



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 17, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Savory Salads - 2932 W. Euclid Ave. - T1466
Special Use for a Restaurant
- B. I Cubed Enterprises (Food Commissary) - 2910 N. Arlington Heights
Rd. - T1467
Land Use Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Savory Salads - 2932 W. Euclid Ave. - T1466

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 seating area of 490 square feet and total capacity of 44 seats.

Recommendation

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

1. The Petitioner shall provide a written justification based on the following special use criteria:

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

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

3. If deemed necessary, the Petitioner shall provide parking counts conducted over a three day period at this site to demonstrate that the site has sufficient parking.

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

ATTACHMENTS:

Description	Type
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Staff Report
Suite Plan
Floor Plan
Location Map

Report
Exhibits
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika V. Bhide, Development Planner
Meeting Date: September 17, 2014
Date Prepared: September 12, 2014
Project Title: Savory Salads
Address: 2932 W. Euclid Ave

BACKGROUND INFORMATION

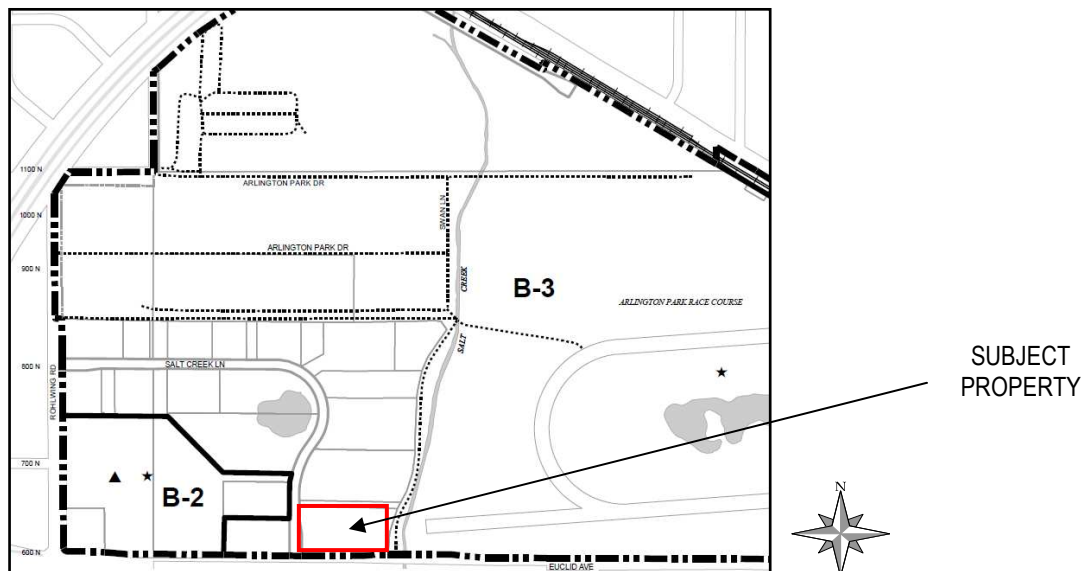
Petitioner: Dominic J. Buttitta, Jr.
Address: 117 South Cook Street, 2nd Floor
 Barrington, IL 60010
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

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

Background:

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The 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 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.

Zoning and Comprehensive Plan

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

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

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

Building, Site and Landscape Related Issues

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

Traffic & Parking Issues

Pursuant to Chapter 28, Section 6.12-1(2)(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. In addition, the shopping center has a 27 stall parking surplus. Unless the Plat and Subdivision Committee feels otherwise, Staff feels that a parking analysis would not yield additional information, as the center has several vacancies at this time.

RECOMMENDATION

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

1. The Petitioner shall provide a written justification based on the following special use criteria:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The Petitioner shall provide a market study demonstrating that location will support the proposed restaurant.
3. If deemed necessary, the Petitioner shall provide parking counts conducted over a three day period at this site to demonstrate that the site has sufficient parking.

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

September 11, 2014

Bill Enright, Deputy Director of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager
All Department Heads

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	5,320	5,320	300	18
2932 Euclid	Savory Salads	Restaurant	1,756	490	45	11
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		18,623			87
	<i>Total Provided</i>					115
	Surplus / (Deficit)					27

