



Village of Arlington Heights
Plan Commission
Arlington Heights Police Station, 200 E. Sigwalt St.
Mulder Community Room, 1st Floor
August 9, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. BIBIBOP Grill - 715 E. Palatine Rd. - 7/26/23

IV. PUBLIC HEARINGS

- A. Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. /
PC# 23-006
Amendment to PUD Ordinance 09-019, Special Use Permits for 3
Restaurants, Various Variations

V. OTHER BUSINESS

- A. Public Comment

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

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**Plan Commission
8/9/2023**

Item: BIBIBOP Grill - 715 E. Palatine Rd. - 7/26/23

Department: Planning & Community Development

ATTACHMENTS:

Description

BIBIBOP Grill - 7/26/23

Type

Minutes

PLAN

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

COMMISSION

RE: BIBIBOP GRILL - 715 EAST PALATINE ROAD - PC #23-008
SPECIAL USE PERMIT FOR RESTAURANT WITH DRIVE-THROUGH

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room, Arlington Heights,
Illinois on the 26th day of July, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

JAKE SCHMIDT, Development Planner

CHAIRPERSON DAWSON: This meeting is called to order. Pledge of Allegiance, please.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call, please.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Ennes.

(No response.)

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

(No response.)

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

(No response.)

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, approval of minutes, please.

COMMISSIONER GREEN: I'd like to make a motion to approve the minutes.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, motion passes.

All right, so our first item on the agenda is the HANA Downzoning. Is the Petitioner here?

MR. SCHMIDT: That's the minutes.

COMMISSIONER GREEN: No, that's the minutes.

COMMISSIONER SIGALOS: That's the minutes.

CHAIRPERSON DAWSON: I'm sorry, thank you.

COMMISSIONER GREEN: Bibibop. I can't see you.

CHAIRPERSON DAWSON: Bibibop Grill, is the Petitioner here?

MR. SILVERMAN: Yes.

CHAIRPERSON DAWSON: Thank you. Could you come up and provide your report please? And I need to swear you in. Is there anybody else swearing in or testifying in your behalf?

MR. SILVERMAN: No.

(Witness sworn.)

CHAIRPERSON DAWSON: Thank you. All right, go ahead.

MR. SILVERMAN: My name is Richard Silverman. I'm the owner, one of the owners of Southpoint Shopping Center, most recently built the Chipotle. The AT&T building is right next to it. They'll be open in a few weeks.

The space we're talking about is directly adjacent to it, 715 East Palatine Road. Bibibop is a QSR, quick service restaurant, similar to Chipotle. Buffet, no, sorry, ordering style at the counter and then taken to your seat, a sit-down quick service restaurant. We are here for a special use permit for them to go in a 2,150 square-foot pickup window on the east side of the building. Bibibop's got 55 locations. Locations around here are Vernon Hills, Schaumburg, Oak Brook.

Happy to answer any questions anyone may have.

CHAIRPERSON DAWSON: All right, great. Have you read the Staff report, and do you agree to the conditions of approval?

MR. SILVERMAN: Yes, ma'am.

CHAIRPERSON DAWSON: Terrific. All right, thank you so much.

MR. SILVERMAN: Thank you.

CHAIRPERSON DAWSON: So, then, Jake, do we have a Staff report please?

MR. SCHMIDT: We do. First, I'd like to say that all public announcements have been issued relative to this petition.

CHAIRPERSON DAWSON: Thank you.

MR. SCHMIDT: The address of the subject property is 715 East Palatine Road. It's part of the newly created outlot within the Southpoint Shopping Center. The site is zoned B-3 General Service, Wholesale and Motor Vehicle District. The site is designated as appropriate for commercial uses per the Comprehensive Plan and the proposed use of a restaurant with drive-through is compatible with this designation.

The requested action is a special use permit for a restaurant with drive-through and no variations are required as part of this petition.

Some history on the site. The property was subdivided from Southpoint in 2018-2019. The two structures that are currently within the outlot received Design Commission approval in 2021, and the outlot received initial approval in 2022. At the time of this initial approval, it was contemplated that the buildings would be occupied by a 2,385 square-foot Chipotle Restaurant drive-through, which has completed construction, and a 4,419 square-foot building intended for another restaurant user with a drive-through as well. There was no tenant secured for the second building at that time, so the restaurant was purely conceptual requiring a re-appearance for another special use permit at the time the restaurant was identified.

The current request is for a restaurant with a drive-through. There are some modifications from the contemplated plan, that being that the second building has been divided into two tenant spaces, one being a 2,150 square-foot AT&T cell phone store, the remainder being a 2,169 square-foot Bibibop Asian Grill with a drive-through.

To refresh you, the outlot is on the northern side of the Southpoint Shopping Center, immediately adjacent to Palatine Road. It does not have direct access to Palatine Road but is directly accessible from the Rand Road on the Southpoint Shopping Center.

Since this is a special use approval request, a written response criteria was provided by Petitioner, and Staff analyzed these criteria for conformance. With respect to the first criterion, that the said special use is necessary for public convenience, the Petitioner notes that the outlot was approved with the concept of a quick service restaurant

initially, and that a restaurant is complimentary to the other uses within the Southpoint Shopping Center with the mix of restaurant and retail uses.

With respect to the second criterion, that such a case will not under any circumstances be detrimental to the health, safety, morals or welfare of persons in the vicinity, the Petitioner notes that the proposal is similar in character to other uses in the immediate area, and as such will not negatively impact the health, safety, or morals of the people within the vicinity.

With respect to the third criterion, that the proposed use will comply with the regulations and conditions specified by any ordinance and the Village Board, the Petitioner noted that it is the developer's intent for the proposed project to comply with all applicable codes, regulations, policies and ordinances, and will comply with any stipulations and conditions granted by the Village Board as necessary for this project.

Staff concurs with the responses and believes the special use approval criteria have been met.

The modified site plan is shown here, it's similar to what was previously approved for the site with one modification, that being the addition of a patio area to serve the Bibibop restaurant. This results in a loss of two parking spaces. However, with the new tenant mix, the site is within the parking requirements for the outlot and the site as a whole.

With respect to traffic, in 2022, a full traffic and parking study was provided that analyzed the impact of the proposed use's traffic volume on adjacent intersections and roadways, and it was determined that the level of service would not be diminished by the two restaurant uses that were contemplated at the time. A new addendum was provided as part of this petition in analyzing the specific proposal of Bibibop Grill. The traffic generation is now expected to be lower due to the reduced size of the second restaurant. Also, the study notes that there will be adequate stacking provided for the drive-through operations.

The drive-through will operate very similarly to the Chipotle next door where it serves app orders only, so anyone accessing the drive-through will already have placed their orders and is there simply for pickup, which does decrease overall stacking and waiting. The drive-through discharges into an area where the most immediate way to exit the outlot would be to make a 180-degree turn and head southbound towards the internal roadway. Staff had concerns during the previous approval with people making this movement as it requires a wide turning angle causing them to drive in the oncoming lane. Staff did request that exit movements be restricted for drive-through exiting in order to make sure that this conflict does not occur and they would only be able to turn left out of the drive-through. The petitioner has shown this restriction on the proposed site plan which addresses those concerns.

As mentioned previously, two spaces were eliminated from the proposed site plan. However, the code-required parking is now reduced with the mix of tenant uses. Previously, there were 47 spaces provided on the outlot with 68 spaces required by code. For the outlot alone, this resulted in a deficit of 21 spaces, though Southpoint Shopping Center was proposed to still have a parking surplus at that time. Under the new proposal, 45 spaces are provided on the site but only 40 are required by code for the two restaurants and the AT&T store, which results in an outlot surplus of five spaces, reducing the chance that vehicles will have to occupy other areas of the Southpoint lot, and of course Southpoint Shopping Center still has a surplus per code.

The Staff Development Committee recommends approval of this application subject to three conditions, those being that any future special use permit assumption

of the Bibibop special use permit must demonstrate to the satisfaction of the Village that drive-through operations will not create stacking issues if non-mobile ordering is offered, given the difference in the models. The second condition is that the design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code, there are design and safety criteria for outdoor dining areas and at permit could be addressed. Lastly, the Petitioner shall comply with all federal, state and Village codes, regulations and policies.

This concludes my presentation. If there are any questions, I'm happy to answer them.

CHAIRPERSON DAWSON: All right, thank you so much, Jake.

Commissioners, do I have a motion to include the Staff report into the record?

COMMISSIONER CHERWIN: I'll move to include the Staff report.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Terrific.

