



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 8, 2014
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Boy Scouts of America - 8/27/14

IV. PUBLIC HEARINGS

- A. Savory Salads - PC#14-017
2932 W. Euclid Ave.
Special Use for Restaurant
- B. I Cubed Enterprises/Food Commissary - PC#14-018
2920 N. Arlington Heights Rd.
Land Use Variation

V. OTHER BUSINESS

VI. 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: Boy Scouts of America - 8/27/14

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
PC Minutes 8/27/14 - DRAFT	Minutes

DRAFT

PLAN

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

COMMISSION

RE: BOY SCOUTS OF AMERICA - PC #14-015

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
27th day of August, 2014, at the hour of 7:32 o'clock p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chair
LYNN JENSEN
MARY JO WARSKOW
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

DRAFT

ACTING CHAIR GREEN: I would like to call this meeting to order. And our first agenda item is to rise and repeat the pledge of allegiance along with me.

(Pledge of allegiance.)

ACTING CHAIR GREEN: Thank you. So, Latika, if you would take the roll?

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Drost.

(No response.)

MS. Bhide: Commissioner Ennes.

(No response.)

MS. Bhide: Commissioner Green.

ACTING CHAIR GREEN: Here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

(No response.)

ACTING CHAIR GREEN: And I think our first agenda item here is --

COMMISSIONER SIGALOS: I'd like to make a motion to approve Bruce Green as our Chairman for tonight's Plan Commission hearing.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIR GREEN: Do we need a verbal vote?

MS. Bhide: Voice vote is fine.

ACTING CHAIR GREEN: All those in favor?

(Chorus of ayes.)

ACTING CHAIR GREEN: I guess I'm it. Let's see. Our first item tonight and our only, oh, I'm sorry, we have a different arrangement from when I used to do this, approval of the minutes of Orchard Evangelical Free Church and the Parkview Apartments.

COMMISSIONER SIGALOS: I'd like to make a motion to approve the minutes for the Orchard Evangelical Free Church and the Parkview Apartments.

ACTING CHAIR GREEN: Is there a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIR GREEN: Lynn seconds that?

COMMISSIONER JENSEN: Yes, I'll second.

ACTING CHAIR GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIR GREEN: Motion carries. Our first and only public hearing tonight is the Boy Scouts of America, PC #14-015. Is the Petitioner here tonight? Why don't you step up? And as you're walking up to the podium, Latika, have all the legal notifications been made on this project?

MS. BHIDE: Yes.

ACTING CHAIR GREEN: Thank you. Are you the only one that's going to testify tonight?

MR. OKIGAWA: I think so, unless you want anyone else to.

ACTING CHAIR GREEN: Okay. Otherwise, I'll swear whoever is going to testify in. So, if you'd raise your right hand?
(Witness sworn.)

ACTING CHAIR GREEN: You're sworn in. The way we do this is you would state your name, spell your last name for the court reporter, and your address, and then just tell us what you would like to do.

MR. OKIGAWA: My name is Ray Okigawa, I'm with the Chicagoland Commercial Real Estate. Last name is spelled O-k-i-g-a-w-a. The address is 1240 West Northwest Highway in Palatine.

ACTING CHAIR GREEN: Great. Tell us what you'd like to do.

MR. OKIGAWA: So, we're working with the Boy Scouts. They have a council office that also includes a scout shop where we sell products for members, uniforms and their manuals, that kind of thing, badges. And zoning in the O-T Zoning does not allow that, so we're asking for a variance so they can do that. Specifically, that's, everything else kind of came off of that request.

ACTING CHAIR GREEN: Okay. All right, great. Latika, would you like to add to that?

MS. BHIDE: Sure. So, as you know, the Boy Scouts, the Northwest Suburban Council of the Boy Scouts are before you this evening for a land use variation, and the land use variation is to allow some general merchandise sales for the scout shop. The remaining portion of this tenant space will be used as offices which is permitted in the O-T Office Transitional District. Along with the land use variation, they will be seeking three variations, and those are listed here and I'll go through them in a minute.

The proposed site is at the southeast corner of Golf and Goebbert Roads. It's a development with three multi-tenant buildings. The Boy Scouts will be leasing the space in the building to

the far west, which is 617 East Golf Road. The portion highlighted in the yellow is the space they will be leasing, approximately 7,800 square feet of tenant space, out of which 2,000 square-foot will be the scout shop.

These are the three variations they will be requesting. The first one is from the Conditions of Use of the Office-Transitional District to allow delivery and storage of goods, merchandise or wares for sale. The Petitioner has indicated that, you know, deliveries will happen once a day but they will be by FedEx trucks just like all the other offices, so there's no semis delivering items here. So, that's consistent with the deliveries in this district.

The second variation is from the requirement for a traffic and parking study by a certified traffic engineer. And in lieu of the study, they did provide parking counts, which I will go to in a minute.

And the last one is we looked at all the tenants in this location and did a parking calculation. They would need a variation to reduce the required number of parking spaces from 135 to 131, which is the number of parking spaces on site.

If you look at the parking counts that were provided, you know, the most, there are 131 parking spaces at this location, the most at any time they noticed was 60 parking spaces on a weekday afternoon. The Scout, the facility itself would require about 27 parking spaces, so even adding the 27 to the 60 would be under what's available at this location. They also provided us with vehicle counts at their existing location in Mount Prospect, and as you can see the maximum number of vehicles there on a week morning was 19.

I know this is a little bit small font to see, but it's just a calculation, you have this in your Staff reports, it's basically a listing of the uses at the site and the parking requirement and how we come up with the deficit of the 4 spaces. You know, Staff supports this variation. We just would like to point out that the ratios at which this parking is calculation is 1 in 300, which is what any other user would require. So, no matter what use goes in here would require a parking variation, I want to say that.

Just a couple of pictures of the site. This is looking at the entrance. And then as you can see, the day I went out there, there was one car in the parking lot.

Conditions of recommendation, that the land use variation is applicable just to the Northwest Suburban Council of Boy Scouts of America, so it will not go forward if they leave the space; that after an item is sold here, the point of sale will be noted as Arlington Heights; and then they will comply with all federal, state and any applicable Village codes.

ACTING CHAIR GREEN: Ray, do you agree to all three of those conditions?

MR. OKIGAWA: Can I make a clarification on the first item?

ACTING CHAIR GREEN: Yes.

MR. OKIGAWA: The Boy Scouts right now are in the process of merging four councils into one larger council, Northwest Suburban out of Mount Prospect right now, Des Plaines Valley out of Broadview, Chicago area out of downtown, and Calumet out of Calumet, Indiana. They're going to merge into once council. So, they're going to maintain this, basically just the ownership entity will be different, everything else, the use, the activities, everything else that's going on is going to be the same. It will be a new to-be-named council.

ACTING CHAIR GREEN: Okay. Do we need to change this from, no, we don't.

MS. BHIDE: No. And what it meant was that if they went away, another retail store couldn't go there.

ACTING CHAIR GREEN: Wouldn't be able to do it, okay. Okay, great, thank you.

MR. OKIGAWA: I have a question I guess about the second item. Point of sale of items, I guess that's obvious. Is there another reason for that?

MS. BHIDE: No, we just want to make sure that, you know, for items sold in Arlington Heights, sometimes if entities are registered elsewhere or have their main offices elsewhere, the sales get registered elsewhere. We just want to be sure that you register it as Arlington.

MR. OKIGAWA: Oh, okay, because as a not-for-profit organization, they're not going to be collecting sales tax.

MS. BHIDE: Okay, all right.

MR. OKIGAWA: I just want to be up front, just for full disclosure.

ACTING CHAIR GREEN: Thank you. Latika, is that it on the Staff report?

MS. BHIDE: Yes, thank you.

ACTING CHAIR GREEN: Is there a motion to enter the Staff report into the record?

COMMISSIONER WARSKOW: I'll make such motion.

COMMISSIONER JENSEN: Second.

ACTING CHAIR GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIR GREEN: So moved and so entered. Who would like to start? Lynn, would you like to start at that end?

COMMISSIONER JENSEN: Well, we had a fairly thorough

discussion in Plat and Sub, so really most of my concerns, or all of my concerns have been met I guess, so I really don't have any additional questions. I'll let some of the other folks who weren't there ask questions.

ACTING CHAIR GREEN: Thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes, I have a boy who was in Cub Scouts, so I have visited the Mount Prospect location. I thoroughly understand what it would look like. It's not a typical retail space. It doesn't get typical traffic. So, I think this is a very good use of the space for both the tenant and for the owner of the building, so I'm very favorable.

MR. OKIGAWA: Thank you.

ACTING CHAIR GREEN: Thank you.

MR. OKIGAWA: This space will be nicer than the old one, by the way.

ACTING CHAIR GREEN: John?

COMMISSIONER SIGALOS: No, I also am fully supportive of this, of the use of the space. I'm glad to see you moving from Mount Prospect to Arlington Heights.

MR. OKIGAWA: Arlington Heights is a great place to do business.

COMMISSIONER SIGALOS: So, again I have no other questions. We discussed it at Plat and Sub and I think it's great.

ACTING CHAIR GREEN: Thank you, John. Jay?

COMMISSIONER CHERWIN: I would just ask, you mentioned about consolidating several of the councils. Does that change any of the presumptions you made about the, you know, when you talked to the development staff, does that bring more people to the site at all or is that just a legal entity type of thing?

MR. OKIGAWA: It's a legal entity type thing, you know. There's room to grow maybe four more staff.

COMMISSIONER CHERWIN: It's not going to significantly change what the Staff expected in your discussions on the Northwest Council?

MR. OKIGAWA: Maybe by four.

COMMISSIONER CHERWIN: Yes. No, my only comment would just be make sure legal staff is okay with the naming of the entity to whom this approval is provided so that there is enough flexibility. But other than that, I'm fine.

ACTING CHAIR GREEN: Thank you, Jay. I, too, have really nothing bad to say about the Boy Scouts. I was a Boy Scout. So, I think it's a great use for that site and I can't say enough good things about what you do.

MR. OKIGAWA: Thank you.

ACTING CHAIR GREEN: So, at this point, we're going to

open it up to the audience. If anybody in the audience would like to speak on this issue, please raise your hand, step forward. I guess they're all happy with what they heard, so we're going to close the public portion of this hearing and get back to the Commission for additional deliberation or a motion.

COMMISSIONER WARSKOW: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-015, a Land Use Variation to allow general merchandise sales in the O-T District to allow a "Scout Shop"; a variation from Chapter 28, Section 5.1-9.2 B. *Conditions of Use*, to allow delivery and storage of goods, merchandise or wares for sale; a variation from Chapter 28, Section 6.12-1 *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a certified traffic engineer; and a variation from Chapter 28, Section 11.4 *Schedule of Parking Requirements*, to allow a reduction in parking from the required 135 to 131, a variation of 4 parking spaces.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated August 22, 2014:

- 1. This Land Use Variation shall apply to the Northwest Suburban Council of Boy Scouts of America.**
- 2. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.**
- 3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

ACTING CHAIR GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second that.

ACTING CHAIR GREEN: Any discussion? Would you take a roll call vote please?

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chair Green.

ACTING CHAIR GREEN: Yes. Congratulations, Boy Scouts of America.

MR. OKIGAWA: Thank you. We appreciate it.

ACTING CHAIR GREEN: You have a unanimous approval, and this will be passed on to the Board of Trustees at the next date. And do you know what that date is?

MS. BHIDE: September meeting, I'm not quite which one.

ACTING CHAIR GREEN: It will be in September. If you check with Latika, she'll give you the date.

MR. OKIGAWA: We've been very good at communication, that helps us a lot.

ACTING CHAIR GREEN: Well, good project, and thank you.

MR. OKIGAWA: Thank you for your time.

ACTING CHAIR GREEN: Thank you all for coming in.
Latika, is there anything else?

MS. BHIDE: That's it tonight.

ACTING CHAIR GREEN: Is there a motion to close?

COMMISSIONER JENSEN: Well, before you do that, I do have one question that I want to ask. I'm still a little perplexed on the minutes for this Plan Commission. We send sort of unedited, unreviewed, unapproved minutes to the Board because we want to expedite things. I don't know what good it does us to actually even bother to approve them because, you know, the only principal use for the minutes would be for the Board. I find the transcriptions are generally good, but sometimes there's areas where they're not very good, the words are the wrong words, the meaning is changed. There's a lot of stuttering and stammering that could be, you know, edited out so they actually make sense. So, I'm just a little perplexed about this process. If we can get it out to the Board on Thursday or Friday or whatever it is, it seems like there ought to be an opportunity to get us to at least look at it, not approve them because I don't think we would approve it by e-mail, but at least give you some suggestions of making clarifying changes in the minutes. And that's troubled me since I've been on the board because I've looked at some things, most of it comes out okay, but there are some where it's totally changed the meaning because the word was the wrong word or the phraseology was wrong.

COMMISSIONER SIGALOS: Can I ask? Don't the minutes go to the Board after we approve them? Or before we approve them?

MS. BHIDE: It depends. There are occasions when they have gone before they have come to you for approval because of the way the meetings are and we are trying to get projects onto the Board agenda. They do go as draft minutes, not approved minutes obviously. But there are occasions when they go to the Board before you.

COMMISSIONER JENSEN: Latika, I think it's more than occasions. I think the rule, I mean I think the general, I've been watching it over a number of meetings if not years, and I think more often than not unapproved minutes go to the Board. And the only purpose of our, in my opinion, having these minutes other than for a

public record is to clarify and elucidate the discussion of the Board. And the one, we had some very important Board meetings on Parkview, actually those minutes were pretty good, I didn't have any really major problems with that. But there have been other minutes that I would have preferred to at least have some of my remarks just clarified the meaning because a couple of wrong words were used and it changed the whole sense of what I was trying to say. And not wrong words that I said, it's just they didn't transcribe them correctly.

So, it's a little disturbing to me that the unapproved minutes, unreviewed minutes go to the Board, and it's what they use as the basis for their discussions. And I would say I think that happens more often than approved minutes going to the Board. I don't know if there is anything specifically to be done about it and whether that's something that we had more, you know, more of the Commission there but I think it's an issue. It would be good if we could at least, you know, have a day or so to look at it and give some comments back. As I said, no one is going to change their testimony and we're not asking to rewrite paragraphs and stuff. But just for clarification purposes.

ACTING CHAIR GREEN: Well, I think part of it is, just not to defend it or, you know, in any way positive or negative is the timing of things. Because for us to approve the minutes before they get to the Board, we might have to have a meeting just to approve the minutes.

COMMISSIONER JENSEN: I wouldn't approve the minutes, I think they should be reviewed at least.

ACTING CHAIR GREEN: Okay.

COMMISSIONER JENSEN: And that would be what I would like us to consider is even if you gave us a couple of days, you know, as you're getting ready to distribute stuff to the Board, if we had a day or two to just read them over to see if we have any input we might want to give. Because I realize you can't approve that but some of these things may come down to a fairly close vote, like the one on the Orchard Church. And I don't know that they're going to see anything that was wrong with those minutes but those minutes went to the Board without our having looked at it, and we had some division in the Plan Commission and we had, you know, some different views. And the Board really took kind of a minority position, I mean I had the minority position on the Plan Commission that time and that was where they ended up and I was ecstatic. I don't know how the rest of the people feel about it.

So, what I'm saying is I'm not sure we're doing the best service for the Board to have unreviewed, I'm not talking about the approval process, that can be later, that's for the public record. But I'd at least like to have the Board get the clearest sense

of where the Plan Commission was via the minutes.

COMMISSIONER SIGALOS: But Lynn, what are you suggesting that the chain of events be? You get an e-mail, let's say, to review the minutes and say you have exception or want to make some corrections to something, but in the meantime they're still on their way to the Board. So, how does that help?

COMMISSIONER JENSEN: Well, I was hoping a day or so before, I don't know how rapidly they can transcribe things, but at least a day or two before they go to the Board it could be sent to us. And you know maybe we would be constrained in basically clarifying our own remarks. You know, I wouldn't go and edit all of the minutes, I'd take a look and say, hey, did this capture what I was trying to, is a badly used word one not heard quite right getting this whole thing a wrong meaning, because that's happened, seldom but it does happen. And so, I would think if I even had a, I don't know how other people are but if I had 24 to 36 hours, I could look over the sections that I felt I had some responsibility for and just suggest some modifications. It wouldn't require a vote.

ACTING CHAIR GREEN: We need some of our legal counsel here. Can we review minutes --

COMMISSIONER CHERWIN: We have no legal counsel here, they're all gone.

ACTING CHAIR GREEN: I know, that's what I mean. But we do have a lawyer. Okay. If we had, can you make changes to public minutes not in a public hearing?

COMMISSIONER JENSEN: Well, I was under the assumption, when I gave Matt changes and we didn't vote on them, that my minor edits actually did creep into the public record. Now, I may have been wrong in that but Matt led me to believe that was, and it didn't require any formal action per se.

ACTING CHAIR GREEN: Okay. I'm just asking.

COMMISSIONER JENSEN: Yes, and I don't know. Maybe we need to know that.

ACTING CHAIR GREEN: I don't know either because I don't know if you can discuss changes, in other words, the minutes were wrong, I want to change this word, I think you have to say that in a public hearing. I'm not sure if --

COMMISSIONER JENSEN: Yes, when I first came on the Plan Commission, I used to say when we were voting on it, you know, with the exception of some minor edits which I have given to Staff, I approve the minutes.

ACTING CHAIR GREEN: But then the minutes go into the record because your corrections are on those minutes so that's a record of what you've done.

COMMISSIONER JENSEN: Right. But I think we've got

some competing ends here. It bothers me that there is the possibility on some fairly controversial issues that unreviewed minutes inform the discussion of the Board.

COMMISSIONER WARSKOW: Are you allowed outside of the minutes to send correspondence to the Board?

COMMISSIONER JENSEN: I don't think so, I mean I think this Plan Commission speaks as a Plan Commission in the minutes and the deliberations of this body.

COMMISSIONER CHERWIN: Yes, I wish I had looked at this answer so I could give you a better one, not that I speak on behalf of the Village, you know, or the Legal Department. But I wish I had an answer for you, I don't. I would suspect that there has to be some record of what that change is and, you know, have to be sort of a, I shouldn't say non-substantive but something that's clearly not "oh, I'm going to change this paragraph and rewrite it" but a couple words. And I think that's exactly what you're saying, Lynn, which is --

COMMISSIONER JENSEN: I'm trying to remember the word which was picked up incorrectly and changed the entire meaning to the opposite of what was intended, and it's just one word.

COMMISSIONER CHERWIN: And yes, I think there is a mechanism for that although I don't know the proper way to do it. But I think we just have to have the Village's legal staff figure out the best way to address it if that's something, Bruce.

ACTING CHAIR GREEN: Yes, I think whatever is, you know, we're trying to clarify and be as open as we can possibly be on these things. So, if there is a way to accommodate this thing, I think we should have that.

COMMISSIONER JENSEN: It would be good to get some clarification on it.

ACTING CHAIR GREEN: Yes, just to know what we can do.

COMMISSIONER JENSEN: You know, we don't want to slow the process down and I realize that on a lot of these issues they needed to go to the Board fairly quickly. But the purpose of this group is to advise the Board, and if there are some problems caused by the transcriptions, the Board is not adequately advised.

MS. BHIDE: I will take that to the Legal Department and we'll get answers for you. And you know, to your point, Staff does review the minutes before they're sent forward to the Board. So, I mean if we know that a word is clearly misspelled or was the wrong word, we will correct that. So, we do review the minutes but I will get an answer for you at the next meeting.

ACTING CHAIR GREEN: Thank you. Is there anything else?

COMMISSIONER JENSEN: Move we adjourn.

ACTING CHAIR GREEN: Is there a second?

COMMISSIONER WARSKOW: Second.

ACTING CHAIR GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIR GREEN: We're adjourned.

(Whereupon, the meeting was adjourned
at 7:54 p.m.)

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

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2014.