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

PROJECT DIRECTORY

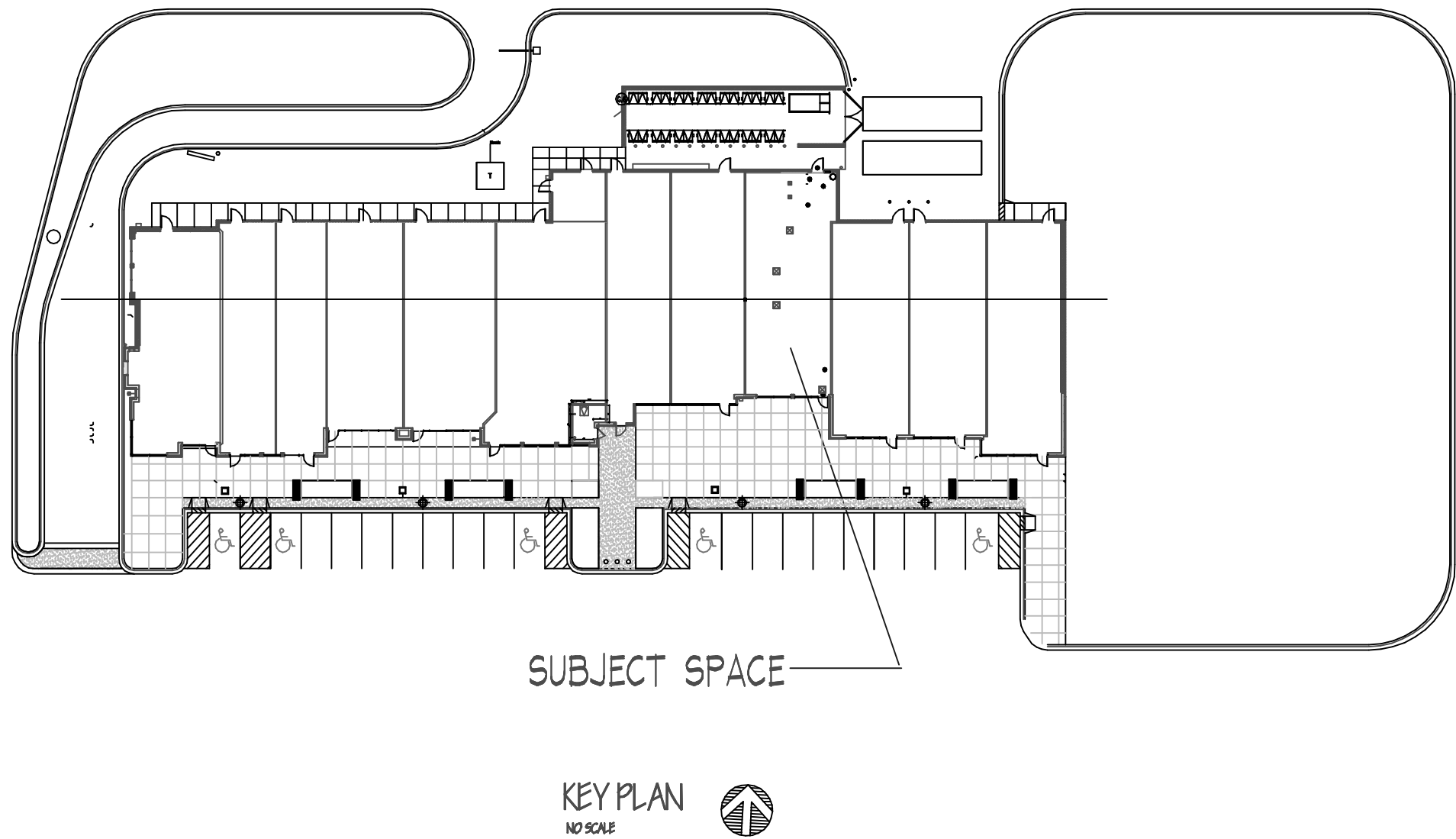
OWNER

TENANT
SAVORY SALADS

MUNICIPALITY
ARLINGTON HEIGHTS, ILLINOIS

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

GENERAL DESCRIPTION OF THE WORK



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 5	DOOR SCHEDULE, NOTES AND SPECIFICATIONS
A 6	INTERIOR ELEVATIONS
A 6	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 2	PLUMBING NOTES AND SCHEDULES
ELECTRICAL	
E 1	LIGHTING PLAN
E 2	POWER PLAN
E 3	ROOF PLAN FOR POWER AND HVAC EQUIPMENT
E 3	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

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.

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.

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 (IMPC) 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

THE TOPS OF ACCESSIBLE COUNTS AND COUNTERS SHALL BE FROM 28 INCHES TO 34 INCHES ABOVE THE FINISH FLOOR OR GRADE.
PAYMENT TO BE WINNERS WHILE SEATED AT THE TABLE 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 (NEW)	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 COMPONENT- DOORS	0.15" PER OCCUPANT X 74= 11.1 INCHES		
ACTUAL WIDTH OF EGRESS DOORS=	72"		

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

1. 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.

2. 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.