Okay, so do I have, Commissioners, do I have any initial questions before we open up for public commentary?

COMMISSIONER CHERWIN: Just one brief question for Jake. Can you just show that diagram real quick and explain that movement that you asked them to change?

MR. SCHMIDT: Sure. So, the --

COMMISSIONER CHERWIN: You can just talk through it if you want.

MR. SCHMIDT: Yes. So, if you look on the right side of the proposed plan?

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Actually, I want to show you here. This is the exiting drive-through lane. If vehicles were to turn right out of that lane, they may have to end up in oncoming traffic.

COMMISSIONER CHERWIN: Oh, got you.

MR. SCHMIDT: So, Staff wants to see that restriction to left-bound traffic. That really does not give good visibility. They can access and then circle the lot and exit that way.

COMMISSIONER CHERWIN: And the Petitioner, that's cool, and the users are good with that?

MR. SILVERMAN: Yes.

COMMISSIONER CHERWIN: All right, that's cool. I just wanted to, I couldn't really visualize it when you were talking through this, thank you. That's all.

CHAIRPERSON DAWSON: Thank you.

Any questions?

(No response.)

CHAIRPERSON DAWSON: All right, so we're going to open up for public commentary. Just know that when I call you up or if you raise your hand or whatever, then I ask you to state your first name, spell your last name, and if you're willing tell us where you live. So, anybody in this front row would like to come up? Yes, come on up please. Again, state your first

name, spell your last name, and if you're willing to give us your address.

PUBLIC COMMENTARY FOR PC #23-008

MR. OBERA: Sure. Donald Obera, last name O-b-e-r-a. I'm actually at 1902 Northbrook Drive. So, looking at this map over here, my house is right across from Floor & Decor, so I can see Floor & Decor outside my window. So, this is, north has got to be right up there.

CHAIRPERSON DAWSON: Okay.

MR. OBERA: I'm that first house right on Palatine.

CHAIRPERSON DAWSON: Great.

MR. OBERA: So, I was here actually for the Chipotle one. I think actually the Chipotle one is going actually fairly well. Haven't had any issues with it. I brought it up at the last Board that I was concerned about the drive-through, but this does look like it's only a pickup only, so there's no drive-through board at all, is that correct? That is --

CHAIRPERSON DAWSON: You should direct your comments to us --

MR. OBERA: Okay, sure.

CHAIRPERSON DAWSON: -- and then we'll ask questions. We're taking notes and we'll ask the questions.

MR. OBERA: Sure.

CHAIRPERSON DAWSON: So, you want to know if it's direct pick up and no t a drive-through.

MR. OBERA: No drive-through board at all with a speaker. I just want to make sure that that is in there, too.

One of the things I did bring up as a concern about Chipotle, too, was trash. Luckily, there hasn't been too much, it hasn't been too busy. I've been watching, unfortunately, I hope the business is going to pick up. I am excited about all the development that is happening here, but as with any QSR concept, there is sometimes trash and debris that is there, especially with the patio being out in the front.

I get a lot of debris from Floor & Decor. I moved there, I understand that, it was there waiting for me. These are new concepts coming in here and so that is a concern for me, the trash and debris that does go into my yard. I do have wall of bushes that's up there, I do constantly pick things up from there. So, I would like to ask if there might be some consideration to see if there's anything that could block or stop some of the trash and debris. Obviously, it should be picked up, I understand that. It's what a concept should do, you can't catch everything, right?

CHAIRPERSON DAWSON: Right.

MR. OBERA: That is a concern. The other thing, too, is that the drive-through faces towards Floor & Decor. I'm not sure how much noise or noise pollution there may be and how late this concept will be up. That is also a little bit of concern. Currently, the Chipotle is blocked by the building, the AT&T building. You don't hear nothing. This concept with that drive-through board being on that side has no current blocking of anything. I don't know how loud it's going to be, but obviously I live there, I've got children that live there, there are some other neighbors that live there as well. There could be a little bit of noise pollution, especially if this concept is open up late. It would be a cause for concern.

CHAIRPERSON DAWSON: Yes, okay.

MR. OBERA: Other than that, is there any, I wasn't going to see if there's any plans for any advertisement or boards that might be facing that street that we might be concerned about. So, luckily, the Floor & Decor, they're super nice. I don't know if they do this on purpose or not, but they actually turn that board off at night. When that board is on, it lights up my bedroom, but --

CHAIRPERSON DAWSON: Oh, interesting, all right.

MR. OBERA: -- it seems like they do turn that off at night, so I don't know if there is going to be a planned board that's going to be out there. I'm not saying that they can't have one, but I'd like to know if there is one, what is the consideration and if there could be some public commentary on that as well.

CHAIRPERSON DAWSON: Okay, great. Thank you so much.

MR. OBERA: Thank you.

CHAIRPERSON DAWSON: Any other questions or comments? No?

MR. OBERA: No, that's all I got.

CHAIRPERSON DAWSON: All right, great.

Anybody in the next row?

(No response.)

CHAIRPERSON DAWSON: No. Oh, here we go, last row. Thank you.

MS. CAYER: Melissa Cayer, C-a-y-e-r. That's an old photo. It doesn't include that credit union building on it or anything. Any particular reason?

CHAIRPERSON DAWSON: All right, I'll make a note, yes, thank you.

Anybody else in that back row?

(No response.)

CHAIRPERSON DAWSON: Okay, at this time, we're going to close public commentary and I'm going to open it back up to the Commissioners. I'm going to start out on this end. Commissioner Lorenzini, any questions or comments?

COMMISSIONER LORENZINI: No comment, no questions.

COMMISSIONER GREEN: I have no questions, and I think it's a great project.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER SIGALOS: Yes, I have no questions. I think it's a very good project.

COMMISSIONER CHERWIN: I agree wholeheartedly. I would just ask maybe the Petitioner to address if there's, you know, if there is trash and debris that's blowing across from Chipotle, is there anything, you know, as far as the screening and the containment from the outside, is there anything different on this site or anything different that can be done on Chipotle to help ameliorate some of that debris?

MR. SILVERMAN: Absolutely, happy to address it. Chipotle business is fantastic since they've moved. It actually has increased significantly already, so the traffic on the lot may not reflect that. We have exterior garbage cans on the property; they're cleaned everyday. We have lot sweeping multiple times a week to pick up garbage --

COMMISSIONER CHERWIN: Is that you guys that are doing that or is that operators that are doing that?

MR. SILVERMAN: That is me as a property owner. It's billable back to the tenants through --

COMMISSIONER CHERWIN: Yes, CAM?

MR. SILVERMAN: Their CAM. You're experienced in real estate. I was going to use a different term, but it bills back on through CAM. So, we do sweeping, we have garbage cans, and yes, we will continue to maintain the property and be a good neighbor.

COMMISSIONER CHERWIN: Yes, as it's come up a little bit and obviously we've got Palatine Road there, but I think anything we can do to maybe better contain it so that doesn't become a problem because if we have more people and more restaurants, it might, you know, create even more. So, I say anything we can, any steps we can take to help the neighbors would be good.

Then the question about operational hours on this one, we had a question about the drive-through outdoor. Is this like a 9:00 or 10:00 o'clock?

MR. SILVERMAN: I submitted their hours in the packet. I don't know off the top of my head, but this is, it's not beyond 10:00 p.m., I would assume, right?

MR. SCHMIDT: No. No, it's not a 24-hour operation, and it's not until midnight.

COMMISSIONER CHERWIN: No, it's just like a typical, kind of like what you'd see from Chipotle.

MR. SILVERMAN: It's the same hours as Chipotle, I wouldn't be pretty surprised about it. So, to be clear as well, even though it is by right and we could have a menu board because of the drive-through, they are a pickup window app only, so there's not a menu board.

COMMISSIONER CHERWIN: Yes, understood. Thank you.

CHAIRPERSON DAWSON: Great, thanks. All right, could you explain to him a little bit about, you know, we're not having any kind of buffer bushes or anything like that to block trash from flinging over. Obviously, there's only so much you can do as a property owner between trash, you know, is there a, if they're noticing an abundance of trash, what could the neighbors do?

MR. SCHMIDT: They could bring it to our attention where and we'd get in touch with the property owner if an issue is confirmed. There's also health code requirements depending on the amount of trash spilling out from the site, trash is subject to health code provisions.

CHAIRPERSON DAWSON: Okay, thank you, Jake.

So, do you understand that it's, you know, we might approve this plan, again, it goes to the Village Trustees so we're not completely in control, we might approve this plan but it's up to the neighbors to consistently monitor. If there's trouble, you're saying Chipotle has become a good neighbor.

