Light Manufacturing District. Because the use is not permitted in the M-1 district; therefore the petitioner must submit a written justification based on the following hardship criteria:

- **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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse'. A significant portion of the space will be used to store Suburban Trim and Glass's product, which would be consistent with the Comprehensive Plan.

Building, Site and Landscape Related Issues

The petitioner would like to install an above ground fuel storage tank at this location. Details for the tank are not provided, but in general, the tank would be installed in the northeast corner of the site. The petitioner should contact the Building Department as soon as possible to understand the Code requirements for this installation. It should be determined that the location of the tank will not impact the parking on the site. The Petitioner is not proposing any exterior modifications therefore Design review is not required.

Traffic & Parking Related Issues

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	Code Use	Square Footage (SF)	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Retail/ Showroom	Retail Sales	1,668*	1,668	1 space/ 300 SF	3	NA	6
Office	Business and Professional Offices	3,158*	3,158	1 space/ 300 SF	NA	NA	10
Warehouse/ Assembly	Wholesale, Storage & Production	13,992*	13,992	0.5 space/ employee + 1 per commercial vehicle	10*	5	10
Total			18,838				26
					Spaces available		20
					Surplus/(Deficit)		(6)

* The total square footage of the building is accurate, but the breakdown of the various uses should be verified prior to a Plan Commission hearing.

Based on conversation with the petitioner, two potential future employees are included in the parking calculation for the warehouse/assembly component of the business. The petitioner needs to provide additional information and verify the number of employees prior to a Plan Commission hearing.

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation that are not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. Staff supports a variation to not require a traffic study and parking analysis. In lieu of the parking analysis, the petitioner shall provide parking counts at their existing location for a 3-day period in order to determine that 20 spaces are adequate.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**
- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 20 parking spaces instead of the required 26 spaces.**

The petitioner must submit a response to the variation hardship criteria.

Recommendation

The Staff Development Committee is generally supportive of the Land Use Variation subject to the following:

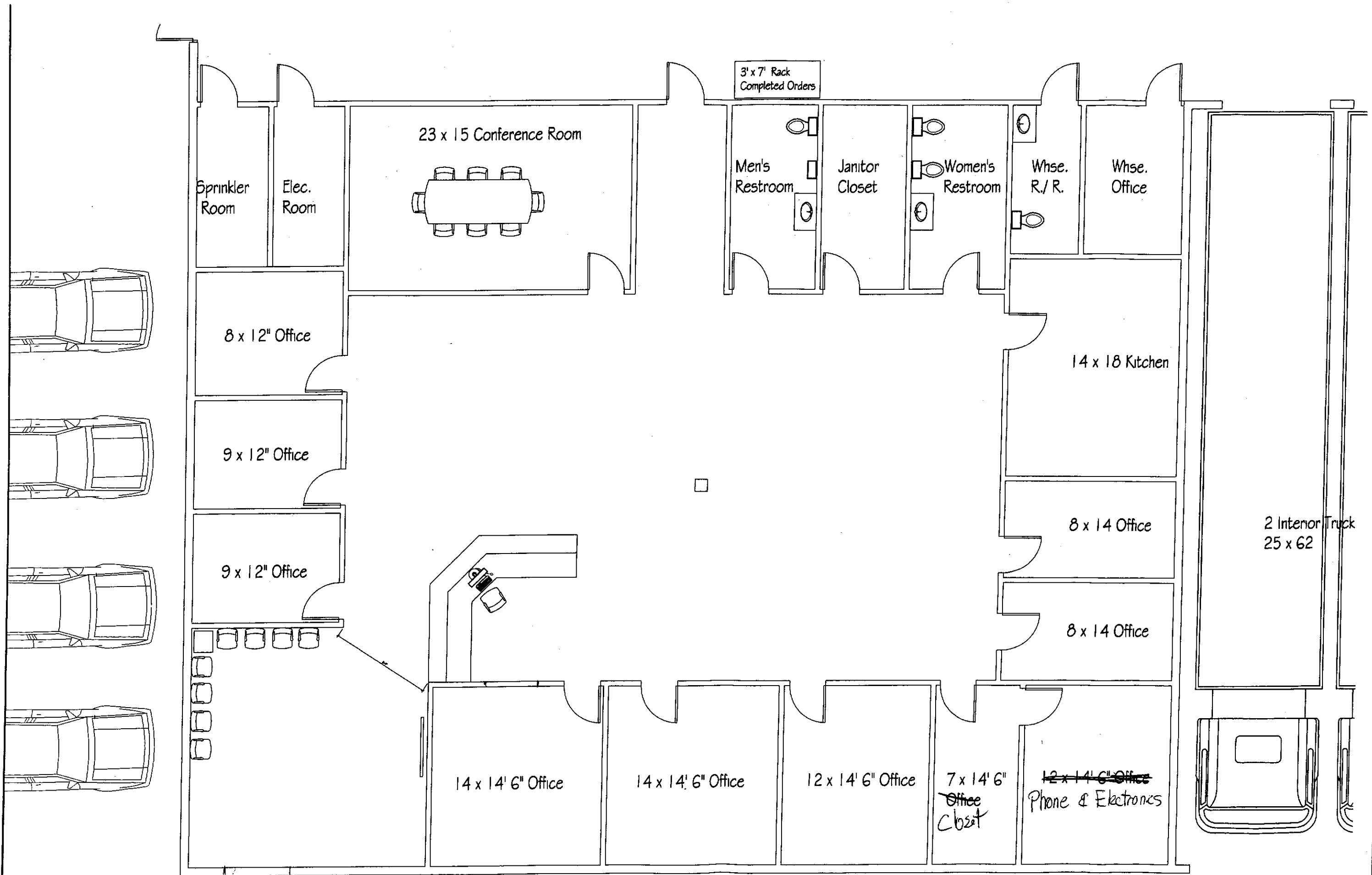
1. Submittal of a Plan Commission application for formal review and public hearing.
2. The petitioner shall submit parking counts over a three day period at their existing location to demonstrate that the site has sufficient parking.
3. Additional information regarding the fuel tank location must be provided.
4. These are preliminary comments only. Additional comments may be provided during formal review.

October 2, 2014

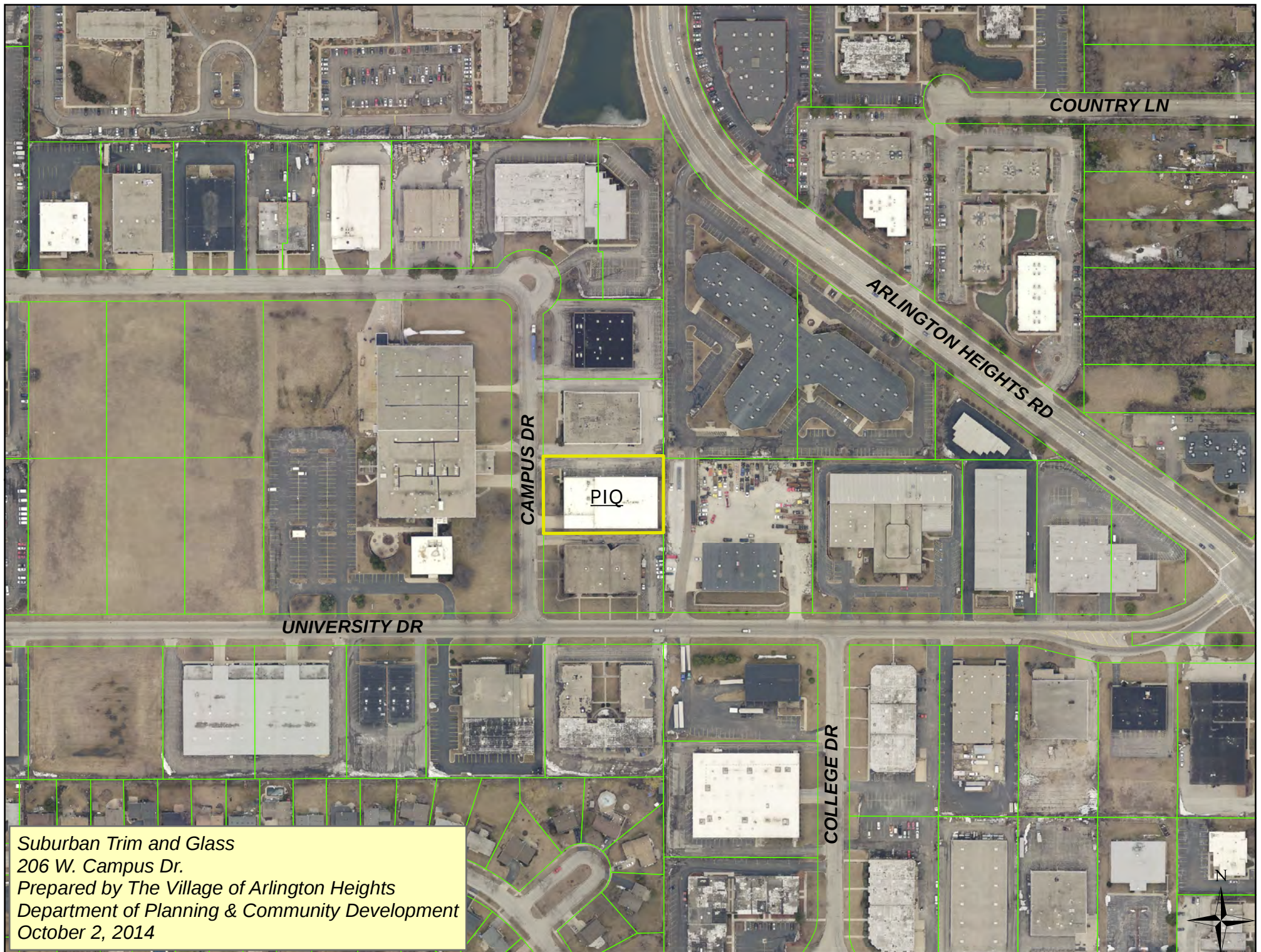
Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads





detail kitchens 11 WEST COLLEGE DRIVE, SUITE C ARLINGTON HEIGHTS, IL 60004 - 1954 (847) 253-1015	
PROJECT NAME: SUBURBAN TRIM & GLASS 206 W. CAMPUS	DRAWN BY: George Schiestel
DATE: 09/05/14	SCALE:
THESE DRAWINGS REPRESENT AN ORIGINAL DESIGN AND MUST NOT BE RELEASED UNLESS A CABINET ORDER HAS BEEN PLACED OR A PROPER DESIGN FEE HAS BEEN PAID	



Suburban Trim and Glass
206 W. Campus Dr.
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 2, 2014



Item: Verizon Wireless - 2200 W. Euclid Ave. - T1473

Department: Planning & Community Development

Requested Action:

A Special Use Permit for a Wireless Antenna.

Variations Identified:

1. Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole and flood light.
2. Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.
3. Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet.