LeGRAND REPORTING & VIDEO SERVICES
Chicago & Roselle, Illinois - Miami & Orlando, Florida
(630) 894-9389 - (800) 219-1212



Item: Savory Salads - 2932 W. Euclid Ave. - PC14-017

Department: Planning & Community Development

Requested Action

A Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats.

Variations Identified

None have been identified at this time.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats. This approval shall be subject to the following conditions:

1. Seating area shall be limited to 490 square feet (indoors) with 44 seats and 280 square feet (outdoors) with 24 seats maximum.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notice	Correspondence
Notification Affidavit	Correspondence
Location Map	Exhibits
Plat & Sub Minutes - 9/17/14	Minutes
Plat of Survey	Exhibits
Site Plan	Exhibits
Floor Plan	Exhibits
Justification	Correspondence
Market Study	Correspondence
Department Comments	Correspondence
Response to Department Comments	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2 2014
Project Title: Savory Salads
Address: 2932 W. Euclid Avenue

BACKGROUND INFORMATION

Petitioner: Dominic J. Buttitta, Jr.
Address: 117 South Cook Street, 2nd Floor
 Barrington, IL 60010

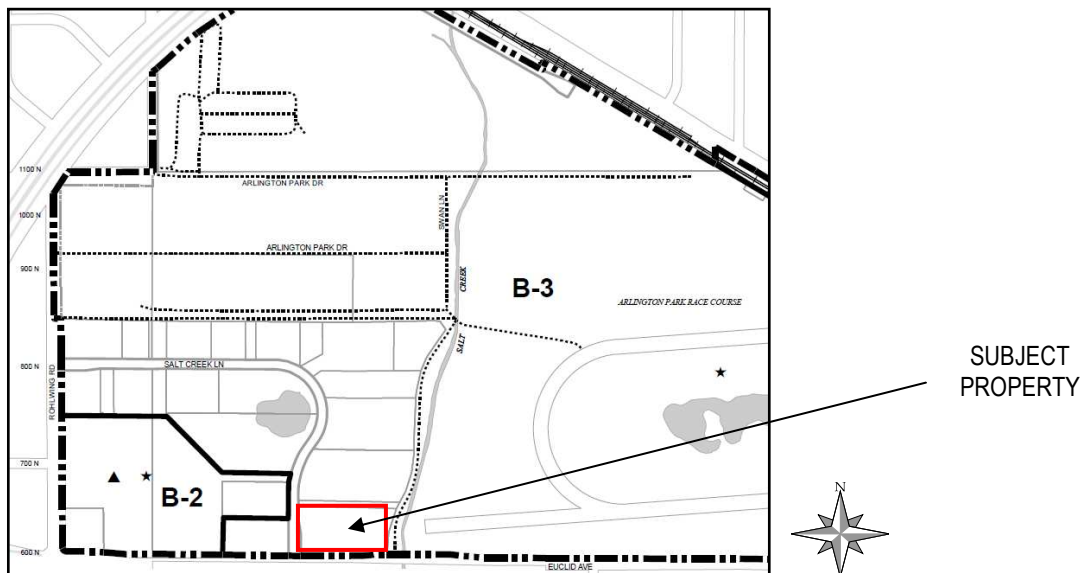
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats.

Variations Identified:

- None have been identified at this time

**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

Summary

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 1,756 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 and Esplanade Wine and Spirits.

The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down/carry-out restaurant that serves salads, sandwiches, Panini, wraps, soups, baked goods and beverages. The indoor seating area would encompass 490 square feet and would have a total of 44 seats. There is also an outdoor seating area proposed, roughly 280 square feet in area with 24 seats. The remaining floor area, 1,266 square feet would be allocated to the waiting area, bathrooms, and kitchen. A total of 8 employees are anticipated during the largest work shift, and the hours of operation are expected to be Monday through Friday between 8:00 AM and 8:00 PM, and Saturday between 8:00 AM and 6:00 PM. The restaurant will be closed on Sunday. The applicant has indicated that they will not be applying for a liquor license. This is the first build-out within this tenant space. The work will include build-out of the dining room areas and the kitchen. Deliveries are expected to occur once a day and the petitioner has indicated that deliveries can happen at designated times. Refuse collection is expected to occur once a week.

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.

Plat and Subdivision Committee

On September 17, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use.

Building and Site 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 Related Issues

Pursuant to Chapter 28, Section 6.12-1(2)(b), projects less than 5,000 square feet in floor area and located along a major or secondary arterial street (i.e. Euclid Ave.) do not need to provide a traffic study, but shall be required to provide a parking analysis. The proposed special use will not alter existing circulation patterns or have an adverse effect on existing roadways.

Exhibit A attached to this report lists the total parking requirement for the site. Including the proposed Savory Salads use, the Esplanade center requires 93 parking spaces, while 115 parking spaces are provided, a surplus of 22 spaces. At this time,

9,802 square feet of tenant space or 53% of the center is vacant. Staff therefore supports not requiring parking counts as due to the significant vacancy, the analysis would not yield additional information.

Recommendation

The Staff Development Committee recommends approval of a Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total indoor seating area of 490 square feet with 44 seats and an outdoor seating area of 280 square feet with 24 seats. This approval shall be subject to the following conditions:

1. Seating area shall be limited to 490 square feet (indoors) with 44 seats and 280 square feet (outdoors) with 24 seats maximum.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

October 2, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: 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	Vacant	Retail	5,075	5,075	300	17
2932 Euclid	Savory Salads	Restaurant	1,756	490	45	11
			280 (patio)	280	45	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			93
	<i>Total Provided</i>					<i>115</i>
	Surplus / (Deficit)					22

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
OCTOBER 8, 2014 AT 7:30
P.M. in the Municipal Building,
33 South Arlington Heights Road,
Arlington Heights, Illinois to consider
Petition No. 14-017, a Special Use
for a Restaurant. The subject site is
generally located at the northeast corner
of Euclid Ave. and Salt Creek Lane at 2932 W.
Euclid Ave., Arlington Heights, IL.

As part of said request the petitioner is requesting the following variation from the Municipal Code:

• Chapter 28, Section 6.12-1(2) (b) to waive the requirement to provide a detailed parking analysis.

And other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
September 23, 2014 (4386326)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 23, 2014 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4386326

RECEIVED

SEP 25 2014

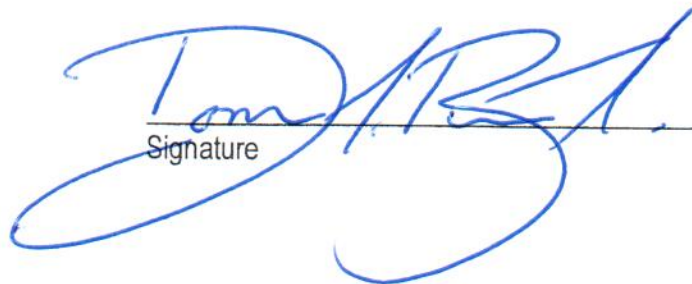
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

RE: SPECIAL USE PERMIT - SAVORY SALADS, INC

I, Dominic J. Buttita, Jr., hereby certify as follows:

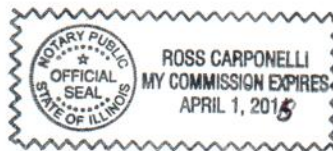
1. That on the 21st day of SEPTEMBER, 20 14, affiant caused to be mailed in the Post Office of United State's Post Office, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

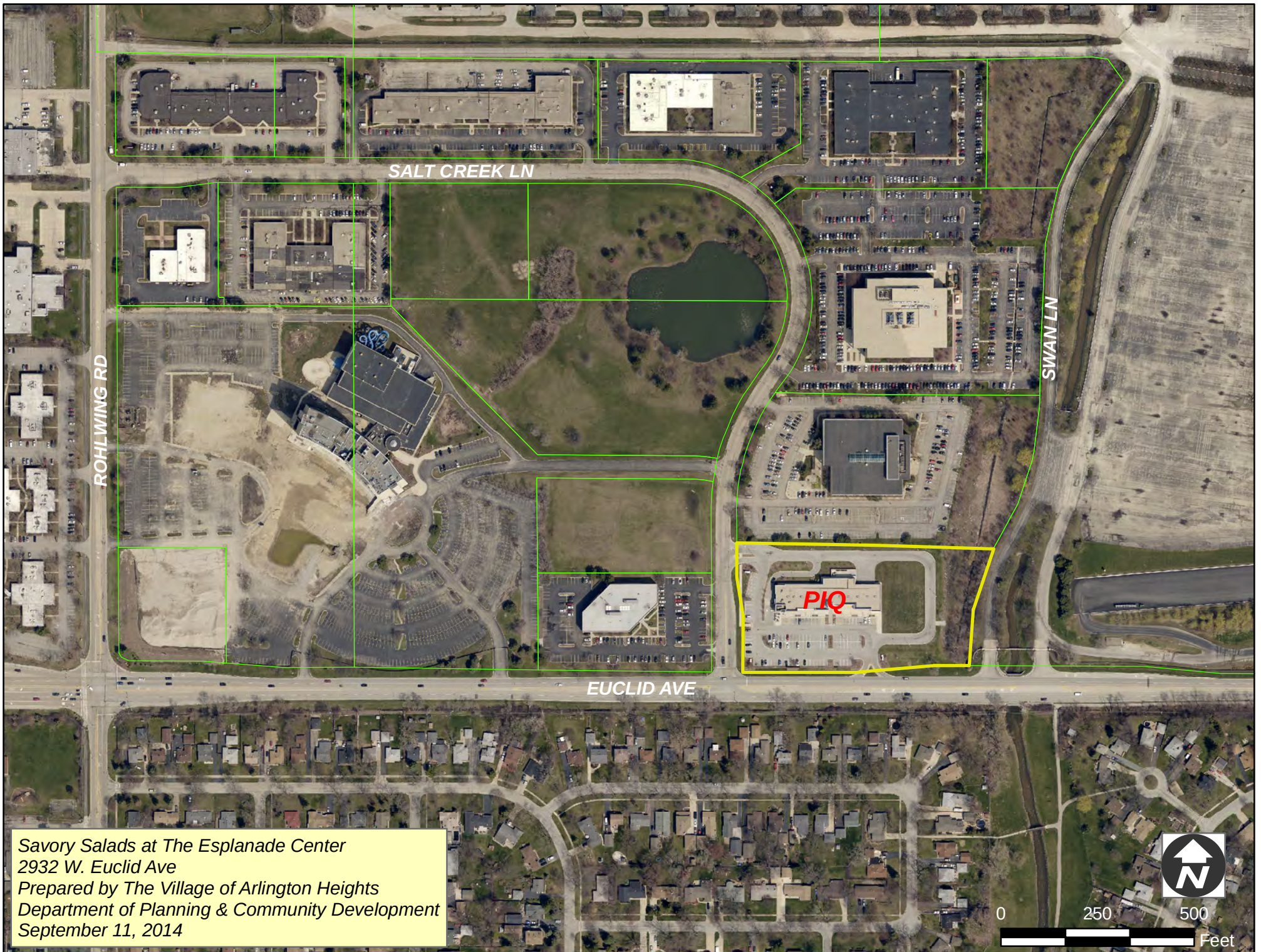

Signature

Subscribed and Sworn to before me

this 21 day of September, 20 14.


Notary Public





Savory Salads at The Esplanade Center
2932 W. Euclid Ave
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
September 11, 2014



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

September 17, 2014

Project Title: Savory Salads
Address: 2932 W. Euclid Ave.
Petitioner: Dominic J. Buttitta, Jr.
Carponelli & Buttitta, LLC.
117 South Cook Street, 2nd Floor
Barrington, IL 60010

Requested Action:

1. A Special Use to allow a 1,756 square foot sit-down/carry out restaurant that has a total seating area of 490 square feet and total capacity of 44 seats.

Variations Required:

1. None identified at this time

Attendees: Dominic J. Buttitta, Jr., Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The petitioner is proposing a 1,756 square feet restaurant at the Esplanade, an approximately 18,677 square foot shopping center with 115 parking spaces. The property is located at the northeast corner of Euclid Avenue and Salt Creek Lane. Other tenants at this location include Starbucks, Subway, De Carlos Hair Design and Esplanade Wine and Spirits. The proposed action, if approved, would allow the Petitioner to convert the said tenant space into a sit-down/carry-out restaurant that serves salads, sandwiches, Panini, wraps, soups, baked goods and beverages. The seating area would encompass 490 square feet and would have a total of 44 seats. The remaining floor area, 1,266 square feet would be allocated to the waiting area, bathrooms, and kitchen. A total of 8 employees are anticipated during the largest work shift, and the hours of operation are expected to be Monday through Friday between 8:00 AM and 8:00 PM, and Saturday between 8:00 AM and 6:00 PM. The restaurant will be closed on Sunday. This is the first build-out within this tenant space. The work will include build-out of the dining room areas and the kitchen. Deliveries are expected to occur once a day and the petitioner has indicated that deliveries can happen at designated times. Refuse collection is expected to occur once a week.

Meeting Discussion:

Mr. Buttitta said that they were seeking a Special Use for a restaurant – Savory Salads at the Esplanade Center on Euclid Avenue, across from the (Cook County) Courthouse. The Esplanade Center is a fairly new center and the other tenants at this location include Starbucks and Subway. Savory Salads has entered into a lease for 1,756 SF at this center. It will be a sit-down/carry-out homemade, upscale, panini, salad restaurant. They have an additional location in Barrington. He said that they are a very competent operator and are before the Commission to seek a Special Use to occupy that space as a restaurant.

J. Sigalos asked about the outdoor seating. Ms. Bhide said that the outdoor seats do not count towards the parking requirement, just the indoor seats. Mr. Buttitta said that the restaurant will be a great asset to the area, particularly with the courthouse there. J. Sigalos asked if any food prep will be done at the Barrington or Arlington Heights location. Mr. Buttitta said that food prep will happen at the restaurant, but given the size of the restaurant, and the size of the other

(I-cubed) location, they would like to do a certain amount of prep beforehand and store prepped food at the restaurant. J. Sigalos asked if produce, like lettuce would wilt if chopped once a week. Mr. Buttitta explained the deliveries. Mr. Buttitta said that he had become familiar with restaurant operation and said that food prep and storage takes up a lot of space. He said that it was profitable to do the prep off-site.

J. Cherwin asked about the marketing study and parking counts. L. Bhide said that a marketing study was required for any Special Use for a Restaurant. She said that the Center had several vacancies, so was not sure what the parking counts would reveal.

Commissioner Green indicated that the subcommittee generally supports the project and to move forward with the formal public hearing process.

RECOMMENDATION

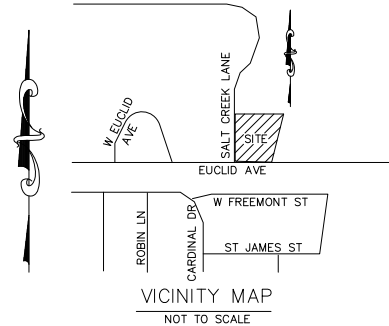
The Plat & Sub Committee did not have objections to the request and agreed that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

SURVEYOR INFORMATION
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 Highway JG
Mt. Horeb, WI 53572
Phone: (608) 832-6297
Fax: (608) 832-6349
E-mail: rsarko@earthlink.net

- LEGEND**
- MONUMENT SET AS NOTED
 - MONUMENT FOUND AS NOTED
 - POWER POLE
 - OHP OVERHEAD POWER
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WATER MANHOLE
 - DENOTES ENCROACHMENTS
 - CORRESPONDES TO SCHEDULE B
 - GR GROUND LIGHT
 - LIGHT POLE
 - (XX.XX) DENOTES RECORDED AS DISTANCES
 - FIRE HYDRANT
 - STORM SEWER INLET
 - TELEPHONE PEDESTAL

ALTA/ACSM LAND TITLE SURVEY



RECORD LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET TO A FOUND 3/4" IRON PIPE; THENCE NORTH 07 DEGREES 52 MINUTES 47 SECONDS WEST, 100.88 FEET TO A PROPERTY CORNER LYING 0.51 FEET NORTH AND 0.13 FEET WEST OF A FOUND 3/4" REBAR; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST, 80.32 FEET TO A FOUND 1/2" IRON PIPE; THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 683.18 FEET TO A SET 3/4" REBAR; THENCE SOUTH 18 DEGREES 59 MINUTES 37 SECONDS WEST, 163.79 FEET TO A SET 3/4" REBAR; THENCE SOUTH 07 DEGREES 39 MINUTES 47 SECONDS WEST, 156.73 FEET TO A SET 3/4" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, 92.09 FEET TO A SET 3/4" REBAR; THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST, 201.00 FEET TO A SET 3/4" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, 303.37 FEET TO A FOUND 1/2" IRON PIPE AT THE POINT OF BEGINNING.

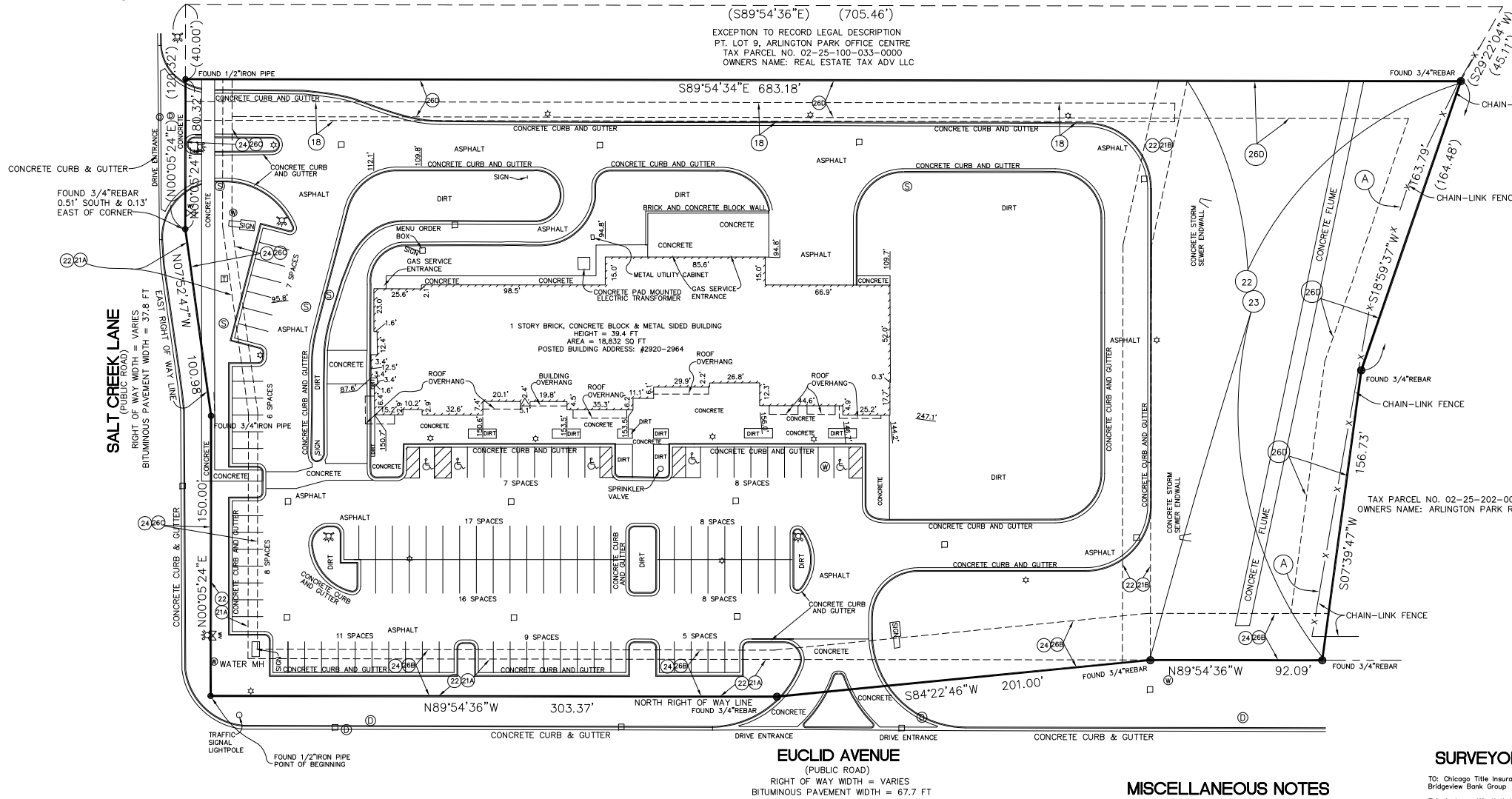
This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 1401 00893510 D2 bearing an effective date of April 9, 2012.