3. 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

A. COSTS INCLUDED IN ALLOWANCE: COST OF PRODUCT TO CONTRACTOR OR SUBCONTRACTOR, LESS APPLICABLE TRADE DISCOUNTS; DELIVERY TO SITE AND APPLICABLE TAXES.

B. 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.

C. 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
A.S.F. ABOVE SUB FLOOR
CONC. CONCRETE
DEM'D. DEMOLISHED
E. EXISTING
E.R. EXISTING TO BE RELOCATED
E.R.H. EXISTING TO BE REMOVED
F.N. FINISHED
F.L. FLOOR
G.C. GENERAL CONTRACTOR

G.I. GALVANIZED IRON
N. NEW
N.I.C. NOT IN CONTRACT
P.L.M. PLASTIC LAMINATE
R.O. ROUGH OPENING
ST. STEEL
TYP. TYPICAL
WD. WOOD

ARCHITECTURAL SYMBOLS			
EARTH	STONE FILL	ACOUSTIC TILE	
METAL	STEEL	CARPET AND PAD	
WOOD	FINISH	GLASS BLOCK	
CONCRETE	STRUCTURAL CONCRETE	INSULATION	
STONE	CUT STONE	MISC.	
BRICK	COPPER	STUD WALL AND PARTITION	
	FACE	EXISTING TO BE REMOVED	
	FIRE BRICK ON COPPER	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, THEY COMPLY WITH THE INTENT OF MY CONTRACTUAL OBLIGATION. THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT.