Recommendation

The Staff Development Committee is not supportive of the current request for a Special Use, as submitted. If the applicant should elect to submit a Plan Commission application, the following must be addressed:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. Explore the possibility of co-locating on an existing antenna or locating the antenna at a less visible location on this site.
3. Provide a propagation report that includes a coverage plot depicting "current coverage" and "proposed coverage" with the addition of this site.
4. These are preliminary comments only. Additional comments may be provided during formal review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Plans	Exhibits
Photo Simulations	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2, 2014
Project Title: Verizon Wireless
Address: 2200 W. Euclid Ave

BACKGROUND INFORMATION

Petitioner: Gail Maty, Creospan (Agent for Verizon)
Address: 1515 E. Woodfield Road, Suite 820
 Schaumburg, IL 60173

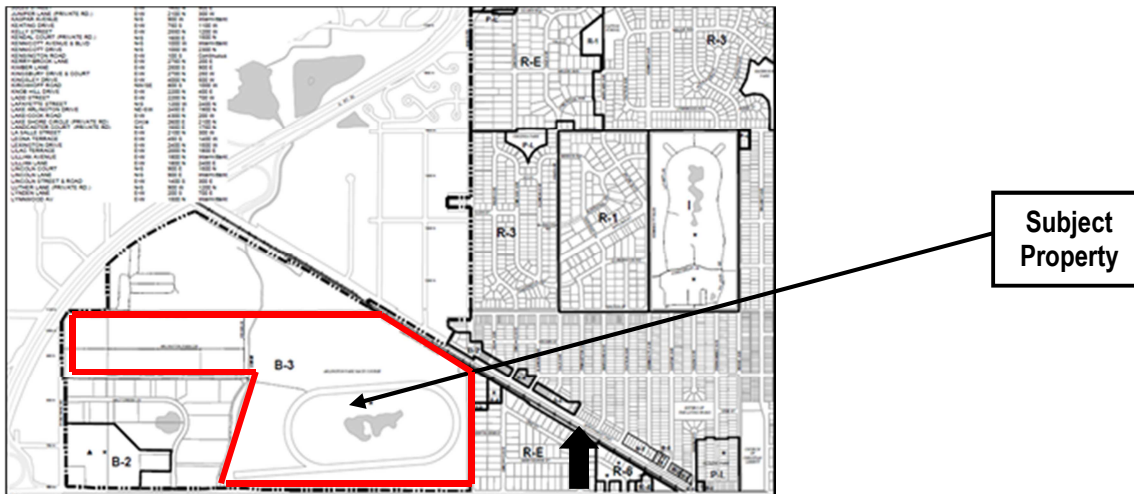
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Special Use Permit for a Wireless Antenna.

Variations Identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole and flood light.
- Chapter 28, Section 6.12-1 from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer
- Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet.

**Surrounding Properties**

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-3, Village of Palatine	Government (USPS), Single-Family, Townhomes, Commercial	Mixed Use, Village of Palatine
South	City of Rolling Meadows	Government (Cook County Circuit Court), Single Family	City of Rolling Meadows
East	R-E, R-6	Commercial, Single-Family, Multi-Family	Single-Family Detached, Moderate Density Multi-Family, Commercial
West	B-3	Commercial, Office, Industrial	Offices only & Mixed Use

Background

The subject property, 2200 W. Euclid Ave, is approximately 253 acres in area and the location of the Arlington International Racecourse. The applicant, Verizon Wireless is interested in locating a telephone antenna in the parking lot, east of the grand stand. The antenna will be located approximately 460 feet from Euclid Avenue and 385 feet from Northwest Highway.

The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will replace an existing light pole, 69 feet tall, in the parking lot. Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-3, General Service, Wholesale and Motor Vehicle District.

The Staff Development Committee has expressed concerns with the proposed prominent location of the monopole. Verizon Wireless has indicated that they have researched the area for possible co-location sites, rather than building a new tower. According to Verizon, the existing site at Crown Castle Tower is west of the search ring (6,000 FT away from the intended goal). The Sheraton Hotel (Arlington Downs) is over 5,000 FT away from the intended search area. Any commercial buildings in the area are only 2-3 stories high and would not satisfy the objective for telecommunication coverage.

Verizon has indicated that they are not opposed to using a stealth pole at this location, which would essentially use a flush mounted antenna. They have indicated that carriers do not always use flush mounted antenna because of the lack of room to add additional antenna's to use the site to its fullest potential.

Verizon is proposing to use 6 parking spaces within the east parking area, which will be fenced in, using an 8-foot tall fence and 1 parking space to be used by Verizon for access. The parking space used for access can be utilized for parking at most times. The only time this space would be utilized is when maintenance is required, usually no more than one hour, every 3rd month.

Zoning and Comprehensive Plan

The site is currently zoned B-3 Research, Development, & Light Manufacturing District. Because the use is permitted as a Special Use in the B-3 district, therefore the petitioner must submit a written justification based on the following special use criteria:

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

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**
- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**

The Village's Comprehensive Plan designates this property as 'Mixed Use'.

Building, Site and Landscape Related Issues

The proposed monopole will be located in the east parking lot, in a prominent location, visible from both Northwest Highway and Euclid Avenue. A more remote location on the site should be explored. The applicant is proposing a wooden fence enclosing the six parking spaces where the base station and the monopole will be located. Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood

fence, densely planted compact hedge or berm and hedge. The applicant should work with staff to develop a landscape plan that addresses the screening.

The following variation is being requested:

Chapter 28, Section 6.13 from the requirement that fences shall not exceed a height of five feet to allow eight feet

The petitioner must submit a response to the variation hardship criteria.

- **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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Traffic & Parking Related Issues

The east parking area consists of approximately 763 parking spaces. Six parking spaces will be removed to locate the antenna and the base station. The impact of the antenna and the base station on the parking and traffic circulation is negligible.

Recommendation

The Staff Development Committee is not supportive of the current request for a Special Use, as submitted. If the applicant should elect to submit a Plan Commission application, the following must be addressed:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. Explore the possibility of co-locating on an existing antenna or locating the antenna at a less visible location on this site.
3. Provide a propagation report that includes a coverage plot depicting "current coverage" and "proposed coverage" with the addition of this site.
4. These are preliminary comments only. Additional comments may be provided during formal review.

_____, October 2, 2014

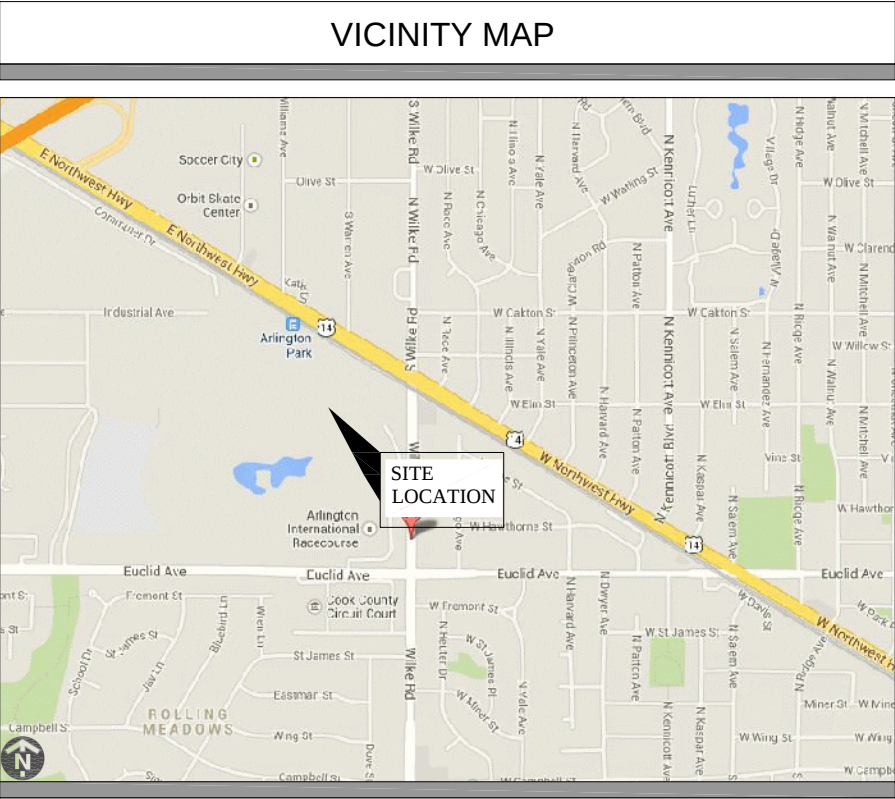
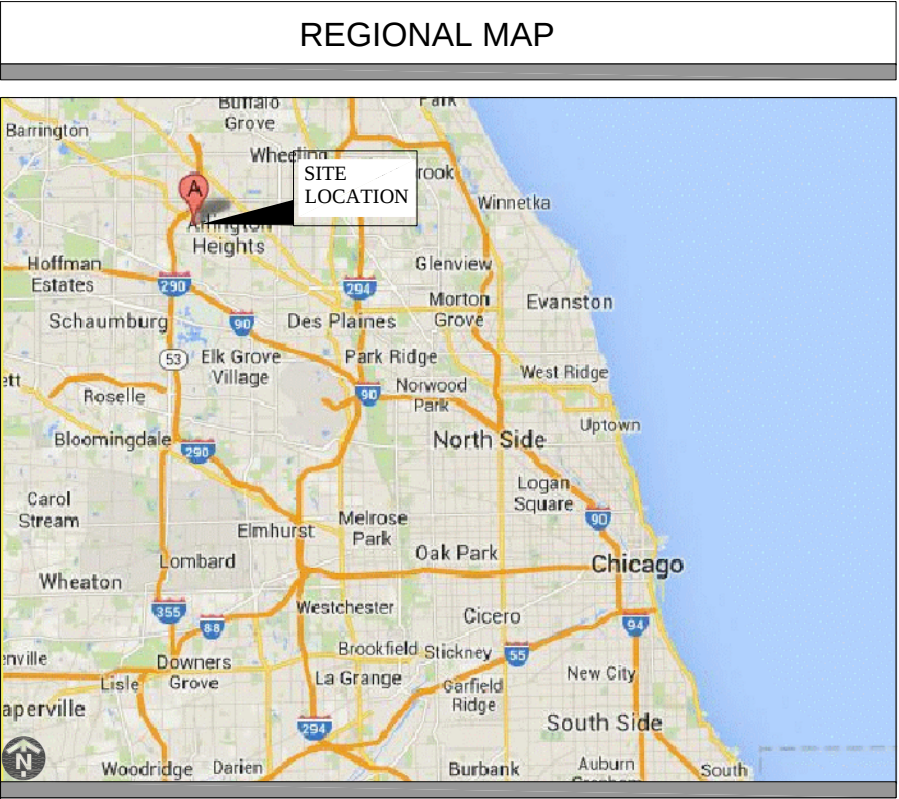
Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

SHEET INDEX	
NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
A-0	SITE PLAN
A-1	COMPOUND PLAN
A-2	ANTENNA PLAN & TOWER ELEVATION
A-3	EQUIPMENT CHANGE REQUEST FORM & COMBINER - CABLE DATA
A-4	EQUIPMENT DETAILS
 Know what's below. Call before you dig. CALL J.U.L.I.E. FOR UNDERGROUND UTILITIES PRIOR TO DIGGING 811 OR 1-800-892-0123	