MR. OBERA: Yes.

CHAIRPERSON DAWSON: So, if this isn't a good neighbor, contact the Village. Do you understand the --

MR. OBERA: No, I appreciate it --

CHAIRPERSON DAWSON: Terrific.

MR. OBERA: -- because I worked for other concepts, Panera Bread, Steak 'n Shake, that had similar ones. They're all a little bit different but it sounds like the building complex, not necessarily the restaurant itself, is taking care of it, you know, which I think is helpful. But it also gives me other avenues, if something doesn't happen then I can reach out and hopefully they can act in good faith.

CHAIRPERSON DAWSON: Right, because there's only so much they can

do on their site. People may cross the road and then discard garbage, right? All right, I'd like to make it, I'd like you to talk with the Village, and keep in mind that as a neighbor and a resident in the Village, you need to communicate with the Village. It's not necessarily always the property owner, I think the property owner doesn't always know.

MR. OBERA: Great, okay.

CHAIRPERSON DAWSON: Okay, we addressed the hours. We addressed I believe the signage because it shuts down at 10:00 just like at Chipotle, right? That was another comment that was raised.

The last comment was this was an old photo. Any comments related to that? I wasn't really sure I understood.

MR. SCHMIDT: Yes, there have been some changes to the site since this aerial has been created, it does not show all approved modifications to the site. There was a credit union that's already been developed. We did analyze this proposal based upon all the modifications to the site. We did analyze the site with respect to all improvements that are currently approved at that site.

CHAIRPERSON DAWSON: Okay, thank you so much.

MR. OBERA: Yes, just one other thing.

CHAIRPERSON DAWSON: One last time and then I'm going to close public commentary.

MR. OBERA: You may also have this for consideration, so it put it out there. When the drive-through is open, remember the Chipotle one is blocked by the AT&T building, so there's no noise that's there. This drive-through is out in the open. "a lot of open space." So, I'm not sure what the noise, if there will be noise at all. Again, I've been with other concepts, sometimes there is, sometimes there's not, sometimes directs me, it just kind of depends, but that could become an issue.

CHAIRPERSON DAWSON: I completely understand.

Jake, can you address what happens if the noise becomes an issue for the neighborhood? How can they contact the Village and what would the next steps be?

MR. SCHMIDT: They would submit their complaints to the Village for there to be an investigation to verify complaints. The requirement that the Health Department uses for noise pollution is anything louder than typical for the use during hours where it's not typical for the use. So, as an example, noise pollution would be loud music from a drive-through when the restaurant is closed at 1:00 o'clock in the morning, or things like large trucks unloading at 2:30 in the morning, trash collection at hours when it's not typical. So, under those standards, if there was loud noise occurring late at night outside typical hours, then we'll simply contact the restaurant to address it.

CHAIRPERSON DAWSON: Great. Thanks, Jake.

So, again, keep in communication. Tell the residents of your neighborhood to keep in communication with the Village. We find frequently that people have complaints but have never contacted the Village to discuss with them about solutions. So, keep in contact with the Village and they will work with you on that, all right?

MR. OBERA: Yes.

CHAIRPERSON DAWSON: So, at this point, I'm going to close public commentary on this agenda item.

Any other further comments? Do I have a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-008, a Special Use Permit to allow a 2,169 square-foot restaurant with a drive-through.

This recommendation is subject to the following conditions:

1. Any future special use permit assumption of the Bibibop SUP must demonstrate to the satisfaction of the Village that drive-through operations will not create stacking issues if non-mobile ordering is offered.
2. The design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code.
3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Terrific. All right, roll call?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

So, with that, you've received unanimous approval from the Plan Commission. Keep in mind, we are just a recommending body. You've got to go to the next step with the Village Trustees. Again, people in the audience that have questions or concerns, we have a very narrow view that we look at. Feel free to please come to the Village Trustees and express again your concerns, but with that, you have a unanimous approval, so congratulations. It sounds like a great use of your space. Thank you.

All right, so the next agenda item would be our budget. Jake, do you have any presentation related to the budget?

MR. SCHMIDT: No, no presentation. There is no change from the previous year.

CHAIRPERSON DAWSON: So, we're not getting a raise from zero to zero?

COMMISSIONER GREEN: It speaks for itself, doesn't it?

COMMISSIONER CHERWIN: Yes.

CHAIRPERSON DAWSON: I'm just saying.

COMMISSIONER SIGALOS: We've got twice the raise, two times zero is still zero.

CHAIRPERSON DAWSON: I was going to say, what's two times zero. I think we should get a double raise. Come on.

All right, any questions about the budget? Anybody?

COMMISSIONER CHERWIN: No.

CHAIRPERSON DAWSON: All right, motion?

COMMISSIONER GREEN: I'd like to make a motion to approve.

CHAIRPERSON DAWSON: Thank you, Commissioner Green.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Thank you so much.

All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Or is it roll call? Am I good?

MR. SCHMIDT: Roll call.

CHAIRPERSON DAWSON: Roll call. Roll call, sorry. Everyone has to speak on the budget.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, we're going to now open for a general public comment. Any general public comment?

(No response.)

CHAIRPERSON DAWSON: Seeing none, we're going to close public comment.

Any other agenda items to discuss, Jake?

MR. SCHMIDT: No.

CHAIRPERSON DAWSON: No.

COMMISSIONER LORENZINI: I wish Jake the best in his future ventures.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: I'll second that.

COMMISSIONER LORENZINI: It's been great working with you.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: Great job, Jake.

CHAIRPERSON DAWSON: Yes, thank you so much, Jake.

COMMISSIONER CHERWIN: Bolingbrook is lucky to have you. You've served the Village of Arlington Heights well.

CHAIRPERSON DAWSON: You really have.

COMMISSIONER CHERWIN: We appreciate your time and effort, thank you.

CHAIRPERSON DAWSON: Thank you so much, Jake, for everything.

MR. SCHMIDT: I appreciate it. Thank you all.

COMMISSIONER SIGALOS: Best of luck to you.

CHAIRPERSON DAWSON: Yes.

All right, do I have a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER SIGALOS: Second.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, with that, we're adjourned. Thank you

so much.

(Whereupon, at 7:58 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2023.

NOTARY PUBLIC



Plan Commission 8/9/2023

Item: Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. / PC#23-006

Department: Planning & Community Development

Requested Action

- 1. Amendment to Planned Unit Development (PUD) Ordinance 09-019 to allow a modified parking variation.
- 2. Special Use Permits for 3 Restaurants.

Variations Requested

- 1. A variation from Chapter 28, Section 10.4-2 (Schedule of Parking Requirements) to allow 308 spaces where 386 spaces are required (Deficit of 78).
- 2. A variation from Chapter 28, Section 10.8 (Schedule of Bicycle Parking Requirements), to allow 6 bicycle parking spaces where 47 bicycle parking spaces are required (Deficit of 47.)
- 3. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.).

Recommendation

The Staff Development Committee reviewed the proposed PUD Amendment and Special Use Permit Request to allow a modified parking variation and 3 restaurants, with the following variations:

- 1. A variation from Chapter 28, Section 10.4-2 (Schedule of Parking Requirements) to allow 308 spaces where 386 spaces are required (Deficit of 78).
- 2. A variation from Chapter 28, Section 10.8 (Schedule of Bicycle Parking

Requirements), to allow 6 bicycle parking spaces where 47 bicycle parking spaces are required (Deficit of 41.)

3. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

The Staff Development Committee recommends approval of the proposal, subject to the following:

1. In the event the parking is deemed insufficient, as determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install the 12 parking stalls.
2. The petitioner shall install 6 bicycle parking spaces in a location satisfactory to the Village by November 1, 2023.
3. In the event bicycle parking is deemed insufficient, as determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install code compliant bicycle parking infrastructure as deemed appropriate by the Village.
4. All conditions within Ordinance 09-019 shall remain in full effect.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
CPRC Minutes - 5-24-23	Minutes
Project Description	Exhibits
Plat of Survey	Exhibits
Site & Floor Plans	Exhibits
Market Study	Exhibits
2009 Parking Expansion Concept Plan	Exhibits
Petitioner Parking Survey	Exhibits
Written Response to Special Use Permit Criteria	Exhibits
Written Response to Zoning Variation Criteria	Exhibits
Ord. 09-019	Ordinance
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits



VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

PC File Number: 23-006

Project Title: Arlington Towne Square PUD
Amendment

Address: 15-89 W Golf Road

PINs: 08-16-200-113-0000, 08-16-200-111-0000

To: Plan Commission

Prepared By: Jake Schmidt, Development Planner

Meeting Date: August 9, 2023

Date Prepared: August 4, 2023

Petitioner: Jason Park

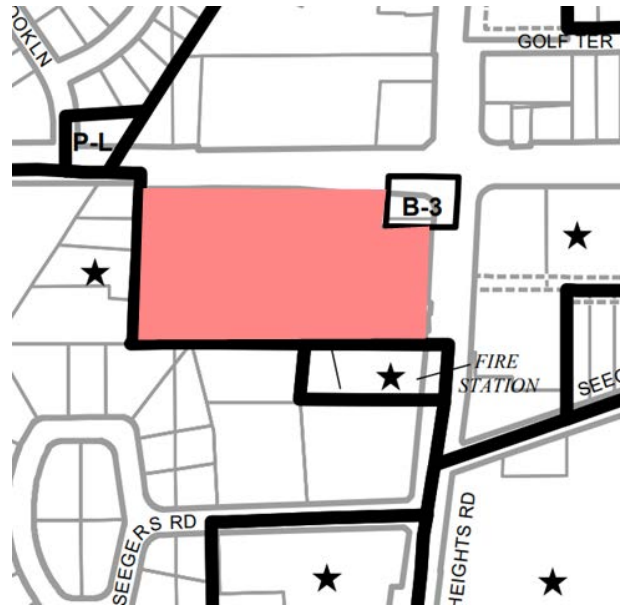
Direct Group Holdings

Address: 2118 Plum Grove Rd. Suite 265

Rolling Meadows, IL 60008

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	Jewel Shopping Center	Commercial
South	P-L, Public Lands & M-2, Limited Heavy Manufacturing District	Fire Station #4, Office/Warehouse and Light Industrial Buildings	Institutional & R&D, Mfg., and Warehouse
East	B-2, General Business District	Walgreen's & Car Care Center	Commercial
West	M-2, Limited Heavy Manufacturing District	Office/Warehouse and Light Industrial Buildings	Institutional & R&D, Mfg., and Warehouse

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 09-019 to allow a modified parking variation.
2. Special Use Permits for 3 Restaurants.

Variations Requested:

1. A variation from Chapter 28, Section 10.4-2 (Schedule of Parking Requirements) to allow 308 spaces where 386 spaces are required (Deficit of 78).
2. A variation from Chapter 28, Section 10.8 (Schedule of Bicycle Parking Requirements), to allow 6 bicycle parking spaces where 47 bicycle parking spaces are required (Deficit of 41.)
3. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Project Background:

The Arlington Towne Square Shopping Center consists of three buildings that have a combined floor area of 88,665 square feet and is situated on 6.67 acres of land. The property was recently sold, and the new owner has signed leases for 3 new restaurant users - Marbling Korean Restaurant, Hello Boba, and Tous les Jours. However, provision of code-required parking was not verified prior to signing these leases, resulting in a deficit of 78 parking spaces per code.

In 2009, the PUD for the site was amended to allow for construction of a bank outlot building. This PUD included a parking variation granting a 59-space parking deficit per code. In 1990, the development lost a significant number of on-site parking spaces when IDOT widened Golf Road, resulting in an increased code-required parking deficit.

The details on the 3 restaurants are as follows:

- Hello Boba
 - Open from 12:00PM - 10:00PM Monday through Sunday
 - 3 Employees at peak shift
 - 221 square-foot seating area
- Marbling Korean Restaurant
 - Open from 4:30PM - 11:30PM Tuesday through Sunday, Closed on Monday
 - 8 Employees at peak shift
 - 1,717 square-foot seating area
- Tous les Jours Bakery
 - Open from 8:00AM – 9:00PM Monday through Sunday
 - 10 Employees at peak shift
 - 439 square-foot seating area

While no major changes to the site are proposed, due to the increase in code-required parking beyond what was previously approved for the site, an amendment to the PUD is required to accommodate a new variation request.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed uses are classified as “Restaurants”, which is a permitted use in the underlying zoning district. While the 3 restaurants, due to their small size, would typically qualify for the Special Use Waiver for Restaurants, due to the significant on-site parking deficit Staff cannot administratively review these restaurants, and therefore each restaurant requires full Special Use Permit review in addition to the aforementioned PUD Amendment for the site. The subject property is designated as appropriate for Commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed uses are compatible with this designation.

In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner has provided a written response to Special Use Permit justification criteria for each of the 3 restaurants, which was provided in the agenda packet. Staff has reviewed these written responses, and believes that the justification criteria for Special Use Permit approval have been met.

Additionally, a brief market study was provided for the proposed restaurants. Staff had concerns regarding the viability of two Korean restaurants – the existing Hanshin Pocha, and the proposed Marbling restaurant - within the same shopping center. However, the market study clarified that these restaurants

would not be in direct competition, as the style of Korean food is different at each restaurant. Hanshin Pocha serves Korean “soul food”, while Marbling serves Korean barbeque. The petitioner has also stated that the owners of the two restaurants are acquainted, and Hanshin Pocha has had an opportunity to voice concerns regarding this proposal to the property owner in addition to the public hearing process.

The market study notes that the proposed Boba Tea restaurant is anticipated to synergize with the other tenants within the shopping center, and that Tous les Jours is a unique offering for the area being a sit-down bakery. Staff believes the market study is acceptable and has no concerns regarding the viability of the proposed restaurants.

Building, Site Plan, and Landscaping

As mentioned above, the petitioner is not proposing any modifications to the site as part of this petition. During the Plan Commission Review process, Staff has evaluated the condition of site landscaping and the parking lot. The property received substantial landscaping improvements recently, and no additional landscaping is needed as part of this petition.

Traffic and Parking

Section 6.12-1 of the Zoning Code requires a full traffic and parking study for a project of this scope. The petitioner has requested relief from this requirement, and has provided a parking survey in lieu of a full study. This study was conducted over a two-week period, four days each week, and included Friday and Saturday counts during the hours the proposed restaurants would be operating. A summary of this survey is in **Table I** below:

Table I: Petitioner Parking Survey (Occupied Spaces)
Parking Survey : 5/26~6/4 / Two-week period

Date / Time	WEEK 1 (4 Days)				WEEK 2 (4 Days)			
	5-26 (FRI)	5-27 (SAT)	5-28 (SUN)	5-29 (MON)	6-1 (THR)	6-2 (FRI)	6-3 (SAT)	6-4 (SUN)
8:00 AM	55	59	21	54	53	61	52	29
9:00 AM	73	76	38	69	69	78	81	41
10:00 AM	84	91	65	78	79	87	89	68
11:00 AM	92	95	72	84	97	93	91	67
12:00 PM	89	94	45	93	96	82	99	64
1:00 PM	97	91	71	95	86	94	89	68
2:00 PM	84	78	65	81	83	86	85	64
3:00 PM	94	89	68	79	91	97	92	61
4:00 PM	88	87	63	74	90	92	88	67
5:00 PM	70	66	75	91	82	75	72	71
6:00 PM	76	71	69	87	79	83	75	73
7:00 PM	90	86	54	88	94	89	82	49
8:00 PM	83	79	42	85	78	87	81	39
9:00 PM	65	65	38	68	72	75	69	35
10:00 PM	34	31	29	41	32	38	34	31

Total Site Spaces: 308

Staff also used historic aerial imagery to assess parking lot occupancy. A summary of Staff's findings is in **Table II** below:

Table II: Staff Parking Survey

<i>Day</i>	<i>Date</i>	<i>Occupied Spaces</i>	<i>Percentage Occupied</i>
Monday	7/3/2023	73	23.7%
Friday	4/7/2023	118	38.3%
Tuesday	10/4/2022	92	29.9%
Thursday	7/21/2022	85	27.6%
Tuesday	4/12/2022	103	33.4%
Sunday	10/17/2021	85	27.6%
<i>Spaces Provided</i>		308	
<i>Average</i>		93	
<i>Average Occupancy</i>		30.1%	

As the petitioner's survey only noted a maximum occupancy of 99 vehicles (32.1% of total capacity) and Staff noted a maximum occupancy of 118 vehicles (38.3% of total capacity), Staff has no concerns regarding parking capacity at the subject site. During the 2009 PUD Amendment process, locations were identified for adding a total of 12 parking spaces to the site. Based upon parking utilization data provided by the petitioner, Staff does not believe immediate installation of these 12 spaces is warranted. In the event the parking is deemed insufficient, as determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install the 12 parking stalls.