DRAWING HISTORY

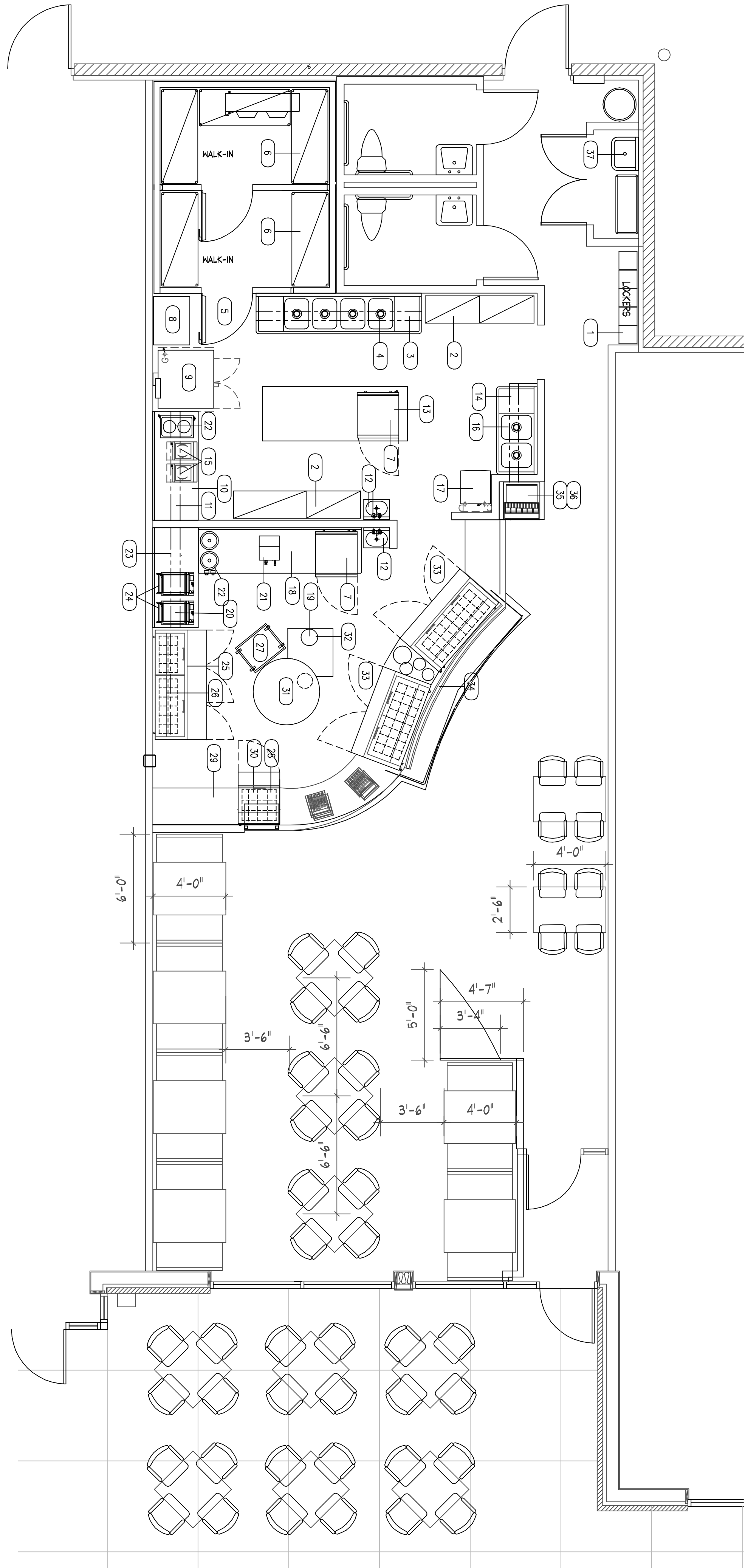
8-1-2014

PLAT FOR PERMIT REVIEW

DAVID THOMA
ARCHITECT
74 OTIS ROAD, BARRINGTON, ILLINOIS

STRAITFORD
GENERAL CONTRACTING COMPANY
234 JAMES STREET
BARRINGTON, ILLINOIS 60010
847.381.8880
FAX 847.381.9120

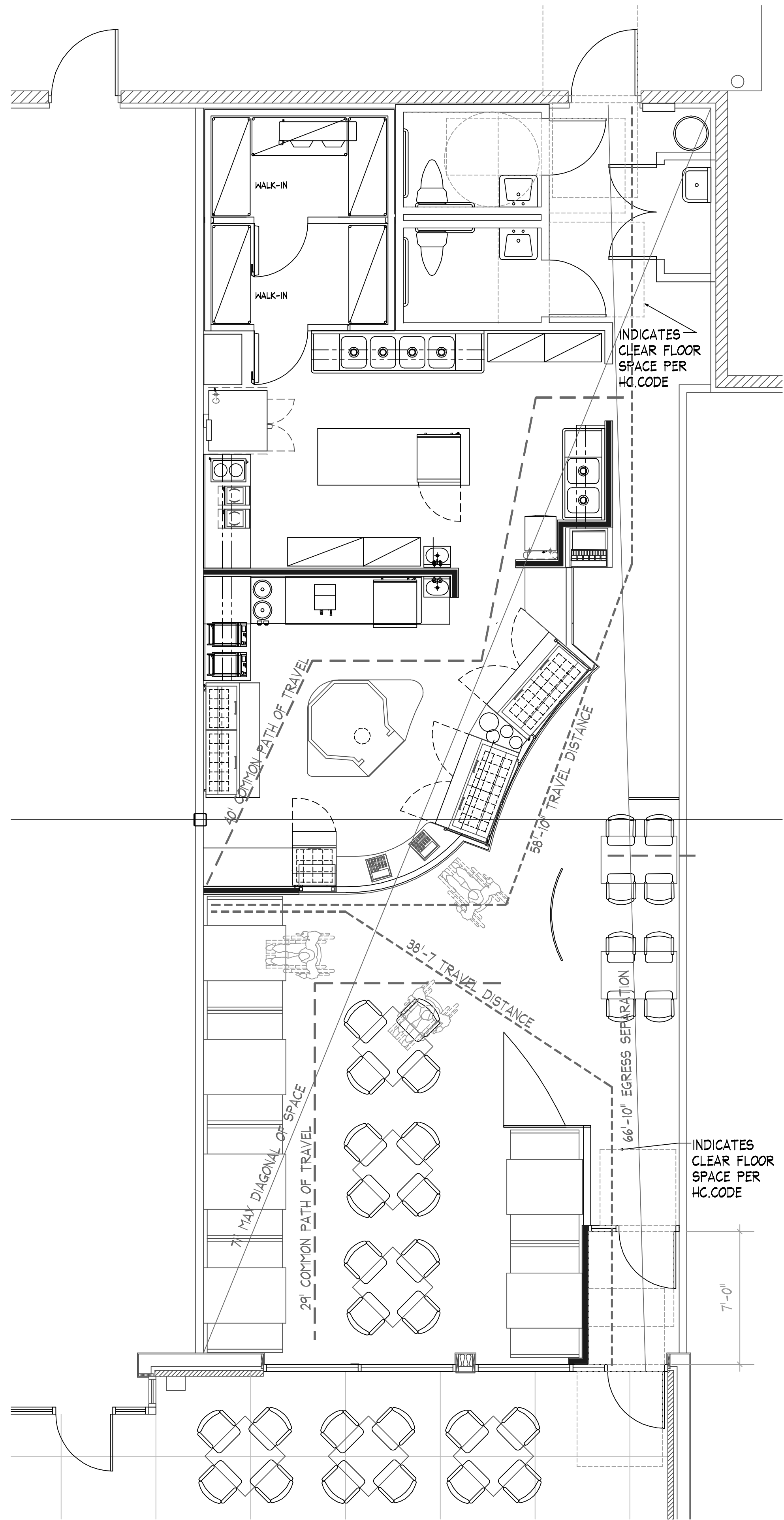
EQUIPMENT SCHEDULE		
NO.		
1	1	LOCKERS
2	LOT	SHELVING
3	1	4-COMPARTMENT SINK
4	1	POT RACK / WALL SHELF
5	1	WALK -IN COOLER/FREEZER
6	1	SHELVING
7	2	UNDERCOUNTER REFRIGERATOR
8	1	HOT BOX
9	1	CONVECTION OVEN
10	1	WORKTABLE WITH UNDER SHELF
11	1	WALL SHELVES
12	2	HAND SINKS
13	1	WORKTABLE WITH UNDERSHELF
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" 5' 0 5' 10'