DRIVING DIRECTIONS
DRIVING DIRECTIONS FROM 1515 WOODFIELD ROAD, SCHAUMBURG:
1. HEAD EAST ON E WOODFIELD RD TOWARD ACCESS RD/MALL RD 0.7 MI
2. TURN LEFT ONTO E FRONTAGE RD 0.1 MI
3. TAKE THE INTERSTATE 90 W RAMP ON THE LEFT 0.9 MI
4. CONTINUE TOWARD IL-53 N 0.3 MI
5. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR KIRCHOFF RD AND MERGE ONTO IL-53 N 2.9 MI
6. TAKE THE US-14/NW HWY EXIT 0.3 MI
7. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR METROPOLIS 157 FT
8. TURN LEFT ONTO US-14 E 0.8 MI
9. TAKE THE 1ST RIGHT ONTO N WILKE RD 0.3 MI
DESTINATION WILL BE ON THE RIGHT TOTAL TRAVEL ESTIMATE: 6.4 MI, 9 MINS

PROFESSIONAL LICENSURE
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE REQUIREMENT OF ALL APPLICABLE CODES AND ORDINANCES.
LICENSED PROFESSIONAL - STATE OF ILLINOIS
EXPIRES: SIGNED:



CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

LOCATION NUMBER

285841

SITE NAME

ARLINGTON HTS NORTH

SITE ADDRESS

636 N. WILKE ROAD

ARLINGTON HEIGHTS, IL 60005

SCOPE OF WORK

- (1) NEW 11'-6"X26'-0" LESSEE EQUIPMENT SHELTER
- (1) NEW LESSEE MONOPOLE
- (1) NEW LESSEE LOW PROFILE PLATFORM
- (6) NEW LESSEE ANTENNAS
- (1) NEW LESSEE TOWER MOUNTED RAYCAP
- (3) NEW LESSEE AWS RRH UNITS W/ (3) A2 BOXES
- (6) NEW LESSEE TMA'S
- (1) NEW LESSEE HYBRID CABLE
- (12) NEW LESSEE COAX CABLES
- (1) NEW LESSEE RACK MOUNTED RAYCAP

APPROVALS	
REAL ESTATE	_____
CONSTRUCTION	_____
RF	_____
SITE ACQ.	_____
FIELD OPS	_____
LANDLORD	_____

PROJECT INFORMATION	
APPLICANTS:	VERIZON WIRELESS 1515 WOODFIELD SUITE 1400 SCHAUMBURG, IL 60173
SITE ACQUISITION:	CREOSPAN 1515 EAST WOODFIELD ROAD, SUITE 860 CHICAGO, IL 60173
CONTACT:	GAIL MATY PHONE: (773) 550-6221 EMAIL: GAIL.MATY@CREOSPAN.COM
LATITUDE:	N 42°-05'-35.70" (NAD 83)
LONGITUDE:	W 88°-00'-23.80" (NAD 83)
SITE TYPE:	MONOPOLE
JURISDICTION:	ARLINGTON HEIGHTS
COUNTY:	COOK COUNTY

PROJECT CONTACTS & CODES	
PROJECT MANAGER CONTACT:	DANNY PEREZ 1515 WOODFIELD SUITE 1400 SCHAUMBURG, IL 60173 PHONE: (847) 619-5060
ENGINEERING & SURVEYING CONTACT:	GM SADAT, PE PHONE: (847) 981-0801 FAX: (847) 981-0803
CODES: 1. INTERNATIONAL BUILDING CODE 2012 2. NATIONAL ELECTRIC CODE (IEEE) 3. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION 5. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL TOWER AND ANTENNA SUPPORTING STRUCTURES 6. TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS	

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

CONCORDIA, LTD.
A PROFESSIONAL DESIGN FIRM
LICENSE # 3323-011- D.B.A.

CONCORDIA WIRELESS, INC.

361 RANDY ROAD
UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 981-0801

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DRAWN BY: KC	CHECKED BY: AS
CHECKED BY: RH	APPROVED BY: GMS

ISSUED FOR:
LEASE EXHIBIT

No.	Revision/Issue	Date	Initial
A	LEASE EXHIBIT	06/18/14	KC

LOCATION # 285841
ARLINGTON HTS NORTH
636 N. WILKE ROAD
ARLINGTON HEIGHTS, IL, 60005

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1	REVISION NUMBER: 0
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CHICAGO
SMSA

limited partnership
d/b/a VERIZON WIRELESS

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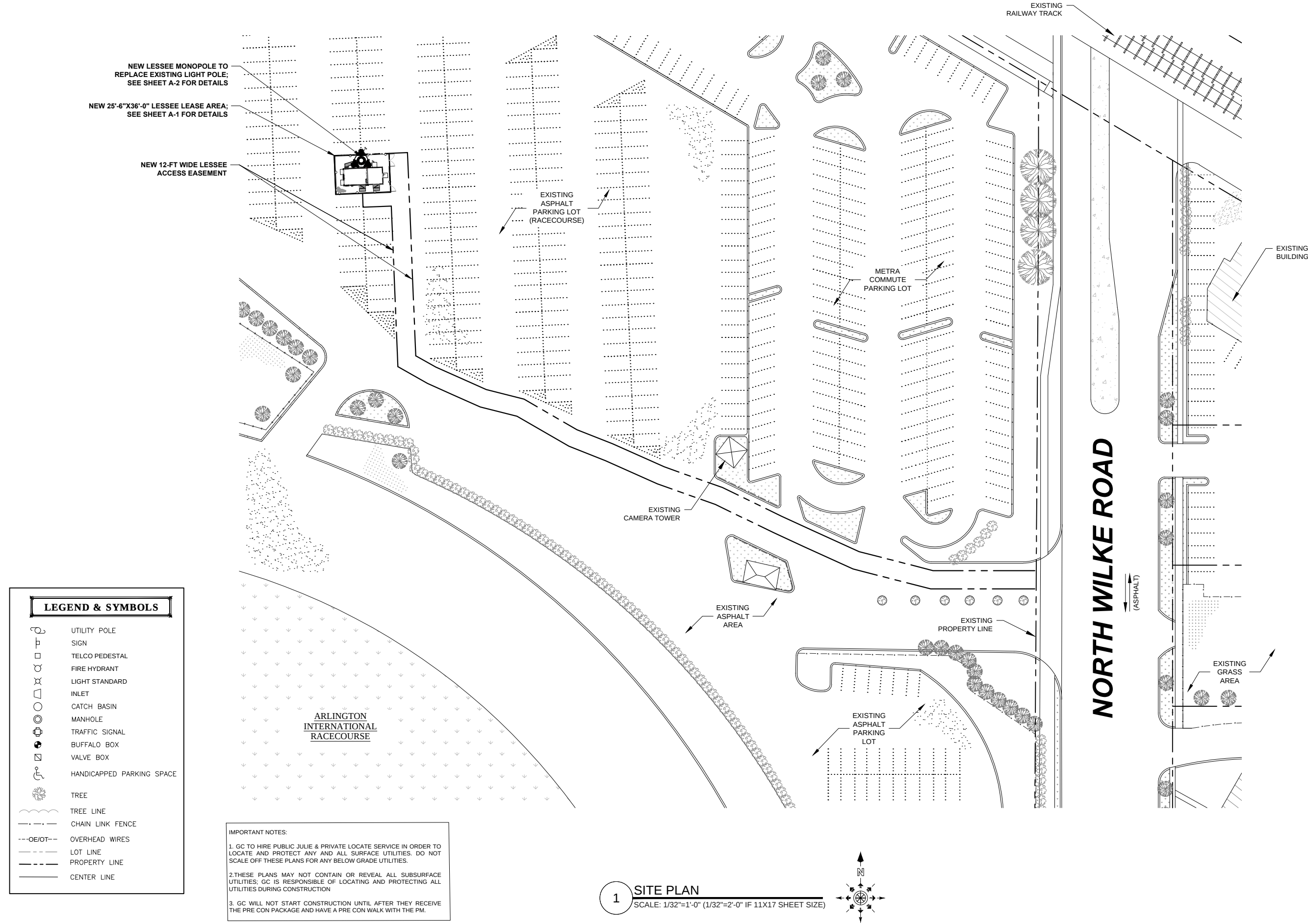
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CHECKED BY: RH	APPROVED BY: GMS

LOCATION # 285841
ARLINGTON HTS NORTH
636 N. WILKE ROAD
ARLINGTON HEIGHTS, IL, 60005

SHEET TITLE:

SITE PLAN

SHEET NUMBER: A-0	REVISION NUMBER: 0
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CONCORDIA WIRELESS, INC.

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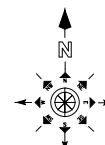
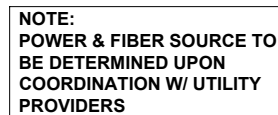
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CHECKED BY: RH	APPROVED BY: GMS

LOCATION # 285841
ARLINGTON HTS NORTH
636 N. WILKE ROAD
ARLINGTON HEIGHTS, IL, 60005

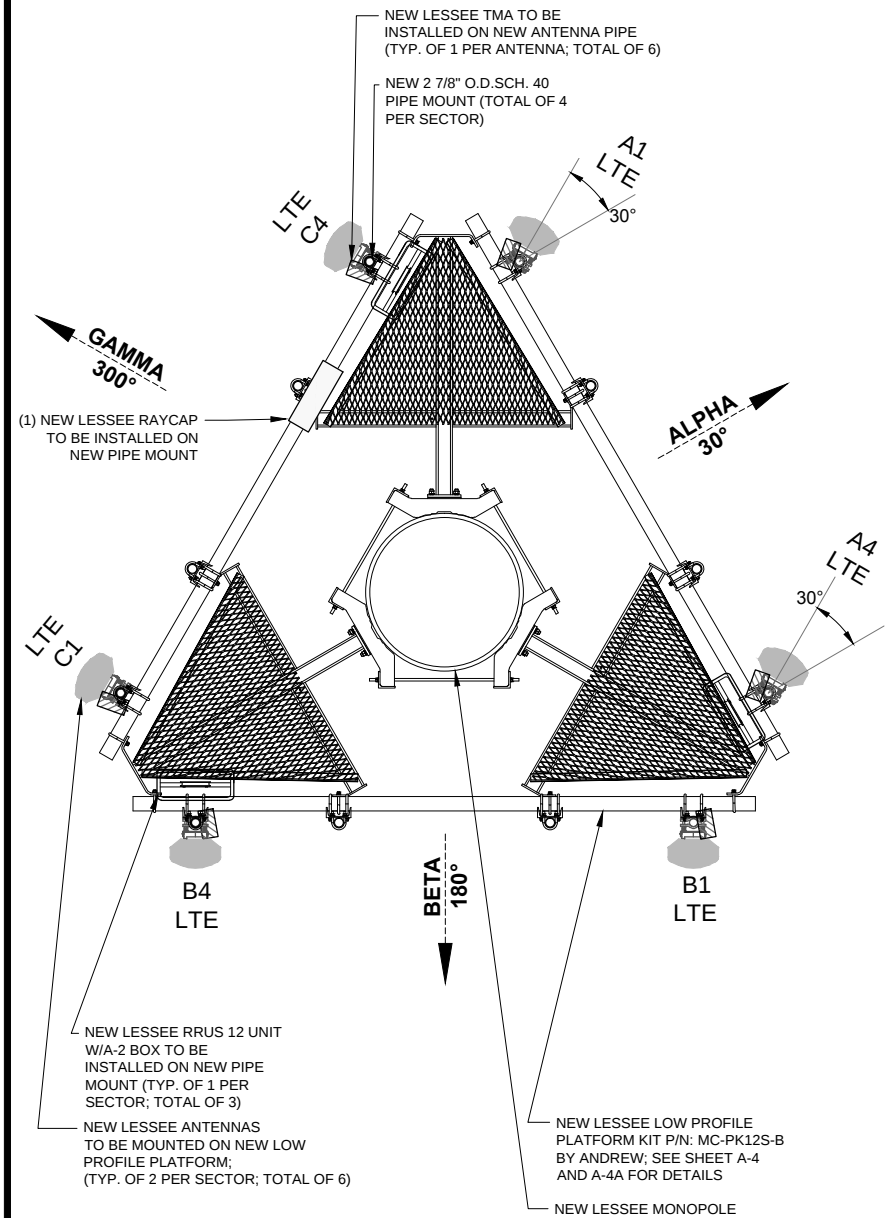
SHEET TITLE:

COMPOUND PLAN

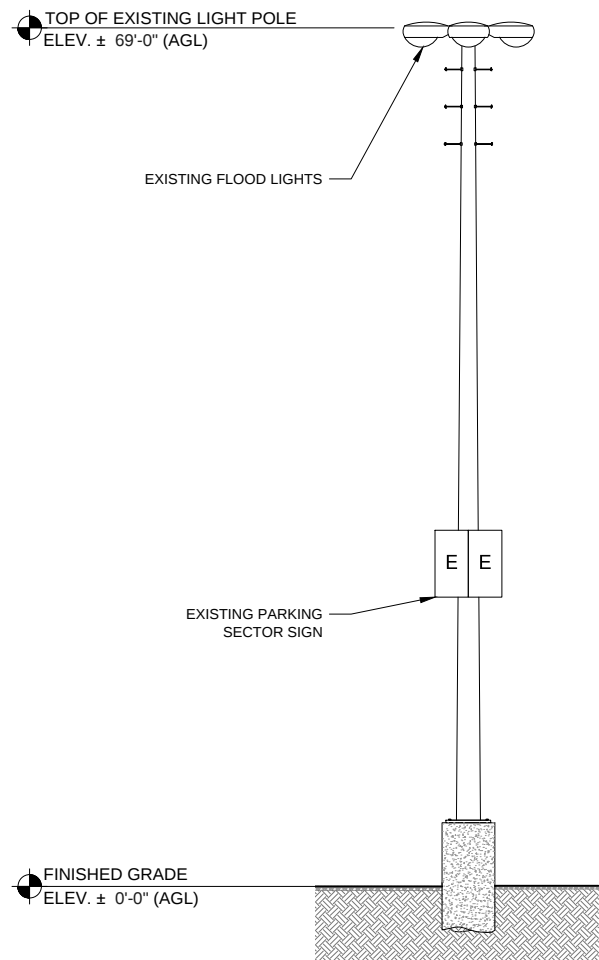
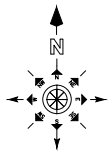
SHEET NUMBER: A-1	REVISION NUMBER: 0
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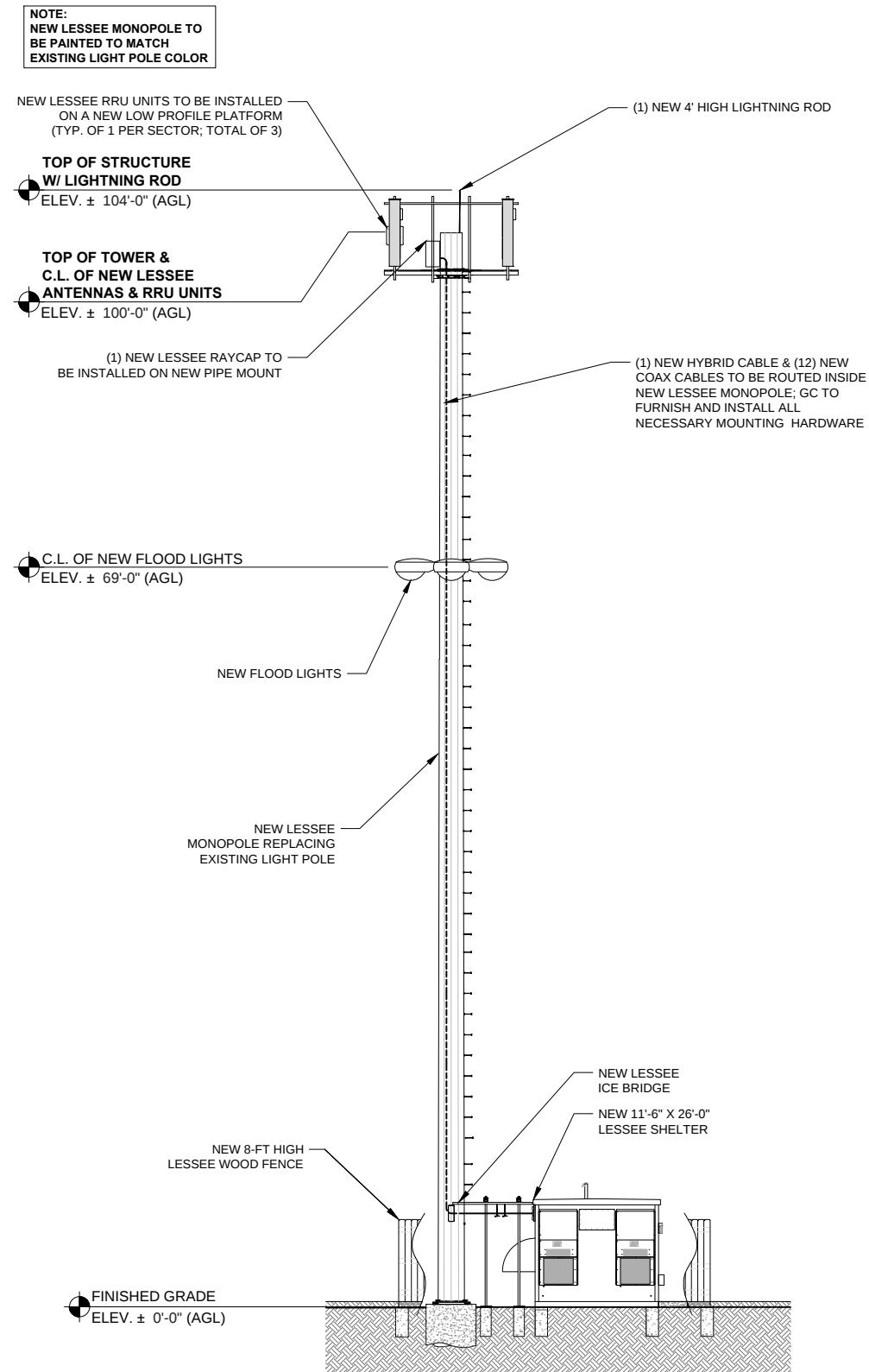
EQUIPMENT LEGEND	
RAYCAP (JUNCTION BOX)	
ANTENNA	
TMA	
RRUS 12	



1 ANTENNA CONFIGURATION DETAIL
SCALE: 1/2"=1'-0" (1/2"=2'-0" IF 11X17 SHEET SIZE)



2 EXISTING LIGHT POLE ELEVATION
SCALE: 1/8"=1'-0" (1/8"=2'-0" IF 11X17 SHEET SIZE)



3 PROPOSED TOWER ELEVATION (WEST)
SCALE: 1/8"=1'-0" (1/8"=2'-0" IF 11X17 SHEET SIZE)

CHICAGO SMSA

limited partnership
d/b/a VERIZON WIRELESS

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CONCORDIA WIRELESS, INC.

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CHECKED BY: RH	APPROVED BY: GMS

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SHEET TITLE:
ANTENNA PLAN &
TOWER ELEVATION

SHEET NUMBER: A-2	REVISION NUMBER: 0
-----------------------------	------------------------------

CHICAGO
SMSA

limited partnership
d/b/a VERIZON WIRELESS



CONCORDIA, LTD
A PROFESSIONAL DESIGN FIRM
LICENSE # 3323-011- D.B.A.

CONCORDIA WIRELESS, INC.
361 RANDY ROAD
UNIT 101
CAROL STREAM,IL 60188
MAIN: (847) 981-0801

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DRAWN BY: KC CHECKED BY: AS

CHECKED BY: RH APPROVED BY: GMS

LOCATION # 285841
ARLINGTON HTS NORTH
636 N. WILKE ROAD
ARLINGTON HEIGHTS, IL, 60005

SHEET TITLE:
EQUIPMENT CHANGE
REQUEST FORM &
COMBINER - CABLE DATA

SHEET NUMBER: REVISION NUMBER:

A-3

0

EQUIPMENT CHANGE REQUEST FORM- ECR											
Cell Name ARLINGTON HTS NORTH				Cell ID 2386				Address 2200 W. Euclid Avenue			
Location Number 285841				RF Engineer Sabhi Siddiqui				City/State/Zip Arlington Heights, IL, 60005			
Date of Request 5/14/2014				Market Elgin-1							
PROPOSED CONFIGURATION						Configuration			Option-A2		
Antenna				Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action
Sector	Pos	Port	RF Path								
Alpha	A1	L1 (-45)	Unused at this time								Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
	A2	H4 (+45)	Unused at this time								Unchanged
		L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	A3	H3 (-45)	Unused at this time	Amphenol	CWWX063X19G00		100	30	2	0	Change - Install
		L1 (-45)	LTE C - RxTx0								
		L2 (+45)	LTE C - RxTx1								
		H1 (-45)	AWS - Rx2								
		H2 (+45)	AWS - Rx3								
	A4	H3 (-45)	Unused at this time	Amphenol	CWWX063X19G00		100	30	2	0	Change - Install
		H4 (+45)	Unused at this time								
		L1 (-45)	LTE C - Rx2								
		L2 (+45)	LTE C - Rx3								
		H1 (-45)	AWS - RxTx0								
Beta	B1	H2 (+45)	AWS - RxTx1								Unchanged
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
		L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
	B2	H1 (-45)	Unused at this time								Unchanged
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
		L1 (-45)	Unused at this time								
	B3	L2 (+45)	LTE C - RxTx0	Amphenol	CWWX063X19G00		100	180	2	0	Change - Install
		L2 (+45)	LTE C - RxTx1								
		H1 (-45)	AWS - Rx2								
		H2 (+45)	AWS - Rx3								
		H3 (-45)	Unused at this time								
	B4	H4 (+45)	Unused at this time	Amphenol	CWWX063X19G00		100	180	2	0	Change - Install
		L1 (-45)	LTE C - Rx2								
		L2 (+45)	LTE C - Rx3								
		H1 (-45)	AWS - RxTx0								
		H2 (+45)	AWS - RxTx1								
GAMMA	G1	H3 (-45)	Unused at this time								Unchanged
		H4 (+45)	Unused at this time								
		L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
	G2	H2 (+45)	Unused at this time								Unchanged
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
		L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
	G3	H1 (-45)	LTE C - RxTx0	Amphenol	CWWX063X19G00		100	300	6	0	Change - Install
		L2 (+45)	LTE C - RxTx1								
		H1 (-45)	AWS - Rx2								
		H2 (+45)	AWS - Rx3								
		H3 (-45)	Unused at this time								
	G4	H4 (+45)	Unused at this time	Amphenol	CWWX063X19G00		100	300	6	0	Change - Install
		L1 (-45)	LTE C - Rx2								
		L2 (+45)	LTE C - Rx3								
		H1 (-45)	AWS - RxTx0								
		H2 (+45)	AWS - RxTx1								