ZONING DATA

This office has not been provided with the applicable zoning information for the subject property by the insurer pursuant to Table A Item 6(s).

APPARENT ENCROACHMENTS:

- A A chain link fence encroaches from 0.7 to 8.5 feet West of the East property line onto the subject property.



EUCLID AVENUE
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES
BITUMINOUS PAVEMENT WIDTH = 67.7 FT

NOTES CORRESPONDING TO SCHEDULE B

- 17 An Ordinance Granting Special Use Permits for a Restaurant with a Drive Through recorded February 13, 2008 as Document Number 0804431045 and recorded October 26, 2009 as Document Number 0929918005. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 18 A 10.00 foot wide Gas Main Easement recorded March 27, 2009 as Document Number 0908610015. This item is plotted hereon and does affect the subject property.
- 19 Easement Agreement recorded June 7, 1979 as Document Number 24993673. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 20 Easement Agreement recorded May 23, 1980 as Document Number 25466763. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 21A A 20.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- 21B A 15.00 foot wide Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- 22 Easements for Public Utilities over those portions of the land noted in Exception Item No. 124 and 128, as shown on plot of Arlington Park Office Centre recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- 23 A Detention and Public Utility Easement recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- 24 A 25.00 foot Building Setback Line recorded May 23, 1980 as Document Number 25466742. This item is plotted hereon and does affect the subject property.
- 25 Letter by the Illinois Department of Transportation, Division of Water Resources, appended to the plat recorded May 23, 1980 as Document Number 25466742 which states that portions of Lot 9 and other property are subject to flood risk. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property. We note the current FEMA Flood Plain Map for the subject property dated August 19, 2008 depicts no portion of the subject property lies within a special flood hazard area.
- 26A Terms, Covenants, Conditions, Restrictions and Provisions contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286, and Assignment and Assumption of Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded July 1, 1981 as Document Number 2590872, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded as Document Number 27310484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 26B A 25.00 foot Building Setback line along Euclid Avenue contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- 26C A 25.00 foot Building Setback line along the street side yard contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.
- 26D A 20.00 foot Building Setback line along the side and rear yards contained in Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre recorded June 6, 1990 as Document Number 25479286. This item is plotted hereon and does affect the subject property.

MISCELLANEOUS NOTES

- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of cemeteries or burial grounds on the subject property.
- No monuments shown have identification numbers.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, ramp or sanitary landfill.
- The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
- Access to a dedicated public right of way is observed by the drive entrances to and from Euclid Avenue and Salt Creek Lane as shown hereon.

BASES OF BEARINGS:

All bearings are referenced to the West portion of the South line of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois recorded May 23, 1980 as Document Number 25466742, having a recorded bearing of N89 degrees 54'36".

LOT AREA:

203,595 square feet
4,673.9 acres

PARKING NOTE:

110 Regular stalls
5 Handicap stalls

SURVEYOR'S CERTIFICATION

To, Chicago Title Insurance Company, Stonestreet Esplanade, LLC, and Bridgeview Bank Group

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(c), 13 and 14 of Table A thereof. The field work was completed on June 21, 2012.

Roland F. Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2012
Date of Survey: 6-21-2012
Date of Last Revision: 6-28-2012



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

SHEET 1 OF 1

FLOOD NOTE:

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 17031C 0184 J, which bears an effective date of 8-13-2008, and is not in a Special Flood Hazard Area. By telephone call dated 6-21-2012, to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PREPARED BY:
MUCH SHELST, P.C.
191 NORTH WACKER DR., SUITE 1800
CHICAGO, IL 60606

PREPARED BY:
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN
Professional Land Surveyors
847 Highway JG, Mt. Horeb, WI 53572
Phone: (608) 832-6297
Fax: (608) 832-6349
E-mail: rsarko@earthlink.net

DRWN BY: VPS	REVISION 1:
APRVD BY: RFS	6-28-2012
DATE: 6-21-2012	COMMENTS:
SCALE 1"=30'	REVISION 2:
PROJECT ADDRESS: 3020 SALT CREEK LANE	
PROJECT LOCATION: ARLINGTON HEIGHTS, IL	
PROJECT NAME: SALT CREEK PROJECT	
JOB NUMBER:	42008

INTERIOR TENANT IMPROVEMENTS
SAVORY SALADS
2932 EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

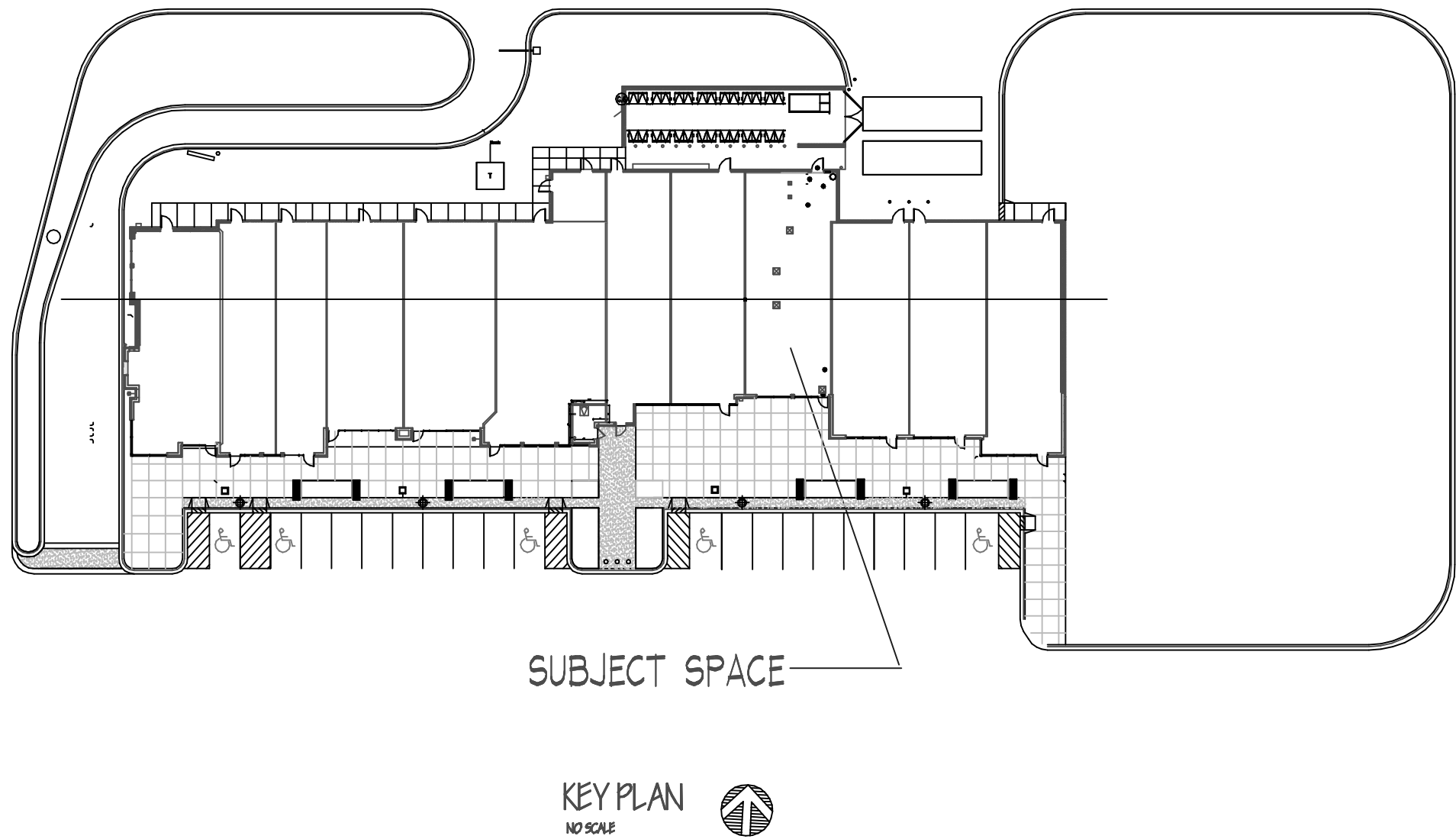
PROJECT DIRECTORY

OWNER

TENANT
SAVORY SALADS

MUNICIPALITY
ARLINGTON HEIGHTS, ILLINOIS

ARCHITECT
DAVID THOMA
234 JAMES STREET
BARRINGTON, IL
847 381 8880



KEY PLAN
NO SCALE

SUBJECT SPACE

SHEET INDEX

TITLE	
ARCHITECTURAL	
A 1	CONSTRUCTION FLOOR PLAN
A 2	REFLECTED CEILING PLAN
A 3	FURNITURE AND EQUIPMENT PLAN
A 4	ACCESSIBILITY AND MEANS OF EGRESS
A 5	MILLWORK
A 6	FINISHES
A 7	DOOR SCHEDULE, NOTES AND SPECIFICATIONS
A 8	INTERIOR ELEVATIONS
A 9	WALL SECTIONS AND TYPICAL DETAILS

MECHANICAL	
M 1	HVAC PLAN
M 2	NOTES AND SCHEDULES
P 1	SANITARY AND VENT PLAN
P 2	HOT AND COLD WATER PLAN
P 3	PLUMBING NOTES AND SCHEDULES

ELECTRICAL	
E 1	LIGHTING PLAN
E 2	POWER PLAN
E 3	ROOF PLAN FOR POWER AND HVAC EQUIPMENT
E 4	NOTES AND SCHEDULES

FOOD SERVICE	
FS 1	LAYOUT AND EQUIPMENT SCHEDULE
FS 2	ELECTRICAL CONNECTIONS PLAN
FS 3	PLUMBING CONNECTIONS PLAN
FS 4	SPECIAL CONDITIONS PLAN/ EXHAUST HOOD INFORMATION

GENERAL DESCRIPTION OF THE WORK

THE WORK GENERALLY CONSISTS OF A TENANT BUILD-OUT FOR A RESTAURANT TENANT ON THE GROUND LEVEL OF A NEW ONE STORY RETAIL STRUCTURE

THIS IS THE FIRST BUILDOUT IN THIS SPACE

THE WORK INCLUDES:

- ADJUSTMENTS TO THE SPRINKLER SYSTEM
- BUILD-OUT OF THE DINING ROOM AREAS INCLUDING CARPENTRY, ELECTRICAL, MECHANICAL AND FIREPROTECTION AS DESCRIBED IN THESE DRAWINGS.
- BUILD-OUT OF THE KITCHEN INCLUDING CARPENTRY, ELECTRICAL, MECHANICAL FIRE PROTECTION AND HOOK-UPS TO THE KITCHEN EQUIPMENT WHICH WILL BE SUPPLIED AND INSTALLED BY OTHERS.
- EXTERIOR WORK IS NOT PART OF THIS CONTRACT.

THE TOPS OF ACCESSIBLE CURBS AND CURBWAYS SHALL BE FROM 28 INCHES TO 34 INCHES ABOVE THE FINISH FLOOR OR GRADE.
PARKING TO BE WITHIN 50 FEET OF THE CURB IS AVAILABLE TO ALL CUSTOMERS

OCCUPANT LOAD CALCULATIONS			
OCCUPANCY CLASSIFICATION	AREA (SQ.FT.)	FLOOR AREA - SQ.FT. / OCCUPANT	OCCUPANT FLOOR
UNCONCENTRATED (TABLES AND CHAIRS)	490	15 SQ.FT. (UNCONCENTRATED)	33
FIXED SEATING (BOOTHES)	192	5 SQ.FT. SEATING (NEE)	38
WAITING AREA	(40)		
OR ACTUAL SEATING COUNT (WHICHEVER IS GREATER)			
KITCHEN (COMMERCIAL) 200 SQ.FT. PER PERSON FOR GROSS AREA	529	200 SQ.FT.	3
TOTAL LOAD			74
REQUIRED WIDTH OF EGRESS COMPONENTS: DOORS	0.15" PER OCCUPANT X 74 = 11.1 INCHES		
ACTUAL WIDTH OF EGRESS DOORS = 72"			

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ORDINANCES AND OF ARLINGTON HEIGHTS, ILLINOIS AND ALL APPLICABLE AMENDMENTS.

BUILDING	INTERNATIONAL BUILDING CODE 2009 AMENDMENTS IN ARLINGTON HEIGHTS CHAPTER 23
HANDICAPPED	1997 (217) 782-8530 ICC/ANSI 11-1998, AMERICAN NAT'L STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
FIRE PREVENTION	INTERNATIONAL FIRE CODE 2009 AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 27
MECHANICAL	2009 INTERNATIONAL MECHANICAL CODE ARLINGTON HEIGHTS CHAPTER 23
PLUMBING	STATE OF ILLINOIS PLUMBING CODE 2004 ARLINGTON HEIGHTS CHAPTER 24
ELECTRICAL	2005 NATIONAL ELECTRICAL CODE ARLINGTON HEIGHTS CHAPTER 23
ENERGY CONSERVATION AND SOUND CONTROL MEASURES	STATE OF ILLINOIS ENERGY CONSERVATION CODE 2012 IECC AND 2007 ASHRAE 90.1 ARLINGTON HEIGHTS CHAPTER 25
PROPERTY STANDARDS, EXISTING STRUCTURES	2009 ICC (MPC) INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 24
SIGN	ARLINGTON HEIGHTS CHAPTER 30
OTHERS	ALL THOSE CODES AND STANDARDS INCLUDED BY REFERENCE BY THE CODES LISTED ABOVE

BUILDING INFORMATION

BUILDING USE GROUP:	A-2
CONSTRUCTION CLASSIFICATION	TYPE II-B
BUILDING IS SPRINKLERED	UNSEPARATED

TENANT SPACE INFORMATION

USABLE SQUARE FT.	APPROX. 1683 SQ.FT. USABLE
-------------------	----------------------------

NOTE:
THIS TENANT SPACE WILL BE FULLY DEMISED. THESE DRAWINGS ARE FOR THE TENANT IMPROVEMENTS TO THE EXISTING TENANT SPACE FOR THE WORK SHOWN IN THESE DRAWINGS. SEE LANDLORD'S WORK NOTES.

GENERAL CONTRACT AND BIDDING NOTES

AGREEMENT BETWEEN OWNER AND CONTRACTOR

IT IS THE OWNER'S INTENTION TO USE AIA DOCUMENT A107, ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION PROJECTS OF LIMITED SCOPE WHERE THE BASIS OF PAYMENT IS A STIPULATED SUM (1987 EDITION). ALL CONTRACTORS PREPARING A BID FOR THIS WORK SHOULD REVIEW THIS DOCUMENT AND PREPARE THEIR BIDS BASED ON ITS REQUIREMENTS. A COPY OF THE DOCUMENT OR AN OPPORTUNITY TO REVIEW IT MAY BE ACQUIRED BY CONTACTING THE OWNER.

BIDDING AND CONTRACT REQUIREMENTS

- EXAMINATION OF DOCUMENTS AND SITE OF WORK
BEFORE SUBMITTING A BID, EACH BIDDER SHALL EXAMINE THE DRAWINGS CAREFULLY, READ ALL NOTES, AND VISIT THE SITE OF THE WORK. EACH BIDDER SHALL FULLY INFORM HIMSELF PRIOR TO BIDDING AS TO EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN HIS BID A SUM TO COVER THE COST OF ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO A BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID SHALL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH EXAMINATION.
- PROOF OF COMPETENCY OF BIDDER
A BIDDER MAY BE REQUIRED TO FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT HE HAS SUFFICIENT MEANS AND EXPERIENCE IN THE TYPES OF WORK CALLED FOR TO ASSURE COMPLETION OF THE CONTRACT IN A SATISFACTORY MANNER.
- INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING

IF ANY PERSON CONTEMPLATING SUBMITTING A BID FOR CONSTRUCTION OF THE WORK IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE PROPOSED CONTRACT DOCUMENTS, OR FINDS DISCREPANCIES IN OR OMISSIONS FROM ANY PART OF THE PROPOSED CONTRACT DOCUMENTS, HE MAY SUBMIT TO THE ARCHITECT A WRITTEN REQUEST FOR INTERPRETATION THEREOF NOT LATER THAN SEVEN DAYS BEFORE BIDS WILL BE OPENED. THE PERSON SUBMITTING THE REQUEST SHALL BE RESPONSIBLE FOR ITS PROMPT DELIVERY.

4. CODES AND ORDINANCES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

5. PERMITS

EACH CONTRACTOR SHALL SECURE ALL PERMITS NECESSARY FOR CONSTRUCTION, AND SHALL INCLUDE IN HIS BID THE COST FOR OBTAINING SUCH PERMITS.

ALLOWANCES

- COSTS INCLUDED IN ALLOWANCE: COST OF PRODUCT TO CONTRACTOR OR SUBCONTRACTOR, LESS APPLICABLE TRADE DISCOUNTS; DELIVERY TO SITE AND APPLICABLE TAXES.
- COSTS NOT INCLUDED IN THE ALLOWANCE BUT INCLUDED IN CONTRACT SUM: PRICE, PRODUCT HANDLING AT THE SITE, INCLUDING UNLOADING, UNCRATING, AND STORAGE, PROTECTION OF PRODUCTS FROM ELEMENTS AND FROM DAMAGE AND LABOR FOR INSTALLATION AND FINISHING.
- DIFFERENCES IN COST WILL BE ADJUSTED BY CHANGE ORDER.

MUNICIPAL REQUIREMENTS

ALL SUB CONTRACTORS SHALL COMPLY WITH GOVERNING MUNICIPALITIES REQUIREMENTS REGARDING LICENSING, BONDING, INSURANCE, ETC.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS (EXISTING AND PROPOSED) IN THE FIELD. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTOR SHALL NOTIFY THE ARCHITECT AND MONITOR, IN WRITING, OF ANY DISCREPANCIES, CONFLICTS, OMISSIONS AND /OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
CONTRACTOR SHALL COORDINATE WITH HIS SUB-CONTRACTORS THE PROPER STORAGE OF BUILDING MATERIAL ON THE SITE TO AVOID OVERLOADING THE EXISTING FLOOR.

RELATIONSHIP OF PLANS AND SPECIFICATIONS (SEPARATE OR INCLUDED ON DRAWINGS.)

PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM, WHETHER IN THE OTHER OR NOT, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH IN ALL.

IF THE PLANS AND SPECIFICATIONS ARE IN VIOLATION OF ANY LAWS, ORDINANCES OR REGULATIONS OF STATE OR COUNTY OR CITY IN WHICH THE WORK IS TO BE DONE, THEN THE REQUIREMENTS OF SUCH LAWS, ORDINANCES OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY THE CONTRACTOR AS A PART OF HIS WORK CALLED FOR, AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFOR.

THIS SECTION OF GENERAL NOTES SHALL BE CONSIDERED A PART OF THE GENERAL SPECIFICATIONS AND DRAWINGS.

SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY INDICATING THE WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF DISCREPANCIES AND WILL COORDINATE DESIGN WORK OF THESE ITEMS. HOWEVER, THE SUBCONTRACTORS IS RESPONSIBLE FOR IDENTIFYING AND INCLUDING THIS WORK IN HIS CONTRACT.

CONTRACTOR SHALL VERIFY AND ENSURE THAT ALL EXIT EGRESS IS MAINTAINED THROUGHOUT CONSTRUCTION.

PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED PER THE LOCAL FIRE BUREAU AND APPLICABLE CODES. PROVIDE APPROVED METAL AND GLASS FIRE EXTINGUISHER CABINETS WHERE SHOWN ON THE DRAWINGS.

KEYING OF LOCKSETS TO BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND BUILDING MANAGEMENT.

ALL FIXTURES AND DEVICE LOCATIONS ARE CONCEPTUAL. EXACT PLACEMENT /CONFIGURATION TO BE COORDINATED WITH EXISTING STRUCTURE, THE WORK OF OTHER TRADES AND THE REQUIREMENTS OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND SIGNALING SYSTEMS.

SPRINKLER SYSTEM NOTE

A NEW SPRINKLER SYSTEM SHALL BE INSTALLED AND HEADS LOCATED AS REQUIRED FOR THE NEW LAYOUT. ALL SPRINKLER LOCATIONS SHOWN ARE SCHEMATIC. FIRE PROTECTION CONTRACTOR TO DETERMINE EXACT LOCATION. SPRINKLER CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND CALCULATIONS REQUIRED BY THE GOVERNING AUTHORITIES AND SHALL NOT BEGIN WORK UNTIL PLANS AND CALCULATIONS HAVE BEEN APPROVED.

ACCESSIBILITY NOTES

ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY / VILLAGE, A.D.A., ILLINOIS HANDICAPPED REGULATIONS AND APPLICABLE ANSI STANDARDS, WHICHEVER IS MOST STRINGENT.
ALL OPERABLE CONTROLS, ELECTRICAL DEVICES, ETC. SHALL BE MOUNTED AT A HT. NOT LESS THAN 48" ABOVE THE FINISHED FLOOR AND NOT MORE THAN 48".

110	DOOR NUMBER (SEE DOOR SCHEDULE INFORMATION)
2	ELEVATION (DETAIL NO. OVER DRAWING NO.)
6 A2	SECTION (DETAIL NO. OVER DRAWING NO.)
9 A1	DETAIL (DETAIL NO. OVER DRAWING NO.)
5	KEYED NOTE (SEE KEYED NOTES SCHEDULE)

ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR	G.I. GALVANIZED IRON
A.S.F. ABOVE SUB FLOOR	N NEW
CONC. CONCRETE	N.I.C. NOT IN CONTRACT
DEM'D. DEMOLISHED	R.O. ROUGH OPENING
E. EXISTING	ST. STEEL
E.R. EXISTING TO BE RELOCATED	TYP. TYPICAL
FIN. FINISHED	WD. WOOD
FL. FLOOR	
G.C. GENERAL CONTRACTOR	

ARCHITECTURAL SYMBOLS

EARTH	EARTH	STONE FILL	ACoustic TILE
METAL	STEEL	ALUMINUM	CARPET AND PAD
WOOD	FINISH	ROUGH	GLASS BLOCK
CONCRETE	STRUCTURAL CONCRETE	LT. HEIGHT CONCRETE	INSULATION
STONE	CUT STONE	CAST STONE (CONCRETE)	MISC.
BRICK	COPPER	FACE	PLASTER, SAND AND CEMENT
		FIRE BRICK ON COPPER	STUD WALL AND PARTITION
			EXISTING TO BE REMOVED
			EXISTING
			NEW FRAME WALL

INTERIOR TENANT IMPROVEMENTS
SAVORY SALADS
2932 EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

TITLE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

SIGNED
DAVID THOMA / ARCHITECT
ILLINOIS LICENSE NO. 001-000460
EXPIRES 11-30-2014

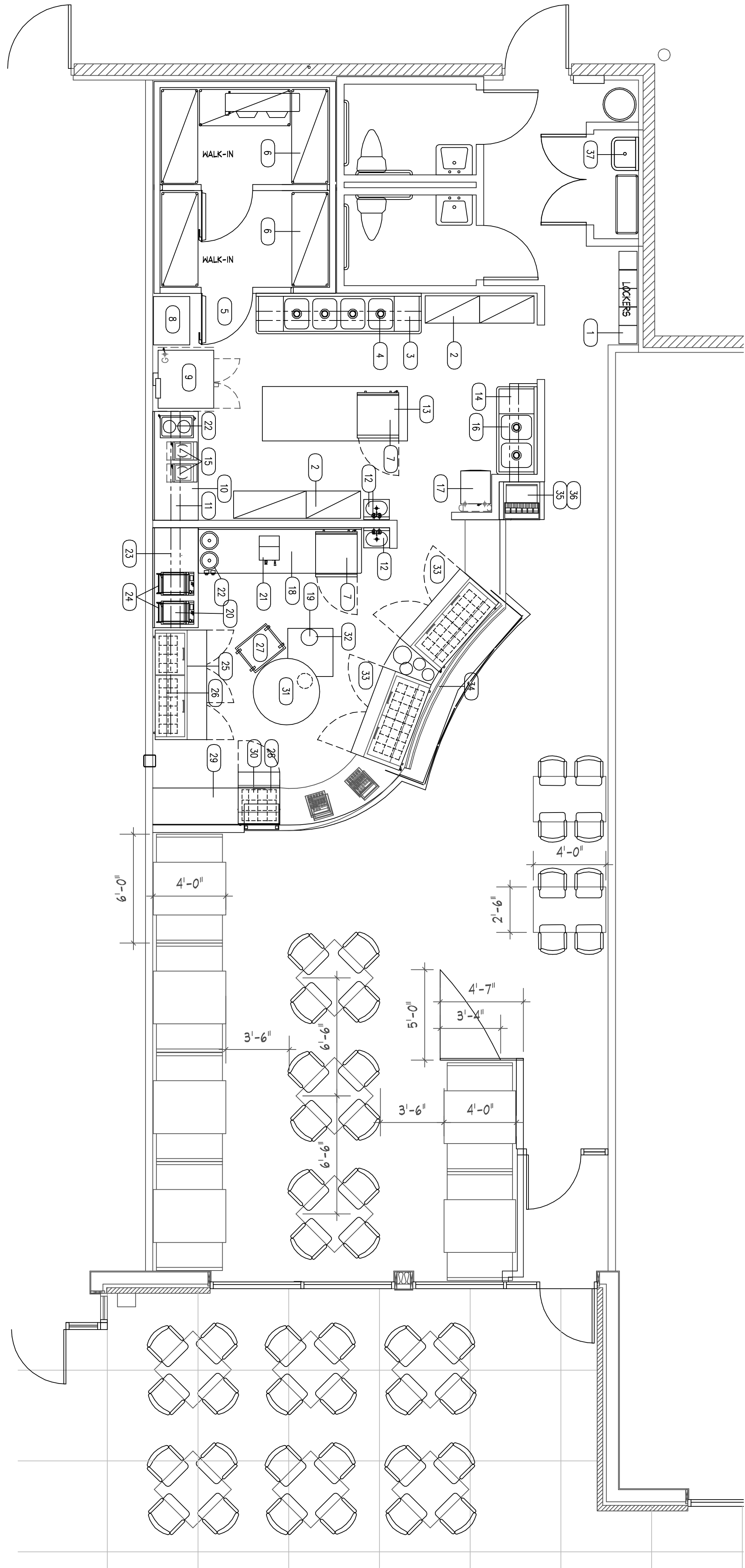
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE REQUIREMENTS OF MY CONTRACTUAL OBLIGATION. THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT.

DRAWING HISTORY
PLOT FOR PERMIT REVIEW
8-1-2014

DAVID THOMA
ARCHITECT
74 OTIS ROAD, BARRINGTON, ILLINOIS

GENERAL CONTRACTING COMPANY
DAVID THOMA ARCHITECTS
BARRINGTON, ILLINOIS
847.381.8880
FAX 847.381.9120

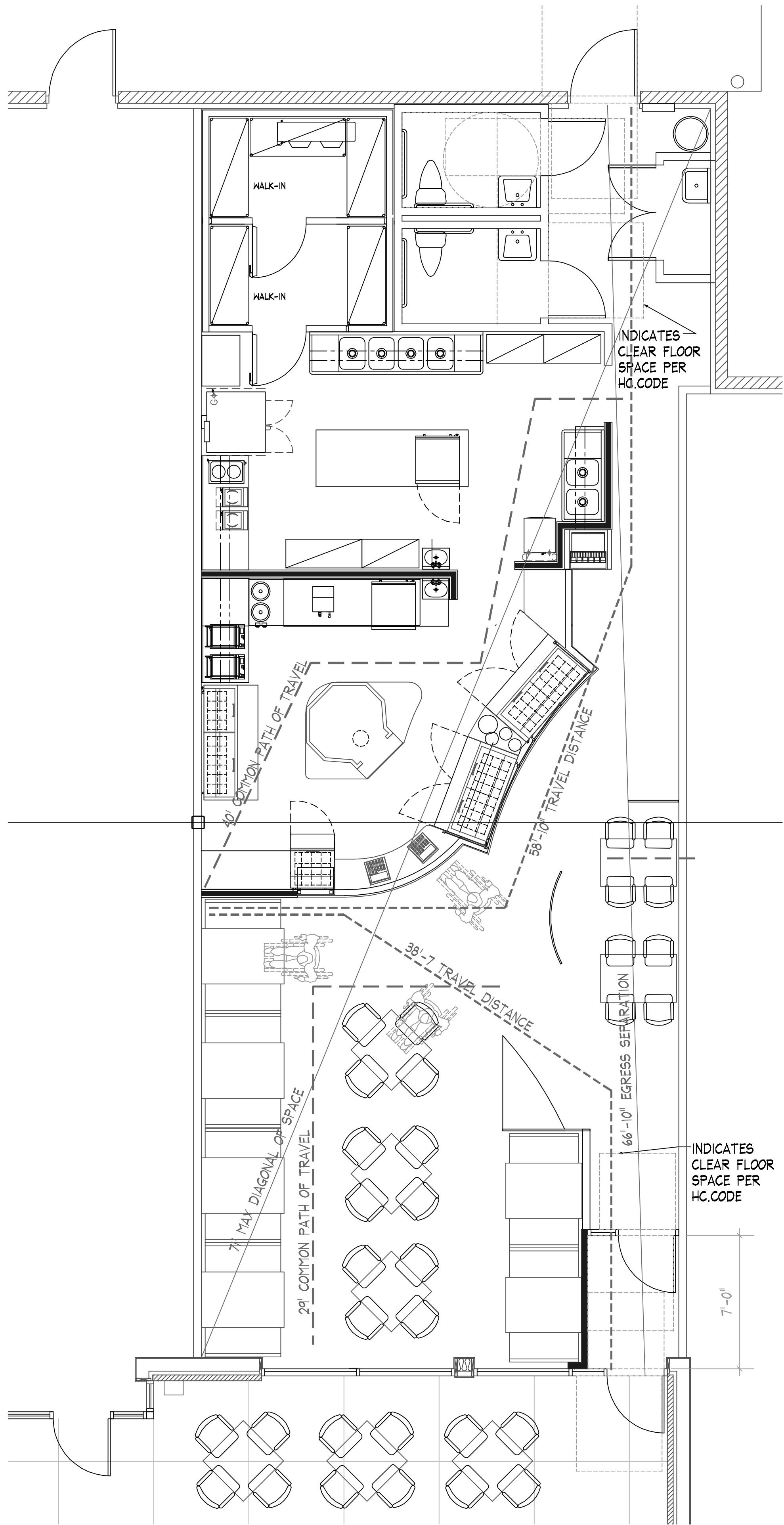
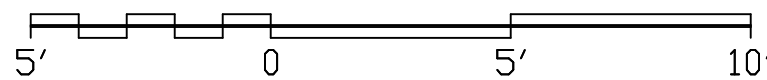
EQUIPMENT SCHEDULE		
NO.		
1	1	LOCKERS
2	LOT	SHELVING
3	1	4-COMPARTMENT SINK
4	1	POT RACK / WALL SHELF
5	1	WALK -IN COOLER/FREEZER
6	1	SHELVING
7	2	UNDERCOUNTER REFRIGERATOR
8	1	HOT BOX
9	1	CONVECTION OVEN
10	1	WORKTABLE WITH UNDER SHELF
11	1	WALL SHELVES
12	2	HAND SINKS
13	1	WORKTABLE WITH UNDERSHELF
14	1	PREP SINK WITH DRAIN BOARD
15	1	INDUCTION COOKER
16	1	WALL SHELVES
17	1	ICE MACHINE
18	1	WORKTABLE
19	1	BEVERAGE DISPENSER
20	1	WALL SHELVES
21	1	BREWER
22	4	SOUPS WELLS
23	1	WORKTABLE WITH UNDERSHELF
24	2	PANINI GRILL
25	1	REFRIGERATOR
26	1	WALL SHELVES
27	1	PAN RACK
28	1	REFRIGERATOR
29	1	WORK TABLE
30	1	SNEEZE GAURD
31	1	CONVECTION OVEN
32	1	WORKTABLE
33	1	REFRIGERATOR
34	1	SNEEZE GAURD
35	1	SODA
36	1	BAG N THE BOX
37	1	MOP SINK



FURNITURE AND EQUIPMENT PLAN
Scale: 1/4"=1'-0"

NOTE;
SEE KITCHEN EQUIPMENT SUPPLIERS FOOD SERVICE DRAWINGS (FSI-FS4)
FOR DETAILS OF EQUIPMENT, DIMENSIONS, CONNECTIONS, ETC.

1/4" = 1'-0"



ACCESSIBILITY AND EGRESS PLAN
Scale: 1/4"=1'-0"

INTERIOR TENANT IMPROVEMENTS

SAVORY SALADS
2932 EUCLID AVENUE
ARLINGTON HEIGHTS, ILLINOIS

FURNITURE AND EQUIPMENT
ACCESSIBILITY AND EGRESS PLAN

DRAWING HISTORY

PLT FOR PERMIT REVIEW

8-1-2014

DAVID THOMA
ARCHITECT
74 OTIS ROAD, BARRINGTON, ILLINOIS

STRATFORD
GENERAL CONTRACTING COMPANY
2430 W. 111TH STREET
BARRINGTON, ILLINOIS 60010
847.381.8880
FAX 847.381.9120

CB
CARPONELLI BUTTITA
A Limited Liability Company
ATTORNEYS AT LAW

RECEIVED

AUG 27 2014

ROSS S. CARPONELLI
ATTORNEY

117 SOUTH COOK STREET
2ND FLOOR

BARRINGTON, ILLINOIS, 60010

TEL: 847.382.4000

FAX: 847.382.4003

DOMINIC J. BUTTITA, JR.
ATTORNEY

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ADDITIONAL OFFICE LOCATIONS IN:

CHICAGO, ILLINOIS

&

ROSELLE, ILLINOIS

(BY APPOINTMENT ONLY)

August 26, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

RE: WRITTEN JUSTIFICATION FOR SPECIAL USE
Savory Salads, Inc. – 2932 West Euclid Avenue, Arlington Heights, Illinois (Esplanade)

Dear Department of Planning & Community Development,

In accordance with requirement number ten (10) for Petitioner, Savory Salads, Inc., application for Special Use, the following serves as Petitioner written justification why this Board should grant Savory Salads, Inc. Petition for Special Use at 2932 West Euclid Avenue, Arlington Heights, Illinois:

Special Use should be granted to Savory Salads, Inc. at the address specified above for the following reasons:

1. That said special use is deemed necessary for the public convenience at this location.
2. That said 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.
3. 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.

First, Savory Salads, Inc. has entered into a lease (*attached to this Petition*) with Stonestreet Esplanade, LLC to occupy approximately 1,756 square feet at the Esplanade Center located at 2932 West Euclid Avenue, Arlington Heights, Illinois. It is the intention of the tenant to open a "Savory Salads" restaurant at this location.

Savory Salads is a quick, casual restaurant specializing in and having as its primary menu items, panini's and salads, offering the option of carry out or dining in. Moreover, having an establishment such as Savory Salads at the above referenced location can surely be deemed necessary for the public convenience at this location as Savory Salad's food offerings, in connection with their proximity to surrounding locations, including future hotel developments as well as the Cook County Third Municipal Courthouse, provide both constituents and visitors of Arlington Heights additional dining convenience and health conscious options with regards to restaurant availability and choices. Additionally, not only is there already food providers currently operating in the Esplanade Center, but there are also additional restaurants interested in occupying space at said location. Clearly, the Esplanade Center currently is and will further become a convenient stop for residents and those working in the vicinity to visit for their restaurant needs.

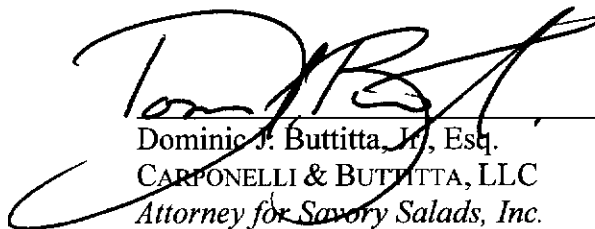
Next, the granting of this Petition will not, under any circumstances, cause detriment or undermine any health concerns, morals or general welfare of any persons residing or working in the vicinity of 2932 West Euclid Avenue. In fact, Savory Salads will enhance the general welfare of both residents and workers in the vicinity by offering fresh, homemade, healthier alternatives, offered quickly to persons, as opposed to other everyday fast-food options.

Finally, the proposed use of granting Savory Salads permission to engage in food preparation and restaurant offerings complies with all the regulations and conditions specified in the Village of Arlington Heights Special Use Ordinance, including all stipulations and conditions made part thereof. Savory Salad's, Inc is an established and respectable restaurant/food provider and is not currently nor has ever violated or illustrated any indication of refusing to comply with any regulations or conditions mandated by the Village of Arlington Heights nor any other village it currently operates in. Savory Salads, Inc. is ready, willing, and able to cooperate, accommodate, and satisfy the Village of Arlington Heights regarding any/all village requirements.

Therefore, Savory Salads, Inc. respectfully requests that Board vote favorably and grant Special Use to Savory Salad, Inc. to commence restaurant/food prep operations at 2932 West Euclid Avenue, Arlington Heights, Illinois (Esplanade).

Respectfully Submitted,

SAVORY SALADS, INC.



Dominic J. Buttitta, Jr., Esq.
CARPONELLI & BUTTITTA, LLC
Attorney for Savory Salads, Inc.

CB
CARPONELLI BUTTITA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITA, JR.
ATTORNEY

117 SOUTH COOK STREET
2nd FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

September 9, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

RECEIVED

SEP 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Plan Commission Marking Study
Proposed Savory Salads, Inc.
2932 West Euclid Avenue, Arlington Heights, Illinois (Esplanade Center)

Dear Department of Planning & Community Development,

Included herein, please find marketing information used by Savory Salads, Inc. when considering placement of a store at the above referenced location. Euclid Avenue is a primary connecting roadway between the Village of Arlington Heights to its primary corridor, surrounding villages, as well as interstate access. Between Cook Counties Third Municipal Courthouse as well as Arlington Park alone, a countless number of vehicles travel the West Euclid stretch, not including everyday residents and employment commuters. Savory Salads wants to capitalize on the high volume of morning, afternoon, and evening commuters, and by placing their establishment at this location, customers traveling along West Euclid Avenue can conveniently, quickly, and safely access the store in order to fulfill their transaction.

This following identifies the Arlington Heights market, including: Population, Households, Incomes, Transportation, and Consumer Restaurant Expenditure.