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. Code required parking is shown in **Appendix I** at the end of this report.

Per the Staff analysis, a total of 386 spaces would be required for the site. As the subject site is improved with 308 spaces, this results in a code-required parking deficit of 78 parking spaces. As previously mentioned, due to the significant deficit in code required parking, a modification to the existing parking Variation for the shopping center is required via an amendment to the PUD governing the site. Village Code requires that for any modification to an existing Variation, evidence of conformance to the approval criteria must be provided. To demonstrate conformance, a written response to the four criteria for variation approval must be provided as part of any Plan Commission application. The petitioner provided a response as part of this petition to the satisfaction of Staff. The petitioners response is included within the materials provided to the Plan Commission.

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. As the proposal increases required vehicular parking from what was previously approved, provision of code-required bicycle parking spaces is required. The combined uses within the shopping center require a total of 47 bicycle spaces. The petitioner has requested relief from this requirement, proposing 6 bicycle parking spaces. Staff notes that the existing bicycle network serving this site is deficient, and the 6 proposed bike parking stalls should be sufficient for the newly proposed uses. As such, Staff is supportive of this request. However, Golf Road identified as a future regional bike path, and both the South Arlington Heights Road Corridor and TIF IV area are expected to experience significant residential and pedestrian improvements. As such, the Staff Development Committee is recommending a condition of approval that in the event bicycle parking is deemed insufficient, as

determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install code compliant bicycle parking infrastructure as deemed appropriate by the Village.

At present, there are no bicycle parking spaces on the subject site. The petitioner has agreed to install 6 parking spaces in a location satisfactory to the Village. This shall be addressed by November 1, 2023.

RECOMMENDATION

The Staff Development Committee reviewed the proposed PUD Amendment and Special Use Permit Request to allow a modified parking variation and 3 restaurants, with the following variations:

1. A variation from Chapter 28, Section 10.4-2 (Schedule of Parking Requirements) to allow 308 spaces where 386 spaces are required (Deficit of 78).
2. A variation from Chapter 28, Section 10.8 (Schedule of Bicycle Parking Requirements), to allow 6 bicycle parking spaces where 47 bicycle parking spaces are required (Deficit of 41.)
3. A variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for Projects Requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.

and recommends **approval** of the proposal. This recommendation is subject to the following:

1. In the event the parking is deemed insufficient, as determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install the 12 parking stalls.
2. The petitioner shall install 6 bicycle parking spaces in a location satisfactory to the Village by November 1, 2023.
3. In the event bicycle parking is deemed insufficient, as determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install code compliant bicycle parking infrastructure as deemed appropriate by the Village.
4. All conditions within Ordinance 09-019 shall remain in full effect.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

August 4, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 23-006

Appendix I: Required Parking

Space	Tenant	Square Area	Seating Area	Parking Ratio		Required Parking
1910	Strings Attached	1,350		1	300	5
1988	Hanshin Pocha	1,281	660	1	45	15
	PNC Bank	3,217		1	300	11
15	Tous les Jours Bakery	2,442	439	1	45	6
17	Davita Dialysis	9,578		1	200	48
31-35	CosmoProf	2,930		1	300	10
37	Arlington Heights Dental Care	1,120		1	200	6
39	1 Fair Price Tobacco	1,400		1	300	5
43	Boba Tea	1,400	221	1	45	5
45	Kaido Sushi	1,400	531	1	45	12
47	Simply Nails	1,400		1	250	6
53	VACANT	2,550		1	300	9
55	Ideal Family Health	2,550		1	200	13
59	Jet's Pizza	1,800		1	300	6
61	Brazil-021 Jiu-Jitsu	1,800		1	250	7
63	Marbling Korean Restaurant	2,700	1,717	1	45	38
65	Asian Bistro	2,700	1,350	1	45	30
61-71	Pet Supplies Plus	6,980		1	300	23
	Pet Supplies Plus Vet Clinic	400		1	200	2
75	O'Reilly Auto Parts	14,853		1	300	50
81	Heartland Home Medical Supply	7,269		1	300	24
83	Bank of Hope	4,705		1	300	16
89	Dollar Tree	12,840		1	300	43
Total Required		88,665				386
Total Provided						308
Surplus / (deficit)**						(78)

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON AUGUST 9, 2023, AT 7:30 P.M. to consider Petition No. 23-006, a request for an amendment to Planned Unit Development (PUD) Ordinance #09-019, an amendment to the Variation granted in Ordinance #09-019 that allowed 308 parking spaces where 367 spaces are required by code, to now allow 308 spaces where 386 spaces are required by code, Special Use Permits for 3 Restaurants; BoBa Tea Shop, Marbling BBQ Restaurant and Tous Les Jours Bakery, a Variation from Chapter 28, Section 10.8 (Schedule of Bicycle Parking Requirements) to allow 0 bicycle parking spaces where 47 bicycle parking spaces are required (Deficit of 47), and a Variation from Chapter 28, Section 6.12-1 (Traffic Engineering Approval for projects requiring Plan Commission Review) to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer, on the subject property located at 15-89 West Golf Road and 1910-1918 South Arlington Heights Road, in Arlington Heights, IL, and legally described as follows:
LOTS 2 AND 3 IN SHINER'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 3 FALLING IN THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF LOTS 1 AND 3 IN SHINER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 101.79 FEET (101.75 FEET, RECORD) TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 89 DEGREES 25 MINUTES 519 SECONDS WEST, 14.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 100.83 FEET TO A POINT ON THE EAST OF LOT 1; THENCE NORTH 86 DEGREES 20 MINUTES 21 SECONDS WEST, 145.06 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 230.00 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 31 SECONDS WEST, 104.13 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 478.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
P.I.N. 08-16-200-112-0000 (LOT 2)
COMMONLY KNOWN AS 1910 SOUTH ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 08-16-200-113-0000 (LOT 3)
COMMONLY KNOWN AS 15 WEST GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS
The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 25, 2023 (4603175)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

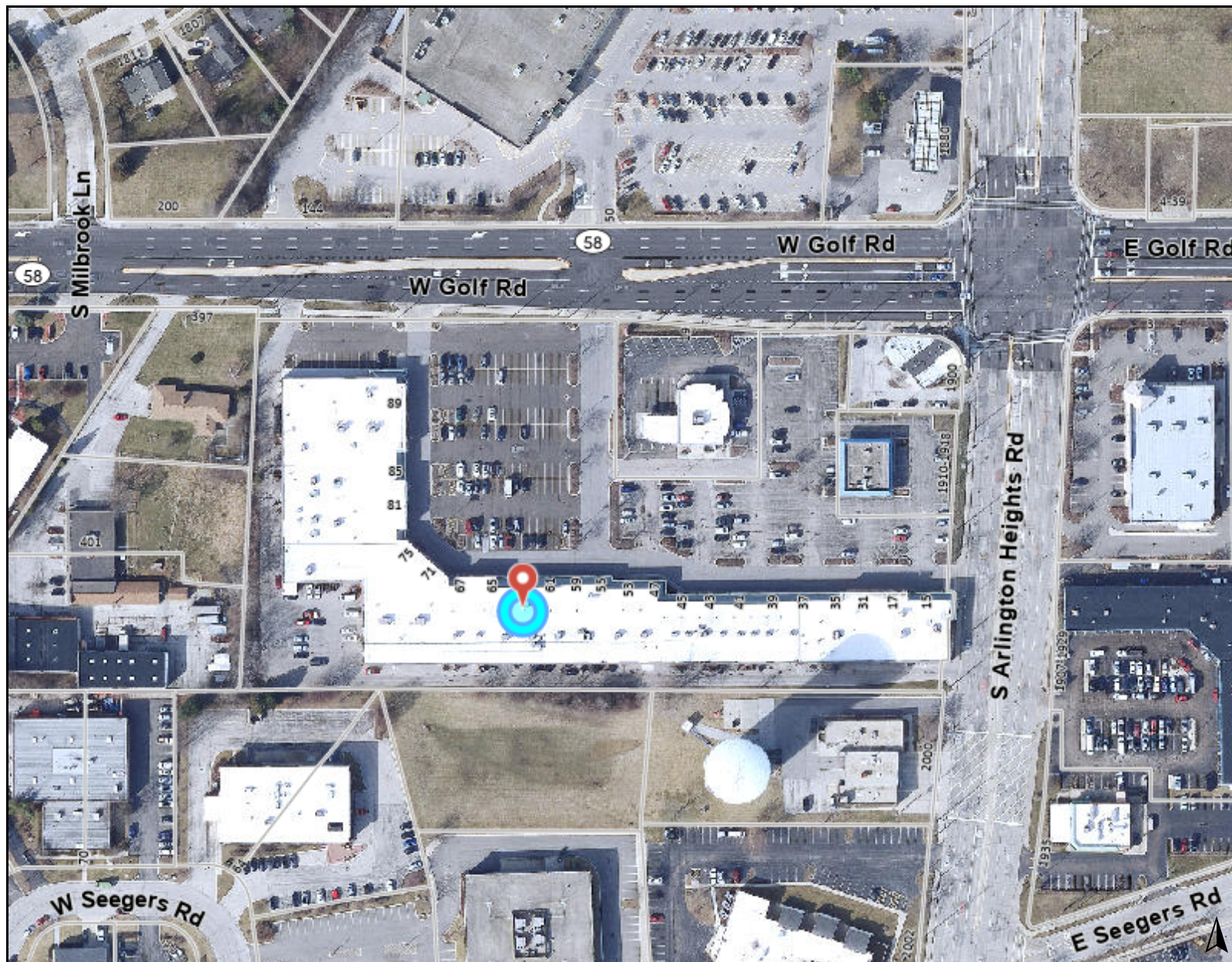
Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/25/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Danula Baltz*
Designee of the Publisher of the Daily Herald