Combiner - Cable Data

Existing					
Diplexer	Location	Diplexer Manufacturer	Diplexer Model		Count
	Top (Platform)				
	Bottom (Shelter)				
Coax	Sector	Coax Manufacturer	Type	Size	Count
	Alpha				
	Beta				
	Gamma				

Proposed						
Passive Components	Location	Manufacturer	Component Model		Count	Action
	Top (Platform)					
	Top (Platform)					
	Top (Platform)	Westell	AWC-TTMA-700C-VG		6	Install
	Top (Platform)	Ericsson	RRUS 12 - AWS		3	Install
	Top (Platform)	Ericsson	A2		3	Install
	Top (Platform)	Raycap	RCMDC-3315-PF-48		1	Install
	Top (Platform)					
	Top (Platform)					
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48		1	Install
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha	ANDREW	LDF7-50A	1 5/8	4	Existing
	Beta	ANDREW	LDF7-50A	1 5/8	4	Existing
	Gamma	ANDREW	LDF7-50A	1 5/8	4	Existing
	AWS	Andrew	HFT1206-24S26-XXX	1 5/8	1	Install

2 COMBINER - CABLE DATA

1 EQUIPMENT CHANGE REQUEST FORM

CHICAGO SMSA

limited partnership
d/b/a VERIZON WIRELESS

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CHECKED BY: RH APPROVED BY: GMS

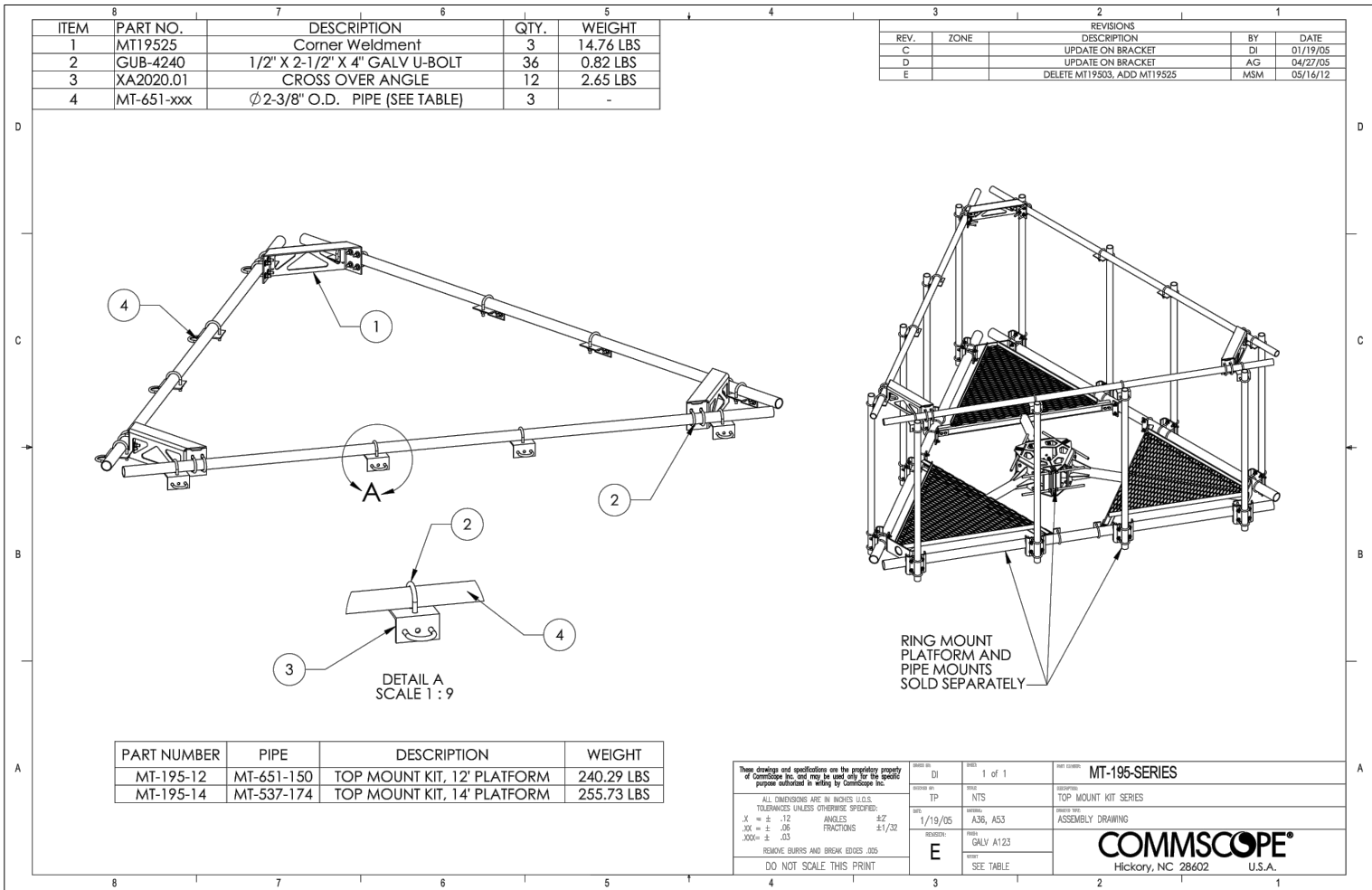
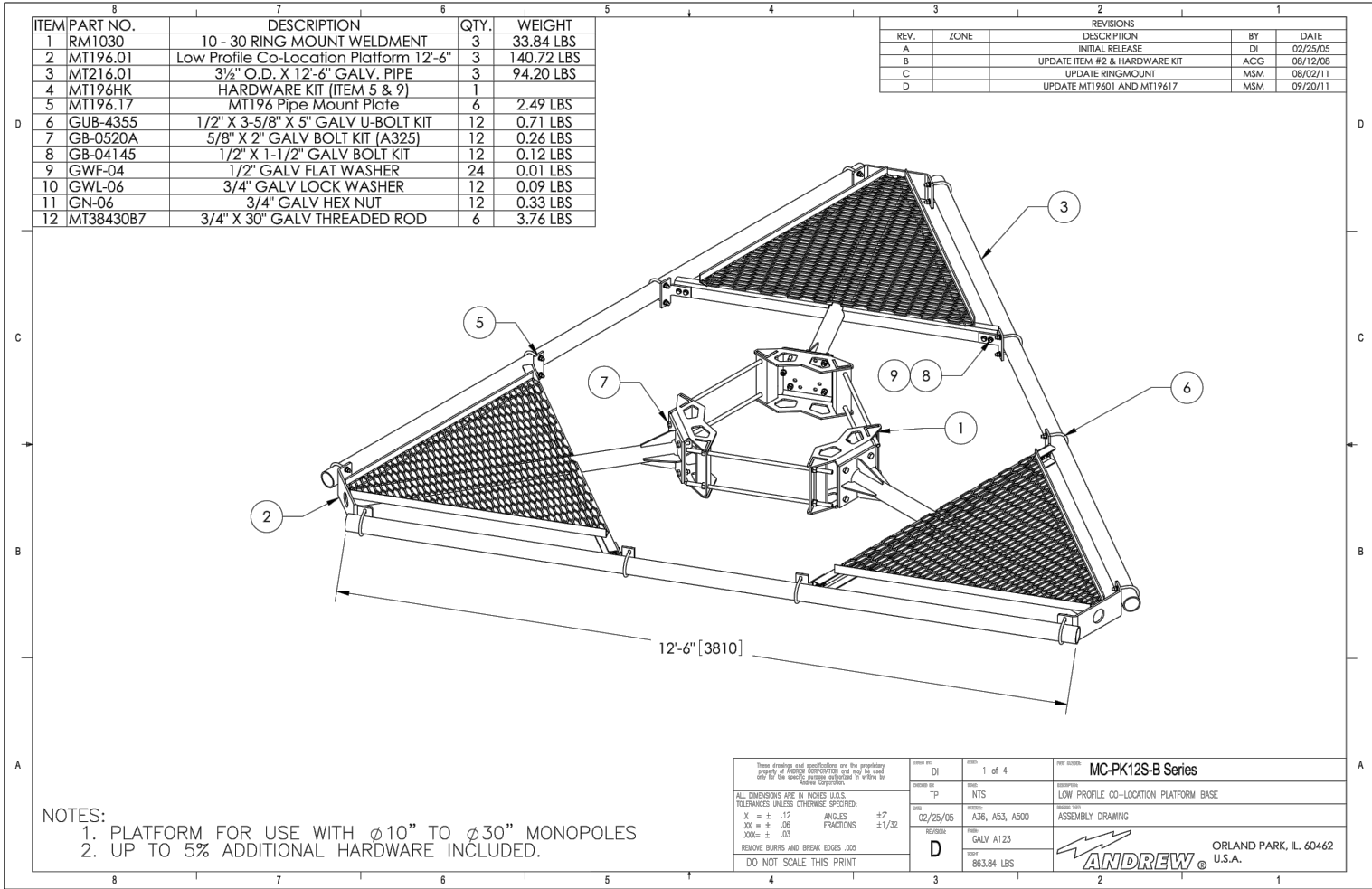
LOCATION # 285841
ARLINGTON HTS NORTH
636 N. WILKE ROAD
ARLINGTON HEIGHTS, IL, 60005

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER: REVISION NUMBER:

A-4

0



CHICAGO SMSA

limited partnership
d/b/a VERIZON WIRELESS



SITE NAME: ARLINGTON HTS NORTH
LOCATION # 285841
SITE TYPE: MONOPOLE
COORDINATES: N 42°-05'-35.70", W 88°-00'-23.80"



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**CHICAGO
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d/b/a VERIZON WIRELESS

VIEW # 1 (BEFORE)
FROM WILKE RD. (EAST SIDE)