Population:

Population within 1-mile is 16,097

Population within 2-miles is 53,613, and;

Population within 3-miles is 123,324

Households:	3,387 households within 1-mile 20,621 households within 2-miles, and; 44,629 households within 3-miles
Incomes:	Average Household Income within 1-mile is \$84,348 Average Household Income within 2-miles is \$88,401, and; Average Household Income within 3-miles is 92,454
Transportation:	87.6% of the population within 1-mile drive to work (or carpool) 88.1% of the population within 2-miles drive to work, and; 89.3% of the population within 3-miles drive to work
Consumer Restaurant Expenditure:	Consumer Restaurant Expenditure within 1-mile is \$3,334,525 Consumer Restaurant Expenditure within 2-miles is \$55,185,556 Consumer Restaurant Expenditure within 3-miles is \$113,705,637

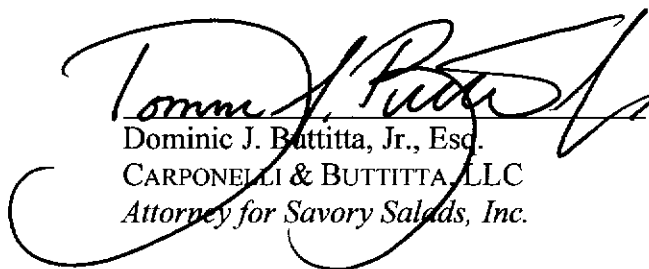
Furthermore, competition within the area includes a Subway and a Starbucks located approximately .1 miles north of, adjacent to, and in the same Esplanade Center, as this location on Arlington Heights Road. The next closest food establishment is a Mexican restaurant located 1.9 miles away near the intersection of Kirchoff Road and Meadow Drive, followed by an Italian restaurant located 2.5 miles away near the intersection of West Euclid Avenue and Illinois Route 14. Savory Salads will be able to directly cater to not only surrounding residents but also visitors of Rolling Meadows Third Municipal Courthouse, Arlington Park, and a future hotel development believed to be located .3 miles away near the intersection of Euclid and Rohlwing Road.

Savory Salads is requesting a "Special Use" to establish an additional option to the already limited number of food alternatives located in the direct vicinity of 2932 West Euclid Road. As mentioned supra, the closest restaurant that offers a similar form of food offerings is Subway that is also located in the Esplanade Center, however, Savory Salads does not hold itself out to be a sub shop nor are Savory's offerings comparable in presentation. Savory Salads focus relates more towards the offering of homemade soups, fresh salads, Panini type sandwiches, and flatbreads which offer a greater and more "organic" variety then what is offered at any surrounding competitor. Savory Salads believes that the establishment of their restaurant would be prosperous and continue to maintain the long-standing tradition of quality restaurants with superb food in the Arlington Heights area.

Thank you, in advance, for your time and consideration, and please let me know if you need any additional information to process our request.

Respectfully Submitted,

SAVORY SALADS, INC.



Dominic J. Buttitta, Jr., Esq.
CARPONELLI & BUTTITTA, LLC
Attorney for Savory Salads, Inc.

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

(3020 SALT CREEK LN

ARLINGTON HEIGHTS)

Petition #: P.C. 14-017
 Petitioner: Savory Salads, Inc.
38 Beechnut Dr., South Barrington, IL 60010
Tel: (847)
 Owner: Stonestreet Esplanade, LLC
760 W. Main St., #140, Barrington, IL 60010
Tel: (847)
 Contact Person: Dominic J. Buttitta, Jr., Esq.
Address: Carponelli & Buttitta, LLC
117 S. Cook St., 2nd Fl, Barrington, IL 60010
Phone #: (847) 382-4000
Fax #: (847) 382-4003
E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 0225100034-0000
 Location: 2932 West Euclid Ave, Arlington Heights, IL
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: ✓ For: restaurant - food prep
 Land Use Variation: For:
 Land Use: Current:
 Proposed:
 Site Gross Area: 1,756 leasable square feet
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. VILLAGE BUILDING CODE
2. PRESENT ZONING USE
3. REQUESTED ZONING USE
4. SUBDIVISION REQUIRED
5. SIGN CODE

6. GENERAL COMMENTS:

NOTE THAT ALL CODE REQUIREMENTS MUST
 BE COMPLIED WITH AND PERMITS OBTAINED.
 THE CORRECT ACCESSIBILITY CODE IS THE
 1997 ILLINOIS ACCESSIBILITY CODE.

CHARLEY CRAIG 9-11-14
Director A.B.O. Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>14-017</u>	P.I.N.# <u>0225100034-0000</u> <i>(3020 SALT CREEK W. Arlington Heights, IL)</i>
Petitioner: <u>Savory Salads, Inc.</u>	Location: <u>2932 West Euclid Ave, Arlington Heights, IL</u>
<u>38 Beechnut Dr., South Barrington, IL 60010</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
Tel: (847) <u> </u>	Subdivision: <u> </u>
Owner: <u>Stonestreet Esplanade, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>760 W. Main St., #140, Barrington, IL 60010</u>	PUD: <u> </u> For: <u> </u>
Tel: (847) <u> </u>	Special Use: <u>✓</u> For: <u>restaurant - food prep</u>
Contact Person: <u>Dominic J. Buttitta, Jr., Esq.</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>Carponelli & Buttitta, LLC</u>	Land Use: <u> </u> Current: <u> </u>
<u>117 S. Cook St., 2nd Fl, Barrington, IL 60010</u>	Proposed: <u> </u>
Phone #: <u>(847) 382-4000</u>	Site Gross Area: <u>1,756 leasable square feet</u>
Fax #: <u>(847) 382-4003</u>	# of Units Total: <u> </u>
E-Mail: <u>Dominic@cb-lawoffice.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

INSPECTIONAL SERVICES

REFER TO ATTACHED.

RECEIVED
SEP 23 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Director

9/23/14

Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 9/23/14
RE: Savory Salads
2932 W. Euclid Ave.

I have reviewed the submitted material for the above referenced project and offer the following comments:

1. Business owner shall comply with requirements of the 2009 International Mechanical Code as it relates to the cooking methods utilized in the kitchen.

RECEIVED

SEP 17 2011

ENGINEERING DEPARTMENT

3

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-017
 Petitioner: Savory Salads, Inc.
38 Beechnut Dr., South Barrington, IL 60010
Tel: (847)
 Owner: Stonestreet Esplanade, LLC
760 W. Main St., #140, Barrington, IL 60010
Tel: (847)
 Contact Person: Dominic J. Buttitta, Jr., Esq.
Address: Carponelli & Buttitta, LLC
117 S. Cook St., 2nd Fl, Barrington, IL 60010
Phone #: (847) 382-4000
Fax #: (847) 382-4003
E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 0225100034-0000 (3020 SALT CREEK LN)
Arlington Heights, IL
 Location: 2932 West Euclid Ave, Arlington Heights, IL
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: ✓ For: restaurant - food prep
 Land Use Variation: For:
 Land Use: Current:
Proposed:
 Site Gross Area: 1,756 leasable square feet
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X

Sanitary Sewer X

Storm Sewer X

b. Surface Improvement

Pavement X

Curb & Gutter X

Sidewalks X

Street Lighting X

c. Easements

Utility & Drainage X

Access X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X? b. IDOT

c. ARMY CORP d. IEPA

e. CCHD

3. R.O.W. DEDICATIONS?

4. SITE PLAN ACCEPTABLE?

5. PRELIMINARY PLAT ACCEPTABLE?

6. TRAFFIC STUDY ACCEPTABLE?

7. STORM WATER DETENTION REQUIRED?

8. CONTRIBUTION ORDINANCE EXISTING?

9. FLOOD PLAIN OR FLOODWAY EXISTING?

10. WETLAND EXISTING?

YES NO COMMENTS

 X

 N/A

 N/A

 N/A

 X

 X

 X

 X

~~GENERAL COMMENTS ATTACHED~~

No FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

James J. Mull 9/16/11
 Director Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Savory Salads
2932 W. Euclid Ave.
Special Use

Round 1 Review Comments

09/19/2014

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
Nothing further.

RECEIVED

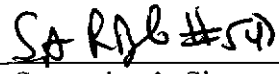
SEP 19 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

POLICE DEPARTMENT

5

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>14-017</u>	P.I.N.# <u>0225100034-0000</u> <i>(3020 SALT CREEK LN Arlington Heights, IL)</i>
Petitioner: <u>Savory Salads, Inc.</u>	Location: <u>2932 West Euclid Ave, Arlington Heights, IL</u>
<u>38 Beechnut Dr., South Barrington, IL 60010</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
Tel: (847) <u> </u>	Subdivision: <u> </u>
Owner: <u>Stonestreet Esplanade, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>760 W. Main St., #140, Barrington, IL 60010</u>	PUD: <u> </u> For: <u> </u>
Tel: (847) <u> </u>	Special Use: <u>✓</u> For: <u>restaurant - food prep</u>
Contact Person: <u>Dominic J. Buttitta, Jr., Esq.</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>Carponelli & Buttitta, LLC</u>	Land Use: <u> </u> Current: <u> </u>
<u>117 S. Cook St., 2nd Fl, Barrington, IL 60010</u>	Proposed: <u> </u>
Phone #: <u>(847) 382-4000</u>	Site Gross Area: <u>1,756 leasable square feet</u>
Fax #: <u>(847) 382-4003</u>	# of Units Total: <u> </u>
E-Mail: <u>Dominic@cb-lawoffice.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

3. PRESENT TRAFFIC PROBLEMS?

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

6. GENERAL COMMENTS:

Chief _____

Date _____

Memo

To: Latika Bhide, Development Planner
From: Jeff Bohner, Health Officer 
Date: September 22, 2014
Re: Savory Salads, Special Use Permit PC#14-017

This Department has reviewed the submittal for a special use at Savory Salads, 2932 W. Euclid, and has the following comments:

Refer to the Building Permit submittal comments dated 8/14/14.

Please see the attached comments from David Robb, Disability Services Coordinator.

RECEIVED
SEP 22 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: Savory Salads
2932 W. Euclid Avenue
Special Use Permit
Round 1
P.C. # 14-017

Submitted to: Latika Bhide, Planning and Community Development

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



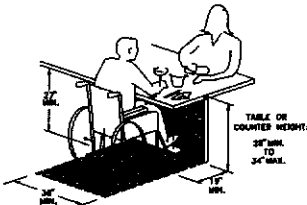
Date: September 16, 2014

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

Sheet A2

Please be advised of the Illinois Accessibility Code requirements pertaining to service counters, condiment areas and fixed seating per Section 400.320(I).

1. An accessible dining counter or accessible table is required where fixed seating (booths/counters) are provided. Show the accessible dining counter and/or accessible table(s) per IAC Sections 400.320(I)(1) in compliance with 400.310(w)(2-4).



2. Tableware and Condiment Area shall comply with IAC Sec. 400.320(I)(6) and Illustration B., Figure 54, below.

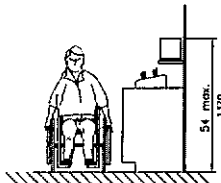


Fig. 54
Tableware Areas

VILLAGE OF ARLINGTON HEIGHTS
 BUILDING & HEALTH SERVICES
 33 S ARLINGTON HEIGHTS ROAD
 ARLINGTON HEIGHTS IL 60005

APPLICATION NBR . . . : 14-00002903
 ADDRESS : 2932 W EUCLID AV
 APPLICATION DATE . . : 8/14/14
 APPLICATION TYPE . . : COMMERCIAL ALTERATION

OWNER :

CONTRACTOR :

AGENCY NAME: HEALTH

DATE ACTION ACTION BY

8/21/14 REJECTED JEFF BOHNER-847-368-5782

T/S: 08/21/2014 09:18 AM ARHTJSB -----
 Provide equipment cut sheets or manufacturer & model
 numbers for all food service equipment

T/S: 08/21/2014 09:18 AM ARHTJSB -----
 Provide dry storage calculations. Provide at least 25% of
 kitchen square footage in storage

T/S: 08/21/2014 09:21 AM ARHTJSB -----
 Provide casters for all moveable equipment

T/S: 08/21/2014 09:22 AM ARHTJSB -----
 All light fixtures in food prep areas must have light
 shields provided or have shatter-proof bulbs

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>14-017</u>	P.I.N.# <u>0225100034-0000</u> <i>(3020 SALT CREEK LN Arlington Heights, IL)</i>
Petitioner: <u>Savory Salads, Inc.</u>	Location: <u>2932 West Euclid Ave, Arlington Heights, IL</u>
<u>38 Beechnut Dr., South Barrington, IL 60010</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
Tel: (847) <u> </u>	Subdivision: <u> </u>
Owner: <u>Stonestreet Esplanade, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>760 W. Main St., #140, Barrington, IL 60010</u>	PUD: <u> </u> For: <u> </u>
Tel: (847) <u> </u>	Special Use: <u>✓</u> For: <u>restaurant - food prep</u>
Contact Person: <u>Dominic J. Buttitta, Jr., Esq.</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>Carponelli & Buttitta, LLC</u>	Land Use: <u> </u> Current: <u> </u>
<u>117 S. Cook St., 2nd Fl, Barrington, IL 60010</u>	Proposed: <u> </u>
Phone #: (847) <u>382-4000</u>	Site Gross Area: <u>1,756 leasable square feet</u>
Fax #: (847) <u>382-4003</u>	# of Units Total: <u> </u>
E-Mail: <u>Dominic@cb-lawoffice.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

- | | <u>YES</u> | <u>NO</u> | |
|----|---------------|---------------|---|
| 1. | <u>✓</u> | <u> </u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u> </u> | <u>✓</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u> </u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u> </u> | <u>✓</u> | SUBDIVISION REQUIRED? |
| 6. | <u> </u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED

 9.26.14 Date

Planning Department Comments (PC14-017)

7. Per Chapter 28, Zoning Regulations of the Municipal Code, a Special Use for a Restaurant is required in the B-3 district. The applicant must provide a written justification to the following Special Use Criteria:
 - a. That said special use is deemed necessary for the public convenience at this location.
 - b. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - c. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
8. An Outdoor seating area approximately 247 square feet in area is included as part of this request. The parking requirement for the outside seating area is calculated in addition to the indoor seating area.
9. It is our understanding that alcohol will not be served at the restaurant. Please confirm.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Savory Salads, Inc.
 38 Beechnut Dr., South Barrington, IL 60010
 Tel: (847) _____
 Owner: Stonestreet Esplanade, LLC
 760 W. Main St., #140, Barrington, IL 60010
 Tel: (847) _____
 Contact Person: Dominic J. Buttitta, Jr., Esq.
 Address: Carponelli & Buttitta, LLC
 117 S. Cook St., 2nd Fl, Barrington, IL 60010
 Phone #: (847) 382-4000
 Fax #: (847) 382-4003
 E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 0225100034-0000 (3020 SALT CREEK LN Arlington Heights, IL)
 Location: 2932 West Euclid Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: restaurant - food prep
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 1,756 leasable square feet
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

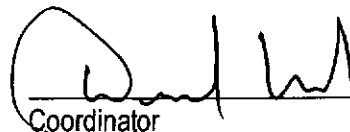
LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
N/A	_____
X	_____
_____	X

Comments:

NO COMMENTS


 Coordinator

9/16/14
 Date



ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2nd FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

October 1, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Response to Building Department Comment Sheets
Petition # 14-017
Savory Salads, Inc.
2932 West Euclid Avenue, Arlington Heights, Illinois**

Dear Department of Planning & Community Development,

Pursuant to your offices direction, the following represent responses on behalf of Savory Salads to any comments/inquiries made by the Building Department in Savory Salads Application for Special Use Permit. The following responses are in the order they are expressed within the Application.

Page 1

Savory Salads hereby notes that all code requirements under the 1997 Illinois Accessibility Code must be adhered to and all proper/required permits must be obtained. Savory Salads agrees to abide by all applicable codes and requirements.

Page 1A

Savory Salads hereby notes that all code requirements under the 2009 International Mechanical Code as it relates to the cooking methods utilized in the kitchen must be adhered to. Savory Salads agrees to abide by all applicable codes and requirements.

Page 3

No responsive comment necessary. No concerns documented.

Page 5

No responsive comment necessary. No concerns documented.

Page 6

Savory Salads hereby notes that all code requirements under the Illinois Accessibility Code must be adhered to. Savory Salads agrees to abide by all applicable codes and requirements. Savory Salads additionally notes that all of the Health Department's requirements relating to the acquisition of any/all permits must be adhered to. Savory Salads also agrees to abide by all applicable Health Department requirements relating to acquiring permits.

Page 7, Comment #7 – *(Note: This Written Justification was previously submitted on 8/26/14)*

Special Use should be granted to Savory Salads, Inc. at the address specified above for the following reasons:

1. That said special use is deemed necessary for the public convenience at this location.
2. That said 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.
3. 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.

First, Savory Salads, Inc. has entered into a lease (*attached to this Petition*) with Stonestreet Esplanade, LLC to occupy approximately 1,756 square feet at the Esplanade Center located at 2932 West Euclid Avenue, Arlington Heights, Illinois. It is the intention of the tenant to open a "Savory Salads" restaurant at this location. Savory Salads is a quick, casual restaurant specializing in and having as its primary menu items, panini's and salads, offering the option of carry out or dining in. Moreover, having an establishment such as Savory Salads

at the above referenced location can surely be deemed necessary for the public convenience at this location as Savory Salad's food offerings, in connection with their proximity to surrounding locations, including future hotel developments as well as the Cook County Third Municipal Courthouse, provide both constituents and visitors of Arlington Heights additional dining convenience and health conscious options with regards to restaurant availability and choices. Additionally, not only is there already food providers currently operating in the Esplanade Center, but there are also additional restaurants interested in occupying space at said location. Clearly, the Esplanade Center currently is and will further become a convenient stop for residents and those working in the vicinity to visit for their restaurant needs.

Next, the granting of this Petition will not, under any circumstances, cause detriment or undermine any health concerns, morals or general welfare of any persons residing or working in the vicinity of 2932 West Euclid Avenue. In fact, Savory Salads will enhance the general welfare of both residents and workers in the vicinity by offering fresh, homemade, healthier alternatives, offered quickly to persons, as opposed to other everyday fast-food options.

Finally, the proposed use of granting Savory Salads permission to engage in food preparation and restaurant offerings complies with all the regulations and conditions specified in the Village of Arlington Heights Special Use Ordinance, including all stipulations and conditions made part thereof. Savory Salad's, Inc is an established and respectable restaurant/food provider and is not currently nor has ever violated or illustrated any indication of refusing to comply with any regulations or conditions mandated by the Village of Arlington Heights nor any other village it currently operates in. Savory Salads, Inc. is ready, willing, and able to cooperate, accommodate, and satisfy the Village of Arlington Heights regarding any/all village requirements.

Page 7, Comment #8

Savory Salads hereby notes that the outdoor seating area of approximately 247 square feet is included as part of this request. Additionally, that the parking requirement for the outside seating area is calculated in addition to the indoor seating area. No further responsive comment necessary.

Page 7, Comment #9

Savory Salads hereby confirms that alcohol will not be served at the restaurant.

Page 7A

No responsive comment necessary. No concerns documented.

On behalf of Savory Salads, Inc. we sincerely appreciate your consideration with regards to this matter. Should you require any additional information, have any questions, or concerns, please do not hesitate to contact my office and I will accommodate any request immediately.

Very truly yours,

CARPONELLI & BUTTITTA, LLC
Attorneys for Savory Salads, Inc.



Item: I-Cubed Enterprises/Food Commissary - 2920 N. Arlington Heights Rd. - PC14-018

Department: Planning & Community Development Department

Requested Action:

A Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district.

