Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 14, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Self-Storage Facility - 401 W. Golf Rd. - 6/22/22

B. 116-120 W. Eastman St. Redevelopment - 7/13/22

C. Paragon Mechanical - 2400 S. Arlington Heights Rd. - 7/27/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 1887 Golf Rd - 44 S. Vail Ave. - T1776
Land Use Variation for Small Amusement Facility in B-5

B. Seasons Office Center - 129-151 W. Rand Rd. - T1781
Amendment to LUV Ordinance 13-005

VII. OTHER BUSINESS

A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Conceptual Plan Review Committee
9/14/2022

Item: Self-Storage Facility - 401 W. Golf Rd. - 6/22/22

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Self-Storage Facility - 6/22/22	Minutes

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: June 22, 2022

Project Title: Holladay Properties Self Storage, 401 W. Golf Road

Address: Don Tomei - Development Manager
Holladay Properties
1835 W. Central Road
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a Storage Facility along a Major Arterial in the M-2 District.

Variations Required:

- None identified at this time.

Attendees: Don Tomei, Holladay Properties
Drew Mitchell, Holladay Properties
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

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Project Summary:

The subject property is the former home to Animal Feeds & Needs and Shelter Inc, located at 401 West Golf Road. The site is pie shaped with the skinny part of the property abutting Golf Road, which widens out towards the rear of the property at the south. At the rear of the property there are two commercial structures and at the front of the site is a former single-family home that was most recently occupied by Shelter Inc. Access to the site comes from a single non-signalized right-in/right-out driveway along Golf Road as well as an auxiliary drive aisle connection onto the property to the west, which provides ingress and egress to a full access non-signalized intersection to Golf Road. However, the easement that establishes this access is limited to the current property owner and is non-transferable.

Holladay Properties has proposed demolition of all structures on the site and redevelopment of the property with a three-story self-storage facility including 694 storage units and a 1,250 square foot area for retail sales of packing supplies. Access from the site would come from two right-in/right-out curb cuts onto Golf Road with a drive aisle encircling the building in a horseshoe manner. Sixteen parking stalls are proposed, along with three loading spaces and two refuse enclosures. Access to the property abutting at the west would be eliminated.

The site would be staffed with up to three employees from 9:00am-6:00pm Monday – Saturday and 10:00am-5:00pm on Sundays. The petitioner will need to clarify if customer access will be 24 hours a day or will be restricted to certain times. No vehicle/hitch/trailer rental will be offered and so vehicles will not be stored on the site.

Meeting Discussion:

Mr. Tomei thanked staff for the guidance they had provided up to this point. Holladay Properties has been interested in Arlington Heights for a while; they have some preliminary market research that shows there is an unmet demand for self-storage in the community. The property they are interested in is zoned M-2, which allows for self-storage however they need a land use variance because the site is on Golf Road which is a major arterial road and self-storage is allowed in the M-2 District only when not located along a major arterial.

Mr. Mitchell provided some background information on Holladay Properties; they are a family-owned company based in South Bend Indiana. They have a local office in Clarendon Hills, which specialized in transit-oriented development and

construction of hotels. This family-owned business recently bought the Comfort Inn in Arlington Heights. They are looking to bring a really high-quality self-storage facility to this site. They understand that self-storage facilities can tie up properties for decades and are sometimes poorly run and not well maintained. The proposed facility would be a class A product. Most of their developments are built to hold and manage; they rarely develop properties to flip them. Because they mostly hold and manage the properties, they construct them to a higher standard than most. They manage the properties, which means they are proactive in keeping the asset in great condition. They take great pride in their projects. The tricky part about this particular property is the ingress/egress and its triangular shape. Given these challenges, the site is not ideal for typical commercial developments.

Mr. Tomei said that the property was classified as part of corridor "C" in the Comprehensive Plan, which is identified as a gateway into the Village of Arlington Heights. While the objective was for this area to become a retail corridor, the shape of the lot and lack of frontage on Golf Road was not ideal for a retail user. As a self-storage facility, the site works well. Their preliminary market research indicates that there is an unmet demand for approximately 520,000 square feet of self-storage within a 5-mile radius of this site. They are proposing about 82,000 rentable square feet of storage.

They understand there will be stringent stormwater requirements that must be met and they appreciate staff's preliminary comments on the trash enclosure. Based on these comments, as well as best practices for refuse management, they will move the dumpsters into the building. Access and site circulation was a challenge and they are still working out how to best design site access.

Mr. Mitchell stated that the existing cross access with the property to the west would need to be resolved. They would not be able to rely on the continuation of that easement and the neighboring property owner may not want to negotiate new terms for perpetual cross access. The easement, as existing, would not be transferrable to Holladay Properties should they purchase the site so they would have to negotiate a new easement with the property owner to the west. A raised median in Golf Road meant that ingress/egress would only come/leave eastbound on Golf Road. Access to the site, both for their use or any other future use, was problematic. With regards to architecture, they will design an attractive product. The site is great for self-storage since they can focus the bulk of the activities and building towards the rear of the site to conceal it.

Mr. Hubbard summarized the request and stated that it would need a land use variation since the property was located along Golf Road, which is a major arterial. Self-storage was only allowed in the M-2 District when not along a major arterial street. The property is designated as "commercial" on the Comprehensive Plan, however, staff recognized the challenges of the site given the shape, frontage, and access so they are open to discussing the possibility of a self-storage facility at this location. A market study would be required if the petitioners move forward, which would need to illustrate the market demand for this use at this location.

Given the proposed service-related use and the site location on a major commercial corridor, a well-designed site and building is critical to the success of this proposal. Staff had concern with the proposed layout and is asking for an approximately 10-foot landscape buffer on the south, west, and east sides of the site. The 10-foot buffer width would provide a large enough space to support larger and layered landscaping, which could help to screen the three-story facility. The Village was strongly encouraging the petitioner to engage early with IDOT to determine if an IDOT permit will be required, and if so, are they OK with the proposed site access.

Since the site has poor access, the petitioner should reach out to the neighboring property owners to see if any cross access can be achieved, which could provide full access to Golf Road. There were other somewhat less significant site related issues that would also need to be resolved. The size of the building may need to be tweaked a bit in order to accommodate for this development. The project will need a Design Commission review. The development may need some infrastructure upgrades, which would likely require IDOT approval as utility work would likely fall within their Right-of-Way. Parking conforms to code. Overall, staff was open to continuing discussions on this proposal and was generally supportive of the use, provided all site related issues could be resolved.

Commissioner Sigalos said that he feels it's a good use for the site. Asked where the other storage facilities in the community were located.

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Commissioner Jensen stated that there were several self-storage locations within the community. There were two on Davis by Arthur and there was one by the Meridian Banquet facility.

Commissioner Sigalos reiterated that it would be a good use for the site and he acknowledged that it was a difficult site to develop.

Commissioner Jensen asked about the proposed ingress/egress. Who had jurisdiction over that?

Mr. Mitchell said that IDOT governed the curb cuts along Golf Road. However, if they simply kept the existing curb cut, he thought that the Village may be able to review and approve it.

Mr. Hubbard explained that he believed IDOT would have to be involved, even if they were able to utilize just the existing curb cut and remove the second proposed curb cut shown on the conceptual site plan. The existing curb cut was not likely wide enough to accommodate for the turning radius of the fire truck, so it would likely need to be modified in some form or another. IDOT could require that the location of the curb cut to be shifted to avoid conflicts with other existing curb cuts.

Mr. Mitchell said that his fear was that the site is undevelopable due to the curb cuts and due to IDOT. He was also skeptical on the ability to negotiate cross access with the neighbors. Will work with IDOT but doesn't feel confident with this; they may say that the existing curb cut location was too close to other curb cuts on neighboring properties and could not be widened.

Commissioner Jensen asked if they had any concerns about the Village request for a market study.

Mr. Mitchell replied that they rely heavily on market studies and would not have an issue providing one.

Commissioner Jensen encouraged the petitioner to request a variation to waive the bike parking requirement if they did not believe the bike parking stalls would be used.

Commissioner Green said that he thinks it's a great project and encouraged the petitioner to work with the neighbors.

No public comments were received relative to this project.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

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Conceptual Plan Review Committee
9/14/2022

Item: 116-120 W. Eastman St. Redevelopment - 7/13/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
116-120 W Eastman St Redevelopment - 7/13/22	Minutes

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: July 13, 2022

Project Title: 116-120 W Eastman Redevelopment

Address: Joe Taylor
Compasspoint Development LLC
202 S. Cook Street – Suite 210
Barrington, IL 60010

Requested Action:

1. PUD approval to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces.
2. Land Use Variation to allow principal use to be residential in the B-5 District.

Variations Required:

- Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow a minimum lot size of 43,580 square feet where code requires a minimum lot size of 47,000 square feet.
- Variation to Chapter 28 of the Municipal Code, Section 10.7, to allow one 10' x 35' loading berth where two are required.

Attendees: Joe Taylor, Compasspoint Development LLC
Bernie Citron, Thompson Coburn LLP
Katie Lambert, OKW Architects
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 43,580 square feet in size (1 acre) and currently occupied by two office buildings, each of three stories in height. Along the western side of the site there is a 33-foot easement for pedestrian and vehicular traffic and parking; half of that easement is located on the subject property (16.5') and the other half is located on the property to the west (210 W. Northwest Highway). The site was originally approved for a PUD in 1965 to allow a three-story office building and a seven-story apartment building with 65 units. After the three-story office building was constructed on the north side of the site, the PUD was amended in 1968 to eliminate the residential component and construct a second three-story office building in its place. To the west of the site is a multi-tenant office building including a real estate office (Baird & Warner) and the Village Bank & Trust that has a drive-thru lane. To the east of the site is a two and a half story office building occupied by AT&T. To the south is single-story commercial building and to the north are single-family homes and a surface parking lot owned by the Village.

Access to site comes from a curb cut on St. James Street on the north and Eastman Street on the south. Additionally, the shared drive aisle on the west of the site provides a third means of ingress/egress, which operates in a one way fashion from south to north.

The petitioner, Compasspoint Development, LLC, has the property under contract and is proposing demolition of the existing buildings and site and constructing a seven story multi-family rental building with 154 residential units and limited commercial space on the ground floor and basement. The property would consist of eight two-bedroom units (5%), 120 one-bedroom units (78%), and 26 studio units (17%). The ground floor would include approximately 2,500 square feet of commercial space and the basement would include approximately 1,000 square feet of commercial space. Both units are targeted towards food/beverage users and would be located at the southern end of the building. No commercial space is contemplated along

the northern side of the site. The building would include 158 interior parking stalls located on the ground floor and second level of the structure. There would be a total of 16 surface parking stalls located along the western side of the building and accessible from the shared drive aisle along the west. The entrance into the garage would also be come from the shared access aisle. There would be one curb cut on the south of the building, which would lead to a 12' x 45' loading zone at the southeast corner of the building.

Meeting Discussion:

Mr. Taylor introduced himself and his company, Compasspoint Development, who is proposing a multi-family apartment building with a ground floor restaurant and basement speak easy at 116-120 West Eastman Street. Would have approximately 154 apartment units including studios, 1 & 2 bedroom units. There would be various amenities throughout the building; it would be a typical class A apartment building. Structure would be seven-stories, including five levels of apartments over two levels of parking and other uses. There's a ground floor restaurant that would be attached to the lobby, and a basement speak easy that will be open to the public. Approximately 10,000 sq ft of amenities would be included within the building, with an outdoor pool on top of the second floor parking structure. Overall height would be approximately 82 feet to the roof.

Mr. Hubbard said the property is zoned B-5 which is the Downtown District and which allows the most intense development in the Village. The B-5 District allows mixed-use projects with ground floor and basement commercial and multifamily residential above. The proposal includes about 2,500 square feet of commercial space on the first floor and about 1,000 square feet in the basement. Staff is still evaluating whether the proposal includes enough commercial space to qualify as a mixed-use development, therefore it may require a Land Use Variation. Staff would be supportive of this variation as the location is on the edge of Downtown and just across the street to the north are single family homes. It may not be beneficial to have commercial along the entire ground floor, especially on the north side. Staff is supportive of the mix of uses as proposed. Site is classified as suitable for mixed uses in the Comprehensive Plan. The proposed restaurant uses would require Special Use Permit approval, or could potentially be eligible for a Special Use Permit Waiver.

Staff strongly encourages the petitioner to hold a neighborhood meeting. Also, the petitioner is encouraged to make contact with the property owner to the east to understand what their future plans may be for the site and how the development will integrate. A Housing Commission appearance will be required, and the developer will have to comply with the inclusionary Housing Ordinance. At least 5% of the units must be onsite affordable units and an fee-in-lieu of and additional 2.5% of the overall units would also be required. A density bonus for complying with the Inclusionary Housing Ordinance will be sought. Preliminarily, it appears the development complies with the B-5 regulations. Staff is asking for a street cross section that shows St. James Street with the buildings on each site, both existing and proposed. The petitioner should be aware of several infrastructure improvements that will be required as part of this redevelopment. A traffic and parking study will be required. Details on the allocation of parking spaces between the difference uses within the building must be provided. Parking demand for Downtown developments has traditionally been around 1.3-1.5 parking stalls per unit. Additional details will be needed on delivery schedules, move-in/move-out procedures, loading, and refuse collection to ensure that these operations will be successful given the Downtown setting. Staff is generally supportive of the redevelopment concept.

Commissioner Cherwin asked about the special use permit for a restaurant and whether it could be granted as part of the overall zoning entitlements.

Mr. Hubbard responded that it could be granted as part of the overall zoning entitlements, but details would be needed on the specific tenant. It is likely the restaurant would qualify for a Special Use Permit waiver so it could potentially be approved by staff.

Mr. Taylor stated he would own and operate the restaurant; he is not going to lease to a third party.

Mr. Hubbard said Compasspoint can roll the special use approval into the PUD approval process, but he would need to provide a floorplan, details on the staffing, hours of operation, and details on the food served. He reiterated that the restaurant would probably qualify for a Special Use Permit waiver.

Commissioner Cherwin had questions on the shared boundary with the eastern property, which is AT&T. Asked how close would the building be to that property line.

Mr. Taylor responded that the AT&T building is built right to the property line. The Compasspoint building would also be built right up to the property line, although some of the upper floors would be setback. They would take precautions to ensure that construction would not threaten the structural integrity of the AT&T building. They have contacted AT&T and have a good relationship.

Commissioner Sigalos supported approval of the restaurant special use permit as part of the PUD zoning entitlements, if feasible. Said that this is an exciting project. Asked about vacancy in the existing office buildings on the site.

Mr. Taylor replied that one of the buildings was entirely vacant and the other was partially vacant.

Commissioner Green asked if the AT&T site was redeveloped with a seven-story building, would it block the windows on the Compasspoint building or cause a reduction in rent?

Mr. Taylor stated that the design of their building has taken this into account. He doesn't anticipate any loss of rental income.

Mrs. Lambert said that there would be no widows facing the AT&T building in the units on that side of the site. The other units on that elevation would be setback so windows wouldn't be blocked by any redevelopment on the AT&T site.

Commissioner Sigalos asked about the affordable housing and why a fee-in-lieu of 2.5% of the required units would be proposed. Could those units be included as onsite units instead of a fee-in-lieu?

Mr. Taylor explained that the ordinance allowed a fee-in-lieu payment and to include all of the affordable units as onsite units would jeopardize the financial viability of the project.

Commissioner Green said he thought this was a great project and the architecture was well done.

Commissioner Cherwin recommended that the petitioner meet with the neighborhood association that was located to the north of the subject property since they were an active group of stakeholders. Said he was supportive of any potential variation to reduce the amount of required commercial space on the ground floor.

Commissioner Green opened up the floor for public comment.

M. Cayer asked if there was an updated on when the new Cook County property tax bills would be delivered.

Commissioner Green stated that they had no information on that.

K. Moens encouraged the developer to include all affordable units within the development.

Commissioner Green thanked Mr. Moens for his comment.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

Conceptual Plan Review Committee
9/14/2022

Item: Paragon Mechanical - 2400 S. Arlington Heights Rd. - 7/27/22

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Paragon Mechanical - 7/27/22	Minutes

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: July 27, 2022

Project Title: Paragon Mechanical LUV Amendment

Address: 2400 S. Arlington Heights Road

Petitioner: Kevin Polka
Paragon Mechanical

Address: 2400 S. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Amendment to LUV Ordinance #20-022, to remove conditions #3 (relative to the installation of certain landscaping) and to remove condition #8 (relative to redevelopment of the property).

Variations Required:

- Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road.
- Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade

Attendees: Kevin Polka, Paragon Mechanical
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is 102,991 square feet in size (2.36 acres) and is currently occupied by Paragon Mechanical, a contractor that specializes in mechanical and plumbing solutions for residential and commercial customers. They offer complete installation of heating, cooling, and tankless water heater systems, as well as maintenance and repairs (which no not occur on the subject property). While part of the building is used for Paragon's daily office functions (accounting, scheduling, sales), the building is also used to store parts and equipment onsite, which classifies the business use as a "Contractor Shop" by the Zoning Code. The subject property is zoned B-2, General Business district and Contractor Shops are not allowed in the B-2 District. Consequently, in 2020 the petitioner was approved for a Land Use Variation to allow the business to occupy the site. As part of the 2020 approval, two conditions were attached, which are summarized below:

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.

8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

A copy of the phased Village Landscape Plan is included in the materials provided to the Conceptual Plan Review Committee. Only a portion of the phase 1 landscaping was installed by the September 2020 deadline, which landscaping has not taken well and is in need of maintenance. None of the phase 2 landscaping, which is to be installed by the end of September of

this year, has been installed.

At this time, the petitioner is seeking to modify the previously granted Land Use Variation to eliminate conditions #3 and #8. No changes to the site or building have been proposed.

Meeting Discussion:

Mr. Polka began by stating that a couple years ago he bought the old Elk Grove Township property. He owns a heating and cooling company, used to be located at 11 North Arlington Heights Road. Had a similar zoning situation at that location and Staff at the time provided him with assistance in obtaining the necessary zoning entitlements to operate at that location. The business flourished for 6 years without any complaints. He believed people were happy to see them at that location. When the Elk Grove Township property came up for sale, no nobody else was interested in it and he bought that property. He understood it was zoned R-1 so he approached the Village to have it rezoned.

Staff was not supportive of his business being relocating to the Township property. Ultimately, he went through the zoning entitlement process and received approval from the Trustee's. However, certain conditions of approval were established, which conditions could not be met. Specifically, with regards to the landscape condition, he is asking that the design of the landscaping be revised so that it is more conducive with his operation. With regards to the condition stipulating a deadline for redevelopment, this condition makes it impossible to get any funding. Redevelopment of the property is a $6 million endeavor. No bank will finance this project given the timeline required by the Village. The Village is requiring the redevelopment within a certain timeframe or else the zoning approvals become null and void, however, the banks don't want to finance the project given the potential for the zoning entitlements to become null and void should the timeline not be met. He can't get financing because of the timeline. The site would be owner occupied, and the banks and all financial institutions would require that as well. The timeline needs to be removed.