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VIEW # 1 (AFTER)
FROM WILKE RD. (EAST SIDE)



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d/b/a VERIZON WIRELESS

VIEW # 2 (BEFORE)

NW HIGHWAY & WILKE RD. INTERSECTION (NORTHEAST SIDE)



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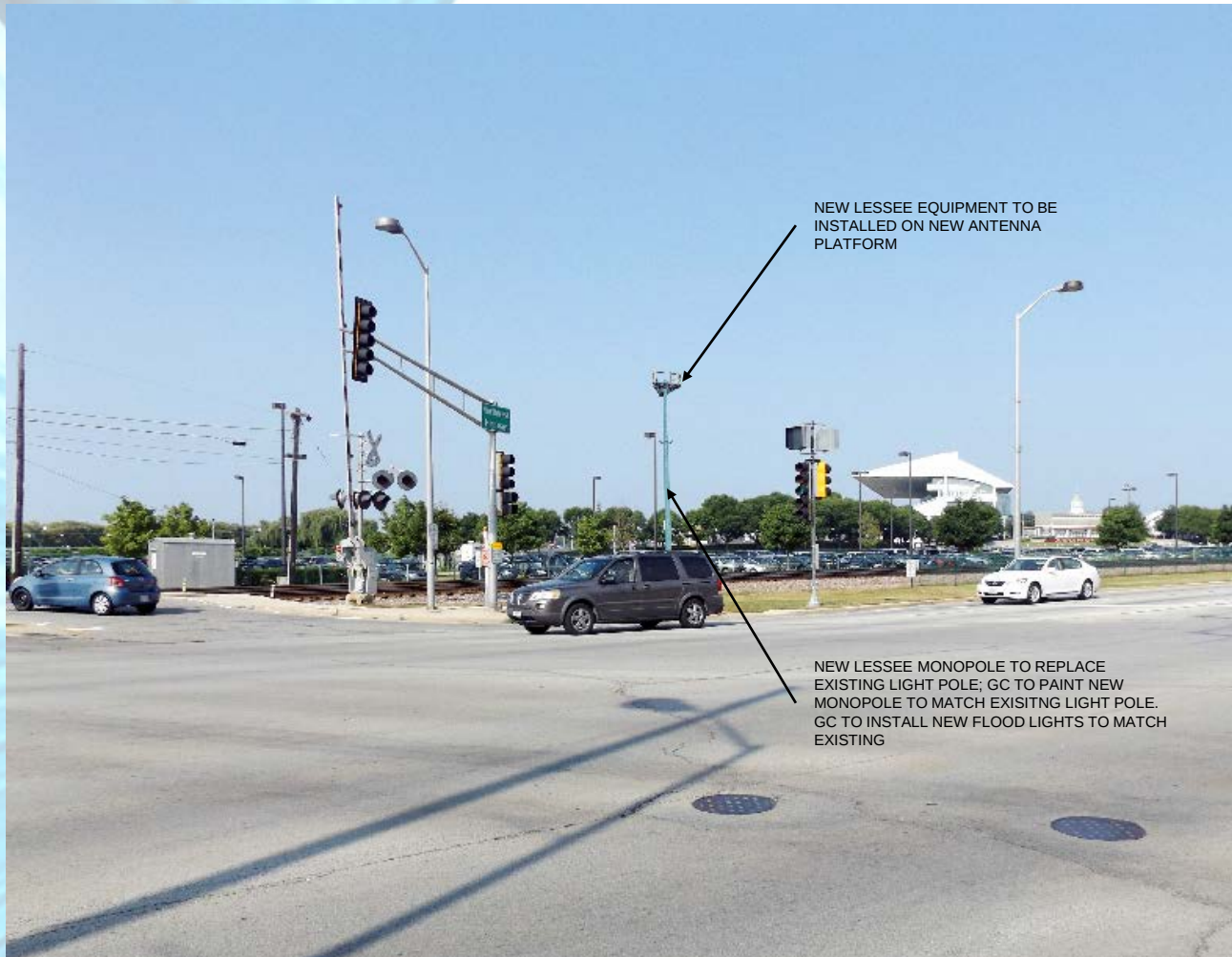
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**CHICAGO
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VIEW # 2 (AFTER)

NW HIGHWAY & WILKE RD. INTERSECTION (NORTHEAST SIDE)



NEW LESSEE EQUIPMENT TO BE
INSTALLED ON NEW ANTENNA
PLATFORM

NEW LESSEE MONOPOLE TO REPLACE
EXISTING LIGHT POLE; GC TO PAINT NEW
MONOPOLE TO MATCH EXISTING LIGHT POLE.
GC TO INSTALL NEW FLOOD LIGHTS TO MATCH
EXISTING



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VIEW # 3 (BEFORE)

NW HIGHWAY NEXT TO MC DONALD'S (NORTH SIDE)



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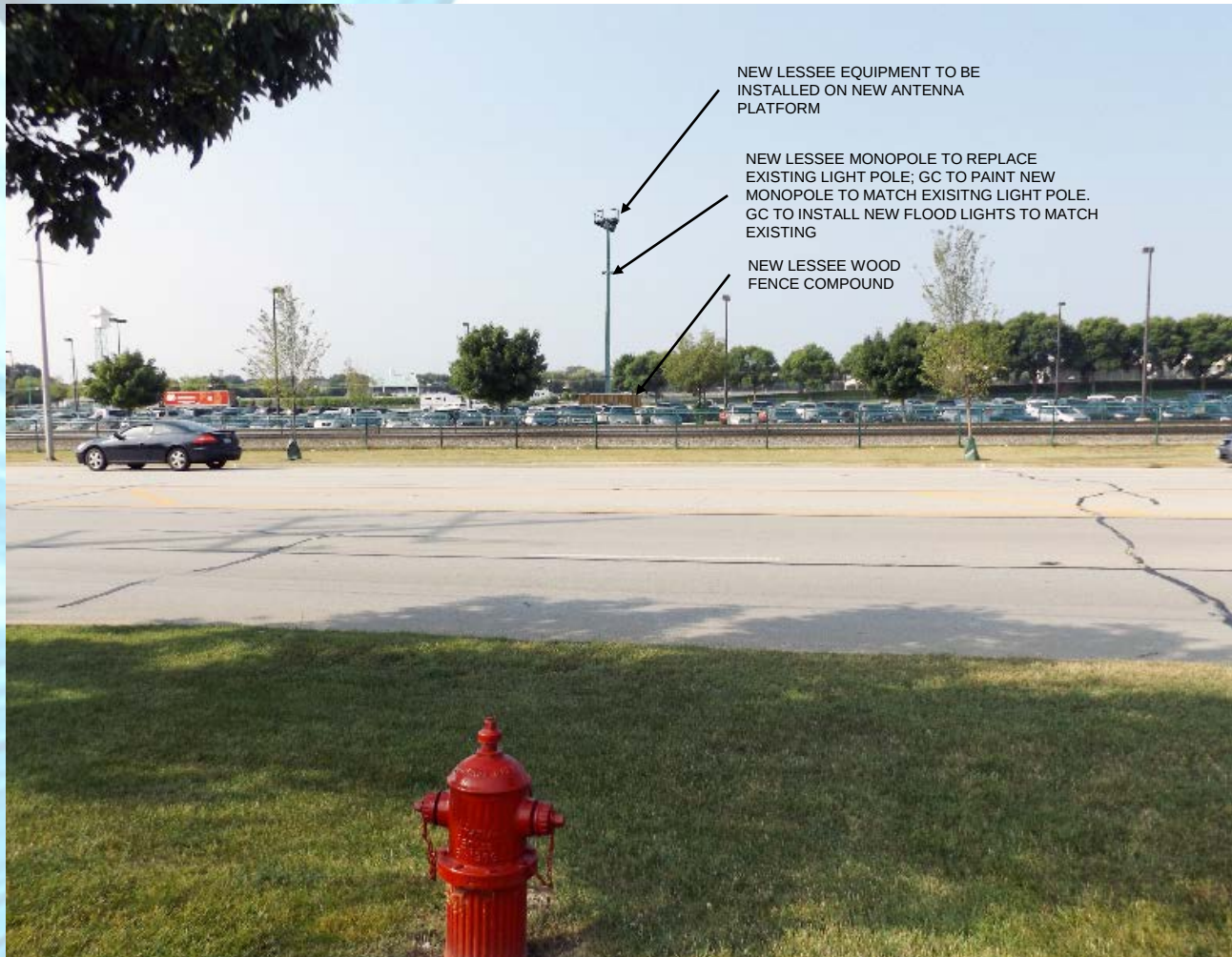
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**CHICAGO
SMSA**

limited partnership
d/b/a VERIZON WIRELESS

VIEW # 3 (AFTER)

NW HIGHWAY NEXT TO MC DONALD'S (NORTH SIDE)



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**CHICAGO
SMSA**

limited partnership
d/b/a VERIZON WIRELESS

VIEW # 4 (BEFORE)

FROM NW HIGHWAY & WARREN AVE. (NORTHWEST SIDE)



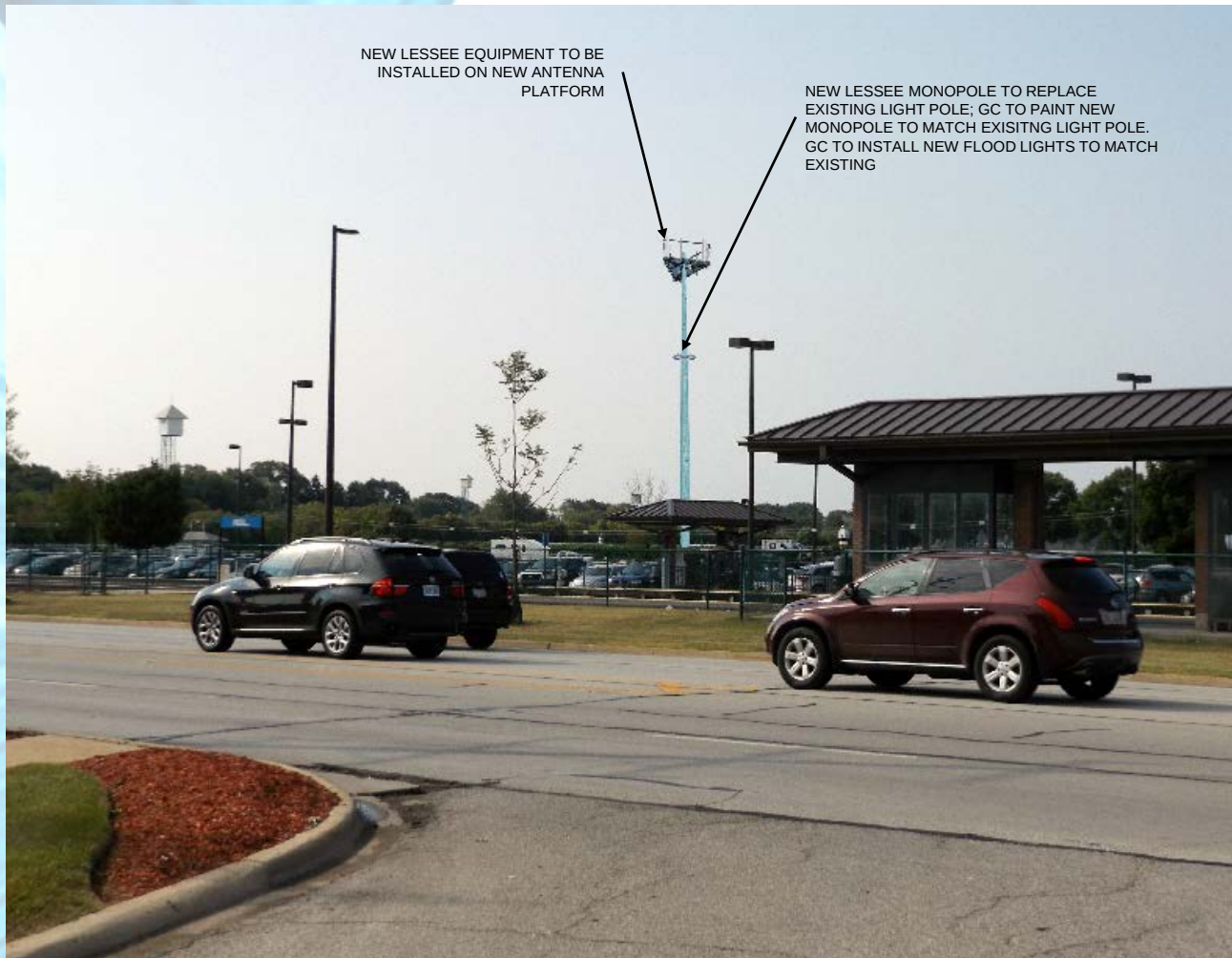
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ConcordiaWireless.Com