Variations Identified:

Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district along with a variation from Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer. This approval shall be subject to the following conditions:

1. The Land Use Variation is limited to I-Cubed Enterprises/ Food Commissary only and food prep shall be limited to Savory Salads.
2. The trash dumpster on the site will be screened from public ways and surrounding uses and secured with fencing.
3. If the Village determines that the proposed use results in 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, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue.
4. Once the food preparation schedule is determined, the frequency of the trash pick-up will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:**Description**

Staff Report
Legal Notice
Notification Affidavit
Location Map
Plat & Sub Minutes - 9/17/14
Plat of Survey
Floor Plan
Land Use Variation Justification
Odor Control & Trash Letter
Traffic Letter
Department Comments
Response to Department Comments
Neighbor Letter

Type

Report
Correspondence
Correspondence
Exhibits
Minutes
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2 2014
Project Title: I Cubed Enterprises (Food Commissary)
Address: 2910 N. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Dominic J. Buttitta, Jr.
Address: 117 South Cook Street, 2nd Floor
 Barrington, IL 60010

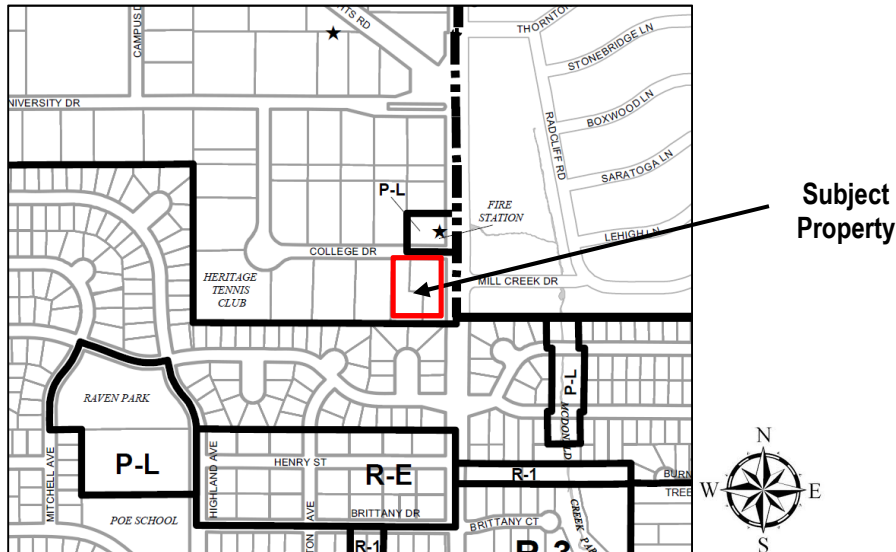
Existing Zoning: M-1, Research, Development, and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.

**Surrounding Properties**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land	Fire Station No. 4, Church	Government, Commercial
South	R-3, One-Family Dwelling District	Single Family Residential	Single Family Detached
East	Village of Buffalo Grove		
West	M-1, Research, Development, and Light Manufacturing District	Industrial Building (Vacant)	R&D, Mfg., Warehouse

Summary

The subject property is approximately 2 acres in area with a free-standing building totaling just over 25,000 square feet in tenant space that is divided equally among office and warehouse space. I-Cubed Enterprises (Food Commissary) will occupy an approximately 6,270 square feet tenant space at this location. The other tenants at this location are Astrotech International

(5,500 SF), a Hong Kong based electronics manufacturing company with 2 employees and Vimex International Corporation (13,500 SF) a circuit board components manufacturer with 8 employees. The existing parking lot is located along the perimeter of the building on the east, south and west sides and has 58 parking spaces that are accessible via two driveways along Arlington Heights Road and College Dr.

I-Cubed Enterprises manages and operates Savory Salads, which is a quick, casual, restaurant specializing in Panini's and salads. Savory Salads currently has one location in Barrington and are seeking a Special Use Permit to open a second location in Arlington Heights. Approximately 4,220 square feet (or 67%) of the tenant space at this location will be used as a Food Commissary. Deliveries will be received at this location and prepped for distribution to Savory Salads locations. Food prep would include chopping of lettuce, produce, etc. as well as cooking of roast beef and chicken. Once prepared and packaged, the items would be distributed to Savory Salads locations. This use is classified as "Bakery Products, Wholesale and Production" and is permitted only in the M-2, Limited Heavy Manufacturing district. The petitioner was informed that a land use variation would be necessary to allow this use to operate 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'.

The applicant has indicated that items to be prepared in the Food Commissary will include chopping of produce, roast meats and freshly baked bread. It is their contention that due to the nature of the products, none of these items would produce odors that would tend to linger nor be significantly noticeable during preparation. Additionally, ventilation systems will be installed in the commissary to dissipate the large majority of any odors. They have also indicated that there will be an increase in the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. Any odors produced by the food prep operations and the potential for attracting animals are concerns for the co-tenants and the single-family residences are located immediately to the south of this property. If both these are adequately addressed, then the use can be compatible with the co-tenants and surrounding properties.

Plat and Subdivision Committee

On September 17, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use, but that the petitioner needed to address any potential odors and trash disposal.

Building and Site Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to the interior improvements, all applicable Code requirements such as fire separation, required bathroom facilities, etc. must be met. The Petitioner will be required to comply with all applicable accessibility, building, health, odor and life safety code requirements.

Single-Family residences are located immediately to the south of the property in question. The distance between the building at 2910 N. Arlington Heights Road and residence to the south (118 E. Burr Oak Dr.) is approximately 125 feet. Within their tenant space, the food prep area is located to the north, further away from the residences. The applicant has indicated that items to be prepared in the Food Commissary will include chopping of produce, roast meats and freshly baked bread. It is their contention that due to the nature of the products, none of these items would produce odors that would tend to linger nor be significantly noticeable during preparation. The applicant has indicated that as they are awaiting decision on this Petition prior to investing in material for the commissary, at this time the make, model, or specifications of the ventilation systems that would be installed in the commissary are unknown. However, they have indicated that the ventilation system ultimately installed would be commercial grade and would provide more than the required amount of ventilation to dissipate odors and to alleviate

any concerns. With regards to trash pick-up, the petitioner has indicated that they intend to increase the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. As opposed to standard once (1) a week trash pick-up, it is their intention, depending on demand and the days food preparation is actually occurring at the location, to have trash pick-up two to three times a week. Therefore, refuse will not grossly accumulate at any time at the location, nor will it linger in the receptacle while waiting for pick-up. They have estimated that any trash placed in the receptacle would typically be removed within a twenty-four period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours.

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 Related Issues

Per the Zoning Code, Warehouses and Storage require one space for each two employees plus one space for each vehicle used in the conduct of the enterprise. At this time, the applicant has indicated that the Commissary would employ 3-4 employees. There would also be a vehicle used to deliver the prepped food to the restaurant locations. Therefore, the Commissary would therefore require three (3) parking spaces. The office component is required to provide 1 parking space per 300 SF of gross floor area. Therefore, 7 parking spaces are required for the office portion of the use. Exhibit A attached to this report lists the total parking requirement for this site. Including I-Cubed Enterprises/Food Commissary, the total parking demand for this center is 17 spaces, creating a surplus of 41 spaces.

Per the Zoning Ordinance, a Traffic and Parking analysis is required for projects seeking a Land Use Variation 5,000 square feet or more in floor area and located along a major or secondary arterial street.

The applicant has indicated that the proposed commissary would initially receive no more than two (2) deliveries per week: one (1) from Cisco and one (1) from Lee's Produce. At no point in time would deliveries exceed four (4) deliveries total, and that would only be if additional Savory Salads are opened and a need exists. Both Cisco and Lee's Produce deliver their products in standard small "box-type" trucks, not semi-trucks. All deliveries would be scheduled to occur on the same day around the same time during the week, resulting in actual deliveries occurring either once or twice a week. If multiple deliveries are required, delivery days would be staggered so as not to have deliveries occur on back-to-back days.

Once prepared and packaged, said items would then be distributed to the Savory Salads location via car or standard pick-up truck. Distribution of prepped product from the Commissary to each Savory Salad store would occur either once a day or once every two (2) days, depending upon demand.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.**

Based on the surplus of parking spaces, the delivery schedule outlined by the applicant and the availability of the existing loading dock, staff supports the requested variation.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district along with a variation from Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer. This approval shall be subject to the following conditions:

1. The Land Use Variation is limited to I-Cubed Enterprises/ Food Commissary only and food prep shall be limited to Savory Salads.
2. The trash dumpster on the site will be screened from public ways and surrounding uses and secured with fencing.

3. If the Village determines that the proposed use results in 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, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue.
4. Once the food preparation schedule is determined, the frequency of the trash pick-up will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____, October 2, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

Exhibit A
Parking Analysis for Astrotech Center
2906-2920 N. Arlington Heights Road

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKIN G REQUIR ED
2906 N. Arlington Heights Road	Astrotech International (Electronics Manufacturing)	Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	5,500 (2 employees, 1 vehicle)	5,500	½ employees + 1/vehicles used for the business	2
2910 N. Arlington Heights Road	Food Commissary	Warehouses and Storage	4,220 (4 employees, 1 vehicle)	4,220	½ employees + 1/vehicles used for the business	3
	I-Cubed Office	Office	2,050	2,050	300	7
2920 N. Arlington Heights Road	Vimex (Circuit Board Components)	Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	13,500 (8 employees, 1 vehicle)	13,500	½ employees + 1/vehicles used for the business	5
	Total		25,270			17
	<i>Total Provided</i>					58
	Surplus / (Deficit)					41

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
OCTOBER 8, 2014 AT 7:30
P.M. in the Municipal Building,
33 South Arlington Heights Road,
Arlington Heights, Illinois to consider
Petition No. 14-018, for a
Land Use Variation to allow
"Bakery Products, Wholesale
and Production" in the
M-1 district. The subject site
is generally located at the
southwest corner of N. Arlington
Heights Road and
College Dr. at 2910 N. Arlington
Heights Road, Arlington Heights,
IL.
As part of said request the
petitioner is requesting the
following variation from the
Municipal Code:
• Chapter 28, Section 6.12-
1(2) to waive the requirement
to provide a Traffic
study and parking analysis.
And other variations as determined
necessary by the Plan Commission.
All persons desiring to be
heard shall be given the opportunity
to be heard. Should any individual
need auxiliary aid or service,
such as a sign language interpreter
or materials in alternative
formats, please contact the Health
Department at 33 South Arlington
Heights Road, Arlington Heights,
Illinois 60005, (847) 368-5760,
TDD# (847) 368-5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
September 23, 2014 (4386436)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 23, 2014 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4386436

RECEIVED

SEP 25 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

RE: LAND USE VARIATION - I-Cubes Ent., Inc.

I, Dominic J. Buttitta, Jr. hereby certify as follows:

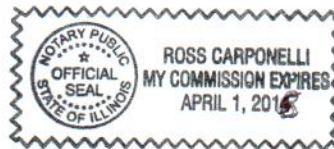
1. That on the 21st day of September, 20 14, affiant caused to be mailed in the Post Office of UNITED STATES Post Office, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Signature

Subscribed and Sworn to before me

this 21 day of September, 20 14.

Notary Public





I Cubed Enterprises (Food Commissary)
2910 N. Arlington Heights Road
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
September 11, 2014

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

September 17, 2014

Project Title: I-Cubed Enterprises (Food Commissary)
Address: 2910 N. Arlington Heights Road
Petitioner: Dominic J. Buttitta, Jr.
Carponelli & Buttitta, LLC.
117 South Cook Street, 2nd Floor
Barrington, IL 60010

Requested Action:

1. A Land Use Variation to allow "Bakery Products, Wholesale and Production" 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 and parking analysis from a Certified Traffic Engineer.

Attendees: Dominic J. Buttitta, Jr., Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject property is approximately 2 acres in area with a free-standing building totaling just over 25,000 square feet in tenant space that is divided equally among office and warehouse space. I-Cubed Enterprises (Food Commissary) will occupy an approximately 6,270 square feet tenant space at this location. The existing parking lot is located along the perimeter of the building on the east, south and west sides and has 58 parking spaces that are accessible via two driveways along Arlington Heights Road and College Dr. I-Cubed Enterprises manages and operates Savory Salads, which is a quick, casual, restaurant specializing in Panini's and salads. Approximately 4,000 square feet (or 64%) of the tenant space will be used as a Food Commissary. Deliveries will be received at this location and prepped for distribution to Savory Salads location. Food prep would include chopping of lettuce, produce, etc. as well as cooking of roast beef and chicken. Once prepared and packaged, the items would be distributed to Savory Salads locations. This use is classified as "Bakery Products, Wholesale and Production" and is permitted only in the M-2, Limited Heavy Manufacturing district.

Meeting Discussion:

Mr. Buttitta that the applicant is I-Cubed Enterprises, which is the management company managing Savory Salads. He said that I-Cubed is located at 2910 N. Arlington Heights Road and the building they are located in can best office/industrial type building, because there are loading docks and such. That area is surrounded by industrial buildings to the north. There are residences to the south. He said that I-Cubed has entered into a lease with the owner for approximately 6,000 SF of tenant space. The front 2,000 SF will be used as office space. The applicants would like to operate a Food Commissary out of the remaining approximately 4,000 SF space. Mr. Buttitta explained about the Food Commissary. He said the use related to Savory Salads. They would like to receive some (food) deliveries and prep food at this location. The type of food prepped there is primarily produce – vegetables some meat – chicken, roast beef, etc. They would chop the lettuce, tomatoes, etc. and prepare and package the food to take to the stores. Delivery to the location will likely take place not more than once a week. This location will supply the Arlington Heights and the Barrington location. Mr. Buttitta said that the restaurants are around 1,700 SF – they are not humungous. E said he

uses the term "Mom and Pop" and they would like to utilize this (2910 N. Arlington Heights) space to assist those locations. Mr. Buttitta explained about the delivery – he said they anticipated delivery once a week, twice if operations were expanded. The delivery schedule would not be at "off" times, it will be delivered at a time that will not affect any one in the area. The trucks that will deliver (produce) are not semis, just regular box trucks. Once the food is packaged, the food delivery would take place using the owner's common vehicle. What they are hoping would be allowed inside the Food Commissary is the chopping of produce, preparing salad dressings, etc. They would also like to cook some food – this would only be food that is sold at Savory Salads, like roast beef or roast chicken. He said that since Savory Salads has only two locations, the quantity of food cooked would be limited. He said that the owner George Jameson realizes the concerns that the Board may have was prepared to do what was needed. He thought that the first concern that they would have was odors. He said there would be (adequate) ventilation and dissipation of possible odors. He said it was their belief that given the size of the operation, that there will be no noticeable odor and that they would do everything to dissipate the odors.

B. Green said that trying to get rid of all odors or smells coming out was very hard and very expensive. He said that the applicant should be careful about what they are stating. He felt that (personally) he didn't think that the odors coming out of the operation would be objectionable. Mr. Buttitta said that they would take the steps necessary to be acceptable. On top of that, the most smell would be that of the baked bread.

Ms. Bhide said that per Code this request would require a traffic and parking analysis. B. Green said he thought that would not be necessary. J. Sigalos asked where the food was prepped currently. Mr. Buttitta said that in the Barrington location and at the owner's home. J. Sigalos asked if the space was too large for prepping food for two restaurants. Mr. Buttitta said that the space was very large, too large in his opinion. J. Sigalos asked if they would prep food for other restaurants. J. Cherwin asked if they would earmark space for future expansion and would the use intensify. Mr. Buttitta said that when he mentioned two deliveries as week, that was keeping in mind a future third possible location. B. Green asked what the temperature of the coolers was. Was anything frozen. Mr. Buttitta said it was not frozen, all fresh. B. Green asked if any one remembered another food prep use in this area. J. Sigalos said that he looked that up and that was a block north, but that never came before the Plan Commission. J. Cherwin asked about the category used for the Land Use variation. Ms. Bhide said that was the category most similar in the land use table. She said that it would be restricted to what they asked in their application. J. Cherwin said that the space has existing loading docks; this would be consistent with another manufacturing user. He said that the odors would include the disposal of organic matter, and any potential nuisance caused by then. Ms. Bhide said that they could add a condition regarding storing of garbage. J. Cherwin said that they should come in with a plan to deal with the odors that can be reviewed. B. Green said that the residential neighbors backing up to the property will be very concerned about the odors and rats. J. Cherwin asked who licenses the food prep operation. L. Bhide said that she was not sure, but thought it was a State license. B. Green mentioned the need for grease trap.

Commissioner Green indicated that the subcommittee generally supports the project and to move forward with the formal public hearing process.

RECOMMENDATION

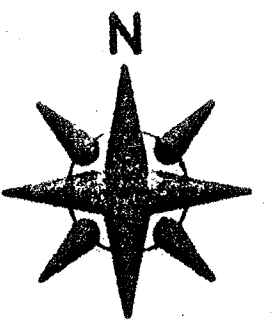
The Plat & Sub Committee did not have objections to the request and agreed that the Petitioner should move forward through the process addressing the issues brought up during discussion.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

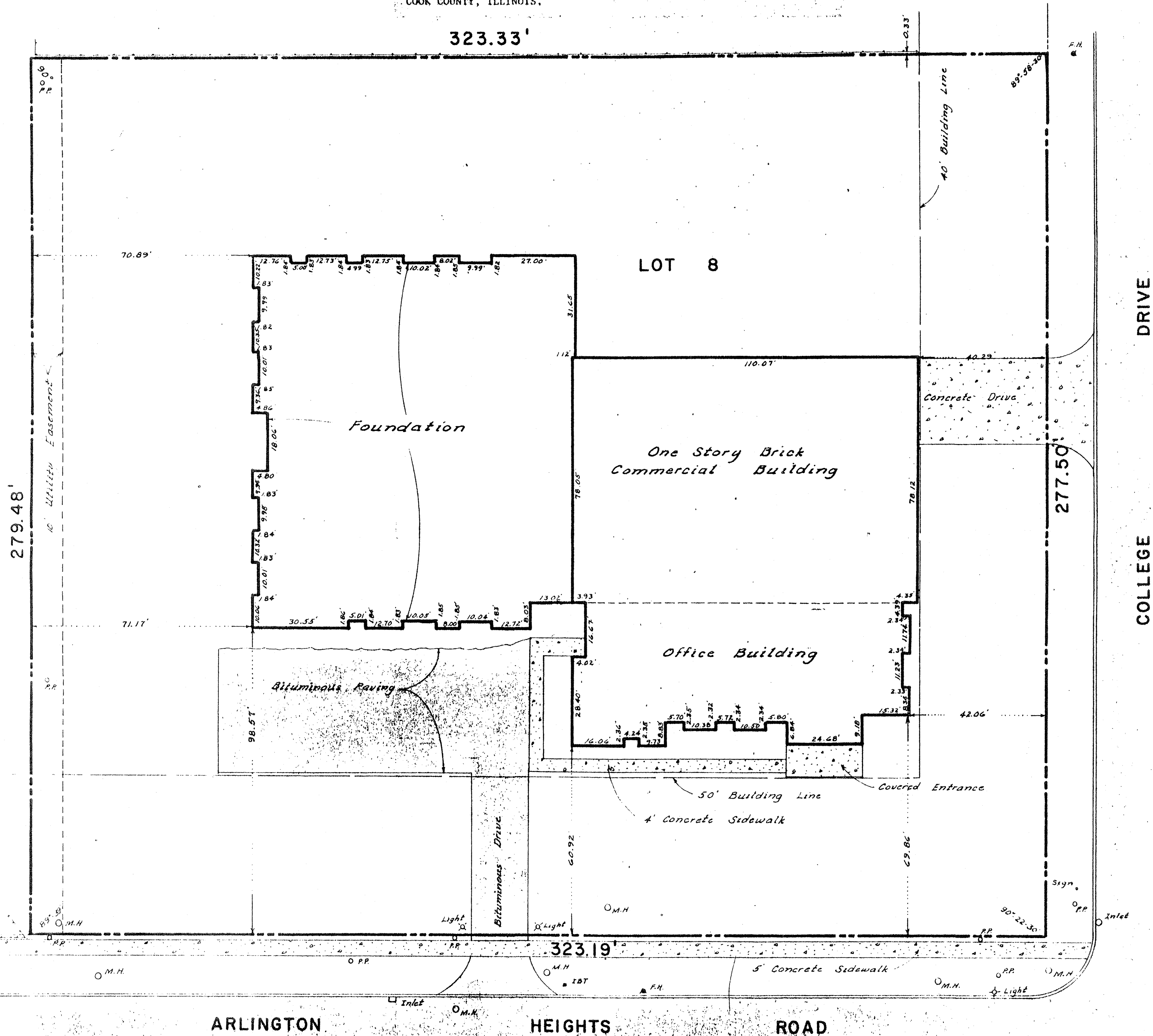
PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 8 IN THE RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5, BOTH INCLUSIVE, IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER, UNIT 1, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'