In the meantime, they have shown that they will do whatever is needed to make the southern corridor better. He has submitted documentation that shows the South Arlington Heights Corridor is full of vacancies; some of the properties have gotten pretty bad. Paragon is located within this corridor and they are happy to improve the property and make it better, but they are asking that the deadline for redevelopment be rescinded.

Commissioner Green stated that the zoning entitlements established a condition of approval relative to landscape improvements, which were to be installed in phases. Although Mr. Polka stated that he was willing to improve the property, the required landscaping was not installed. He asked why the landscaping was not installed.

Mr. Polka asked Commissioner Green to get his facts straight. The landscape improvements were required to be implemented in two different phases. He stated that they installed the first phase, which phasing plan was designed by the Village and included plantings along Arlington Heights Road. Although his landscaper said the plantings were a bad idea, he installed them anyway as that was the Village requirement. Paragon invested in that landscaping, submitted a plan, and installed the landscaping per plan. The final phase of landscape improvements were not required to be implemented yet, and rather than begin work to complete the second phase of landscaping, they have submitted an application to change the landscape requirement. The second phase, as required by the Village, doesn't make financial sense and the proof is shown by the landscaping that they've already installed. They are just asking for a practical plan that makes sense. He thinks it's important to understand facts and to say that he didn't install the landscaping is incorrect. He said he did and they spent a lot of money doing it.

Commissioner Green asked if phase two of the landscaping had been installed.

Mr. Polka responded that phase two is why he is here right now.

Commissioner Green asked if phase two was supposed to be done by last month.

Mr. Polka stated that phase two was supposed to be done by July 20th and in lieu of completing that obligation they have instead submitted a Plan Commission application to modify the requirement. He asked for Staff's support and received

nothing. The required landscaping is not practical so he has submitted the application, paid the application fee, and now wants a landscape plan that makes more sense. Paragon has done what was asked of them.

Mr. Hubbard said he is sure that the Conceptual Plan Review Commission will recall about two years ago the petitioner came before the Plan Commission requesting a rezoning and land use variation to allow their contractor shop on the subject property. There were two conditions of approval added, one relative to the installation of landscaping, which was to be installed in two phases. The first phase was to be installed by the end of September 2020. A portion of the phase one landscaping had been installed, but the other portion had not been installed. The second phase of landscaping was to be installed by the end of September 2022, so there was still time for that landscaping to be installed, but none of it has been installed to date. Paragon is requesting to eliminate conditions relative to the installation of landscaping, as well as elimination of the requirement to submit a redevelopment plan for the property.

Mr. Hubbard clarified that the condition relative to redevelopment did not require the redevelopment be constructed and completed by a certain deadline. The condition only required that a Plan Commission application for redevelopment be submitted, go through the process and be approved by a certain date so that redevelopment could eventually take place. The condition didn't require the redevelopment to actually be constructed. The Staff Development Committee is not in favor of the requested amendment to the land use variation and they had not been in favor of the land use variation to begin with, for several reasons. The condition relative to the submission of a future redevelopment plan was something that the Village Board chose to add when they approved the original zoning entitlements. This condition was not something that had been recommended by Staff. As evidenced by the inclusion of the redevelopment approval deadline, it is very clear that the Village Board wanted a redevelopment of this site to take place. Mr. Hubbard stated that the contractor shop does not fit with the vision for the area, is not within the spirit and intent of the zoning code, and the landscape improvements are needed to help mitigate for the use. Staff does not find that there's any justification to warrant landscaping noncompliance. The zoning approvals requested are an amendment to the land use variation to eliminate the landscape condition and to eliminate the condition requiring a future redevelopment plan for the property, as well as variations to waive the requirements for the landscaping that's required by code on the site.

Mr. Polka stated that he didn't ask to eliminate the landscape requirements; the document that they provided asked to modify the landscape requirements to meet his needs. He said he is happy to do the landscaping, but never asked to eliminate it. He asked Mr. Hubbard if he read what he submitted.

Mr. Hubbard clarified that Mr. Polka had submitted two documents. The first document was submitted as part of the Conceptual Plan Review process and asked to eliminate the landscape requirements. Recently, Paragon submitted a second document as part of their Plan Commission application, which was still under review. That document is what Mr. Polka was referencing this evening. However, the Conceptual Plan Review Committee staff report and analysis was based on the project narrative submitted by Paragon as part of the Conceptual Plan Review Committee.

Mr. Polka wanted to make it clear that he never asked to eliminate landscaping. He is happy to make improvements and wanted it to be better. He stated that they had installed the landscape screen along Arlington Heights Road that was required and it cost him $10,000. He is happy to make it more beautiful, he said wants to and that this is the town he lives in. But he is asking for a modified version that meets code and meets his needs. He said that's what's written in his request.

Mr. Hubbard stated that the modified version would still require variations.

Mr. Polka replied that this was no problem, but he is not asking to eliminate any landscaping requirement. He said he is happy to landscape. He said he is only asking for the landscaping to meet his needs.

Mr. Hubbard stated that Mr. Polka would be asking to eliminate certain landscape requirements.

Mr. Polka responded no, he is only asking for it to meet his needs.

Commissioner Green stated that the Arlington Heights landscape requirements were not necessarily individualized to meet

Paragon's needs. The Village has a blanket code that covers every business in the community.

Mr. Polka said that his landscape needs were not that complicated. The Village told him he needed 50 parking spaces per code, but 50 parking spaces for his business was too many. He would like to re-stripe the parking lot to meet the needs for his business and will meet all the code requirements based on those parking spaces.

Commissioner Green stated that the parking requirement for this business weren't based on what Paragon thought they needed for parking spaces. The Village has ordinances that are laws and if you don't follow the ordinances, the law is not being followed. You don't get to modify it just because you don't want to do it.

Mr. Polka said he used the parking chart provided by staff to calculate the code required parking that he thought he needed for the property.

Commissioner Green stated that if you don't meet the code, you must go for a variance.

Mr. Polka said he does not want to deviate from the code.

Commissioner Green said that if you don't deviate from the code then you will provide what is required by the code. Paragon was here at the meeting because they needed relief from the code.

Mr. Polka said that the first time he obtained zoning approval 11 years ago, Mayor Mulder said to him: I don't know why Paragon needed any approvals.

Commissioner Green responded that this was 11 years ago and Mayor Mulder is not here now.

Mr. Polka said that to say I'm here because I don't want to follow the code is not fair. The reality is that he will meet all codes regarding landscaping. No problem. He wanted to discuss the parking requirement; 25 parking spaces were required for the training center portion of his business and they are eliminating that portion of this business. He can't help that the Village didn't review the project narrative. Paragon will meet all codes regarding landscaping.

Commissioner Green said that the project narrative is under review. Staff said it was under review. If Paragon brought something new tonight, Staff is not going to hold up this meeting simply because Mr. Polka wanted something new that has not had a chance to be reviewed. Stated there is a timeline for when things need to be submitted and Paragon had not met that timeline.

Mr. Polka stated he met the timeline that was presented to him.

Commissioner Sigalos said he thinks the issue here is that Paragon has phase one landscape improvements that were to be done by September 30, 2020 and phase two landscape improvements to be done by September 30, 2022 and it sounds like only a portion of the phase one landscape improvements were completed and nothing was done to date for the phase two landscaping although there is two months left to complete phase two. That is the issue, it's not about pavement, striping, or how many parking spaces are required.

Mr. Hubbard said that landscaping is required, in part, based on the locations of the parking lot, and he thinks what Kevin is saying is that if he eliminates some of the parking area and parking spaces, maybe it would eliminate the need for some of the landscape islands that are required, which landscape islands he has not installed. The continuous three-foot tall row of screening on the perimeter of the parking area would likely be required regardless. Again, proposed changes to the parking lot and its impact on the required landscaping is part of what was recently submitted and is still under review, so that will be reviewed and analyzed as part of any Plan Commission application.

Commissioner Sigalos asked if the three-foot tall landscaping had been installed?

Mr. Polka responded yes; they did everything that was required by the plan for screening along Arlington Heights Road.

Mr. Hubbard added that it was installed and has since died.

Commissioner Sigalos said it hasn't been maintained?

Mr. Hubbard said it has not been maintained.

Mr. Polka stated it's not a lack of maintenance that killed the plantings. He has three different landscapers and they've all said that the three-foot tall screen died because it's right up along Arlington Heights Road and the salt kills it. It didn't die due to poor maintenance on his behalf.

Commissioner Sigalos said that there is a lot of property on Arlington Heights Road, Rand Road, Northwest Highway, or any of the major streets in the Village and they have landscaping and they maintain it. Salt can kill it, but it has to be maintained and if something dies, it should be replaced.

Mr. Polka said the big thing is the timeline. We have to get past the timeline. Something has to be understood; it's not worth investing into a property when you're being told that you have to be out by 2022. He would love to make it look better, he wants to be the best-looking building on the South Arlington Heights Corridor, that's why he is presenting a beautiful redevelopment plan.

Commissioner Sigalos encouraged Paragon to go ahead and do it.

Mr. Polka said he's not. Would anyone invest in a property when they were being told they have to leave? Right now the Village is saying that there is no promise of being able to stay. Mayor Hayes told him during Village Board approval that if you don't do this stuff or if this stuff doesn't go through, then you can't be there. So what is the point?

Commissioner Sigalos said that Paragon needed to do what was required by the Ordinance and then they wouldn't have the issue of being told to leave.

Mr. Polka said that there is a misunderstanding. The Village has said that 54 parking spaces were required by code. Per his calculations using the code requirements, the number of spaces required is actually 15. With only 15 parking spaces the landscape requirements are completely different. All he is saying is to look at it and tell him if he is right or wrong and he will do what is asked. He said he is planning on redeveloping the property so why would he spend $50,000 to $100,000 on landscape islands that are going to get demolished? It makes no sense.

Relative to the second condition of approval, he is just asking for elimination of the timeline. He said he went to three different architects. To get an architect to submit the redevelopment plans it would cost $150,000. This cost needs to go to the bank and be part of the construction loan. But the banks won't touch it given the condition that the approval could become null and void. Maybe this is the break through that needs to happen, maybe this is why the whole south corridor is vacant. People are not going to throw away money and hope that the Trustees are going to say okay. He is willing to do the landscaping along Arlington Heights Road. He appreciates the opinions from the Conceptual Plan Review Committee, but he trusts the perspective of his landscapers; they do this for a living and they said that the required landscaping is a bad idea given the site conditions. He installed the landscaping anyways and now he is being asked to replant it? He said there needs to be a better plan.

Commissioner Green said that his understanding is that the Trustees gave Paragon an out. They allowed two years to submit a redevelopment plan and it wasn't done.

Mr. Polka responded "sure".

Commissioner Green said that Paragon is not in compliance with the approval as granted two years ago. That is part of

the reason why this meeting is taking place.

Mr. Hubbard confirmed that to be correct.

Commissioner Green said these are the issues that should be discussed now. They were not discussing the recently submitted project narrative. They were not discussing what landscaping was good or bad. There are code requirements and you either do them or don't do them and…

Mr. Polka interjected and asked the commission to listen to him.

Commissioner Green asked not to be interrupted. Once he is done talking he would give Paragon an opportunity to talk. He said that a discussion of the requested amendment should occur and the Conceptual Plan Review Committee would ask any questions they had at this point.

Commissioner Cherwin said that there were two issues from his perspective. There was the long term, which involves trying to redevelop this site. Paragon has a nice thriving business and generally the Village likes to keep these businesses going and Paragon also has a vision for developing this site. Hopefully the Village and Plan Commission can facilitate an application for redevelopment, which would proceed to the Plan Commission. It would be good for Paragon to have that opportunity. Then there is the short-term goal of bringing the site into compliance, or some interim stage of compliance, which was essentially the purpose of the phased landscape plan.

The Village has a vision for what the South corridor should look like, but nothing has really happened at this point. The Paragon property is a unique site. While the future redevelopment of the site contemplated by Paragon would have aspects that fall under the contractor shop classification, it would not be a traditional contractor shop. Given the unique site, the contractor functions could be mostly hidden. He is willing to consider the future use and redevelopment contemplated by Paragon, and in order to facilitate this, he was open to giving them more time to get past the deadlines for redevelopment and landscaping. Paragon would also need to invest in a redevelopment plan and in some of the landscaping. If a redevelopment plan was prepared and approved, there will be more interest from banks. While these may be sunken costs, Paragon had to invest in the site to get where they ultimately wanted to go. He would like to give Paragon the opportunity to realize their vision for this site. He wouldn't want to deny the use simply because it is classified as contractor shop. He realizes that Paragon has blown through some of the interim obligations, but would like to give Paragon the opportunity to work through it.

Commissioner Sigalos stated that Mr. Polka is at the meeting to request an amendment to the ordinance to remove condition 3 which relates to the installation of some of the landscaping, and to remove condition 8 which relates to redevelopment of the property, and a variation to waive the requirement for three-foot tall parking lot perimeter screen on Arlington Heights Road and to allow certain parking rows to terminate without the code required landscape islands including 4" caliper shade trees. He stated that he can't support eliminating those conditions.

Mr. Polka said he doesn't know why the Village stated that he was requesting elimination of the landscape condition and a variation to waive the landscape requirements. He submitted a project narrative that presented something different.

Commissioner Sigalos asked when had the project narrative referenced by Mr. Polka been submitted?

Mr. Polka replied that he submitted the project narrative when the Village had asked him to. He was here at the meeting this evening because the Village asked him to come.

Commissioner Sigalos said that it sounded like Mr. Polka submitted the project narrative after the Staff Report was generated.

Mr. Polka said he does not know what Staff does. He came to the meeting because the Village had asked him to and he rearranged his schedule. He was supposed to be in Portland for a funeral but came to this meeting instead because he was

asked to. If the Village was unprepared, was that his fault? At the end of the day he was not asking to completely eliminate the condition on landscaping or to waive the landscape requirements.

Commissioner Sigalos said the Staff Report was prepared based on the conditions within the ordinance that had not been met.

Mr. Polka reiterated that he was not asking to completely eliminate the condition on landscaping or to waive the landscape requirements.

Commissioner Green said that Paragon was in violation of the 2020 approval ordinance. Paragon wanted relief from the conditions contained in the original approval ordinance.

Mr. Hubbard explained that Paragon had asked to eliminate conditions from the 2020 ordinance.

Commissioner Green said that Paragon wanted to eliminate some of the things that the Trustee's had required Paragon to do and that is why they are here at the meeting. The commissioners here were either in favor or not in favor of the request.

Mr. Polka said he is not asking to eliminate landscaping. His project narrative did not state he wanted to eliminate the landscaping.

Commissioner Sigalos said the staff report states that Paragon was requesting elimination of condition #3 relative to landscaping.

Mr. Polka asked the Village if he ever made that request.

Mr. Hubbard responded that if the recently submitted project narrative asked for something other than eliminating condition #3, he did not know yet because two different project narratives had been submitted and…

Mr. Polka interjected and questioned whether he had ever asked the Village to eliminate landscaping.

Mr. Hubbard responded yes, he had asked to eliminate landscaping requirements.

Mr. Polka demanded that the Village show him where had had asked for that. He never asked to eliminate landscaping. He was asking for the landscaping to be modified for the needs of Paragon.

Commissioner Green stated that they were running out of time. He agrees with Commissioner Sigalos and is not in favor of granting relief from the requirements of the original approval as outlined in the Staff Report.

Mr. Polka said that the Staff Report was different from what he was asking for.

Commissioner Green said that Paragon can go to the Plan Commission and ask for whatever they want, as long as he gets the materials to the Village by the required deadline.

Commissioner Cherwin noted that this committee is one step in the process and it is good to have taken this step so that now Paragon can continue moving forward with their application.

Mr. Polka said if he needs to go to another meeting then that is fine. At the end of the day all he has to do is take out the filters that he stores on the property and he will be completely in compliance with code. The property will stay exactly how it is and the Village will never get anything in the south corridor and it will stay just the way it is. The commissioners can vote however they want, but if the Village wants redevelopment of the site and for Paragon to make an effort towards improving the south corridor, then the opportunity is here and Staff keeps squandering it. That's your choice.

Commissioner Green said they were running out of time and told Paragon that they have heard the comments this evening and they are more than welcome to bring their request to the Plan Commission and make a formal application. Paragon has heard the opinions of three commissioners tonight but there are nine on the Plan Commission. He advised Paragon to remember what was discussed this evening and stated that Paragon would be able to make a presentation to the full Plan Commission, which is composed of nine individuals. He thanked Paragon for coming in.

Commissioner Green opened up the floor for public comment

Mr. Moens stated that he believed that the Conceptual Plan Review Committee may be discouraging potential applicants from proceeding forward and he questioned the role of the committee in the overall Plan Commission zoning entitlement process.

RECOMMENDATION

The Conceptual Plan Review Committee discussed the project and provided their preliminary comments. The committee recommended a formal hearing be held at the Plan Commission once an application has been received.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

Conceptual Plan Review Committee
9/14/2022

Item: 1887 Golf Club - 44 S. Vail Ave. - T1776

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a "Small Amusement Facility" in the B-5 District.

Variations Required

1. Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Small Amusement Facility in the B-5 District, as well as a variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study from a qualified professional engineer, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:

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

2. Should unmonitored alcohol consumption within the facility become a problem, the petitioner shall be required to work with the Village to resolve any such problem to the satisfaction of the Village.

3. Any employee that is regularly scheduled to work out of the facility shall purchase a parking pass to park within the Vail Avenue garage.

4. The Village and property owner shall work to finalize an agreement for the lease of spaces within the Vail Avenue garage.