Control # 4603175





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Notes

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Print Date: 4/14/2023

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REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

May 24, 2023

Project Title: Arlington Towne Square PUD Amendment

Address: 15-89 E Golf Road

Petitioner: Jason Park
Direct Group Holdings

Address: 2118 Plum Grove Rd. Suite 265
Rolling Meadows, IL 60008

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 09-019 to allow a modified parking variation.
2. Special Use Permits for 3 Restaurants

Variations Required:

1. Amendment to the parking variation granted within Ordinance 09-044, to allow 308 spaces where 386 spaces are required (Deficit of 78).

Attendees: Jason Park, Direct Group Holdings
Onyung Kim, Onyung Kim Architect
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The Arlington Towne Square Shopping Center consists of three buildings that have a combined floor area of 88,665 square feet and is situated on 6.67 acres of land. The property was recently sold, and the new owner has signed leases for 3 new restaurant users - Marbling Korean Restaurant, Hello Boba, and Tous les Jours. However, provision of code-required parking was not verified prior to signing these leases, resulting in a deficit of 78 parking spaces per code.

In 2009, the PUD for the site was amended to allow for construction of a bank outlot building. This PUD included a parking variation granting a 59-space parking deficit per code. In 1990, the development lost a significant number of on-site parking spaces when IDOT widened Golf Road, resulting in a code-required parking deficit.

The details on the 3 restaurants are as follows:

- Hello Boba
 - Open from 12:00PM - 10:00PM Monday through Sunday
 - 3 Employees at peak shift
 - 221 square-foot seating area
- Marbling Korean Restaurant
 - Open from 4:30PM - 11:30PM Tuesday through Sunday, Closed on Monday
 - 8 Employees at peak shift
 - 1,717 square-foot seating area
- Tous les Jours Bakery
 - Open from 8:00AM – 9:00PM Monday through Sunday
 - 10 Employees at peak shift
 - 439 square-foot seating area

While no major changes to the site are proposed, due to the increase in code-required parking beyond what was previously

approved for the site, an amendment to the PUD would be required to accommodate a new variation request.

Meeting Discussion:

Mr. Park – shared the plan for Arlington Towne Square is to open three restaurants: Korean, bakery and bubble tea shop at this location. The parking study that has been provided shows ample parking for these three businesses to operate due to the variable hours of operation.

Mr. Schmidt - Arlington Towne Square property was recently sold, after the sale the owner has signed leases with three restaurant users prior to verifying provision of code required parking. As a result, a significant parking deficit of 78 parking spaces per code is developed on the site. The site has a history with regards to parking in 1990 lost spaces due to the widening of Golf Road, and 2009 and a bank out lot was developed, and a PUD did receive a parking variation for 59 spaces. As such the petitioner is seeking an amendment to that PUD, as the current parking deficit exceeds what was granted by the 2009 PUD ordinance. Also, there is a request for a special use permit for the three restaurants they have signed leases for, and parking variation in and of itself. The three restaurants will operate from various hours, and are compatible with the comprehensive plan destination of commercial for the site. Due to the significant deficit code requirement for parking staff is unable to review the restaurants. The petitioner will be required to provide a written response to special use permit for each restaurant. Staff will verify the condition of existing site landscaping and parking lot condition as part of this process. The site requires 186 spaces, the petitioner will have to provide a written response to variation justification criteria for the requested variation. Additionally, a traffic survey prepared by a certified traffic engineer is required by code for this project. If the petitioner pursues relief from this requirement, the scope of the survey would be conducted over a two-week period, including Friday & Saturday counts, and during peak hours of the restaurants. During the 2009 PUD amendment process locations were identified for adding 12 parking spaces to the site, based upon the parking utilization data provided by the petitioner staff will determine whether or not installation of these spaces will be warranted. Bicycle parking will be required as part of this petition as vehicular parking is increasing, the site will require 47 bicycle spaces. The staff report was approved on a voice vote 3-0.

Mr. Jensen – acknowledged that the issue is parking. Site total is 78, so need is 20 parking spaces. The 12 spaces that are banked are not included in total count, Mr. Schmidt stated that they are not in the count because they are not currently striped, after the parking study is completed and there is a need staff may require, they be striped and added. Mr. Jensen felt that the numbers of spots are adequate and instead of empty store fronts, he feels this is positive on moving forward.

Mr. Cherwin – asked Mr. Park if the timing of the usage of the parking was an issue. Mr. Park felt that the different demographic of individuals using the stores would not follow the same schedule. Mr. Cherwin opinion of 47 bicycle parking spaces seems very high.

Mr. Green – shops in this area and has never seen parking be an issue. If it becomes an issue, he believes Mr. Park will do what it takes to make it work. Mr. Cherwin is in favor of moving forward.

Mr. Park was encouraged by the commissioners to apply for a variance to reduce the number of bicycle parking spaces.

Mr. Jensen – a study was done a while back by the Brookings Institute that discusses the over parking of our communities, and encouraged staff to look at the excessive amount of parking spaces required in the Village. Commissioners were in agreement to move forward with the project.

Public Comment: Mr. Keith Moens, suggested not driving, use bike racks, and ride your bicycle.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

John Sigalos, Acting Chair

CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

DRAFT

Project Description

The Arlington Towne Square Shopping Center consists of three buildings that have a combined floor area of 88,665 square feet and is situated on 6.67 acres of land. The property was recently sold, and the new owner has signed leases for 3 new restaurant users - Marbling Korean Restaurant, Hello Boba, and Tous les Jours. However, provision of code-required parking was not verified prior to signing these leases, resulting in a deficit of 78 parking spaces per code.

In 2009, the PUD for the site was amended to allow for construction of a bank outlot building. This PUD included a parking variation granting a 59-space parking deficit per code. In 1990, the development lost a significant number of on-site parking spaces when IDOT widened Golf Road, resulting in a code-required parking deficit.

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While no major changes to the site are proposed, due to the increase in code-required parking beyond what was previously approved for the site, an amendment to the PUD would be required to accommodate a new variation request.

ALTA/ACSM LAND TITLE SURVEY

of

LOTS 2 AND 3 IN SHINER'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 3 FALLING IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1 AND 3 IN SHINER'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 101.79 FEET (101.75 FEET, RECORD) TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 3 DEGREES 25 MINUTES 59 SECONDS WEST, 14.95 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 100.83 FEET TO A POINT ON THE EAST OF LOT 1; THENCE NORTH 86 DEGREES 20 MINUTES 21 SECONDS WEST, 145.06 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 230.00 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 31 SECONDS WEST, 104.13 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 478.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.L.N. 08-16-200-112-0000 (LOT 2)
COMMONLY KNOWN AS 1910 SOUTH ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, ILLINOIS