LAND TITLE SURVEY

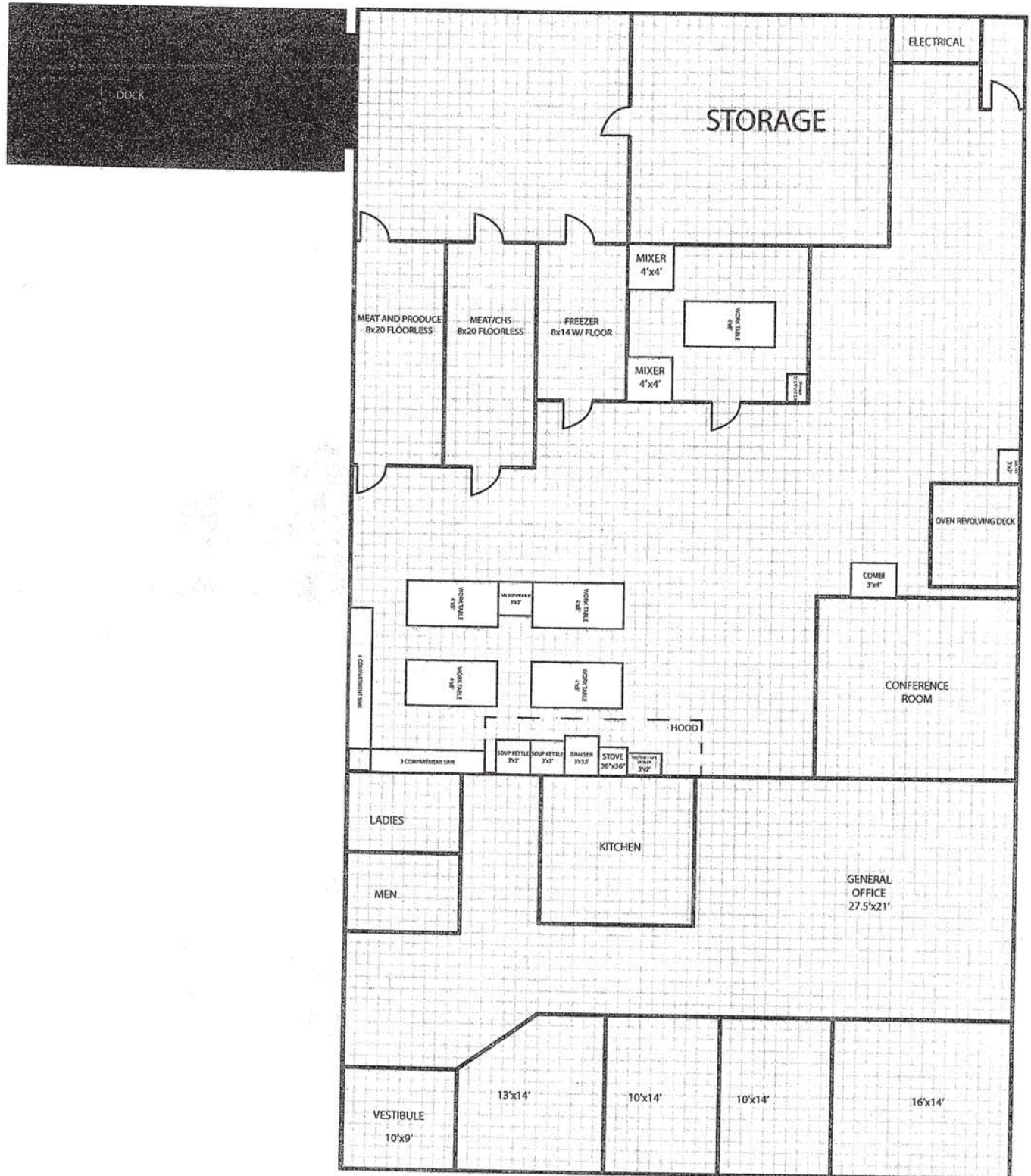
TO: FREDERICK HAAG
FIRST NATIONAL BANK OF HIGHLAND PARK, 513 CENTRAL AVENUE, HIGHLAND PARK, ILLINOIS 60035
VILLAGE OF ARLINGTON HEIGHTS, 33 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005
CHICAGO TITLE INSURANCE COMPANY, 135 E. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ATA AND ACSM IN 1962.

DATE: 11-26-85

Keith E. Lacy
REGISTERED LAND SURVEYOR
ILLINOIS NO. 1776



CB
CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2ND FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

RECEIVED

SEP 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

September 9, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

RE: WRITTEN JUSTIFICATION FOR LAND USE VARIATION
I Cubed Enterprises, Inc. – 2910 North Arlington Heights Road, Arlington Heights, Illinois

Dear Department of Planning & Community Development,

In accordance with requirement number ten (10) for Petitioner, I Cubed Enterprises, Inc. (hereinafter referred to as "I Cubed") application for Special Use, the following serves as Petitioner written justification why this Board should grant I Cubed, Inc. Petition for Land Use Variation at 2910 North Arlington Heights Road, Arlington Heights, Illinois:

Land Use Variation should be granted to I Cubed at the address specified above for the following reasons:

1. 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.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

First, I Cubed has entered into a lease (*attached to this Petition*) with Astrotech, Inc. to occupy approximately 6,270 square feet at the Astrotech Center located at 2906-2920 West Euclid Avenue, Arlington Heights, Illinois. It is the intention of I Cubed to locate/operate their business offices as well as use said location as a food prep location for their Savory Salads operation, also located in Arlington Heights. I Cubed only employs a minimum amount of employees who will be situated in offices located in the front of the 6,270

square foot unit. If I Cubed is not permitted to use the remainder of the square footage, as indicated on the attached building plans, for the purposes of food prep for Savory Salads, they will be unable to yield a reasonable return on business operations under current conditions. I Cubed negotiated and entered into their current lease with Astrotech, Inc, based on being able to utilize part of the space for food prep, subject to approval by this Board. Clearly occupying a 6,270 square foot location to house with a handful of employees is not fiscally reasonable for I Cubed therefore making this Boards approval of variation vital to I Cubed being able to yield a reasonable return from the premises.

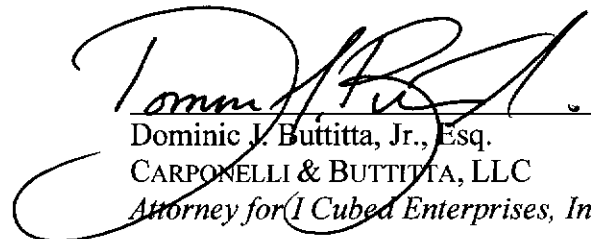
Next, the operations of I Cubed can be considered unique in character. I Cubed both manages and operates several entities held under its control. One such entity is Savory Salads, located at the Esplanade Center in Arlington Heights. I Cubed is not just involved in the office management of Savory Salads but food prep aspects as well. Hence, the difficulty that I Cubed will endure if not this petition is not granted will force I Cubed to be unable to operate completely at the Astrotech Center and ultimately force them to have to relocate operations.

Finally, if the proposed variation is granted, the essential character of the locality will not be altered in any way, shape, or form. The proposed food prep operations that will commence at the 2910 Office if this variation is granted will literally go unnoticed to the locality. I Cubes' intention of food prep for Savory Salads includes merely the cutting/packaging of salad and sandwich ingredients/products and really does not involve what would be considered a large scale food dispensary. This is a small operation looking to utilize their current Arlington Heights office space to the best of their ability.

Therefore, I Cubed Enterprises, Inc. respectfully requests that Board vote favorably and grant approval of the proposed Land Use Variance, which will permit I Cubed to commence restaurant/food prep operations at 2910 North Arlington Heights Road, Arlington Heights, Illinois.

Respectfully Submitted,

I CUBED ENTERPRISES, INC.



Dominic J. Buttitta, Jr., Esq.
CARPONELLI & BUTTITTA, LLC
Attorney for I Cubed Enterprises, Inc.

CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2ND FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

September 28, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Trash Removal & Odor Control
Land Use Variation for I Cubed Enterprises, Inc.
2910 North Arlington Heights Road, Arlington Heights, Illinois**

Dear Department of Planning & Community Development,

Pursuant to your request, the following information is being submitted on behalf of I-Cubed Enterprises, Inc. with regard to their pending Land Use Variation Application. Particularly, this correspondence addresses the Trash Removal and Odor Control Plan to be implemented by I-Cubed in the course of operating a food commissary at the above referenced location.

Trash Removal

The accumulation of trash will be a non-issue in the course of operating a food commissary at the above referenced property. For starters, I-Cubed intends to increase the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. As opposed to standard once (1) a week trash pick-up, it is I-Cube's intention, depending on demand as well as the days food preparation is actually occurring at the location, to have trash pick-up two (2) to three (3) times a week. This will result in refuse not grossly accumulating at any time at the location, nor will it linger in the receptacle while waiting for pick-up. It is estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Once I-Cubed knows the schedule of the food prep to occur at the commissary, a trash removal schedule will be implanted to accomplish the trash removal times specified supra. Obviously if food is only prepared once or twice a week, trash

removal, can and will be, scheduled to occur on the same day so there truly would never be any accumulation of refuse and alleviate any and all possible concern. Furthermore, trash would be removed from the physical building and brought out to the trash bin at the end of the day, or pursuant to applicable health code, so as to avoid trash being in the receptacle any longer than possible. Finally, it is important to note that the proposed trash removal plan not only leads to the accumulation of nearly zero trash on the property, but it also deters any concern regarding the attraction of animals to the property, as the cause for animal attraction is also completely alleviated.

Therefore, as evidenced by I-Cubed's intentions, trash removal will be a non-issue to accompanying tenants as well as any neighboring properties with regards to the proposed operation of said food commissary.

Odor Control

The concern for potential odors resulting from the operation of a food commissary at the above referenced property is also a non-issue. First, with regards to the creation of any potential odors as a result to trash collection, the above illustrated trash removal plan provides more than ample actions to eliminate any potential trash odors. As stated supra, it is estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Given this extremely short interval, the time required for potential odors to even occur is basically eliminated in its entirety.

Additionally, concern for potential odors resulting from the actual preparation of food products inside the commissary is also a non-issue. Items to be prepared in the food commissary include such things as: produce (lettuce, tomatoes, onions, salad ingredients, etc.), meats (chicken, roast beef), and fresh baked bread. None of these items are those that produce such an odor that would tend to linger nor be significantly sensibly noticeable during preparation. This is due not only to the nature of the products but additionally due to the fact that equipment installed in the commissary will include quality ventilation systems which are known to dissipate the large majority of any odors.

Therefore, it is I-Cubed believes that any odors created via food preparation will be so dissipated via ventilation and their trash removal plan that odors aren't likely to be significantly noticeable inside nor outside the physical location alleviating any odor concerns whatsoever.

On behalf of I Cubed Enterprises, Inc. Thank you, in advance, for your time and consideration. Should you require any additional information, have any questions, or concerns, please do not hesitate to contact my office and I will accommodate any request immediately.

Very truly yours,
CARPONELLI & BUTTITTA, LLC

Dominic J. Buttitta, Jr., Esq.
Attorney for I Cubed Enterprises, Inc.

cc: I-Cubed Enterprises, Inc.

CB
CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2ND FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

September 9, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

RECEIVED
SEP 10 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Plan Commission Traffic Study
I Cubed Enterprises, Inc.
2910 North Arlington Heights Road, Arlington Heights, Illinois

Dear Department of Planning & Community Development,

Included herein, please find traffic information pertaining to the property located at the above referenced property. 2910 North Arlington Heights Road is located south of West Dundee Road and north of East Hintz Road, which is just north of West Rand Road (US 12). The immediate area surrounding the 2910 property to the north consists of industrial, warehouse, and some office type developments. The 2910 property can be described as an industrial/office type development that is equipped with rear-loading ramps for deliveries, etc. Petitioner, I Cubed Enterprises, Inc., currently occupies the 2910 suite. Businesses adjacent to the 2910 property, which are located in industrial type developments, include: Countryside Eco Water, Saturn Sign Systems, Russell Specialties Corporation, GW Berkheimer, and Decal Solutions Unlimited, Inc.

Additionally, the following identifies the Arlington Heights market and in turn traffic, including: Population, Households, Consumer Restaurant Expenditures, and Supermarkets and Other Grocery Retail Sales:

Population:

Population within 1-mile is 14,218

Population within 2-miles is 55,233, and;

Population within 3-miles is 124,865

Households: 4,811 households within 1-mile
25,313 households within 2-miles, and;
55,438 households within 3-miles

Consumer Restaurant Expenditures: Restaurant Expenditures within 1-mile is \$4,874,468
Restaurant Expenditures within 2-miles is \$51,144,034, and;
Restaurant Expenditures within 3-miles is \$56,018,502

Supermarkets & Other Grocery: Retail Sales Volume within 1-mile is \$17,953,194
(*in Retail Sales Volume*) Retail Sales Volume within 2-miles is \$88,477,133, and;
Retail Sales Volume within 3-miles is \$194,907,461

I-Cubed Enterprises, Inc. currently manages and operates Savory Salads, Inc. from their 6,270 square foot unit located at the 2910 property. Savory Salads is a quick, casual restaurant specializing in and having as its primary menu items, panini's and salads, offering the option of carry out or dining in. Currently I-Cubed operates the Barrington Savory Salads with an additional store awaiting special use approval in Arlington Heights at the Esplanade Center.

I-Cubed Enterprises, Inc. is requesting "Land Use Variance" to permit them to utilize the rear two-thirds of the unit as a food commissary for Savory Salads. With the operation of two (2) stores, the proposed commissary would initially receive no more than two (2) deliveries per week: one (1) from Cisco and one (1) from Lee's Produce. At no point in time would deliveries exceed four (4) deliveries total, and that would only be if additional Savory Salads are opened and a need exists. Both Cisco and Lee's Produce deliver their products in standard small "box-type" trucks, not semi-trucks. All deliveries would be scheduled to occur on the same day around the same time during the week, resulting in actual delivery occurring either once or twice a week. No additional deliveries would be necessary. If multiple deliveries are required, delivery days would be staggered so as to not to have deliveries occur on back-to-back days.

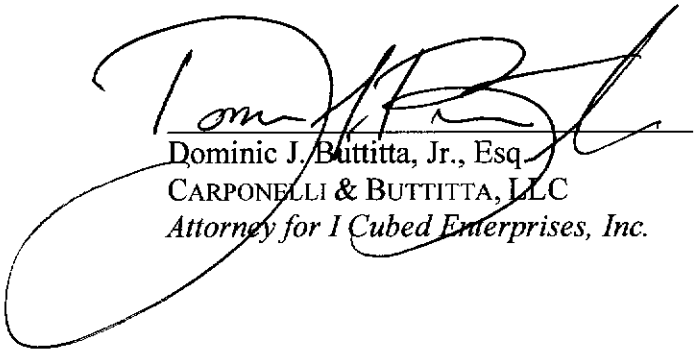
Once the food product is received at the commissary, the received items would be prepped for distribution to the Savory Salad locations. Food prep to occur at the 2910 unit would include: chopping of lettuce, produce, etc., as well as the cooking of roast beef and chicken. Once prepared and packaged, said items would then be distributed to the Savory Salads locations via car or standard pick-up truck. Distribution of prepped product from the commissary to each Savory Salads store would occur either once a day or once every two (2) days, depending upon demand.

In sum, I Cubed Enterprises, Inc. is requesting "Land Use Variation" to establish a food commissary at its currently occupied industrial/office unit located at 2910 North Arlington Heights Road. As mentioned supra, there are numerous industrial type businesses neighboring the 2910 property which operate in an industrial intake and distribution type fashion. By granting I Cubeds request for variation, I Cubed will be able to operate their business to the fullest of their ability and utilize their 6,270 square foot unit to its optimum potential. I Cubed is ready, willing, and able to outfit the 2910 unit with all the necessary food commissary equipment and plans on and is prepared to operate said commissary in the least intrusive means possible regarding deliveries and actual food prep to the surrounding area. I Cubed believes that the establishment of an internal food commissary would result in a prosperous arrangement for their Savory Salads management/operation and would continue to maintain Arlington Heights long-standing reputation of being business friendly.

Thank you, in advance, for your time and consideration, and please let me know if you need any additional information to process our request.

Respectfully Submitted,

I CUBED ENTERPRISES, INC.



Dominic J. Buttitta, Jr., Esq.
CARPONELLI & BUTTITTA, LLC
Attorney for I Cubed Enterprises, Inc.

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-018
 Petitioner: I Cubed Enterprises, Inc.
2906 North Arlington Heights Road
Arlington Heights, Illinois 60004
 Owner: Astrotech, Inc.
2910 North Arlington Heights Road
Arlington Heights, Illinois 60004
 Contact Person: Dominic J. Buttitta, Jr., Esq.
 Address: 117 South Cook Street, 2nd Floor
Barrington, Illinois 60010
 Phone #: (847) 382-4000
 Fax #: (847) 382-4003
 E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
 Location: 2906 N. Arlington Heights Rd.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
Food Commissary
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 6,270 square feet
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ ☒ _____Sanitary Sewer _____ ☒ _____Storm Sewer _____ ☒ _____

b. Surface Improvement

Pavement _____ ☒ _____Curb & Gutter _____ ☒ _____Sidewalks _____ ☒ _____Street Lighting _____ ☒ _____

c. Easements

Utility & Drainage _____ ☒ _____Access _____ ☒ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC ☒ (?) _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

FOOD PREP TRIGGER NEEDING A GREASE TRAP,
 ONE EXISTING? NEED TO INSTALL/ENLARGE?

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ ☒ __________ ☒ __________ ☒ __________ ☒ __________ ☒ __________ ☒ __________ ☒ __________ ☒ _____~~GENERAL COMMENTS ATTACHED~~

No FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

Date

RECEIVED

SEP 18 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

I Cubed Enterprises
2910 N. Arlington Heights Road
Land Use / Variation Variations

Round 1 Review Comments

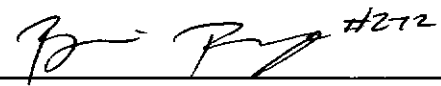
09/19/2014

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
Nothing further.

RECEIVED

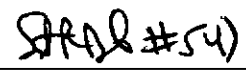
SEP 19 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: I Cubed Enterprises, Inc.
 2906 North Arlington Heights Road
 Arlington Heights, Illinois 60004
 Owner: Astrotech, Inc.
 2910 North Arlington Heights Road
 Arlington Heights, Illinois 60004
 Contact Person: Dominic J. Buttila, Jr., Esq.
 Address: 117 South Cook Street, 2nd Floor
 Barrington, Illinois 60010
 Phone #: (847) 382-4000
 Fax #: (847) 382-4003
 E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
 Location: 2906 N. Arlington Heights Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ☒ For:
 Food Commissary
 Land Use: Current: Proposed:
 Site Gross Area: 6,270 square feet
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

The commissary kitchen must be built in compliance with the Illinois Department of Public Health's Food Service Sanitation Code. See attached Plan Review Requirements for assistance.

RECEIVED

SEP 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Terese Biskner, LEHP, 9-29-2014

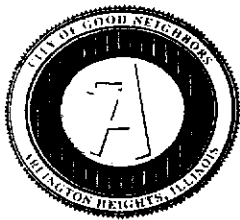
Environmental Health Officer

Date

James McCalister, Director of Building and Health Services, 9-29-14

Director

Date



Village of Arlington Heights
Health Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5782

Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling (630) 293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
- 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
- 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of foodservice equipment. Equipment spec sheets are required for all new equipment.
- 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap.
All ice machines must be air cooled.
- 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
- 7. Floors, Walls, and Ceilings.** The surfaces on all food preparation, storage, dishwashing, and toilet rooms, must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
- 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light.
All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling.

Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor waitstaff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall, and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Foodservice Manager. At least 1 IDPH certified Foodservice Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least 1 certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a foodservice facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at (847) 368-5560.