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	Board or Commission Report
Aerial	Exhibits
Conceptual Plans - 6-17-22	Exhibits
Response to SDC Memo	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

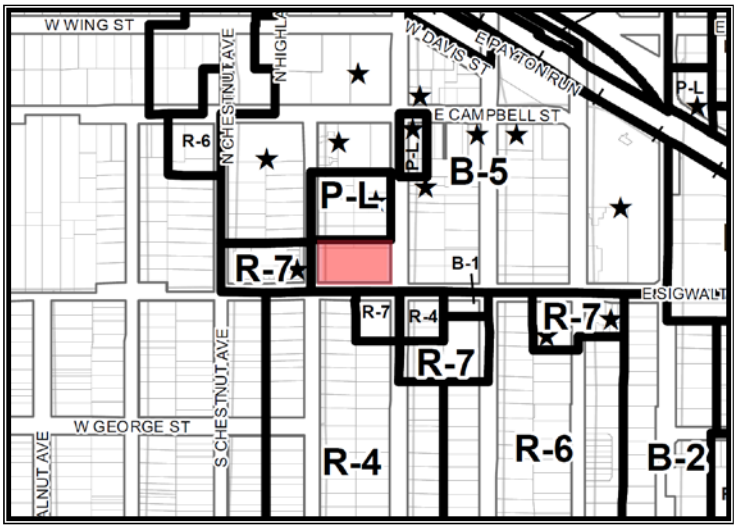
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1776*
***Project Title**: 1887 Golf Club*
***Address**: 44 S. Vail Ave.*
***PIN**: 03-29-346-021, -023, -025*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: September 14, 2022*
***Date Prepared**: September 9, 2022*

***Petitioner**: Cameron Korab*
1887 Golf Club
***Address**: 44 S. Vail Ave.*
Arlington Heights, IL 60005

***Existing Zoning**: B-5: Downtown District*
***Comprehensive Plan**: Mixed-Use*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L: Public Land District	Vail Avenue Public Parking Garage	Government
South	R-7: Multiple-Family Dwelling District; R-4: Two-Family Dwelling District	Multi-Family Condo Building, Multi-family Apartment Building	High-density Multi-Family
East	B-5: Downtown District	Multi-Family High-rise Apartment Building	Mixed-Use
West	R-7: Multiple-Family Dwelling District	Townhomes (Sigwalt 16)	High-density Multi-Family

Requested Action:

1. Land Use Variation to allow a "Small Amusement Facility" in the B-5 District.

Variations Required:

1. Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The subject property is the two-story office building (with basement) located at the northwest corner of Vail Avenue and Sigwalt Street. The building includes approximately 47,500 square feet of floor area and was recently upgraded with improvements to the façade and interior renovations. The building is still leasing up with occupancy at around 20%. Cameron Korab, the petitioner, has proposed a 1,192 square foot facility called "1887 Golf Club", which would include two golf simulator bays that would be open from 5am-midnight daily. The facility would be located within the basement of the subject property and would be constructed with two separate bays. One bay would be available for members of the club, which would allow virtual golf practice, training, and events, including birthday parties, work outings, and competitions/tournaments. The maximum number of club members is expected to be around 35. Bay two would be smaller and is intended for use by trainers and coaches that want to teach and practice golf. However, if needed for an event and not booked by a trainer, the space could be leased.

There would be no employees working out of the property. Access to the unit would be restricted through codes/key FOB's and each bay would include a camera. No food would be provided, although free snacks and water may be available. Members and trainers would reserve each space online and members would need to be 21 and older unless pre-screened by the operator and accompanied by an adult/trainer. The facility would have a BYOB policy and consumption by adults would be allowed. The building has a small parking lot to the west and north side of the property, although has indicated that their lease would not include access to these parking areas.

Zoning and Comprehensive Plan

The subject property is currently zoned B-5, Downtown District. The proposed use is classified as a "Small Amusement Center", which is defined as "a facility that provides indoor activities for kids or adults, including video arcades, games or other recreational type amusements such a s play equipment, trampolines, and laser tag, etc… A small amusement center is less than 5,000 square feet." Per the Permitted Use Table, small amusement facilities require a Land Use Variation within the B-5 District. The petitioner shall be required to provide written justification to the four standards necessary for Land Use Variation approval, as included below, and he has drafted a preliminary response (included as part of the submission materials):

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

The petitioner must agree to monitor liquor consumption at the site, and should unmonitored alcohol consumption within the facility become a problem, the petitioner shall be required to work with the Village to address any such problem. The Comprehensive Plan identifies the long-term vision for the site as "Mixed-Use". The existing office uses and proposed amusement use do not impede the future re-use of this property as a mixed-use redevelopment, should there be demand for that in the future. Any future redevelopment of the site would likely trigger PUD review and approval.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building. Accordingly, no Design Commission review is required. Interior work consists of relocating a pipe, installing ADA improvements and

security system, and finishing the space. All work must comply with current Building Code and Fire/Life-Safety requirements.

Parking and Loading:
Per Code, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. However, it is expected that the petitioner will seek a variation to waive this requirement. Given the small scope of the project, the Staff Development Committee does not object to said request.

As part of any Plan Commission review process, the Village and property owner shall work to finalize an agreement for the lease of spaces within the Vail Avenue garage (the property owner and Village are currently working on this agreement). Supplemental parking for the subject property can be provided within the Vail Avenue garage upon the purchase of parking passes. Given the low parking demand of the proposed use, the Staff Development Committee does not anticipate a parking problem.

	TENANT	USE	SQ.FT.	PARKING CALC.	REQUIRED PARKING
1st Fl	Bannockburn Chiropractic	Med Office	2,032	3 spaces per exam room	12
1st Fl	Baldwin Financial	Office	995	1 space per 600 SF in excess of 1,500 SF	0
1st Fl	Peralte Clark (engineering)	Office	6,000	1 space per 600 SF in excess of 1,500 SF	8
1st Fl	VACANT - Future Office	Office	6,000	1 space per 600 SF in excess of 1,500 SF	8
1st Fl	VACANT - Future Office	Office	3,703	1 space per 600 SF in excess of 1,500 SF	4
2nd Fl	VACANT - Future Office	Office	5,000	1 space per 750 SF in excess of 2,000 SF	4
2nd Fl	VACANT - Future Office	Office	5,000	1 space per 750 SF in excess of 2,000 SF	4
2nd Fl	VACANT - Future Office	Office	8,730	1 space per 750 SF in excess of 2,000 SF	9
Lower	VACANT - Future Office	Office	8,763	1 space per 750 SF in excess of 2,000 SF	9
Lower	1887 Golf Club	Amusement	1,192	.5 spaces per 300 SF	2
	Total Required		**47,415**		**59**
	Total Provided				**54**
	Surplus (Deficit)				**(5)**

The proposed use will not have staff arriving and departing from the site on a regular basis. Cleaning staff will be onsite as needed to clean the facility, and any staff that is regularly scheduled to work out of the facility shall be required to receive a parking pass to park in the Vail Avenue garage. There will be no loading activities associated with the 1887 Golf Club. Bicycle parking in Downtown is located within the Vail Avenue garage, as well as adjacent to Harmony Park.

RECOMMENDATION
The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Small Amusement Facility in the B-5 District, as well as a variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study from a qualified professional engineer, and is generally supportive of the application subject to resolution of the following:

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- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

2. Should unmonitored alcohol consumption within the facility become a problem, the petitioner shall be required to work with the Village to resolve any such problem to the satisfaction of the Village.
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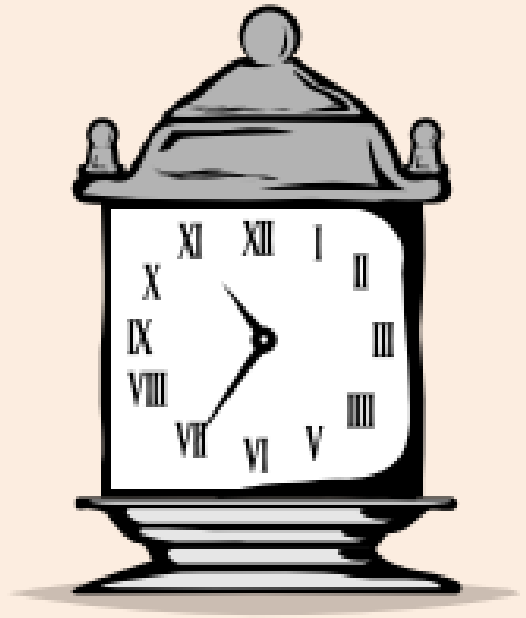
4. The Village and property owner shall work to finalize an agreement for the lease of spaces within the Vail Avenue garage
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____ September 9, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1776

Hey Nonny Live
Music + Local Kitchen
Vail Avenue Garage
The Exchange at 44 Vail
S Highland Ave
S Vail Ave
W Sigwalt St
108
111
110
113
114

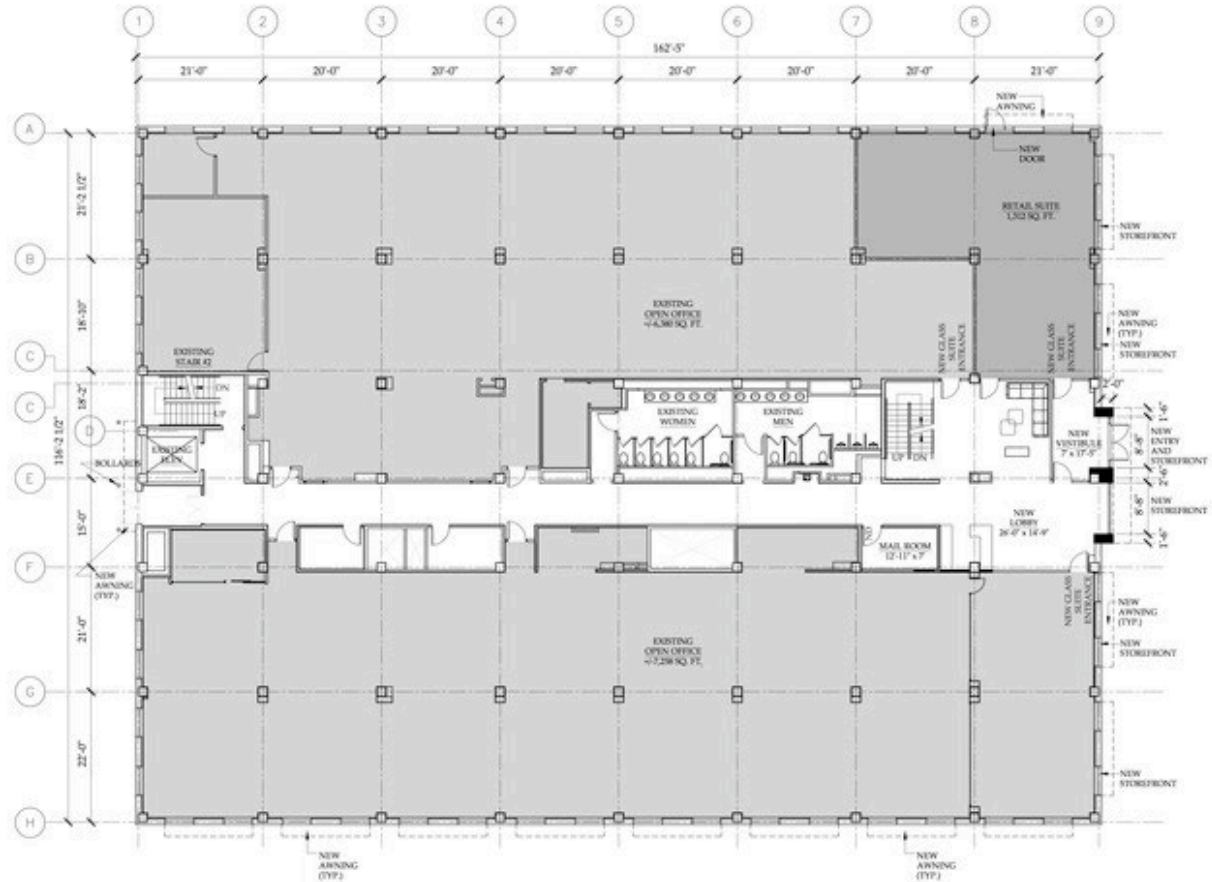


1887
GOLF CLUB

Indoor Golf Facility – Downtown Arlington Heights

44 S Vail Ave, Arlington Heights, IL 60005

FIRST LEVEL FLOOR SPECS



FIRST FLOOR PLAN

PLAN NORTH

0 4 8 16 FEET

EXISTING FACILITY (PROPOSED RENOVATIONS)

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS

KETONE PARTNERS

MAY 25, 2021 #21189

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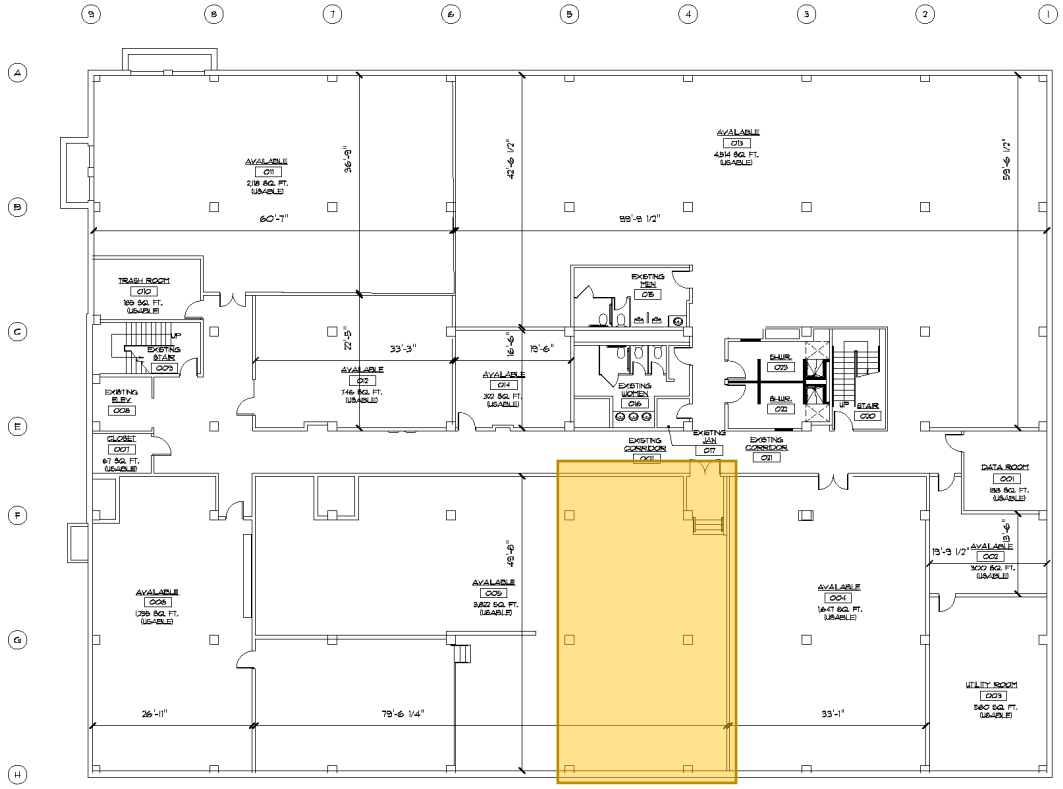
Cornerstone Architects Ltd.

BASEMENT FLOOR SPECS



BASEMENT PLAN

PLAN NORTH

0 4 8 16 FEET

EXISTING FACILITY (PROPOSED RENOVATIONS)