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

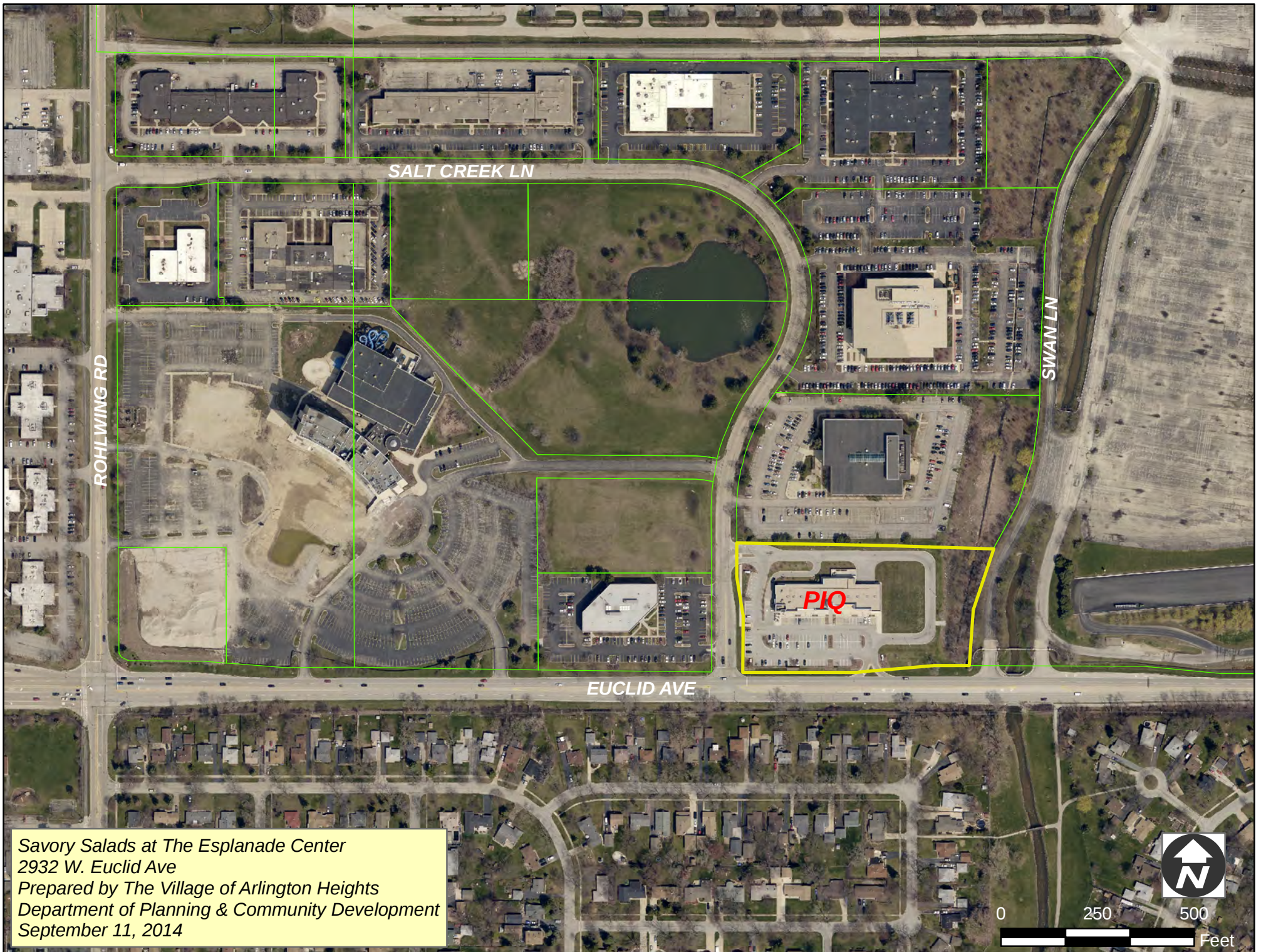
DRAWING HISTORY

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



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

0 250 500 Feet



Item: I Cubed Enterprises (Food Commissary) - 2910 N. Arlington Heights Rd. - T1467