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SMSA**

limited partnership
d/b/a VERIZON WIRELESS

VIEW # 4 (OPTION # 1) (AFTER)
FROM NW HIGHWAY & WARREN AVE. (NORTHWEST SIDE)



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limited partnership
d/b/a VERIZON WIRELESS

VIEW # 4 (OPTION # 2) (AFTER)
FROM NW HIGHWAY & WARREN AVE. (NORTHWEST SIDE)

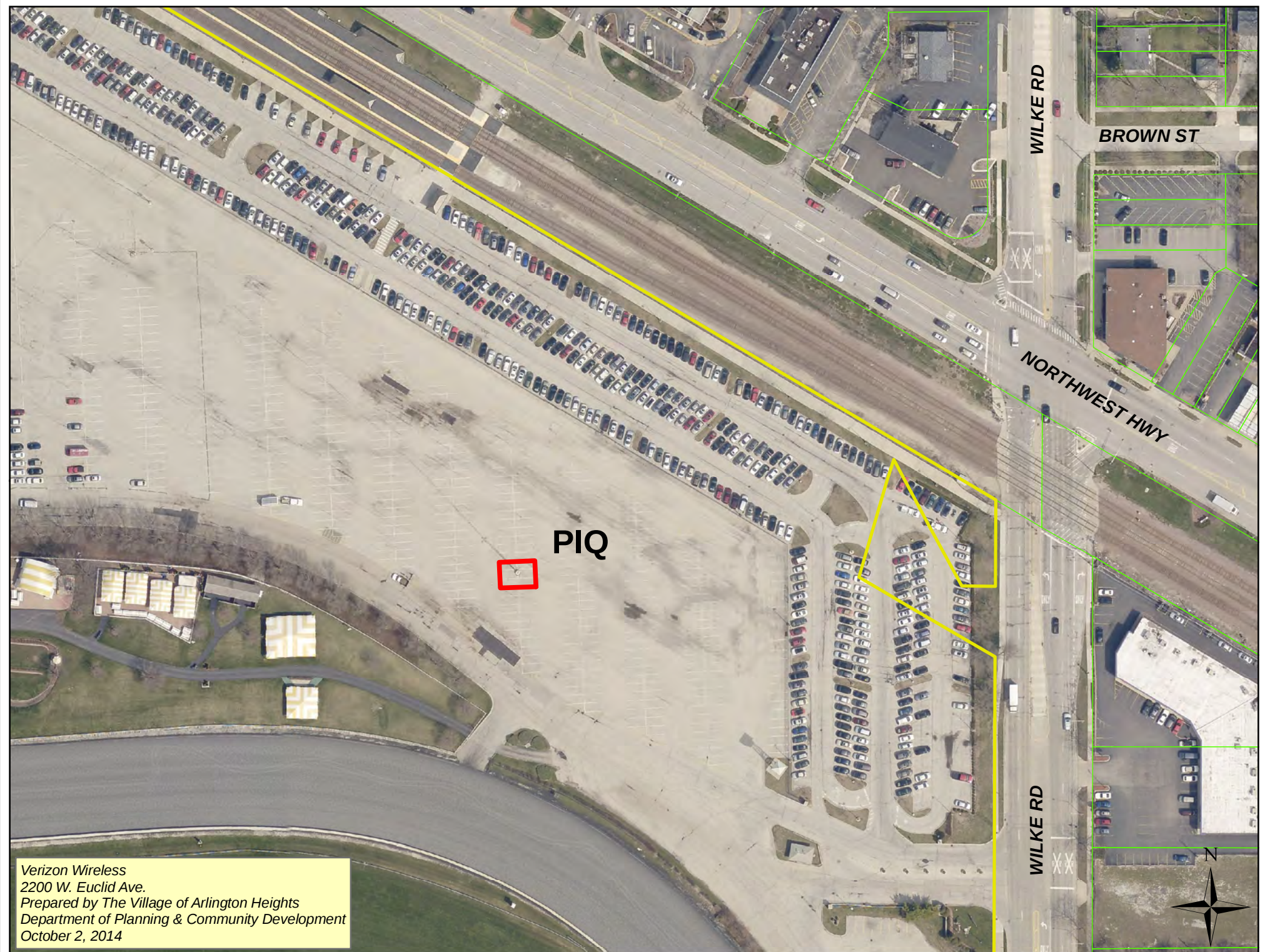


Concordia Wireless, Inc.

ConcordiaWireless.Com



Verizon Wireless
2200 W. Euclid Ave.
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 2, 2014



Verizon Wireless
2200 W. Euclid Ave.
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 2, 2014



Item: Aurelio's Pizza - 2940 W. Euclid Ave. - T1477

Department: Planning & Community Development Department

Requested Action:

A Special Use to allow a 5,075 square foot sit-down restaurant that has a total (indoor) seating area of 1,954 square feet, an outdoor seating area of 400 square feet and total (indoor) capacity of 183 seats.

Variations Identified:

1. Chapter 28, Section 11.4 Schedule of Parking Requirements, to allow a reduction in parking for the center from the required 128 to 115, a variation of 13 parking spaces.
2. Chapter 28, Section 6.12-1(2)(a) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee reviewed the proposed request and generally supports the proposed special use subject to the following:

1. The Petitioner shall provide a written justification based on the following special use criteria:
 - That said special use is deemed necessary for the public convenience at this location.
 - 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.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The Petitioner shall provide a written justification based on the following variation criteria for both variations:
 - 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.

3. The Staff Development Committee does not support the parking variation. The Petitioner in conjunction with the property owner will be required to provide landbanked parking to meet the parking requirements for this site. In the event that the Village notifies the Petitioner and property owner that the landbanked spaces must be installed, then the Petitioner and/or property owner will do so within a specified time frame.

4. The Petitioner shall provide a market study demonstrating that location will support the proposed restaurant.

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Center Plan	Exhibits
Floor Plan	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika V. Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2, 2014
Project Title: Aurelio's Pizza
Address: 2940 W. Euclid Ave

BACKGROUND INFORMATION

Petitioner: George Vassos
Address: 1863 W. Central Road
Arlington Heights, IL 60005

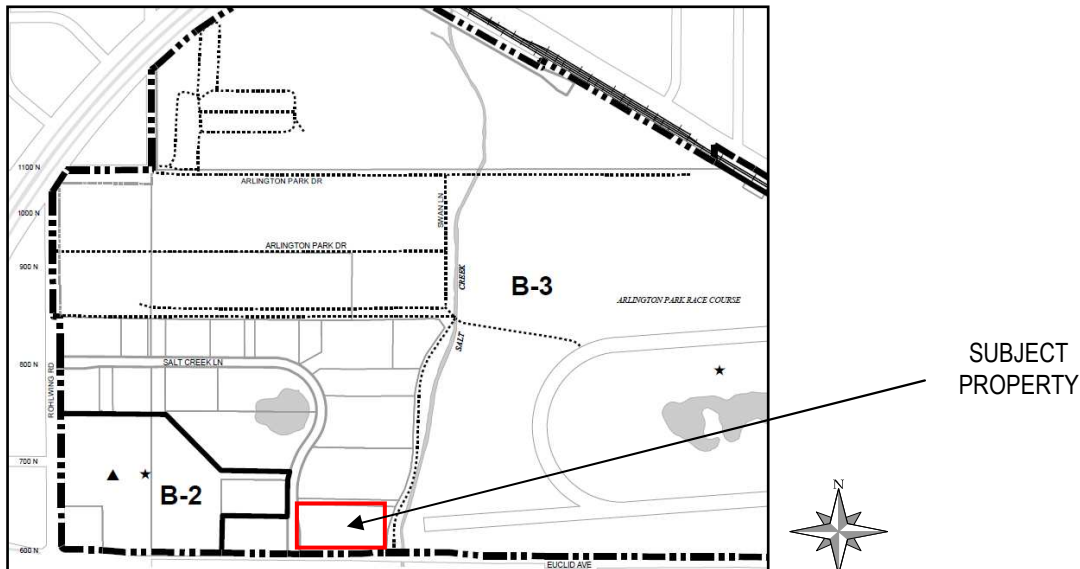
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Special Use to allow a 5,075 square foot sit-down restaurant that has a total (indoor) seating area of 1,954 square feet, an outdoor seating area of 400 square feet and total (indoor) capacity of 183 seats.

Variations Identified:

- Chapter 28, Section 11.4 Schedule of Parking Requirements, to allow a reduction in parking for the center from the required 128 to 115, a variation of 13 parking spaces.
- Chapter 28, Section 6.12-1(2)(a) from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Office Use	Offices only
South	City of Rolling Meadows, Single-Family Residential		
East	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Park	Mixed Use
West	B-3, General Service, Wholesale and Motor Vehicle District & B-2, General Business District	Office	Offices only & Mixed Use

Background:

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The 5,075 square foot, vacant tenant space is part of an 18,677 square foot shopping center with 115 parking spaces. Other tenants at this location include Starbucks, Subway, De Carlos Hair Design, Esplanade Wine and Spirits and Savory Salads which is currently requesting a Special Use for a restaurant. The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down restaurant. The indoor seating area would encompass 1,954 square feet and would have a total of 183 seats. There is also an outdoor seating area proposed, roughly 400 square feet in area with 25 seats. The remaining floor area would be allocated to the kitchen, bathrooms, and waiting area. A total of 30 employees are anticipated during the largest work shift, and the hours of operation are expected to be between 11:00 AM and 11:00 PM. The applicant has indicated that the restaurant will initially be open only for dinner while staff is trained. The applicant has indicated that they will be applying for a liquor license. This is the first build-out within this tenant space. Deliveries are expected to occur in the morning hours before lunch and possibly after lunch.