KETONE PARTNERS

44 S. VAIL AVENUE -- ARLINGTON HEIGHTS, ILLINOIS

APRIL 4, 2022 #21189

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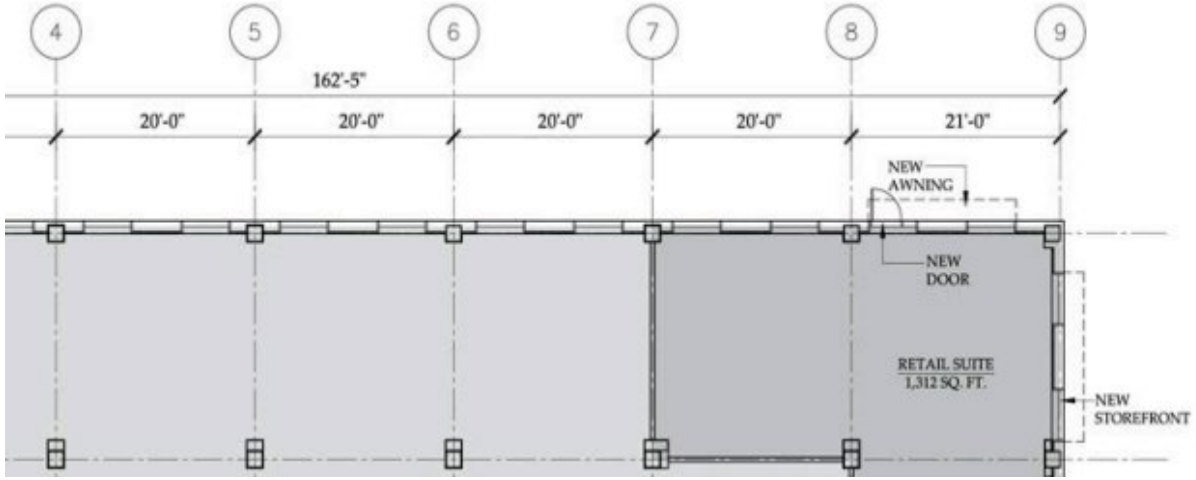
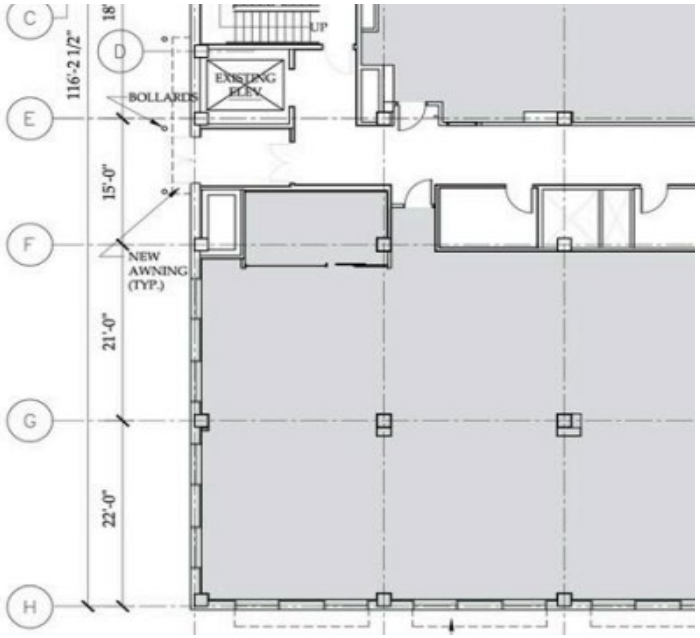
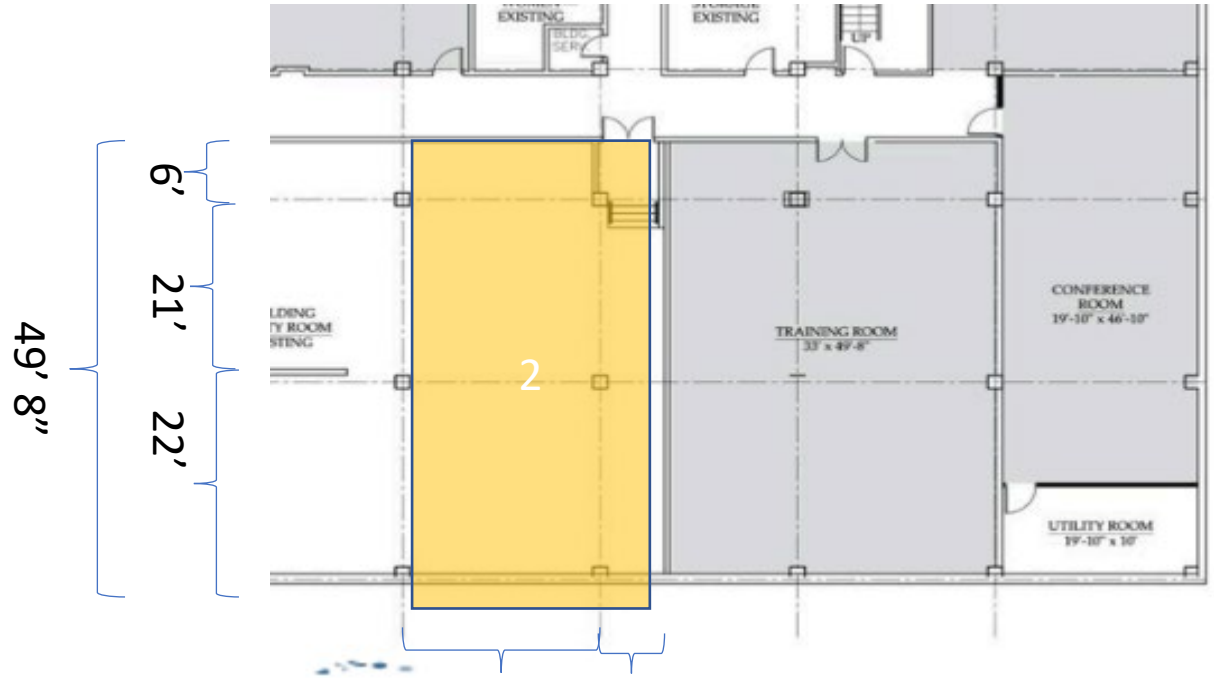
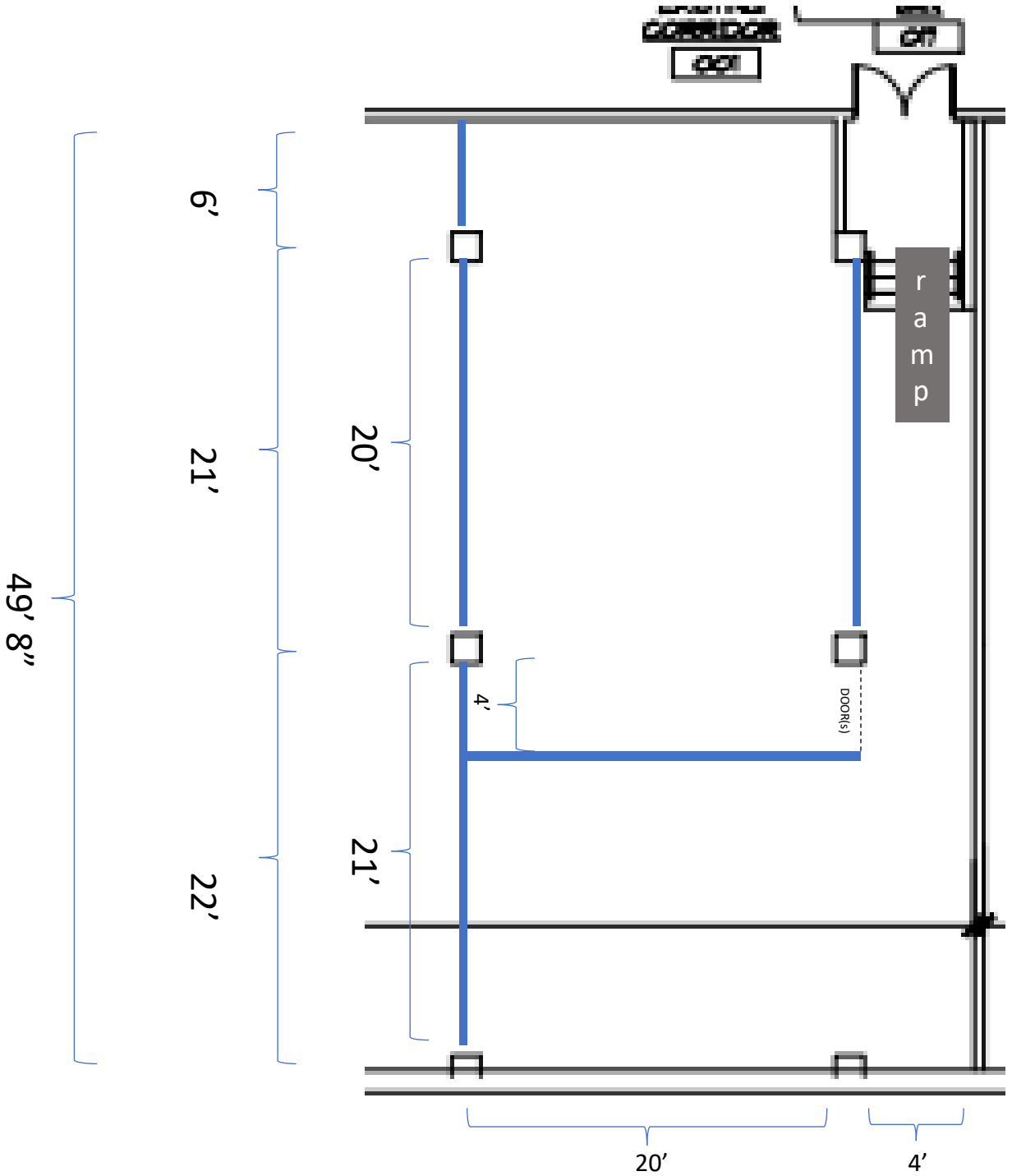
Cornerstone Architects Ltd.

BASEMENT FLOOR SPECS



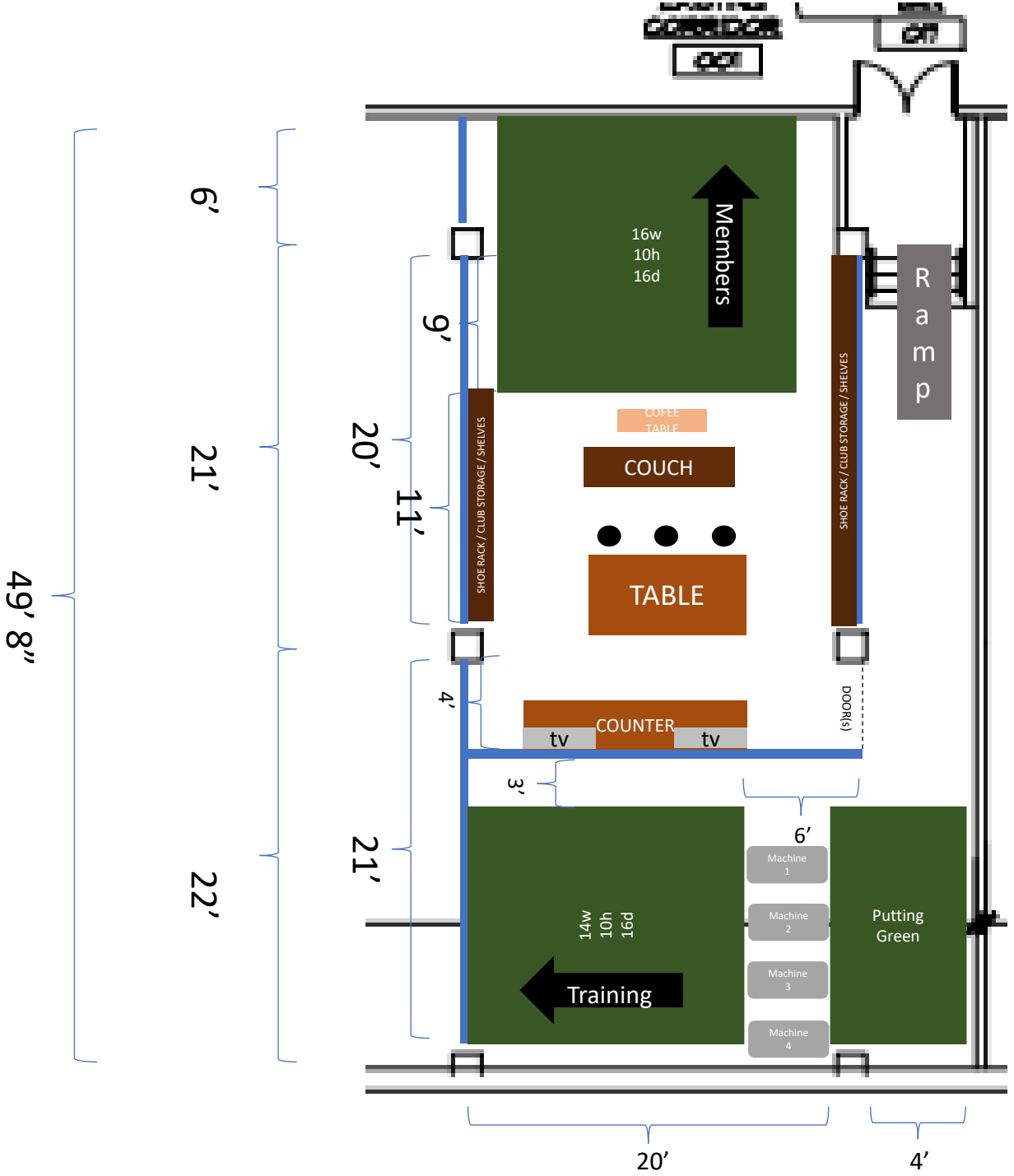






13’ CEILING HEIGHT

3 STEPS DOWN



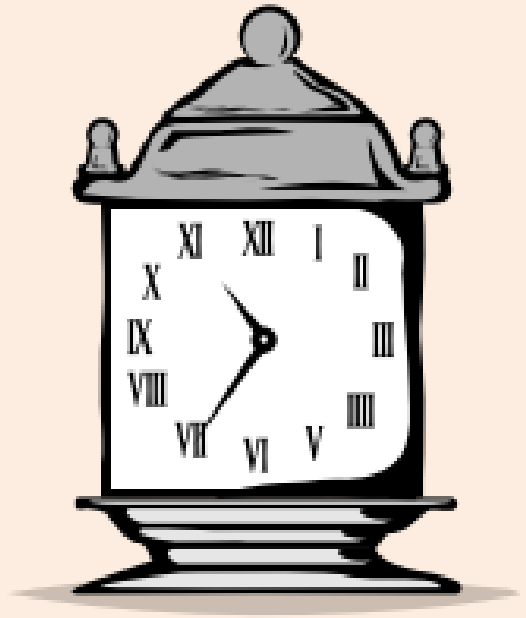
13’ CEILING HEIGHT

3 STEPS DOWN

13’ CEILING HEIGHT
PIPE CAN BE REMOVE / WILL NEED ADA RAMP OVER STAIRS

13’ CEILING HEIGHT
PIPE CAN BE REMOVE / WILL NEED ADA RAMP OVER STAIRS

13’ CEILING HEIGHT
PIPE CAN BE REMOVE / WILL NEED ADA RAMP OVER STAIRS



1887
GOLF CLUB

Seven Keys Room – Renderings (Full Swing & TrackMan)

CAMERON KORAB

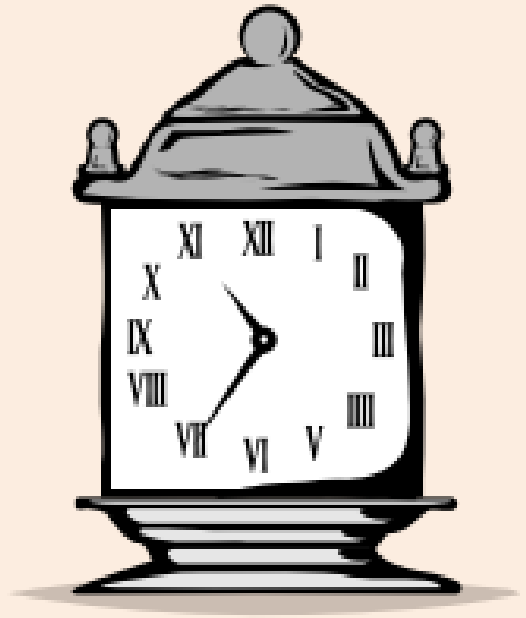
CONCEPTUAL DRAWING & LAYOUT SPECIFICATIONS

FULL SWING

PGA TOUR

FULL SWING
PEBBLE BEACH

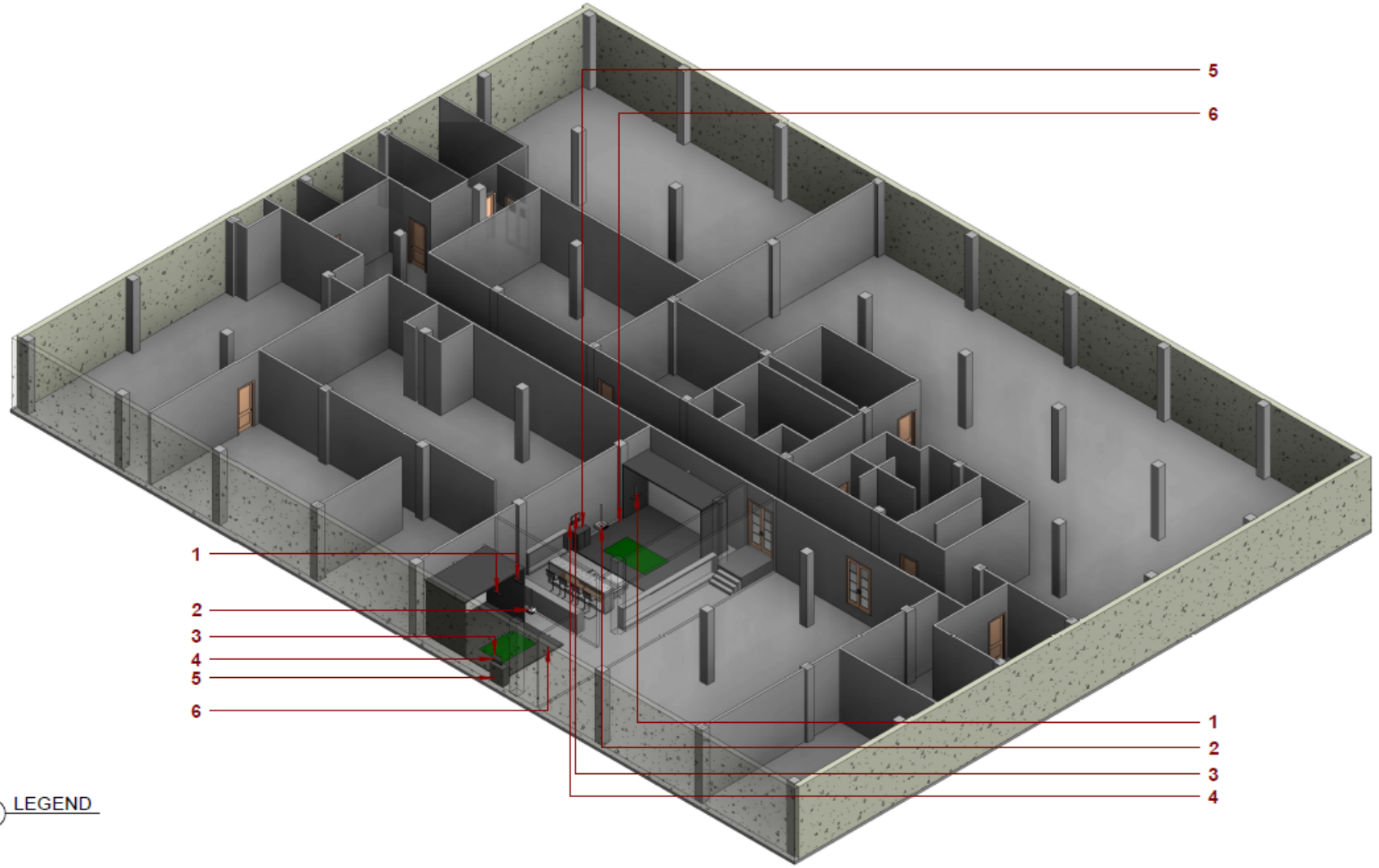
PLAYER 1
FULL SWING



1887
GOLF CLUB

Training / Coaching Room – Renderings (Full Swing & TrackMan)

FULL SWING



1 LEGEND

GENERAL NOTES

CLEARANCES REQUIRED:
ALLOW EXTRA CLEARANCE FOR INSTALLATION PROCESS: MIN. 1" ABOVE TOP ROOF PANEL HEIGHT. MIN 1" CLEARANCE ON BOTH SIDES OF SIMULATOR.

A/V CPU CABINET:
FULL SWING STANDARD COMPUTER CABINET PROVIDED **(OPTIONAL)** 30 3/4" (W) x 37 3/8" (H) x 16 1/8" (D) (MIN. REQ'D). SIMULATOR EQUIPMENT REQUIRES VENTILATION AND SHELVING.
THE OWNER RESERVES THE RIGHT TO DECLINE USE OF FULL SWING PROVIDED STANDARD CABINET. IF FULL SWING CABINET IS NOT IN USE, OWNER TO PROVIDE CUSTOM CABINET MILLWORK. **(PER FULL SWING SPECIFICATIONS.)**

ROOM SPECIFICATIONS:
TYPICAL 18" BEHIND SCREEN CLEAR FOR SAFETY. BACK WALL OF ROOM **(BEHIND SIMULATOR HITTING SCREEN)** SHOULD BE PAINTED FLAT BLACK **(OPTIONAL)**. NO LIGHT TO SHINE THROUGH. FULL SWING CAN PROVIDE BACKDROP.