Department: Planning & Community Development

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

Before the Staff Development Committee can render its opinion regarding the Land Use Variation the following must be addressed:

1. The Petitioner shall provide a written justification based on the following land use variation 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.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.
2. Submittal of a Plan Commission application for formal review and public hearing.
3. Additional information must be provided regarding the odors that may be generated and how they are proposed to be mitigated. This should include information about ventilation systems proposed to be installed and how they would mitigate the odors.
4. If a variation from the traffic and parking analysis is not recommended, then a traffic and parking analysis must be submitted. If a variation is recommended, then a written justification from the variation criteria must be provided.
5. These are preliminary comments only and should not be relied upon as

identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Plat of Survey	Exhibits
Floor Plan	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 17, 2014
Date Prepared: September 12, 2014
Project Title: I Cubed Enterprises (Food Commissary)
Address: 2910 N. Arlington Heights Road

BACKGROUND INFORMATION

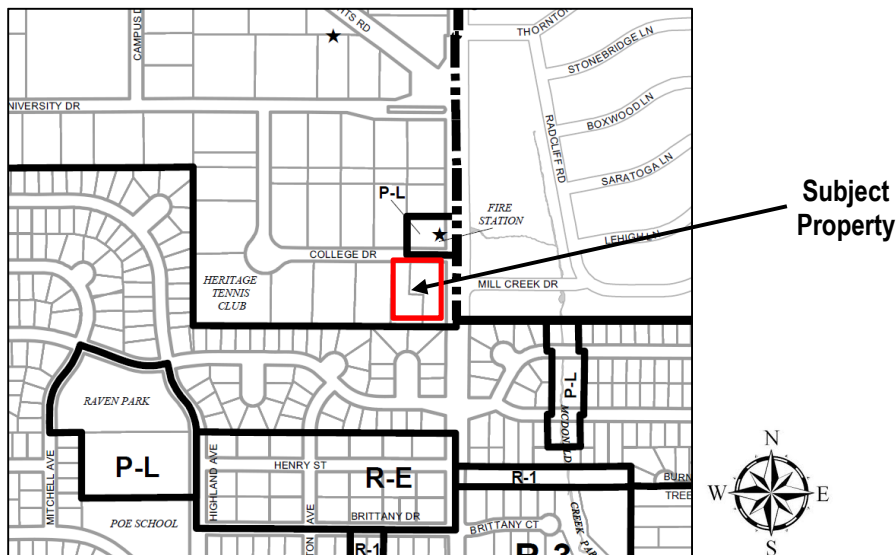
Petitioner: Dominic J. Buttitta, Jr.
Address: 117 South Cook Street, 2nd Floor
 Barrington, IL 60010
Existing Zoning: M-1, Research, Development, and Light Manufacturing District

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

Background

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 5 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. 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. 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 compatibility of this use with other tenants at this location as well as with the single family homes to the south must be determined during the formal review process.

Building, Site, and Landscape Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to the interior improvements, the petitioner should contact the Building Department as soon as possible to ensure that all improvements, such as fire separation, bathroom facilities, etc. meet all the Code requirements. The Petitioner must comply with all applicable accessibility, building, health, odor and life safety code requirements.

The petitioner needs to provide additional information regarding possible odors generated by the use, as single-family homes are located immediately to the south. 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. 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, 8 parking spaces are required for the office portion of the use. A parking chart for the site is attached, which includes all existing businesses.

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. No additional deliveries would be necessary. If multiple deliveries are required, delivery days would be staggered so as 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 Salads locations. Food Prep to occur 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 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.**

Staff is seeking feedback from Plat and Subdivision Committee regarding this variation. If requested, the petitioner must submit a response to the variation hardship criteria.

Recommendation

Before the Staff Development Committee can render its opinion regarding the Land Use Variation the following must be addressed:

1. The Petitioner shall provide a written justification based on the following land use variation 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.**
 - **The plight of the owner is due to unique circumstances.**
 - **The variation, if granted, will not alter the essential character of the locality.**
2. Submittal of a Plan Commission application for formal review and public hearing.
3. Additional information must be provided regarding the odors that may be generated and how they are proposed to be mitigated. This should include information about ventilation systems proposed to be installed and how they would mitigate the odors.
4. If a variation from the traffic and parking analysis is not recommended, then a traffic and parking analysis must be submitted. If a variation is recommended, then a written justification from the variation criteria must be provided.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