A special use permit may be required for your location. Contact the Village Planning Department at (847) 368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at (847) 368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between this Department and the persons planning to build and/or operate a foodservice establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact this Department at (847) 368-5782 or by fax at (847) 368-5980.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

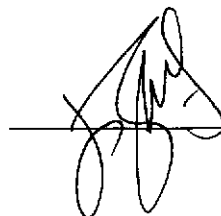
Petition #: P.C. _____	P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
Petitioner: I Cubed Enterprises, Inc. _____	Location: 2906 N. Arlington Heights Rd. _____
2906 North Arlington Heights Road _____	Rezoning: _____ Current: _____ Proposed: _____
Arlington Heights, Illinois 60004 _____	Subdivision: _____
Owner: Astrotech, Inc. _____	# of Lots: _____ Current: _____ Proposed: _____
2910 North Arlington Heights Road _____	PUD: _____ For: _____
Arlington Heights, Illinois 60004 _____	Special Use: _____ For: _____
Contact Person: Dominic J. Buttitta, Jr., Esq. _____	Land Use Variation: ☒ For: _____
Address: 117 South Cook Street, 2nd Floor _____	Food Commissary _____
Barrington, Illinois 60010 _____	Land Use: _____ Current: _____
Phone #: (847) 382-4000 _____	Proposed: _____
Fax #: (847) 382-4003 _____	Site Gross Area: 6,270 square feet _____
E-Mail: Dominic@cb-lawoffice.com _____	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | ☐ | ☒ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | ☐ | ☒ | SUBDIVISION REQUIRED? |
| 6. | ☐ | ☒ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED-



9.29.14

Date

Planning Department Comments (PC14-018)

7. Per Chapter 28, Zoning Regulations of the Municipal Code, a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district is required. The applicant must provide a written justification to the following Land Use Variation Criteria:
 - a. 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.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
8. Per Chapter 28, Zoning Regulations, Section 6.12-1(3) Traffic Engineering Approval, of the Municipal Code, the applicant is requesting to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer. The applicant must provide a written justification to the following Variation Criteria:
 - a. 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.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
9. In the M-1 District, no activity or operation can cause, at any time, the discharge in matter across lot lines in such concentration as to be noxious. Also, the emission of matter in such quantities as to be readily detectable as an odor at any point along lot lines is prohibited. Information must be provided on whether or not odors may be generated and if yes, how they are proposed to be mitigated.
10. How will refuse generated by this use handled?

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: I Cubed Enterprises, Inc.
 2906 North Arlington Heights Road
 Arlington Heights, Illinois 60004
 Owner: Astrotech, Inc.
 2910 North Arlington Heights Road
 Arlington Heights, Illinois 60004
 Contact Person: Dominic J. Buttitta, Jr., Esq.
 Address: 117 South Cook Street, 2nd Floor
 Barrington, Illinois 60010
 Phone #: (847) 382-4000
 Fax #: (847) 382-4003
 E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
 Location: 2906 N. Arlington Heights Rd.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
 Food Commissary
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 6,270 square feet
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

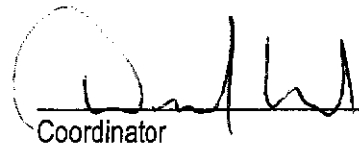
LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>N/A</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Comments:

1. Provide a three foot high screen per Chapter 28, section 6.15-1.2a in order to screen the parking area that is adjacent to the public way along College Drive.
2. There is existing trees and brush that consists of primarily deciduous plant material along the south property line adjacent to the residential district. Pursuant to Chapter 28, Section 6.16 a six foot high screen that provides year round opacity must be provided. The existing screen will be monitored and may need to be addressed at a future date in order to comply with code if there is not solid coverage during the winter months.

 9/18/14
 Coordinator Date



ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2nd FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

October 1, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Response to Building Department Comment Sheets
 Application for Land Use Variation
 I-Cubed Enterprises, Inc.
 2910 N. Arlington Heights Road, Arlington Heights, Illinois 60010**

Dear Department of Planning & Community Development,

Pursuant to your offices direction, the following represent responses on behalf of I-Cubed Enterprises, Inc. to any comments/inquiries made by the Building Department to the I-Cubed Application for Land Use Variation. The following responses are in the order they are expressed within the Application.

Page 1

Petitioner, I-Cubed, hereby notes that all code requirements, inspections, and approvals must be adhered to and all proper/required permits must be obtained. I-Cubed agrees to abide by all applicable codes and requirements.

Page 1A

Petitioner, I-Cubed, hereby notes that all code requirements under the 2009 International Mechanical Code as it relates to the cooking methods utilized in the kitchen must be adhered to. I-Cubed agrees to abide by all applicable codes and requirements.

Page 3

At the present time, there is no grease trap located on the 2610 N. Arlington Heights Road property. Petitioner, I-Cubed, intends to install a new grease trap, with more than ample capacity at the location. Furthermore, any code or permit requirements mandated by the Village, Health Department, or any other applicable building department will be strictly followed and adhered to prior to and following the installation of said trap.

Page 5

No responsive comment necessary. No concerns documented by the Arlington Heights Police Department.

Page 6

Petitioner, I-Cubed, hereby notes that all code requirements regarding the commissary kitchen must be built in compliance with the Illinois Department of Public Health's Food Service Sanitation Code. I-Cubed agrees to abide by all applicable codes and requirements.

Page 7, Comment #7

I-Cubed previously submitted a Written Justification which was contained in their initial September 9, 2014, Application for Land Use Variance. I-Cubed respectfully requests that the previously submitted Written Justification be incorporated to satisfy this requirement. Said document included the following:

Land Use Variation should be granted to Petitioner, I Cubed, at the address referenced above for the following reasons:

1. 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.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

First, I Cubed has entered into a lease (*attached to this Petition*) with Astrotech, Inc. to occupy approximately 6,270 square feet at the Astrotech Center located at 2906-2920 West Euclid Avenue, Arlington

Heights, Illinois. It is the intention of I Cubed to locate/operate their business offices as well as use said location as a food prep location for their Savory Salads operation, also located in Arlington Heights. I Cubed only employs a minimum amount of employees who will be situated in offices located in the front of the 6,270 square foot unit. If I Cubed is not permitted to use the remainder of the square footage, as indicated on the attached building plans, for the purposes of food prep for Savory Salads, they will be unable to yield a reasonable return on business operations under current conditions. I Cubed negotiated and entered into their current lease with Astrotech, Inc, based on being able to utilize part of the space for food prep, subject to approval by this Board. Clearly occupying a 6,270 square foot location to house with a handful of employees is not fiscally reasonable for I Cubed therefore making this Boards approval of variation vital to I Cubed being able to yield a reasonable return from the premises.

Next, the operations of I Cubed can be considered unique in character. I Cubed both manages and operates several entities held under its control. One such entity is Savory Salads, located at the Esplanade Center in Arlington Heights. I Cubed is not just involved in the office management of Savory Salads but food prep aspects as well. Hence, the difficulty that I Cubed will endure if not this petition is not granted will force I Cubed to be unable to operate completely at the Astrotech Center and ultimately force them to have to relocate operations.

Finally, if the proposed variation is granted, the essential character of the locality will not be altered in any way, shape, or form. The proposed food prep operations that will commence at the 2910 Office if this variation is granted will literally go unnoticed to the locality. I Cubes' intention of food prep for Savory Salads includes merely the cutting/packaging of salad and sandwich ingredients/products and really does not involve what would be considered a large scale food dispensary. This is a small operation looking to utilize their current Arlington Heights office space to the best of their ability.

Page 7, Comment #8

Petitioner, I-Cubed, has requested that the requirement for a traffic and parking analysis from a Certified Traffic Engineer be waived. Notwithstanding their request for waiver, I-Cubed previously submitted a non-certified Traffic Study which was contained in their initial September 9, 2014, Application for Land Use Variance. I-Cubed respectfully requests that the previously submitted non-certified Traffic Study be incorporated to satisfy this requirement. Said independent study included the following:

2910 North Arlington Heights Road is located south of West Dundee Road and north of East Hintz Road, which is just north of West Rand Road (US 12). The immediate area surrounding the 2910 property to the north consists of industrial, warehouse, and some office type developments. The 2910 property can be described as an industrial/office type development that is equipped with rear-loading ramps for deliveries, etc.

Petitioner, I Cubed Enterprises, Inc., currently occupies the 2910 suite. Businesses adjacent to the 2910 property, which are located in industrial type developments, include: Countryside Eco Water, Saturn Sign Systems, Russell Specialties Corporation, GW Berkheimer, and Decal Solutions Unlimited, Inc.

Additionally, the following identifies the Arlington Heights market and in turn traffic, including: Population, Households, Consumer Restaurant Expenditures, and Supermarkets and Other Grocery Retail Sales:

Population:	Population within 1-mile is 14,218 Population within 2-miles is 55,233, and; Population within 3-miles is 124,865
Households:	4,811 households within 1-mile 25,313 households within 2-miles, and; 55,438 households within 3-miles
Consumer Restaurant Expenditures:	Restaurant Expenditures within 1-mile is \$4,874,468 Restaurant Expenditures within 2-miles is \$51,144,034, and; Restaurant Expenditures within 3-miles is \$56,018,502
Supermarkets & Other Grocery: (<i>in Retail Sales Volume</i>)	Retail Sales Volume within 1-mile is \$17,953,194 Retail Sales Volume within 2-miles is \$88,477,133, and; Retail Sales Volume within 3-miles is \$194,907,461

I-Cubed Enterprises, Inc. currently manages and operates Savory Salads, Inc. from their 6,270 square foot unit located at the 2910 property. Savory Salads is a quick, casual restaurant specializing in and having as its primary menu items, panini's and salads, offering the option of carry out or dining in. Currently I-Cubed operates the Barrington Savory Salads with an additional store awaiting special use approval in Arlington Heights at the Esplanade Center.

I-Cubed Enterprises, Inc. is requesting "Land Use Variance" to permit them to utilize the rear two-thirds of the unit as a food commissary for Savory Salads. With the operation of two (2) stores, the proposed commissary would initially receive no more than two (2) deliveries per week: one (1) from Cisco and one (1) from Lee's Produce. At no point in time would deliveries exceed four (4) deliveries total, and that would only be if additional Savory Salads are opened and a need exists. Both Cisco and Lee's Produce deliver their products in standard small "box-type" trucks, not semi-trucks. All deliveries would be scheduled to occur on

the same day around the same time during the week, resulting in actual delivery occurring either once or twice a week. No additional deliveries would be necessary. If multiple deliveries are required, delivery days would be staggered so as to not to have deliveries occur on back-to-back days.

Once the food product is received at the commissary, the received items would be prepped for distribution to the Savory Salad locations. Food prep to occur at the 2910 unit would include: chopping of lettuce, produce, etc., as well as the cooking of roast beef and chicken. Once prepared and packaged, said items would then be distributed to the Savory Salads locations via car or standard pick-up truck. Distribution of prepped product from the commissary to each Savory Salads store would occur either once a day or once every two (2) days, depending upon demand.

In sum, I Cubed Enterprises, Inc. is requesting "Land Use Variation" to establish a food commissary at its currently occupied industrial/office unit located at 2910 North Arlington Heights Road. As mentioned supra, there are numerous industrial type businesses neighboring the 2910 property which operate in an industrial intake and distribution type fashion. By granting I Cubed's request for variation, I Cubed will be able to operate their business to the fullest of their ability and utilize their 6,270 square foot unit to its optimum potential. I Cubed is ready, willing, and able to outfit the 2910 unit with all the necessary food commissary equipment and plans on and is prepared to operate said commissary in the least intrusive means possible regarding deliveries and actual food prep to the surrounding area. I Cubed believes that the establishment of an internal food commissary would result in a prosperous arrangement for their Savory Salads management/operation and would continue to maintain Arlington Heights long-standing reputation of being business friendly.

Further, with regard to the additional request for written justification for why I-Cubed Petition for Land Use Variation should be granted, I-Cubed respectfully requests that the previously submitted Written Justification for Land Use Variation, submitted September 9, 2014, as well as the response outlined above in Page 7, Comment #7, be incorporated in response to the remainder of this Page 7, Comment #8.

Page 7, Comment #9

Petitioner, I-Cubed, hereby notes that in the M-1 District, no activity or operation can cause, at any time, the discharge in matter across lot lines in such concentration to be noxious. Additionally, that the emission of matter in such quantities as to be readily detectable as an odor at any point along lot lines is prohibited.

On September 28, 2014, I-Cubed previously submitted a document to the Village addressing odor control and proposed mitigation. I-Cubed respectfully requests that the prior submitted document regarding this concern, as well as the following, be incorporated into this response:

The concern for potential odors resulting from the operation of a food commissary at the above referenced property is also a non-issue. First, with regards to the creation of any potential odors as a result to

trash collection, the below illustrated trash removal plan, in I-Cubed response to Page 7, Comment #10, provides more than ample actions to eliminate most any potential trash odors. As stated below, it is estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Given this extremely short interval, the time required for potential odors to even occur is should be eliminated in its entirety. Additionally, I-Cubed intends to “double-bag” all trash so as to alleviate any concern for odors as well as the potential for any leaks of garbage or odor causing material.

Additionally, concern for potential odors resulting from the actual preparation of food products inside the commissary is also a non-issue. Items to be prepared in the food commissary include such things as: produce (lettuce, tomatoes, onions, salad ingredients, etc.), meats (chicken, roast beef), and fresh baked bread. None of these items are those that produce such an odor that would tend to linger nor be significantly sensibly noticeable or offensive during preparation. This is due not only to the nature of the products but additionally due to the fact that equipment installed in the commissary will include quality ventilation systems which are known to dissipate the large majority of any odors. As I-Cubed is awaiting decision on this Petition prior to investing in material for the commissary, at this time the make, model, or specifications of any ventilation systems that would be installed in the commissary are unknown. However, I-Cube intends and can assure this Board that the ventilation system ultimately installed would be commercial grade and provide more than a substantial and likely required amount of ventilation to dissipate odors and to alleviate any concerns. Additionally, I-Cubed again notes that all codes and building/permit requirements must be adhered to with regards to the installation of any equipment, and re-establishes their intent to by all applicable codes and requirements.

Page 7, Comment #10

On September 28, 2014, I-Cubed previously submitted a document to the Village addressing trash removal and proposed mitigation. I-Cubed respectfully requests that the prior submitted document regarding this concern, as well as the following, be incorporated into this response:

The accumulation of trash will be a non-issue in the course of operating a food commissary at the above referenced property. For starters, I-Cubed intends to increase the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. As opposed to standard once (1) a week trash pick-up, it is I-Cube’s intention, depending on demand as well as the days food preparation is actually occurring at the location, to have trash pick-up two (2) to three (3) times a week. This will result in refuse not grossly accumulating at any time at the location, nor will it linger in the receptacle while waiting for pick-up. It is

estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Once I-Cubed knows the schedule of the food prep to occur at the commissary, a trash removal schedule will be implanted to accomplish the trash removal times specified supra. Obviously if food is only prepared once or twice a week, trash removal, can and will be, scheduled to occur on the same day so there truly would never be any accumulation of refuse and alleviate any and all possible concern. Furthermore, trash would be removed from the physical building and brought out to the trash bin at the end of the day, or pursuant to applicable health code, so as to avoid trash being in the receptacle any longer than possible.

Finally, it is important to note that the proposed trash removal plan not only leads to the accumulation of nearly zero trash on the property, but it also deters any concern regarding the attraction of animals to the property, as the cause for animal attraction is also completely alleviated.

Page 7A, Comment #1

Petitioner, I-Cubed, hereby notes that pursuant to Chapter 28, section 6/15-1.2a, a three (3) foot high screen is required to screen the parking area that is adjacent to the public way along College Drive. Currently, a three (3) foot high screen is already in existence, which covers the entire applicable area, less one (1) area adjacent to a parking stall. I-Cubed agrees to abide by this code, and ensures that any area in need of proper three (3) foot screening be addressed and satisfied pursuant to code.

Page 7A, Comment #2

Petitioner, I-Cubed, hereby notes that there are existing trees and brush that consist primarily deciduous plant material along the south property line adjacent to the residential district. Additionally, I-Cubed notes that pursuant to Chapter 28, Section 6.16, a six (6) foot high screen that provides for year round opacity must be provided. Currently, the existing screen satisfies code requirements, and I-Cubed also notes that the existing screen will be monitored to ensure its continued satisfaction of code requirements throughout both the summer and winter months.

Respectfully Submitted,

CARPONELLI & BUTTITA, LLC
Attorneys for Savory Salads, Inc.

Bhide, Latika

From: [REDACTED]
Sent: Friday, September 26, 2014 4:12 PM
To: Bhide, Latika
Subject: Attn: Ms. Latika Bhide, Village Planner // Re: Petition for Land Use Variation @2910 N. Arlington Hts. Rd.

The Village Of Arlington Heights Plan Commission
c/o Ms. Latika Bhide, Village Planner

TO: The Plan Commission

Due to scheduling conflicts, we will be unable to attend the Public Hearing to be held by the Arlington Heights Plan Commission at the Municipal Building at 7:30 PM, on Wednesday, October 8th, 2014.

We would appreciate it very much if you would please accept and consider this communication during your Hearing.

We object and are strongly against The Village Plan Commission granting the petitioned Variation For Land Use too close to residential single family homes.

We were advised by Ms. Latika Bhide, Village Planner, that the petition for Land Use Variation is for a fresh meat and vegetable salad food preparation enterprise.

The subject property is located on the southern border of an industrial park that, to the best of our knowledge, is not and never has been zoned for food preparation businesses, and in our opinion never should be, because of the extremely close proximity to single family residential homes on the northern border of Burr Oak Subdivision (a.k.a. Berkley Square Subdivision)....literally in the back yards of some of our families.

Food preparation businesses are known the world over for attracting filthy, disease carrying vermin,(i.e. cockroaches and rodents such as rats and mice in addition to other also present and hungry, disease carrying creatures) that are especially attracted at night to enjoy their undisturbed activities in the nice, dark, quiet and virtually deserted industrial park...right next door to our homes. These undesirable and dangerous creatures are well known for multiplying in unbelievable numbers and spreading exponentially into adjacent properties which would of course include our homes, garages, cars, wood piles, compost bins, trash bags and trash bins, burrows in the ground, etc.

During the history of mankind, cities, towns and villages the world over have been powerless to really truly control, slow, stop, or eradicate the relentless advance and spread of these disease spreading creatures and their negative impact on our world.

The best plan for preventing vermin, critters and creatures from spreading and infesting our residential neighborhood homes is to **not** change zoning that would allow the establishment of businesses that attract them in the first place.

Please **do not** grant the petition for Land Use Variation at 2910 N. Arlington Heights Road, Arlington Heights, Illinois 60004.

Thank you for your consideration.

sincerely,

[REDACTED]

[REDACTED]

Bhide, Latika

From: [REDACTED]
Sent: Friday, September 26, 2014 6:57 PM
To: Bhide, Latika
Subject: Attn: Ms. Latika Bhide, Village Planner // Re: Petition for land use variation @ 2910 N. Arlington Hts. Rd.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

The Village Of Arlington Heights Plan Commission
c/o Ms. Latika Bhide, Village Planner

TO: The Plan Commission

Please attach this **addendum** to our Gmail that was transmitted to you earlier today (Friday Sept.26,at 4:11 PM

.
Also, in addition to the risk of creating a serious health and safety hazard (where none presently exists) for the neighboring subdivision of single family homes, an **unwelcome** Grant for Land Use Variation would result in a decline in the residential property values.

finally, a Grant for Land Use Variation would establish a precedent that could encourage additional Petitions to be filed for *similar* Land Use Variations from other parties.

Again, we request you please **do not** Grant the Petition for Land Use Variation at 2910 N. Arlington Heights Road, Arlington Heights, Illinois 60004.

Thank you for your consideration.

sincerely,

[REDACTED]