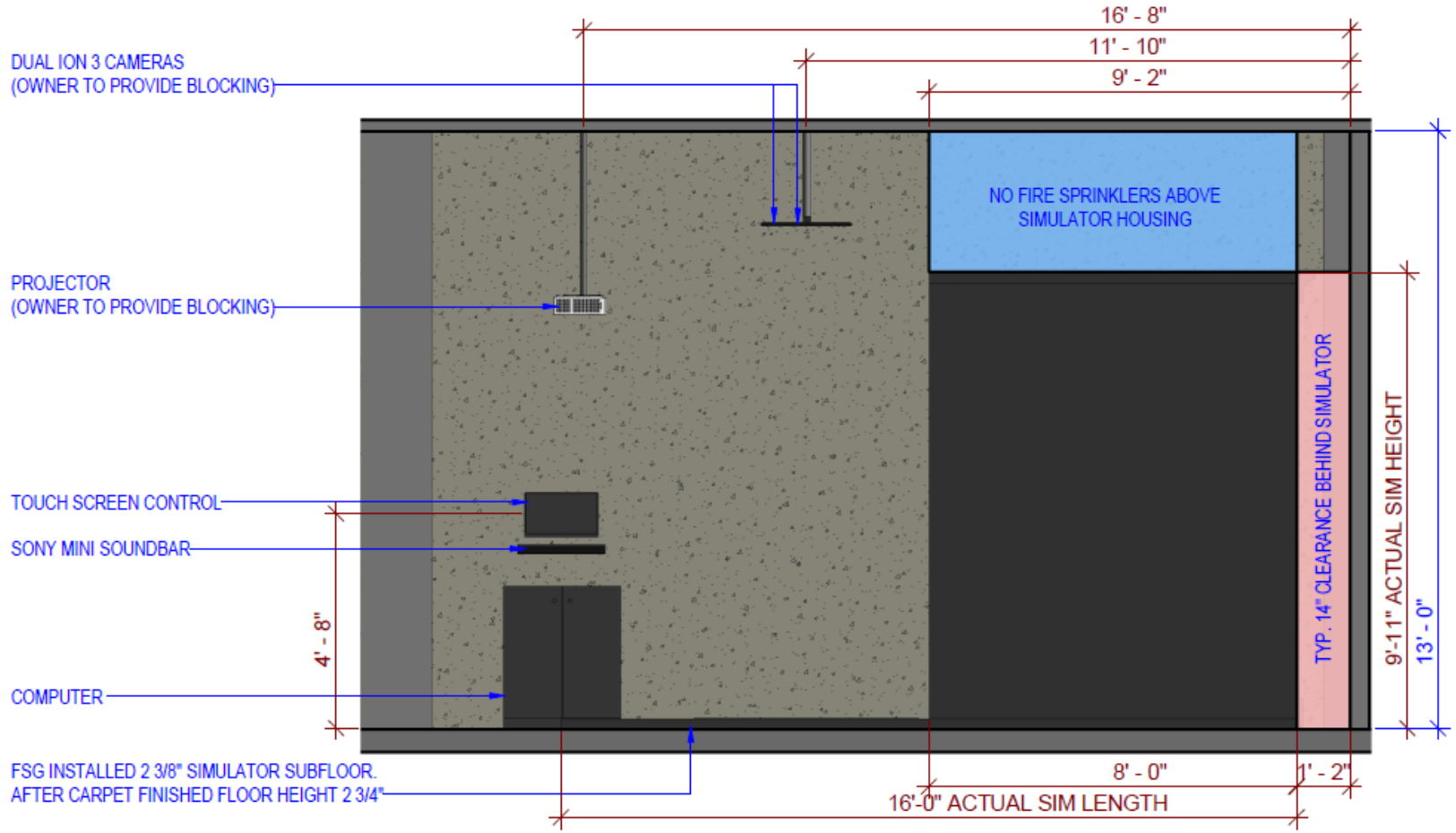
ELECTRICAL /CONDUIT REQUIREMENTS:
OWNER/CONTRACTOR TO PROVIDE ALL OUTLETS, LIGHTING, CONDUITS AND DATA LINE AS OUTLINED, PRIOR TO FS INSTALLATION. FOR ADDITIONAL ELECTRICAL REQUIREMENTS, SEE PRE-INSTALLATION NOTES ON SHEETS E1.1, E1.2 & E1.3.

BLOCKING REQUIREMENTS:
OWNER TO PROVIDE SUPPORT/BLOCKING AT PROJECTOR **(REQUIRED)** AND ION LOCATION **(IF CEILING ABOVE 11')**

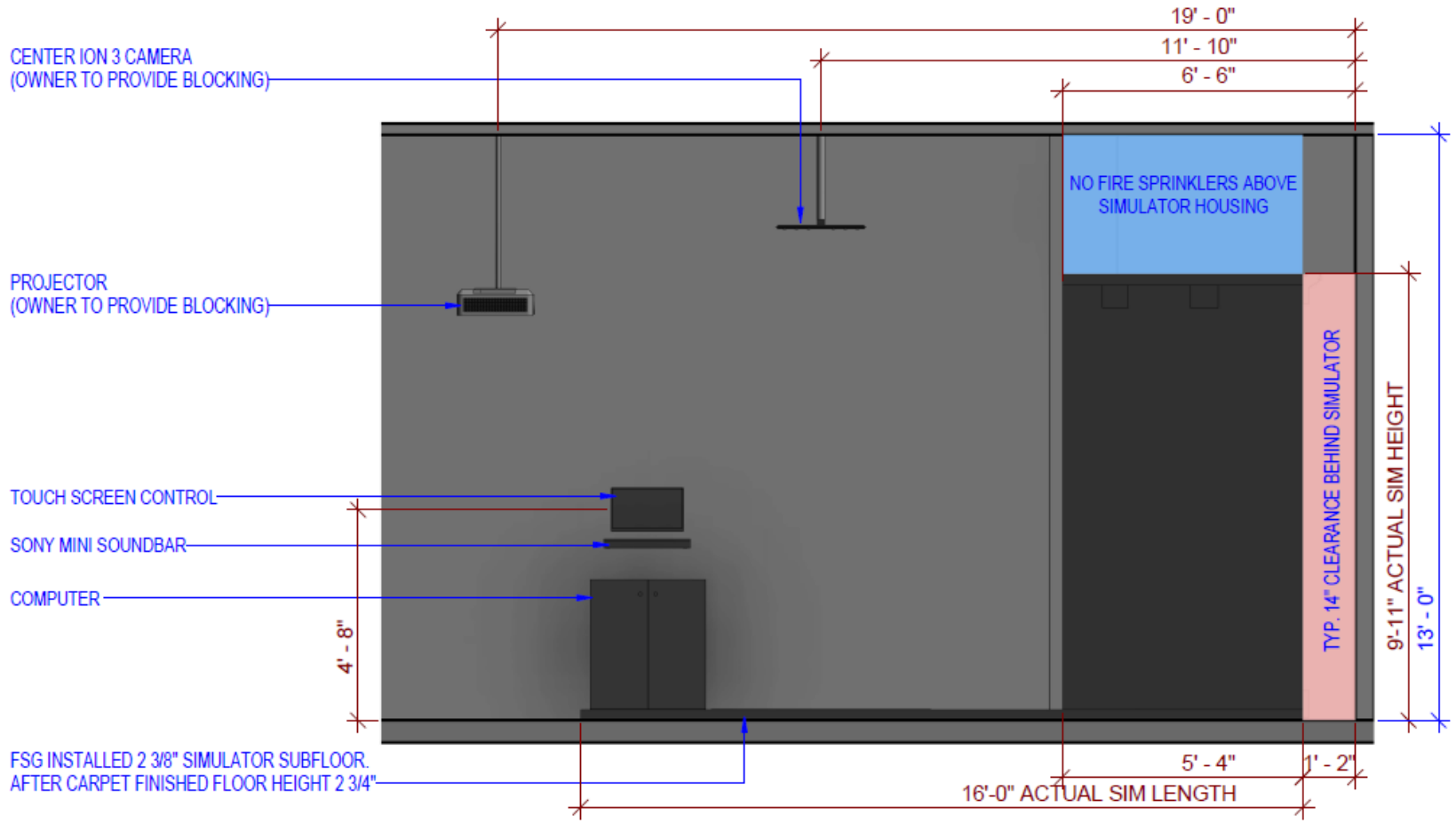
LEGEND

ITEM NO.	PART NAME	DESCRIPTION	QTY
1.	ION 3 TECHNOLOGY	CEILING MOUNTED TRACKING CAMERA FOR ANALYSIS	3
2.	PROJECTOR	CEILING MOUNTED PROJECTOR	2
3.	SIMULATOR TOUCHSCREEN MONITOR	SIMULATOR CONTROL PANEL TOUCHSCREEN	2
4.	MINI SOUNDBAR	SONY HT-S200F, 580 W x 64H x 95D mm, 2.1 CH Mini SOUNDBAR	2
5.	SIMULATOR CABINET	SIMULATOR COMPUTER CABINET AND A/V EQUIPMENT	2
6.	SIMULATOR FLOOR	SUBFLOOR AT 2 ½" AFTER CARPET FINISHED FLOOR HEIGHT 2 ½"	2

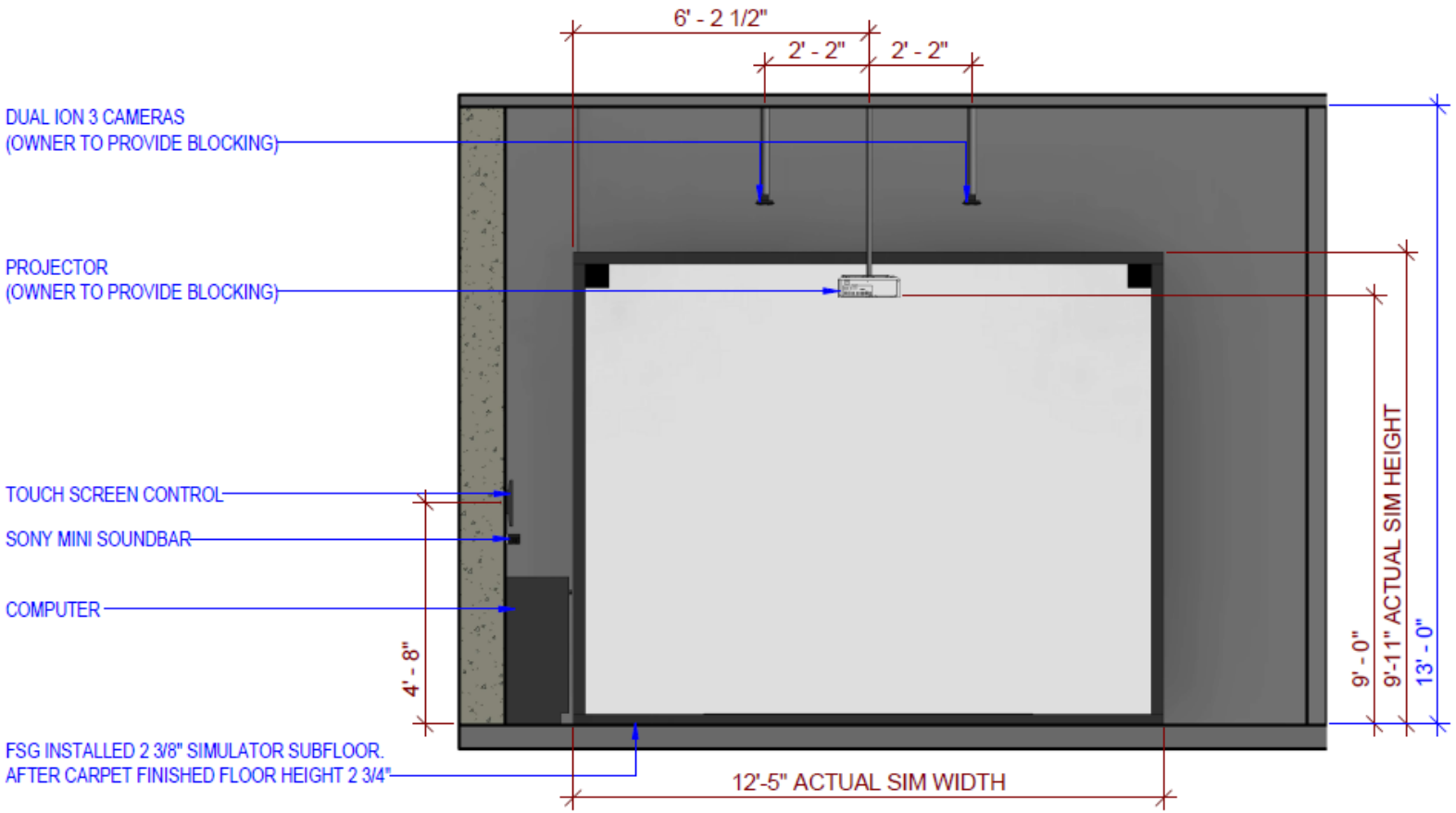
1 MAIN FLOOR PLAN
1/16" = 1'-0"



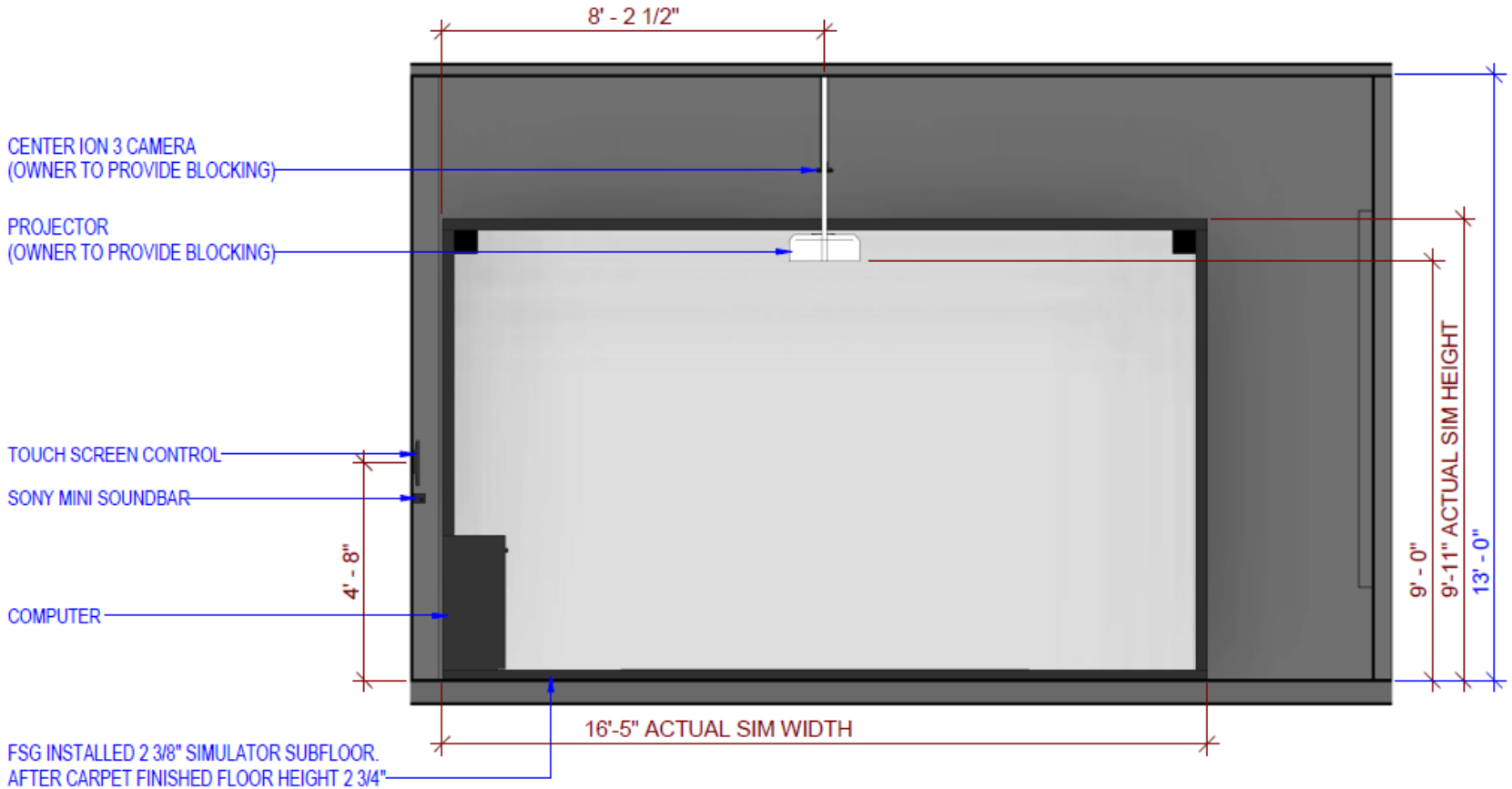
1 S308-A - SIDE ELEVATION
3/8" = 1'-0"



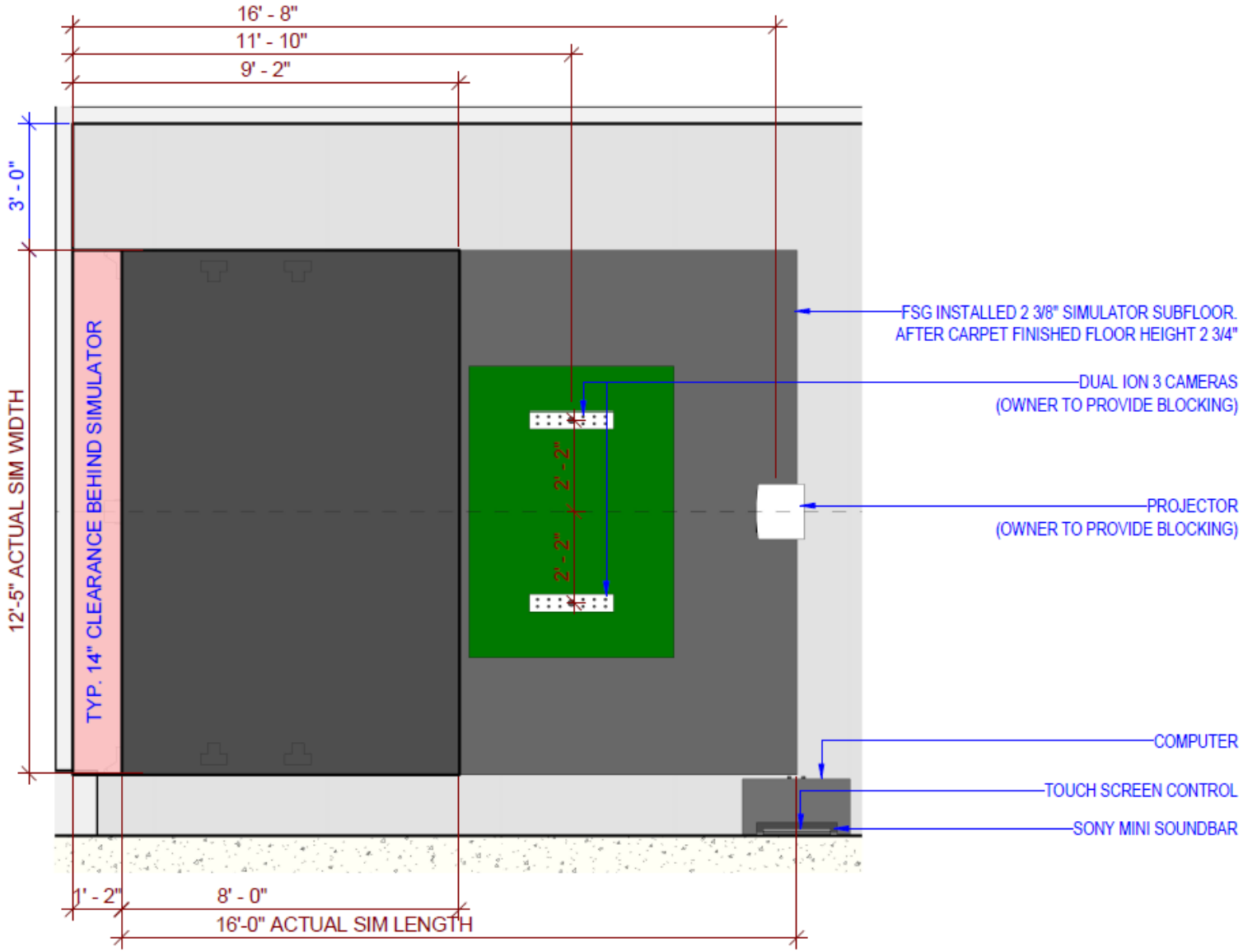
1 S325-A-18 - SIDE ELEVATION
3/8" = 1'-0"