September 11, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

I-Cubed Enterprises (Food Commissary); T1467

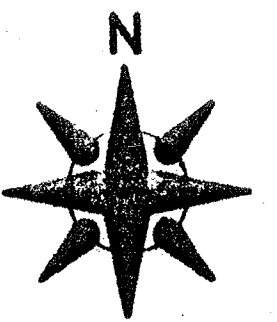
Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
2606 N. Arlington Heights Road	Astrotech International (Electronics Manufacturing)	Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	5,500 (2 employees)	5,500	½ employees + 1/vehicles used for the business	1*
2910 N. Arlington Heights Road	Food Commissary	Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	4,000 (4 employees)	4,000	½ employees + 1/vehicles used for the business	3
	I-Cubed Office	Office	2,270	2,270	300	8
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 (5 employees)	13,500	½ employees + 1/vehicles used for the business	3*
	Total		25,270			15
	<i>Total Provided</i>					58
	Surplus / (Deficit)					43

* It is not known at this time whether the other tenants, Astrotech and Vimex, have vehicles that are used in the conduct of the business. This information must be confirmed prior to the Plan Commission hearing.

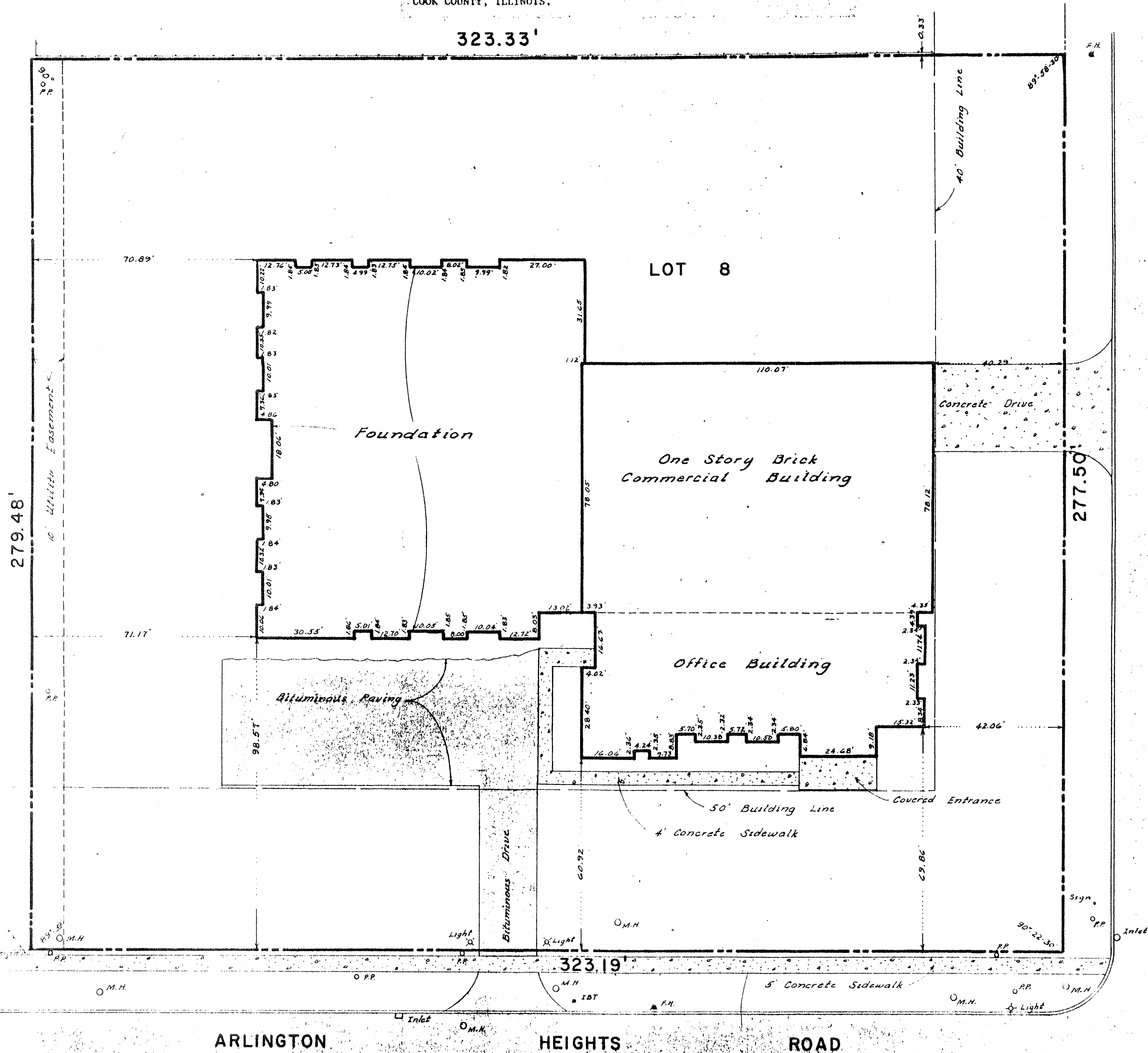
PLAT OF SURVEY

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

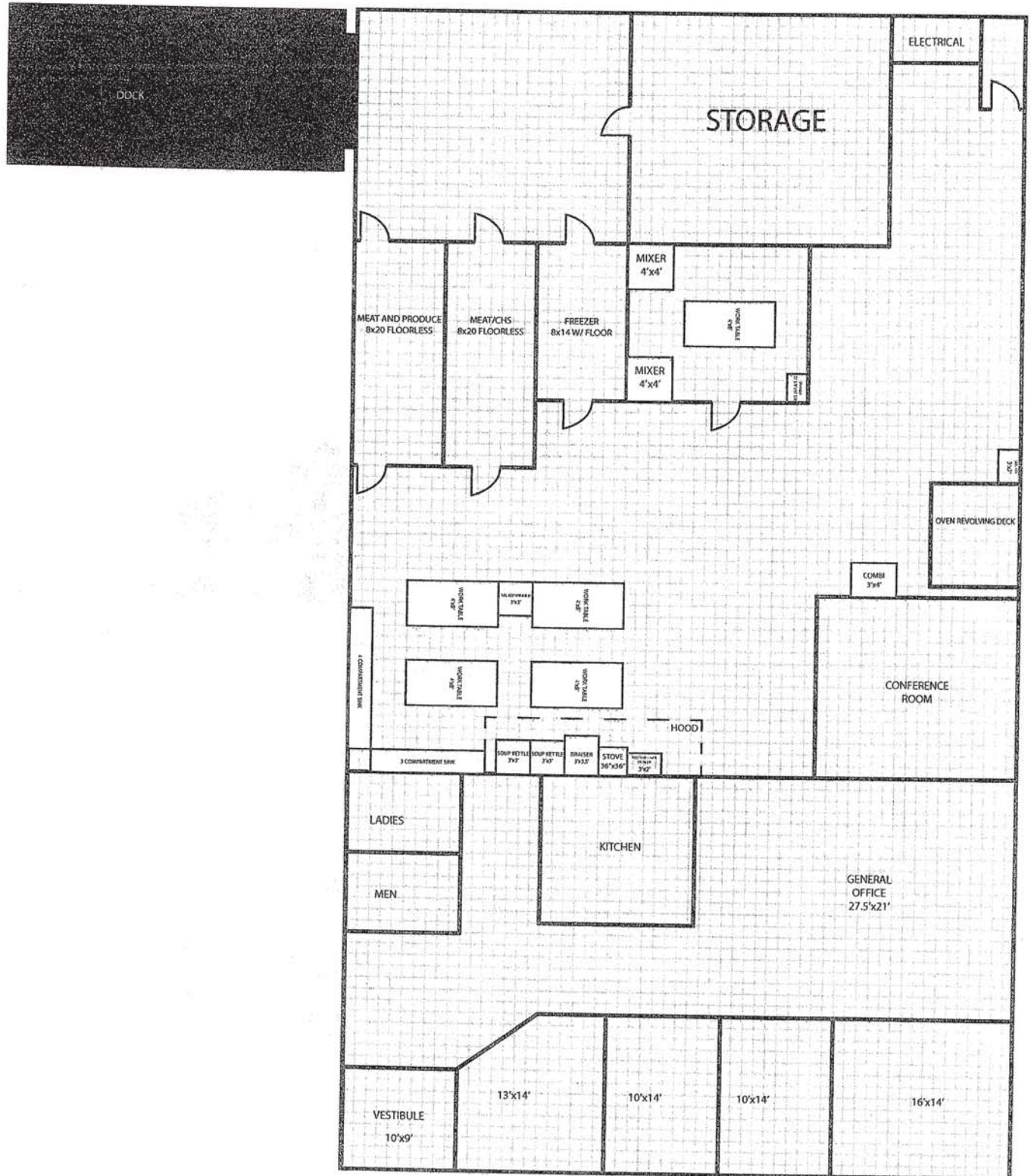
TO: FREDERICK HAAG
FIRST NATIONAL BANK OF HIGHLAND PARK, 513 CENTRAL AVENUE, HIGHLAND PARK, ILLINOIS 60035
VILLAGE OF ARLINGTON HEIGHTS, 33 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005
CHICAGO TITLE INSURANCE COMPANY, 135 E. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

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





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