P.L.N. 08-16-200-113-0000 (LOT 3)
COMMONLY KNOWN AS 15 WEST GOLF ROAD, ARLINGTON HEIGHTS,
ILLINOIS

Legend

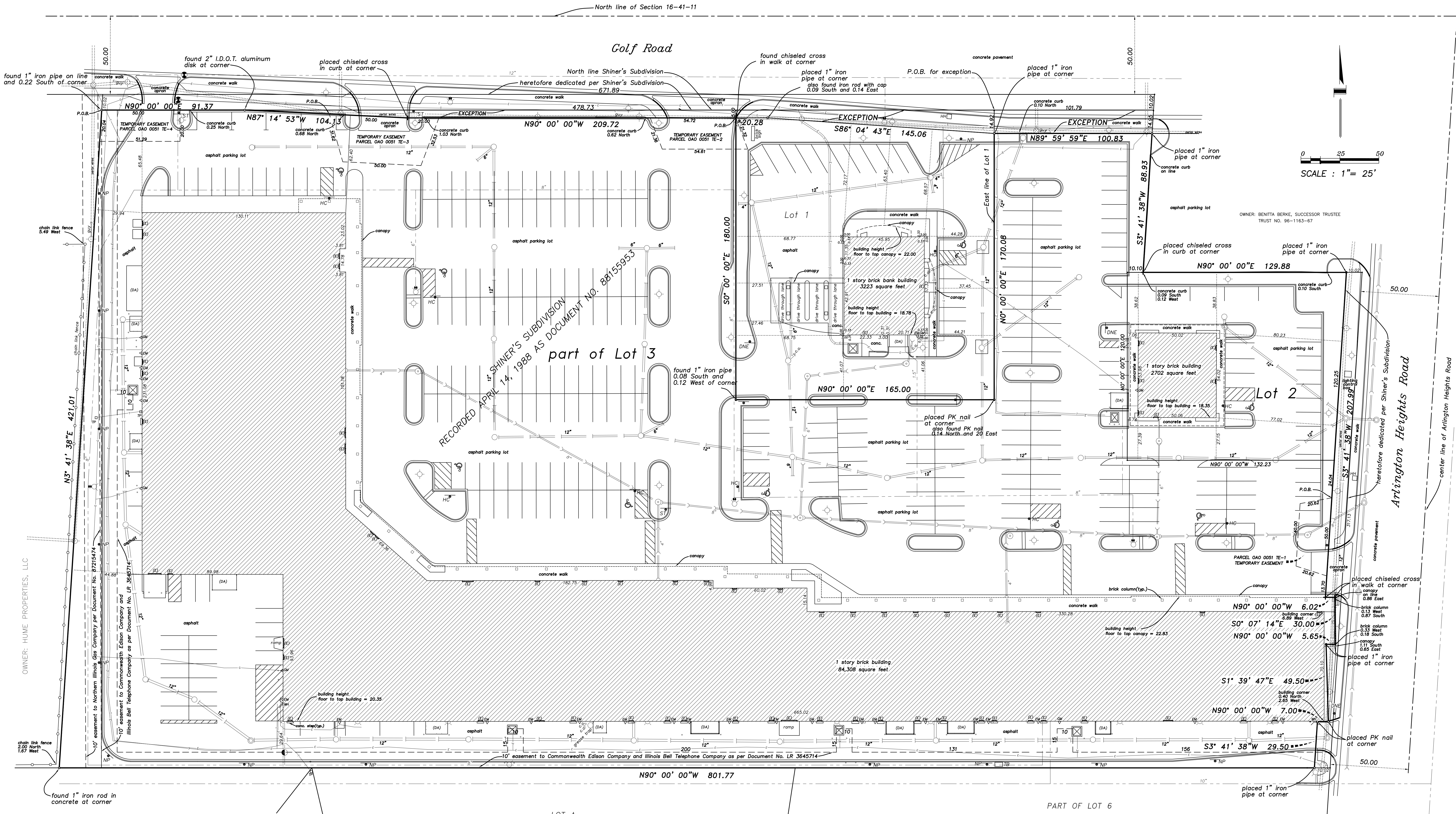
- Sanitary Sewer
- Storm Sewer
- Water Main (approximate location)
- water valve
- light
- catch basin
- storm manhole
- sanitary manhole
- utility pole
- water valve vault
- fire hydrant
- transformer
- wood fence
- electric meter
- clean out
- chain link fence
- gas line (approximate location)
- electric line (approximate location)
- telephone line (approximate location)

- TP telephone pedestal
- GM gas meter
- HH traffic signal handhole
- CO clean out
- HC handicap sign
- ST stop sign
- NP no parking sign
- DNE do not enter sign
- WH wall hydrant
- building light
- (E) building entrance
- (DA) fence enclosed concrete dumpster area
- TB telephone box

FILE NO. 22-7381

for:
Baum Revision, LLC
1030 West Chicago Avenue
Chicago, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



ARLINGTON WATER TOWER SUBDIVISION RECORDED
AUGUST 2, 1979 AS DOCUMENT NUMBER T3108761

SUBDIVISION OF JOSEPH A. BARNES FARM RECORDED
MAY 29, 1899 AS DOCUMENT NUMBER 2826756

Surveyor's Notes:

- All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
- Bearings shown hereon are based on an assumed meridian.
- Legal descriptions for parcels were provided by client.
- Utility information shown in public streets provided by Village of Arlington Heights.
- Buried utility information shown on the site was obtained from office records and is generally approximate.
- The area of the property surveyed is 290,485 square feet.
- There were no party walls located on this survey.
- There was no construction activity on the subject property at this time.
- There was no observed evidence of changes in the right of way at this time.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

PARKING SPACE INFORMATION
285 PARKING SPACES
10 HANDICAP PARKING SPACES
TOTAL SPACES EQUALS 295

FLOOD ZONE INFORMATION
According to F.E.M.A. Map No. 17031C020114,
Revised on August 19, 2008, the property shown is
in Zone X, being an area determined to be outside the 1% annual chance floodplain.

MATTERS DISCLOSED IN SCHEDULE B OF TITLE COMMITMENT NO. FR6720016
PREPARED BY FREEDOM TITLE CORPORATION, EFFECTIVE DATE APRIL 18, 2022.

- ITEM(1) THROUGH ITEM (16) ARE NOT SURVEY MATTERS.
- ITEM (17) IS PLOTTED HEREON.
- ITEM (18) AND ITEM (19) ARE NOT SURVEY MATTERS.
- ITEM (20) IS NOT PLOTTABLE.
- ITEM (21) IS NOT A SURVEY MATTER.
- ITEM (22) IS PLOTTED HEREON.
- ITEM(23) THROUGH ITEM (32) ARE NOT SURVEY MATTERS.

certified to:
Chicago Title Insurance Company
Freedom Title Corporation
Set Point Properties, LLC
Direct Property, LLC

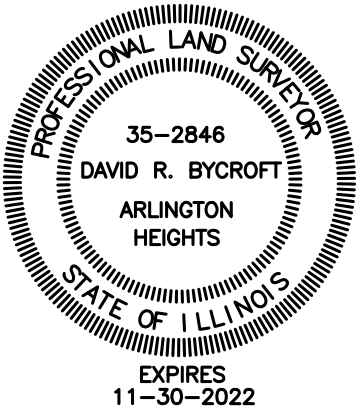
State of Illinois } ss.
County of Cook }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b, 8, 9, 11(b), 14, 16-19. The field work was completed on June 1, 2022.

dated at Arlington Heights, Illinois, this 1st day of June, 2022.

by _____
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a boundary survey.