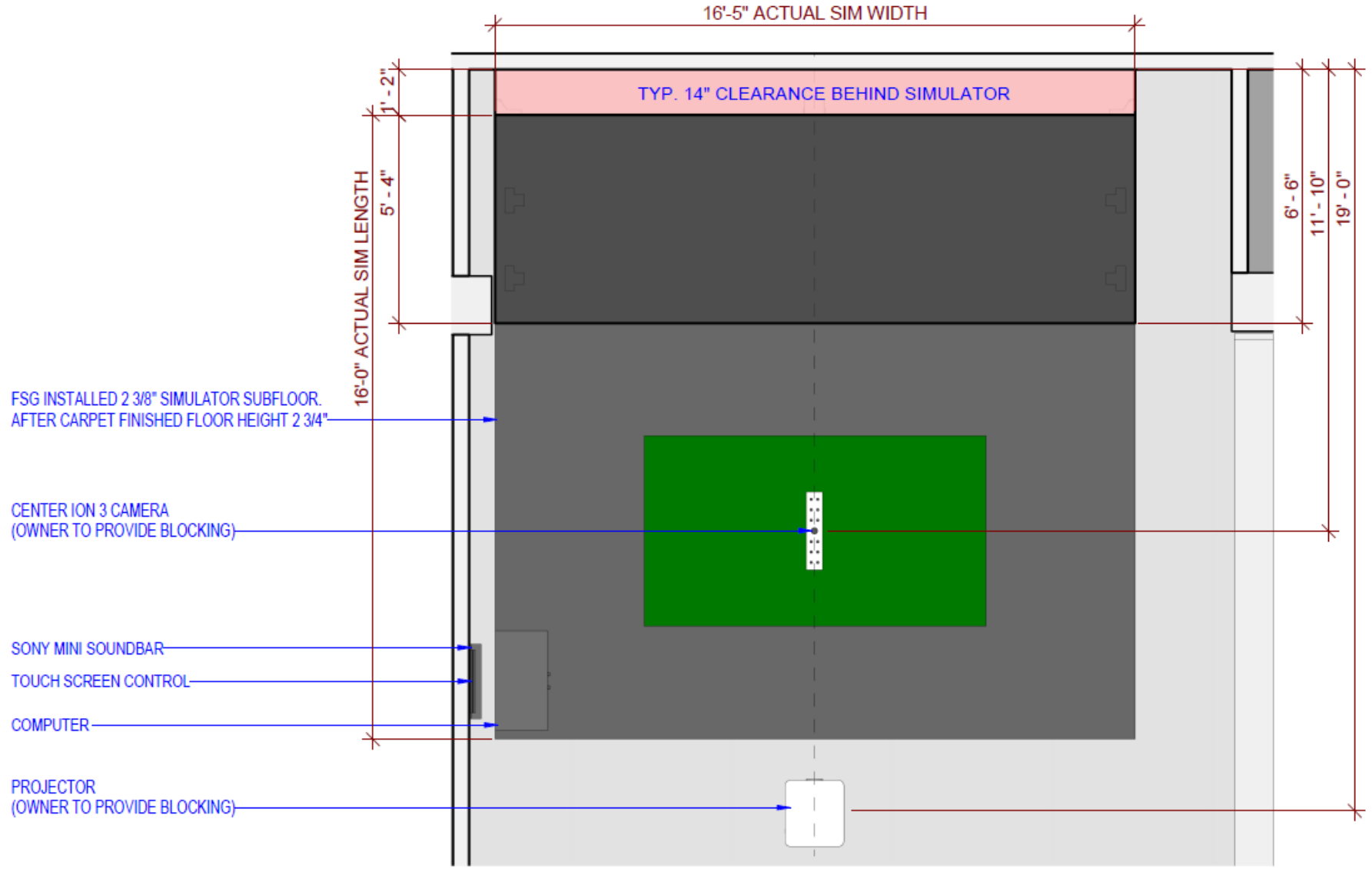
1 S308-A - FRONT ELEVATION
3/8" = 1'-0"



1 S325-A-18 - FRONT ELEVATION
3/8" = 1'-0"



1 FLOOR PLAN - S308-A
3/8" = 1'-0"



1 FLOOR PLAN - S325-A-18
3/8" = 1'-0"

General Comments

1.
    - Our facility will be in an already established building and not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
    - The plight of the owner is due to unique circumstances and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.
    - The proposed variation is to offer the community a space to gather and practice the growing game of golf as well as socialize and add to the spirit of the downtown area.
    - The Land Use Variation is the minimum variance necessary to allow reasonable use of the property.

2. Any member or customer will adhere to our 21+ policy. All guests will also need to be 21+ and signed in via our online portal. There will be a sign in on-site with option to select if members / guests brought their own beverages, this way we will be able to track consumption by member. We will have the CDC Alcohol and Public Health guidelines present on-site as well as on our website. Anyone who is reckless and or causes harm to others after consuming at our facility will get an immediate ban. Plus, anyone who has brought in a minor under 21 without special consideration from our staff will be banned.

3. Members and events are welcome to bring food.

4.
    Sign Up
    Once prospective members learn about 1887 Golf Club through one of our various outreach channels, they will be given the chance to tour the facility. Membership options include monthly, six months, and yearly with automatic renewals with given notices. Upon sign up members will be asked to tour the facility and be educated on the setup of the simulator technology as well as the rules and regulations of the facility. Members will then be given access to create a login for our online booking portal. Membership starts on the first of the following month after signup.

    Member Access
    Our facility (tentatively) will be open from 5am - 12pm every day*(19 hours) (pending holidays) and every member will have a code for access. Members are allowed to enter with parties of 6 (5 guests + 1 member). Parties greater than 6 will need to be communicated to 1887 Golf Club via email (an incremental fee may be changed for additional guests over 5). Members will always need to be present. Each guest will need to sign in with a name, email, phone number. Members cannot give their fob / code to a non-member for entrance. Members will also need to disclose if they have brought in alcoholic beverages.

1887
GOLF CLUB

Members

Our target market includes Chicago suburban golfer's ages 28-45 who are looking to play more consistently and improve their game. If we look at a ten mile radius around Arlington Heights *(15 - 20 minutes away when averaging speeds of 30 or above)* there are close to 160 thousand people who are interested in golf *(90 thousand males and 70 thousand females)*. Our target audience would be on the higher end of HHI. As we narrow a bit deeper into HHI in that same ten-mile radius there are about 50 thousand people aged 28-45 who are interested in golf who fall within the top 10% - 50% of HHI.

Although we are not necessarily going after current members of country clubs in the area we layered on and excluded them in our audience analysis as well to get a more granular look at potential target market size. In that same ten-mile radius there are 161 thousand people aged 28-45, with interests in golf and country clubs. When you exclude country clubs there are 113 thousand people. Furthermore, if you exclude country clubs and add on HHI for top 10% - 50% you get 34 thousand interested golfers.

Our addressable, available, and obtainable markets are listed below:

- Total Addressable Market: **413,000**
    - Male and Female, 18-65+, 10-mile radius AH, all income, golf interest
- Serviceable Available Market: **173,900**
    - Male and Female, 28-45+, 10-mile radius AH, all income, golf and country club interest
- Serviceable Obtainable Market: **21,600**
    - Male, 28-45+, 10-mile radius AH, top 10%-50% income, golf interest, excludes country club interest

Scheduling

Via the online booking portal members will have access to book their preferred time slots one/two weeks before. Time slots will be in 30 minutes increments. When membership hits 25 members there will be a 90-minute non-peak hour limit per day per member. If there are no other time slots booked members can extend past their booked times. Members will be guaranteed one prime (5p-10p) hour during the weekdays up until 25 members. We aim to create an atmosphere where members come to socialize outside of just utilizing the simulator, like Soho House. For that reason, members can use their access code to use the facility for work or a quick stop in before a dinner downtown Arlington Heights.

Members Schedule Breakdown:
Open: 5am - 12am Monday through Sunday (19 hours)

- 133 hours per week
- 532 hours per month

- 5 prime hours per weekday day (5pm - 10pm)
- 14 non-prime hours per weekday day (5am - 5pm / 10pm - 12pm)
    - 25 prime hours per week
    - 70 non-prime hours per week
- 17 prime hours per weekend day (5am - 10pm)
- 2 non-prime hours per weekend day (10pm - 11pm)
    - 34 prime hours per weekend
    - 4 non-prime hours per weekend

Trainer / Renting
To accompany our members only facility, we will also build out a second bay for trainers that is separate. This bay will be walled off from the members only bay and patrons of this bay will not be able to access the members area. We will first look to maximize this bay with top trainers and coaches in the area and their clientele.

Events
The 1887 Golf Club considers a reservation for a group larger than 6 (so 7+) to be an event. We will charge $350 an hour for the Seven Key Room (members only room) with a 5-hour rental special of $1,500. All events will be booked online, and details will be disclosed through our events team via an in-person meeting, email, or phone call. The reservation will include a cleaning service.

Access
The building will be available for access via a membership code given at signup. Once in the building members will once again need to enter a code to access our specific space in the facility. Codes will not work once membership has expired. In the event of an emergency, we will have access to override the simulators for shutdown and all members will be notified to exit the building immediately. A one-time code will also be given for events.

Activities
Typical activities that would occur at the facility include, but are not limited to virtual golf (practice, training sessions, events, closest to the pin, longest drive, par three competition, tournaments) charity outings, birthday parties, work outings, etc.

5. As of now reserved parking will be not included in our lease agreement.

6. Aligned to a parking study.

Building:

7. **Aligned**
8. **This pipe can and will be relocated**
9. **Aligned**
10. **Aligned**
11. **Aligned**
12. **Aligned**

Conceptual Plan Review Committee
9/14/2022

Item: Seasons Office Center - 129-151 W. Rand Rd. - T1781

Department: Planning & Community Development

Requested Action

1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Required

1. A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

RECOMMENDATION

The Staff Development Committee reviewed the requested parking variation (by amending the Land Use Variation) which would allow expansion of a dental office the subject property, and needs additional information to formulate a recommendation. This additional information includes the following:

1. Provision of a written response to Zoning Code Variation Justification criteria for the parking variation.

2. Provision of a parking study, such study to be conducted over a two-week period, four days each week on Monday, Wednesday, Friday, and Saturday during the hours Impressive Smiles operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.

3. These are just 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	Board or Commission Report

Aerial	Exhibits
Business Summary	Correspondence
Site Plan	Exhibits
Floor Plan	Exhibits
Ordinance 13-005	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

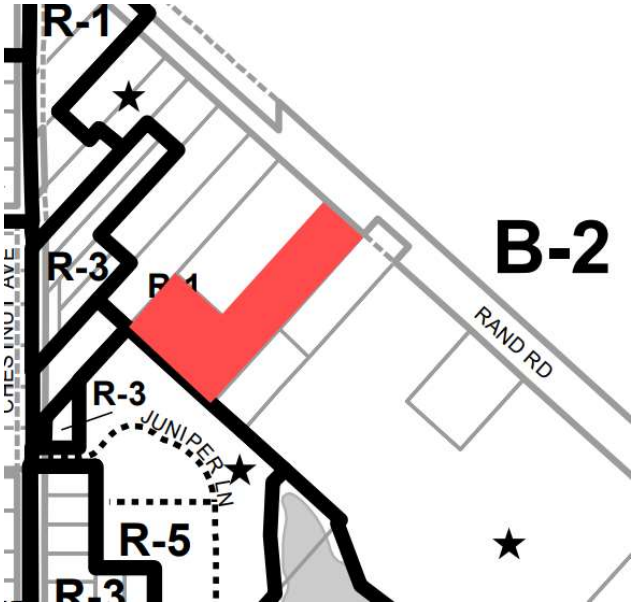
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1781*
***Project Title**: Seasons Office Center LUV Amendment*
***Address**:* 129-151 W. Rand Rd.
***PIN**: 03-18-401-167-0000*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Jake Schmidt, Assistant Planner*
***Meeting Date**: September 14, 2022*
***Date Prepared**: September 9, 2022*

***Petitioner**: Jim Platt*
CAM Services
***Address**: Arlington Heights, IL 60005*

***Existing Zoning**: B-2, General Business District*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Arlington Plaza Shopping Center	Commercial
South	R-5, Multiple Family Dwelling District	Arlington Grove Townhomes	Single Family Attached
East	B-2, General Business District	Helena Plaza; Annex of Arlington Shopping Center	Commercial
West	B-2, General Business District	Sun Shui Restaurant, America's Carpet & Flooring Store	Commercial

Requested Action:

1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Required:

1. A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

Project Background:
The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except or the northernmost unit, which is two stories) and has a total floor area of 31,210 square feet. The subject site has a total of 88 parking stalls that are accessible via two driveways along Rand Road.

The petitioner represents Impressive Smiles, a dentist office currently located in the office center. Impressive Smiles is expanding, resulting in an increase in required parking. However, the required parking for the center with the expanded dentist office exceeds what was allowed under a previously granted parking variation. As the previously granted parking variation is tied to a Land Use Variation ordinance, this ordinance must be amended in order to permit an expansion of Impressive Smiles.

Hours of operation for Impressive Smiles is as follows:

- Monday 9am-4pm
- Tuesday 8am-5pm
- Wednesday 10am-7pm
- Thursday 8am-5pm
- Friday 8am-2pm

Impressive Smiles has 9 full time employees and 2 part time doctors, with no more than 10 total employees on-site at any given time. There are no more than 5 patients on-site at any given time, and the owner of Impressive Smiles has stated they stagger appointments to allow for room turnover. Impressive Smiles believes the total number of cars on-site for the dentist office are usually between 10 and 15 at any time.

Zoning and Comprehensive Plan
The subject property is located within the B-2 Zoning District, and the proposed use is classified as "Offices, Medical and Dental". This use is permitted within the B-2 Zoning District. However, as previously mentioned since a parking variation would be required to allow expansion of the dental office in excess of that allowed by the previously granted Land Use Variation, an amendment to this Land Use Variation will be required.

The subject property is designated as appropriate for Commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use, is compatible with this designation.

Traffic and Parking
The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. The petitioner has provided a current tenant list as part of this project, which Staff has reviewed. A preliminary parking estimate is shown in **Table I** on the next page.

Table I: Required Parking

Seasons Center 129-151 W. Rand Rd.				
Address	***SF***	***Tenant***	***Parking Ratio***	***Parking Required***
129	7,622	Surgical Center	1/ 200	38
131	2,133	Impressive Smiles	1/ 200	11
133	2,097	Vacant	1/ 300	7
135	1,573	Floral Design Studio	1/ 300	5
137	1,583	Vitaity Health	1/ 200	8
139	1,583	Home Helathcare	1/ 300	5
141	1,601	Seasons Dental	1/ 200	8
143	4,900	Vacant	1/ 300	16
145-147	3,500	Elevate Physical Therapy	1/ 250	14
149-151	4,618	Foot First Podiatry	1/ 200	23
Total	**31,210**		**Parking Required**	**136**
			Parking Provided	88
			Surplus/Deficit	-48
Updated 9/8/22				

Per the Staff analysis, a total of 136 spaces would be required for the site. The subject site is currently improved with 88 spaces, resulting in a code-required parking deficit of 48 parking spaces.

In 2013, a Land Use Variation was granted for Chicago Surgical Center, an Ambulatory Care Facility within the shopping center. As part of this Land Use Variation, a parking variation was granted to allow the provision of 107 parking spaces where 132 were required, allowing a code-required parking deficit of 25 parking spaces. At the time, the 88 on-site spaces were supplemented by an additional 19 parking stalls on the property of Sun Shui, a restaurant sharing cross access, via a parking agreement.

In the years since approval of the Land Use Variation, issues have arisen with the Sun Shui parking agreement, specifically that Sun Shui was towing vehicles parked on the restaurant property that were accessing the office property. The petitioner for the current project assert that this was due to office property visitors parking in areas not covered by the parking agreement. The owner of Impressive Smiles has re-engaged with Sun Shui to lease these 19 parking spaces. However, this agreement, which was included within the agenda packet, is rough and can be terminated with 30 day written notice. With the tenuous nature of this agreement, and historic issues with parking agreements on the adjacent restaurant site, Staff does not believe the restaurant site is viable for providing long-term code-required parking.

As such, a new variation would be required to allow the provision of 88 parking spaces where 136 are required via an amendment to the previously granted Land Use Variation for the site. The petitioner shall provide a written justification to the standards of variation approval for this parking variation.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Rand Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required. However, anticipated parking demand will need to be evaluated. The petitioner shall provide a parking study, such study to be conducted over a two-week period, four days each week on Monday, Wednesday, Friday, and Saturday during the hours Impressive Smiles operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. For the entirety of the 31,210 square-foot building, 7 bicycle parking spaces are required.

Building, Site Plan, and Landscaping

The applicant has not identified any site alterations as part of the proposed project. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements where necessary and feasible.

RECOMMENDATION

The Staff Development Committee reviewed the requested parking variation (by amending the Land Use Variation) which would allow expansion of a dental office the subject property, and needs additional information to formulate a recommendation. This additional information includes the following:

1. Provision of a written response to Zoning Code Variation Justification criteria for the parking variation.
2. Provision of a parking study, such study to be conducted over a two-week period, four days each week on Monday, Wednesday, Friday, and Saturday during the hours Impressive Smiles operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.
3. These are just 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 9, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1781

GISConsortium | Aerial

Legend

0 300 600 ft

Print Date: 8/3/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

impressive smiles

Meena Barsoum, DMD
ahdentist.com
131 West Rand Road
Arlington Heights, IL 60004

August 1, 2022

Re: Application Number: 22-2252

Business Summary - Impressive Smiles

To Whom It May Concern,

Impressive Smiles currently operates at 131 W. Rand Road, Arlington Heights IL 60004. We purchased the neighboring space to add additional laboratory and administrative options for our existing team. Below you will find the Business Summary that was requested.

Hours: Monday 9am-4pm
Tuesday 8am-5pm
Wednesday 10am-7pm
Thursday 8am-5pm
Friday 8am-2pm

We currently have 9 full time employees and 2 part time doctors. There are no more than 10 total employees at any given time. We have no more than 5 possible patients at any given time and we stagger our appointments to allow for room turnover. So the total number of cars are usually between 10-15 at any time.

Below you will find an aerial drawing of the permitted parking spaces we have with Sun Shui. This agreement was made in 2007 when the building was first established since we share easements with the restaurant (Figure 1). Over the past several years, some of the tenants were violating this agreement and began parking in non-permitted areas, which prompted the restaurant to take action and tow vehicles from their lot. We then re-engaged with Sun Shui to modify our agreement to allow for parking in all spots highlighted in Figure 2, in exchange for a monthly lease amount. This adds an additional 33 parking spaces to be used between 6am and 5pm. The restaurant peak hours are for dinner time after 5pm, so there should be no impact to their operations or to ours, as almost all of our businesses close at 5pm.