Zoning and Comprehensive Plan

According to Village code all restaurants located within a commercial district and greater than 1,500 square feet, require Plan Commission review and Village Board approval of a special use. As part of the formal review process a written justification based upon the following criteria shall be required.

- **That said special use is deemed necessary for the public convenience at this location.**
- **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.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The proposed restaurant is compatible with the surrounding land uses, which primarily consists of commercial, entertainment, office, and service related uses. Moreover, said action is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Building, Site and Landscape Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to the interior improvements, the Petitioner must comply with all applicable accessibility, building, health, odor and life safety code requirements. Staff would advise the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue.

Traffic & Parking Issues

Pursuant to Chapter 28, Section 6.12-1(2)(a), projects 5,000 square feet in floor area or more and located along a major or secondary arterial street (i.e. Euclid Ave.) must provide a traffic study and parking analysis prepared by a qualified professional engineer. The proposed special use will not alter existing circulation patterns or have an adverse effect on existing roadways. Based on the existing tenant mix (which includes the Savory Salads restaurant as well as Aurelio's Pizza), the shopping center has a 13 stall parking deficit. It should be noted that there is still 2,971 square feet of vacant space at the center. Also, Savory Salads (1,756 square feet) is seeking approval of a Special Use and is not operational at this time. The applicant will be required to provide information and justification for the variation from the required parking.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed special use subject to the following:

1. The Petitioner shall provide a written justification based on the following special use criteria:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **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.**

- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The Petitioner shall provide a written justification based on the following variation criteria for both variations:
 - **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.**
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 3. The Staff Development Committee does not support the parking variation. The Petitioner in conjunction with the property owner will be required to provide landbanked parking to meet the parking requirements for this site. In the event that the Village notifies the Petitioner and property owner that the landbanked spaces must be installed, then the Petitioner and/or property owner will do so within a specified time frame.
 4. The Petitioner shall provide a market study demonstrating that location will support the proposed restaurant.
 5. 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.

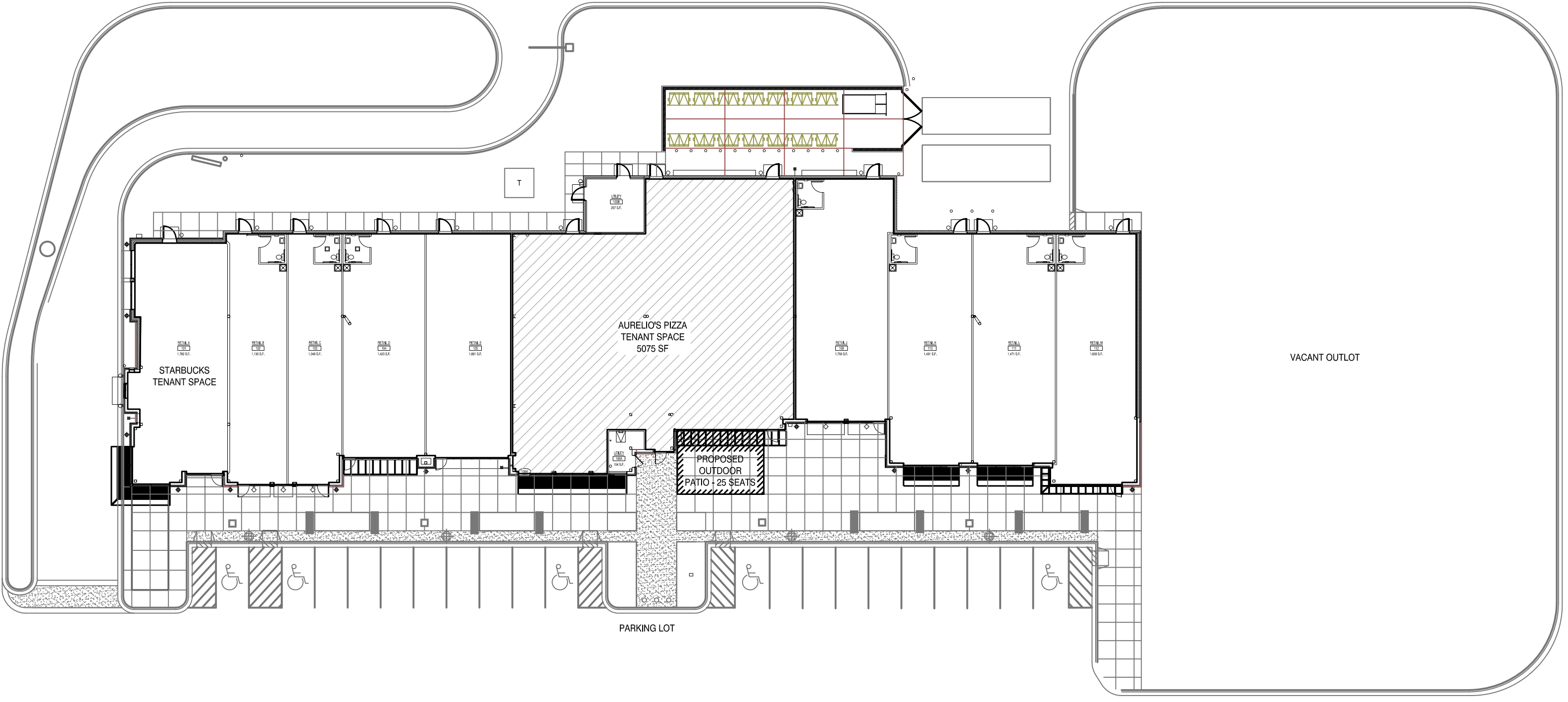
October 2, 2014

Bill Enright, Deputy Director of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager
All Department Heads

EXHIBIT A
Parking Analysis for Esplanade Center
2920 – 2964 W. Euclid Ave

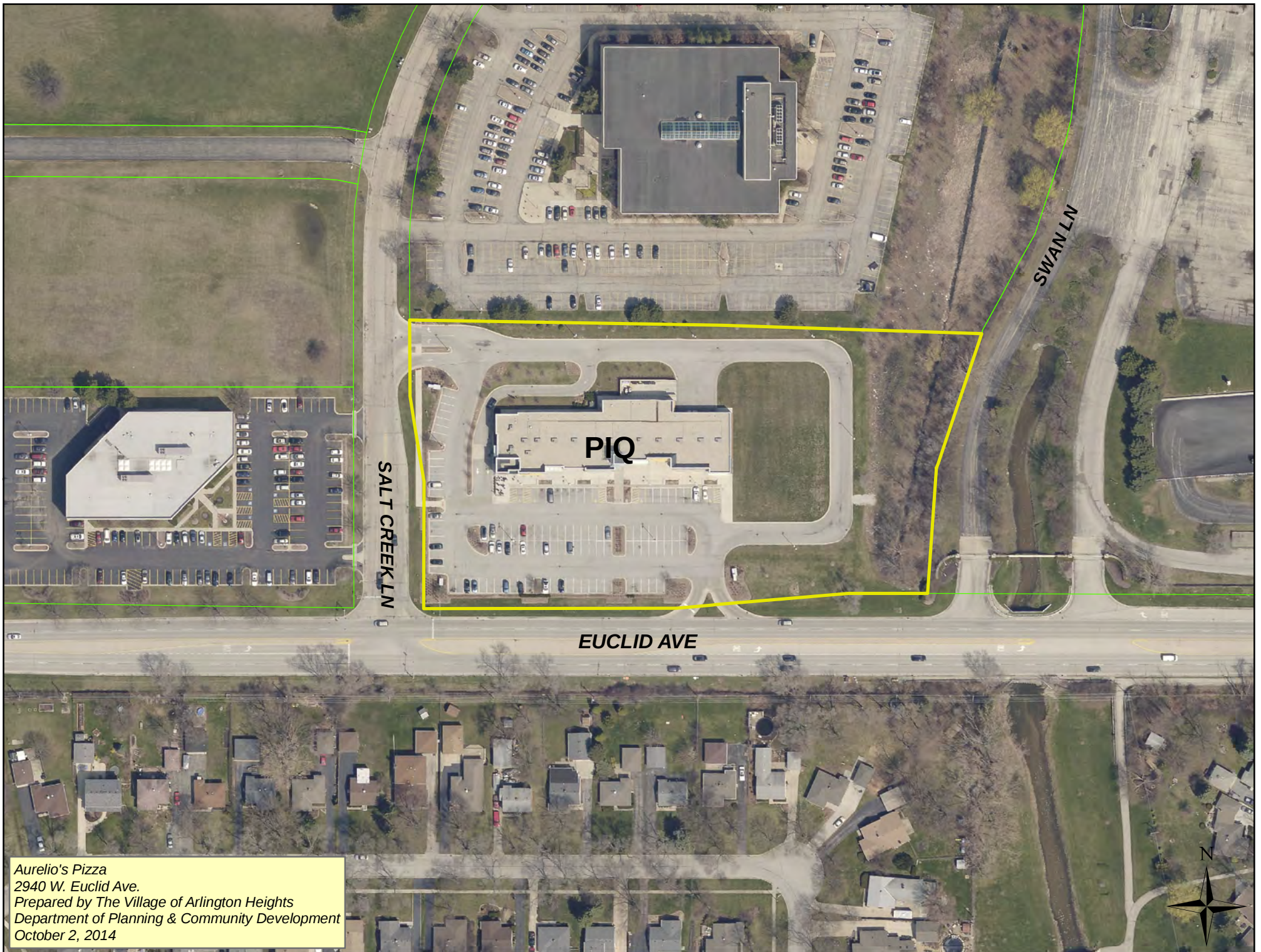
SPACE	USE	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	935	45	21
2960 Euclid	Subway	Restaurant	1,130	386	45	9
2956 Euclid	Hair Salon	Beauty	1,046	1,046	250	4
2948 Euclid	Wine Shop	Retail	2,974	2,974	300	10
2944-2940-2936 Euclid	Proposed Aurelio's Pizza	Restaurant	5,075 400 (patio)	1,954 400	45 45	43 9
2932 Euclid	Savory Salads	Restaurant	1,756 280 (patio)	490 280	45 45	11 6
2928 Euclid	Vacant	Retail	1,495	1,495	300	5
2924 Euclid	Vacant	Retail	1,476	1,476	300	5
2920 Euclid	ADR Office	Office	1,638	1,638	300	5
	Total		18,378			128
	<i>Total Provided</i>					<i>115</i>
	Surplus / (Deficit)					(13)





A101

01 PROPOSED FLOOR PLAN
1/4" = 1'-0"



Aurelio's Pizza
2940 W. Euclid Ave.
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 2, 2014