Direct Line: 847-253-4449 Main Line: 847-253-4447 Fax: 847-253-4448

I am requesting approval of our permits so we can begin construction. We have performed our diligence to make sure there is adequate parking. Considering the fact our expansion is mostly lab and administrative space which will require no additional employees and allow us to more comfortably treat our patients, we feel the current parking situation is more than adequate to carry on with our normal operations.

Sincerely,

Dr. Meena Barsoum

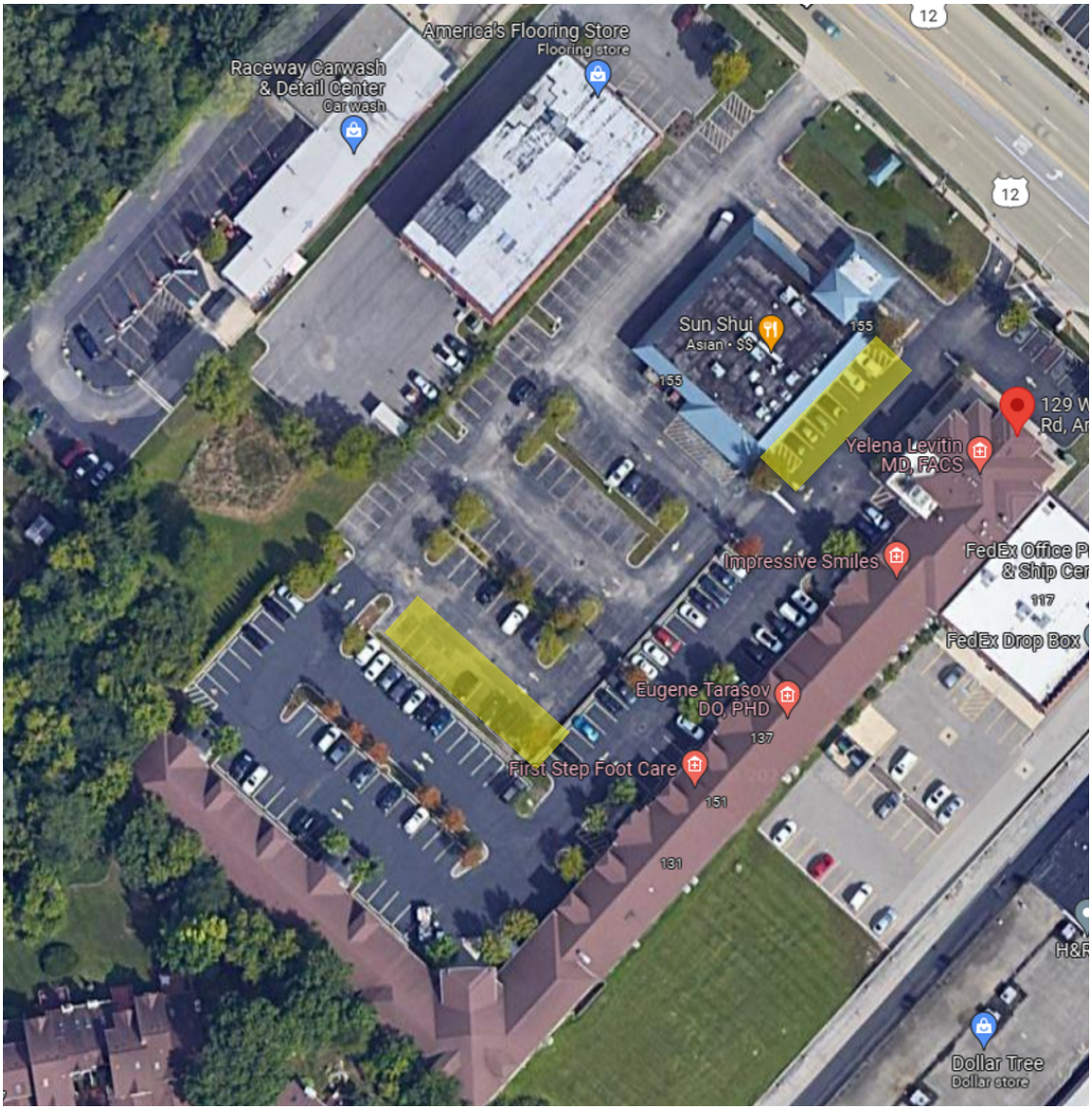


Figure 1 - Original Parking Agreement with Sun Shui. Highlighted areas are permitted for Seasons Office Center Use.

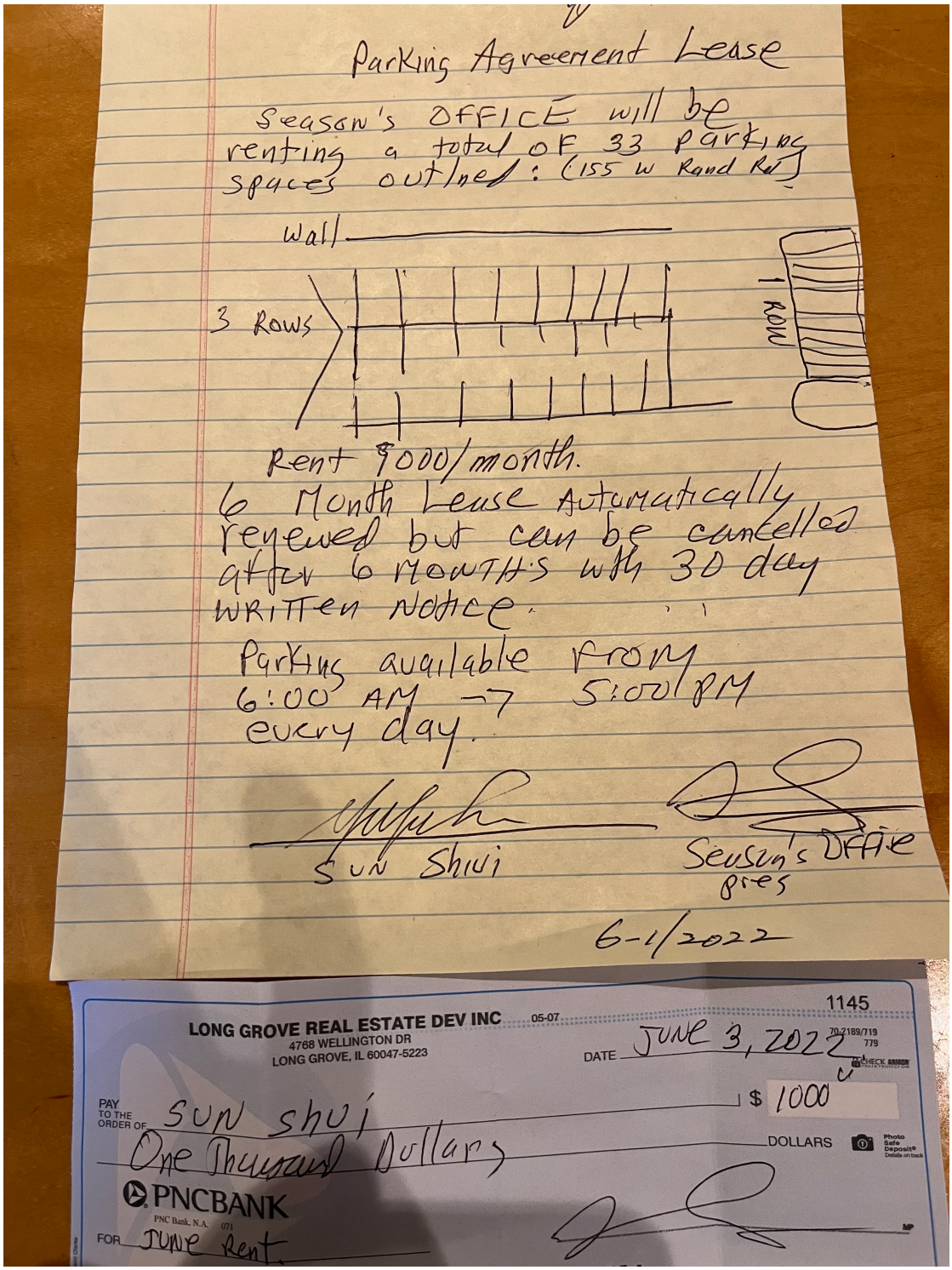
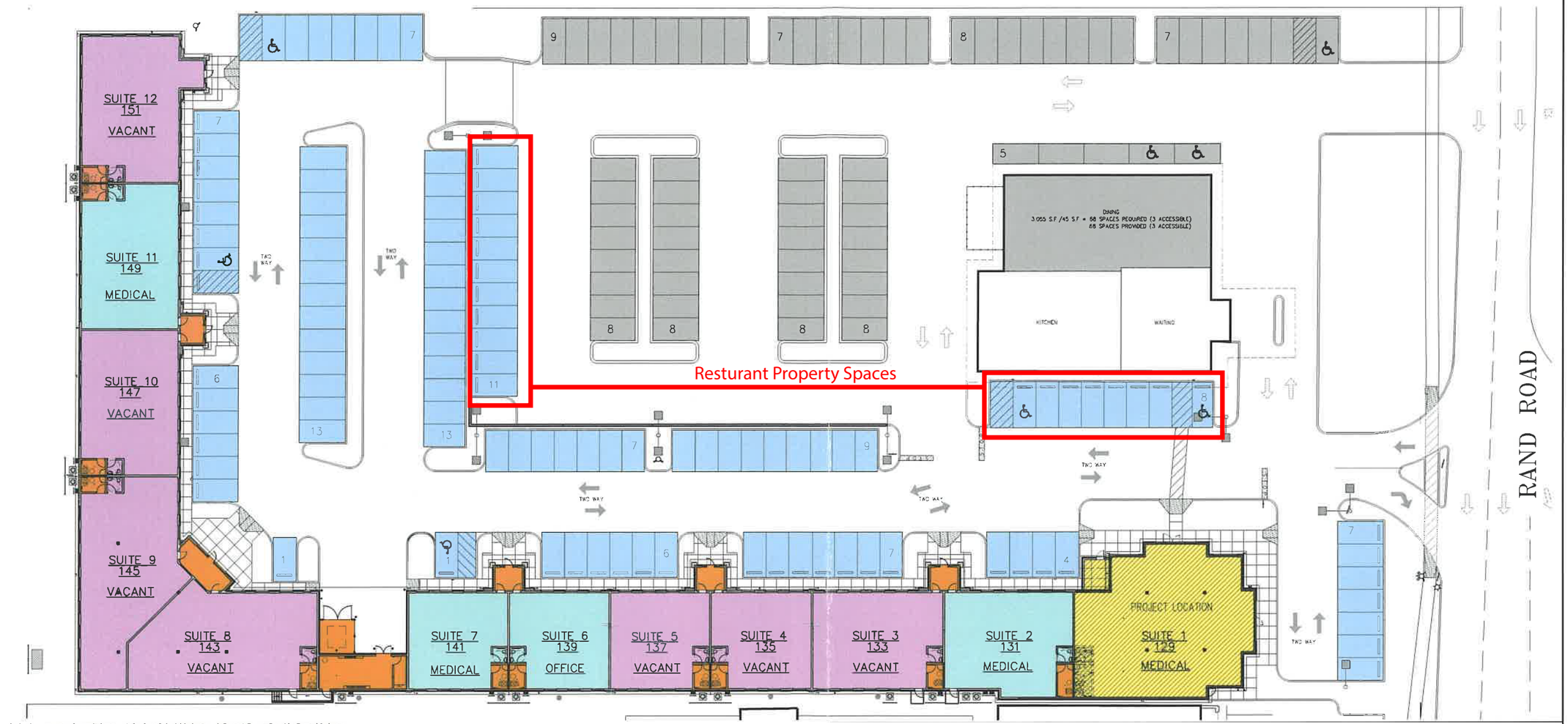


Figure 2: New Parking Agreement with Sun Shui effective 6/1/22. This adds an additional 33 parking spaces.



ALLOCATED PARKING FOR EXISTING
& FUTURE OCCUPIED SUITES

SCALE: N.T.S.

SK-2

PROJECT NORTH

NORTH

GROUP A architecture
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

CHICAGO CLINIC
TENANT BUILD-OUT - SUITE 1

129 W. RAND ROAD
ARLINGTON HEIGHTS, IL

SIGNATURE AND SEAL

NO.	ISSUED FOR	DATE
1	PROGRESS SET	10.05.2012
2	PROGRESS SET	10.18.2012
3	PERMIT SET	10.30.2012
4	PERMIT SET	12.03.2012
5	PERMIT SET	01.08.2013

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DRAWN BY: C.S.

CHECKED BY: R.K.

APPROVED BY: R.K.

JOB NUMBER: 12.079

DRAWING TITLE

PARKING ANALYSIS

DRAWING NUMBER

SK-2

DOOR & HARDWARE NOTES

ACCESSIBILITY DOOR NOTES:

1. DOORS SHALL MEET COMPLIANCE WITH ICC A117.1-2009 404.
2. ALL DOORS PROVIDED WITH MANEUVERING CLEARANCE IN ACCORDANCE WITH ICC A117.1-2009 SECTION 404.2.3.
3. ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE OR EQUIVALENT PER ICC A117.1-2009 SECTION 404.2.6.
4. ALL DOORS TO HAVE A MINIMUM 32 INCHES CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN OPEN 90 DEGREES TO THE DOOR STOP PER ICC A117.1-2009 SECTION 404.2.2.
5. ALL PUBLIC AND COMMON AREA INTERIOR DOORS TO HAVE A MAXIMUM 5 LBS FORCE TO OPEN PER ICCA117.1-2009 CHAPTER 404.2.9 IAC SECTION 404.2.9(1).
6. ALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE MAXIMUM 8.5 LBS FORCE TO OPEN PER IAC SECTION 404.2.9(3).
7. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

HARDWARE NOTES:

1. PROVIDE KNURLED DOOR HANDLE OR FIELD APPLIED KNURLED MATERIAL APPROVED BY EGV ON DOOR TO MECHANICAL ROOM, TANK ROOM AND ANY OTHER ROOMS COINTAINING HAZARDOUS OBJECTS OR MATERIALS.
2. ALL EXIT DOORS ARE KEYLESS IN DIRECTION OF EGRESS.
3. NO FLOOR STOPS OUTSIDE OF BUILDING.
4. DOOR HARDWARE TO BE MOUNTED AT 40" TO 44" A.F.F.
5. DOOR OPENING FORCE SHALL NOT EXCEED 5lbf. FOR INTERIOR DOORS AND 8-5 lbf. FOR EXTERIOR DOORS.
6. ALL NON-PANIC DOOR HARDWARE TO BE ADA COMPLIANT W/ LEVER ACTION.
7. THE DOOR CLOSERS ARE TO BE PARALLEL ARM ON THE PUSH SIDE OF THE DOOR.
8. THROUGH BOLTING FOR DOOR CLOSERS IS NOT PERMITED ON WOOD DOORS.

TACTILE WARNINGS ON DOORS TO HAZARDOUS AREAS

DOORS THAT LEAD TO AREAS THAT MIGHT PROVE DANGEROUS TO A PERSON WHO IS VISUALLY IMPAIRED SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL, OR OTHER OPERATING HARDWARE. THIS TEXTURE SURFACE MAY BE MADE BY KNURLING OR ROUGHENING OR BY MATERIAL APPLIED TO THE CONTACT SURFACE. SUCH TEXTURED SURFACES SHALL NOT BE PROVIDED FOR EMERGENCY EXIT DOORS OR ANY DOORS OTHER THAN THOSE TO HAZARDOUS AREAS.

LOCK FUNCTIONS

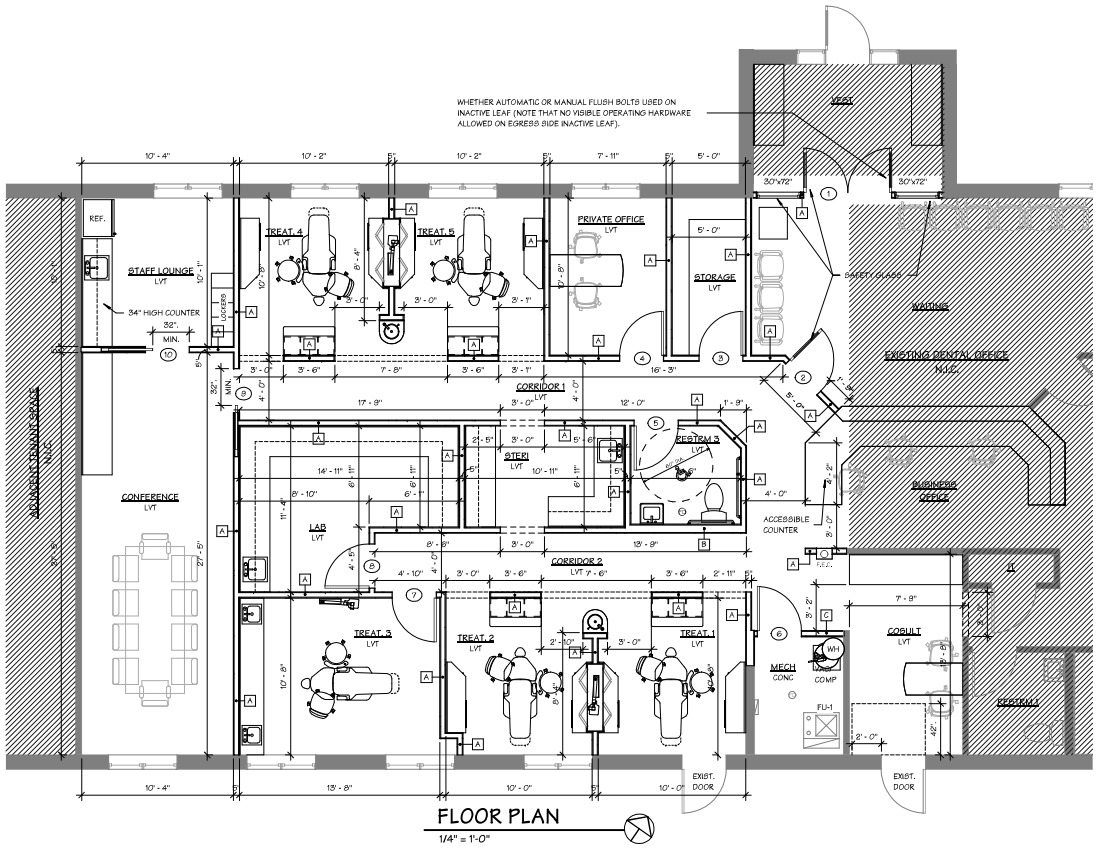
NON-KEYED FUNCT.	PASSAGE LATCH	- BOTH LEVERS ALWAYS UNLOCKED
	BATH PRIVACY LOCK	- PUSH-BUTTON LOCKING - CAN BE OPENED FROM OUTSIDE WITH SMALL NARROW TOOL - TURNING THE INSIDE LEVER RELEASES BUTTON
	DUMMY TRIM	- DUMMY TRIM ONONE OR TWO SIDES OF DOOR - USED FOR DOOR PULL OR SLIDE
KEYED FUNCTIONS	CLASSROOM LOCK	- OUTSIDE LEVER LOCKED AND UNLOCKED BY KEY - INSIDE LEVER ALWAYS UNLOCKED
	STOREROOM LOCK	- OUTSIDE LEVER FIXED - ENTRANCE BY KEY ONLY - INSIDE LEVER ALWAYS UNLOCKED
	ENTRANCE LOCK	- OUTSIDE LEVER LOCKED & UNLOCKED BY KEY OR BY TURN-BUTTON ON INSIDE LEVER - INSIDE LEVER ALWAYS UNLOCKED

PARTITION GENERAL NOTES

1. METAL STUD PARTITIONS SHALL CONSIST OF 20 GAUGE METAL STUDS (U.N.O.) W/ TAPED AND FINISHED GYP. BRD. AS INDICATED ON THE DRAWINGS. STUDS SUPPORTING BACKING FOR WALL-MOUNTED FIXTURES AND ACCESSORIES SHALL BE 20 GAUGE. PROVIDE CONT. METAL RUNNER OR DEFLECTION HEAD AT TOP & BTM. OF PARTITION, ANCHORED AND/OR BRACED TO BLDG. STRUCTURE AS REQUIRED.
2. BACKING IN METAL STUD WALLS FOR ALL WALL GRAB BARS, ACCESSORIES, MOUNTED CABS., AND EQUIP., ETC. SHALL BE "3 IN ONE" 20 GAUGE MTL. WALL BACKING BY METAL-LITE, INC. (UL TESTED TO 250 POUNDS PULL AND POINT LOAD)(OR EQ. ALT.) SECURE WITH SIX #8, 1/2" STL. SELF-TAPPING SCREWS PER MANUF.'S RECOMMENDATIONS. ALL TOWEL BARS, GRAB BARS, AND HANDRAILS SHALL BE DESIGNED AND ANCHORED TO WITHSTAND A PULL OF 250 POUNDS FOR (5) MINUTES.
3. PROVIDE MTL. BLOCKING OR SOLID WOOD BLOCKING IN WALL (SEE NOTE 2 ABOVE), BETWEEN STUDS FOR ALL WALL-MOUNTED EQUIP., MONITORS, ETC. VERIFY LOCATION(S) WITH OWNER.
4. PROVIDE CEMENTITIOUS BACKER BOARD AT THE FOLLOWING LOCATIONS:
   - AT ALL PARTITIONS SCHEDULED TO RECEIVE STONE OR TILE.
   - AT ALL WET AREAS, BEHIND AND WITHIN 24" (MIN.) EITHER SIDE OR ADJ. TO ANY PLUMB. FIXT. AT TO A MIN. OF 48" HIGH AS REQUIRED BY CODE.
5. GYP. BOARD THAT ABUTS METAL, CONC., MASONRY WALLS, OR TERMINATED WITH A GYP. BOARD CAP (EXPOSED END) SHALL HAVE J-BEADS AND BE CAULKED AT THE JOINT, FULL LENGTH. PROVIDE CONTROL JOINTS OVER DOORS IN GYP. WALLS.

DOOR SCHEDULE

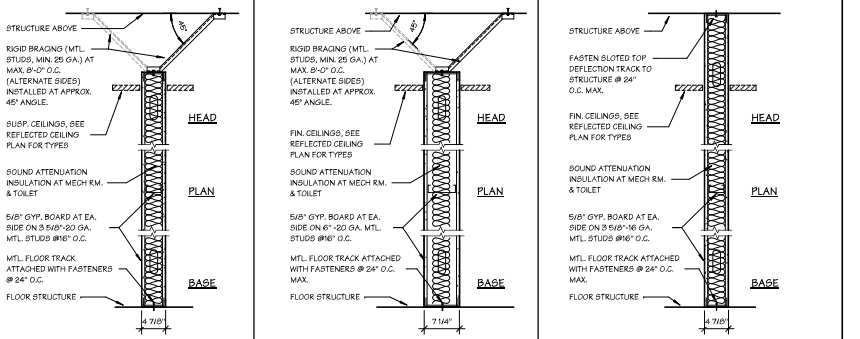
TAG	DOOR OPERATION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MAT.	DOOR FINISH	FRAME MAT.	FRAME FINISH	HARDWARE/ LOCK FUNCTION	FIRE RAT.	REMARKS
1	SWING	6' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT			W/ SAFETY GLASS
2	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		W/ SAFETY GLASS
3	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
4	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
5	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	BATH PRIVACY LOCK		
6	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	CLASSROOM LOCK		
7	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
8	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
9	POCKET	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	DUMMY TRIM		ADA, 32" MIN. CLEARANCE
10	POCKET	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT	WOOD	PAINT	DUMMY TRIM		ADA, 32" MIN. CLEARANCE



FLOOR PLAN

1/4" = 1'-0"

INTERIOR WALL TYPES



WALL TYPES

1" = 1'-0"

EKI ARCHITECTS
111 W. LONNQUIST BLVD.
MT. PROSPECT, IL 60056
847.749.4021

IMPRESIVE SMILES DENTAL
EXISTING DENTAL OFFICE EXPANSION
131 W. Rand Rd, Arlington Heights, IL

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Seal:

LICENSED ARCHITECT
PIOTR EKIERT
001-017986
STATE OF ILLINOIS

License Exp: 11/30/22

6/20/22

Project Revisions

Project Number:
2022-45

Sheet Name:
FLOOR PLAN, SCHEDULES AND DETAILS

Sheet Number
A-2.0

(02/04/13–Legal #1)

Consent

Chicago Surgical Clinic
129 W. Rand Road

1311444001

Doc#: 1311444001 Fee: $60.00
Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2013 09:36 AM Pg: 1 of 2

AN ORDINANCE GRANTING A LAND USE VARIATION AND VARIATIONS FROM CHAPTER 28 OF THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 12-023, pursuant to notice, has on January 9, 2013, conducted a public hearing on the application of Chicago Surgical Clinic for a land use variation to allow a care facility, ambulatory, in a B-2 General Business District and certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a land use variation is hereby granted to allow a care facility, ambulatory, in a B-2 General Business District, at the property legally described as:

> Lot 2 in Stanley W. Minsky's Subdivision, being a subdivision of part of the West ½ of the Southwest ¼ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian and part of the East ½ of the Southeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.
>
> PIN: 03-18-401-167-1001

and commonly described as 129 W. Rand Road, Arlington Heights, Illinois. Said approval shall be in substantial compliance with the First Floor Use Square Footage Plan prepared by Group A Architecture, dated October 5, 2012 with revisions through January 6, 2013, consisting of one sheet, a copy of which is on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic and parking study from a Certified Traffic Engineer.

2. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls from 132 stalls to 107 stalls.

SECTION THREE: That the land use variation and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance, are subject to the following conditions, to which the Petitioner has agreed:

1. Approval of the land use variation granted by this Ordinance shall only apply to Chicago Surgical Clinic.

2. The maximum business hours shall be between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. There shall be no 24-hour emergency care allowed.

3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies and shall obtain all necessary permits

SECTION FOUR: That the Director of Building of the Village of Arlington Heights be and is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES: GLASGOW, BREYER, SCALETTA, HAYES, ROSENBERG, BLACKWOOD, FARWELL, SIDOR, MULDER

NAYS: NONE

PASSED AND APPROVED this 4th day of February, 2013.

Village President

ATTEST:

Village Clerk

LAND USE/Chicago Surgical Clinic

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

January 22, 2013

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

PETITIONER: Chicago Surgical Clinic
129 W. Rand Road
P.C. #12-023

REQUEST:

1. Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District
2. A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
3. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

On January 9, 2013 the Plan Commission held a public hearing. The recommendation of the Plan Commission during the hearing was as follows:

PLAN COMMISSION / MOTION
Commissioner LaBedz moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC #12-023, a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District; a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer; and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 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 January 3, 2013:

1. **Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic.**
2. **No 24-hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 am to 7:00 pm, Monday through Saturday.**
3. **The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.**

Roll Call Vote:
Commissioner LaBedz, Sigalos, Drost, Ennes, Green, Jensen, Lorenzini, and Chairman Wolfe voted in favor. Motion carried.

Michael Wolfe, Chair
Arlington Heights Plan Commission
Recorded by LeGrand Services

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Matthew S. Dabrowski, Development Planner
Meeting Date: January 9, 2013
Date Prepared: January 3, 2013
Project Title: Chicago Surgical Clinic
Address: 129 W. Rand Road

BACKGROUND INFORMATION

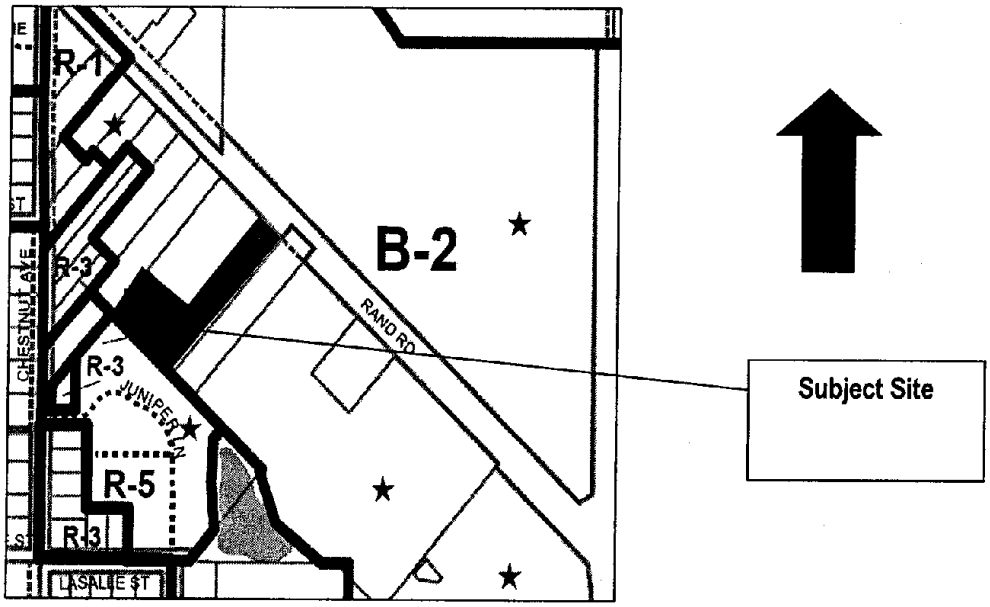
Petitioner: Robert Kirk
Address: Group A Architects
1100 Landmeier Road, Suite 202
Elk Grove, Illinois 60007
Existing Zoning: B-2, General Business District

Requested Action:

- Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District

Variations Identified:

1. A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
2. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.



Surrounding Properties

Direction	Zoning	Use	Comprehensive Plan
North	B-2,General Business	Sun Shui Restaurant and Arlington Plaza	Commercial
South	R-5, Multi-Family Dwelling	Juniper Townhomes	Moderate Density Multi-Family
East	B-2, General Business	Helena Plaza	Commercial
West	B-2, General Business	Kinko's	Commercial

Background

The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except or the northernmost unit, which is two stories) and has a total floor area of

32,589 square feet. The subject site also has a total of 88 parking stalls, as well as access via a shared parking agreement to 19 parking stalls that are located on the adjoining restaurant property. When combined, the existing office center is served by a total of 107parking stalls that are accessible via two driveways along Rand Road.

The proposed action, if approved would allow Chicago Surgical Clinic (CSC) to occupy the northernmost 7,217 square feet and convert said space into a medical clinic and surgical center. CSC is currently located in the Wheeling, Illinois. This existing facility, is approximately 3,000 square feet, and operates as a medical clinic only as all surgical procedures are performed at an affiliated hospital. Moreover, this is a specialized facility with all examinations and procedures by appointment only and with a referral from the patient's general physician. The first floor of the new facility is 3,681 square feet, and includes the main entry lobby, 3 examination rooms, and three surgical rooms for minimally invasive, out-patient procedures. The second floor, which is 3,536 square feet, includes 4 additional examination rooms and an administrative office component for billing, and clerical support. The hours of operation are Monday through Saturday from 7:00 AM to 7:00 PM. Clinical hours will be scheduled between 11:00 AM to 2:00 PM, while surgical hours are between 7:00 AM and 11:00 AM and 2:00 PM and 7:00 PM.

According to CSC's business plan, the facility will have a maximum of 13 employees (3 physicians + 10 full time/part-time staff) during surgical procedures and up to 7 employees (3 physicians + 4 full time/part time staff) during clinical hours. On average, CSC has a total of 55 appointments per day (clinical = 27 appointments + surgical = 28 appointments). This number is not expected to change as CSC's plan to relocate to the Arlington Heights facility is to consolidate the clinical and surgical functions under one roof. Moreover, approximately 90% (22 appointments) of the surgical procedures occur during the morning hours, while 40% (11 appointments) of the clinical examinations occur at 1:00 PM. Furthermore, in December of 2012, CSC received approval of their Certificate of Need through the Illinois State Health Board.

Zoning and Comprehensive Plan

While a medical clinic is an allowed use within the underlying B-2 district, the surgical component is considered a Care Facility, Ambulatory, which is defined as a "... facility to provide care to a patient without hospitalization or other institutionalization", and is only allowed within the I, Institutional District. Therefore, the Plan Commission must review and the Village Board must approve a Land Use Variation. As part of the formal review process, the Petitioner provided a written justification based upon 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 of 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.**

Staff reviewed the Petitioner's justification letter (see attached) and supports the proposed land use variation for the following reasons. One, the proposed request will allow a viable business to occupy a vacant office space within a building that is currently 75% vacant. By way of comparison, the existing office vacancy rate within the Northwest Suburban market is 27%, while the office vacancy rate for the north side of Arlington Heights is 17% and 23% for the Village as a whole. Therefore, the granting of said variation will allow a viable business to occupy approximately 22% of the existing building, thereby strengthening the office center and reducing vacancy rates. Two, CSC's request to allow a surgical component represents a unique situation as said use is complimentary to the medical clinic, which is allowed within the underlying B-2 district. Lastly, the proposed request will not alter the essential character of the locality, since the proposed request is compatible with surrounding land uses, which consists of residential, commercial, and office.

Building, Site, and Landscape Related Issues

The existing development was constructed in 2009 as an allowed use and complies with all applicable accessibility, building, life safety and zoning code requirements.

Traffic & Parking Issues

According to Village Code, a Land Use Variation request adjacent to a major arterial street such as Rand Road must provide a detailed traffic and parking study from a Certified Traffic Engineer. In conjunction with said land use variation, the following variation has been identified:

- **A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer**

In lieu of a full study, the Petitioner has provided a limited scope assessment that focuses on parking as said request will not impact site access or on-site circulation patterns. With respect to parking Village Code requires 1 parking stall for every 200 square feet of floor area for medical and dental related uses. Pursuant to Table 1 below, CSC require 36 parking stalls, while the office facility as a whole requires a total of 132 parking stalls.

Table 1: Parking Analysis per Village Code

Use	SF	Parking Ratio	Required Parking
Chicago Surgical Clinic	7,217	1 space / 200 square feet	36
Existing Medical Office	6,540	1 space / 200 square feet	33
Existing Professional Office	1,756	1 space / 300 square feet	6
Vacant Office	17,076	1 space / 300 square feet	57
Total Required			132
Total Provided			107
Surplus/(Deficit)			**(25)**

As previously mentioned, a total of 107 parking spaces are provided, thereby resulting in deficit of 25 parking stalls and the following variation:

- **A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.**

To support the aforementioned variation, the Petitioner first conducted a parking survey of the existing parking lots on site to ascertain the peak parking demand of the existing office building and restaurant. This survey was conducted on Monday November 5, 2012, Wednesday November 7, 2012, Thursday November 8, 2012, and Saturday November 10, 2012 at 10:00 AM, 12:30 PM, 3:00 PM, and 5:30 PM. It is important to note that these hours correspond to the morning and evening surgical procedures and the mid-day clinical examinations. Table 2 below outlines the peak number of parking spaces occupied during said hours.

Table 2: Parking Survey Findings

	Office Development		Sun Shui Restaurant	
	Occupied	Total	Occupied	Total
Morning Peak Time (10:00 AM)	15	107	6	68
Mid-day Peak Time (12:30 PM)	29	107	37	68
Evening Peak Time (5:30 PM)	21	107	23	68

The Petitioner also conducted parking counts at CSC's existing facility in Wheeling, Illinois, which is approximately 62% smaller in floor area than the proposed facility in Arlington Heights. The peak parking demand observed was 7 parking stalls at 1:00 PM. When extrapolating for the difference in size, CSC anticipates a peak parking demand of 19 spaces during the mid-day peak hour.

As previously mentioned, approximately 90% (24 appointments) of the surgical procedures occur between 7:00 AM and 11:00 AM, which equates to 6 procedures per hour or one patient per surgical room, plus 3 patients in the waiting room. During that time, the observed number of parking spaces occupied and the projected number of parking spaces required for the vacant office space is 72 parking stalls. When combined, the peak parking demand during the morning surgical hours is expected to be 91 parking stalls or a parking surplus of 16 spaces. With respect to the evening surgical times, the number of appointments reduces to approximately 1 per hour. However, the number of observed parking spaces occupied increases, thereby generating a projected parking demand of 92 parking stalls or an anticipated surplus of 15 parking spaces. Lastly, the clinical component has an average of 27 appointments per day, with approximately 41% (11 appointments or one per exam room + 4 people in the waiting room) occurring at 1:00 PM. During that time, the observed number of parking spaces occupied and the projected number of parking stalls required for the vacant office space equates to 86 parking stalls. When combined, the projected mid-day parking demand is 95 parking spaces, or an anticipated parking surplus of 12 parking stalls.

Table 3: Projected Parking Demand Analysis

	Medical Staff	Average # of appointments per hour	Observed Parking Counts	Projected Parking for Vacant Office per Code	Parking Required	Parking Provided	Surplus / (Deficit)
AM Surgical	13	6	15	57	91	107	16
Mid-Day Clinical	7	11	29	57	95	107	12
PM Surgical	13	1	21	57	92	107	15

Based on this information the Staff Development Committee concurs with the Petitioner that there is sufficient parking on site to accommodate the proposed use.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District, a variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer, and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces. This approval shall be subject to the following conditions:

1. Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic
2. No 24 hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 AM to 7:00 PM, Monday through Saturday.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

January 3, 2013

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads
Afshan Hamid, Design Planner