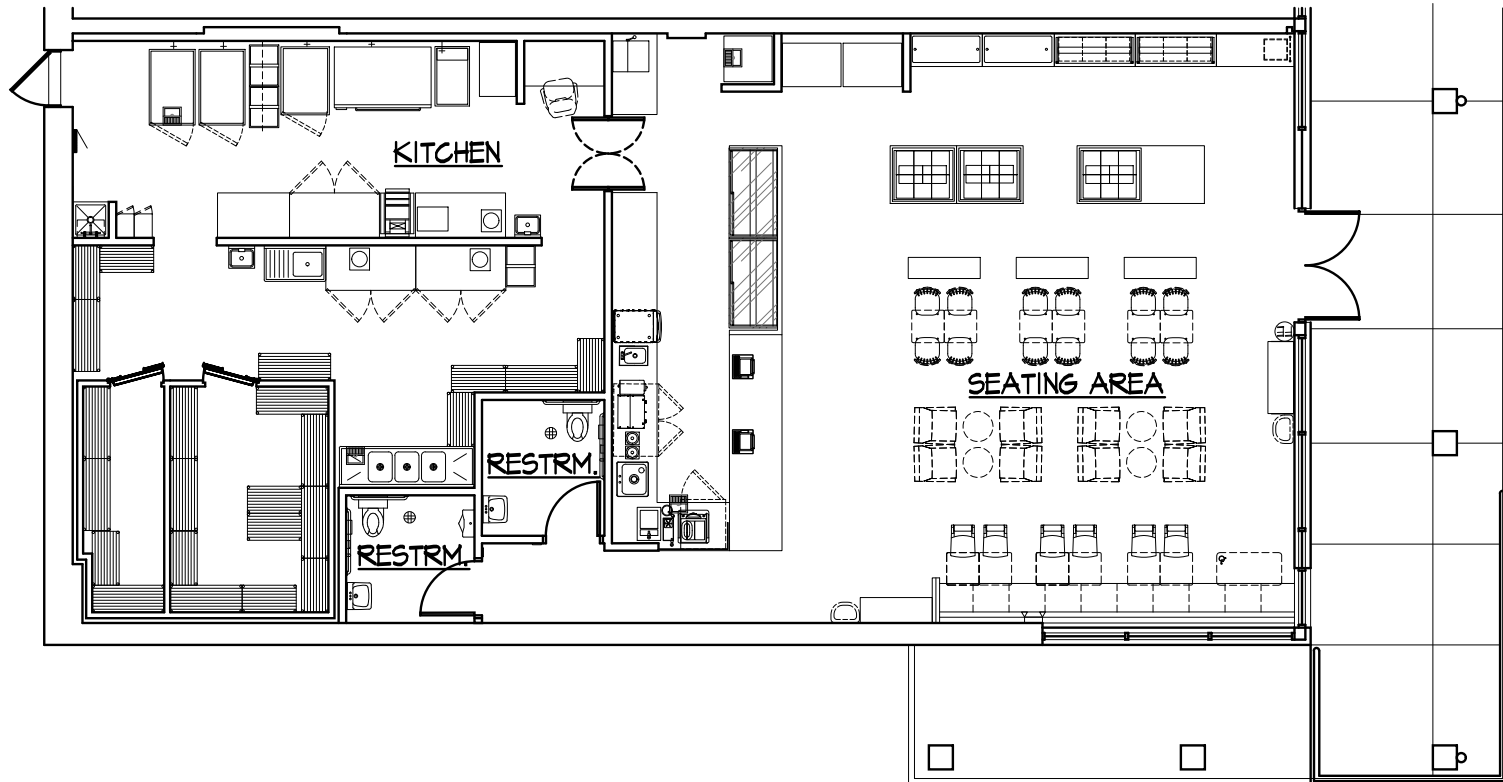


Design Firm #184-005910
Expires April 30, 2023

S. A R L I N G T O N H E I S T S R D.



6-5-2023



ONYUNG KIM
ARCHITECT

2504 FOXBORO CT
NAPERVILLE, IL 60564
www.okimarchitects.com

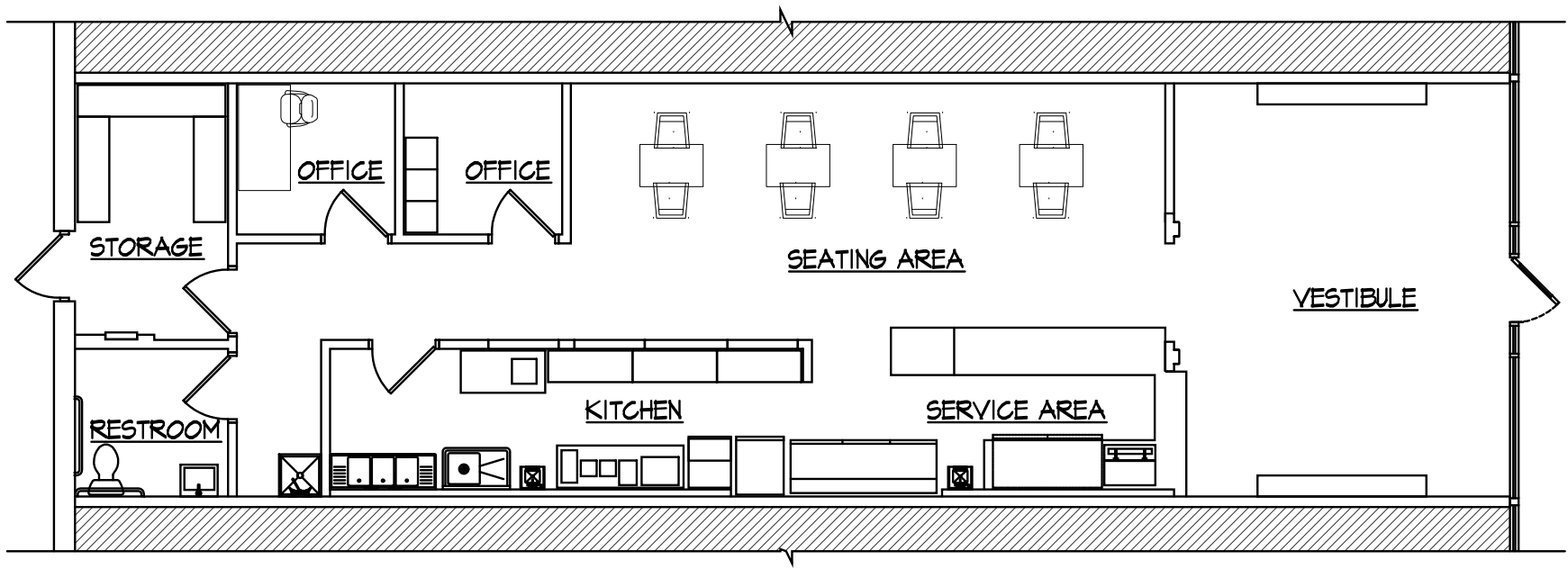
TOUS LES JOURS BAKERY PRELIMINARY PLAN

15 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005



SK2

6-5-2023



ONYUNG KIM
ARCHITECT

2504 FOXBORO CT
NAPERVILLE, IL 60564
www.okimarchitects.com

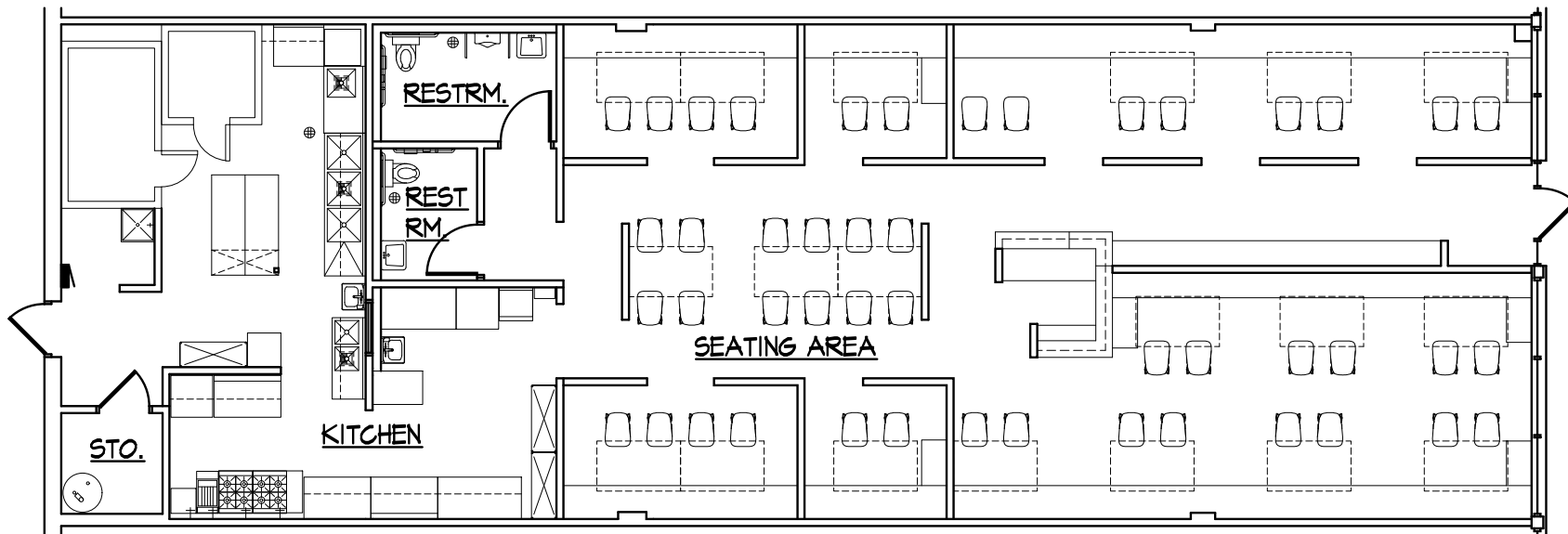
HELLO BOBA TEA PRELIMINARY PLAN

43 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005



SK3

6-5-2023

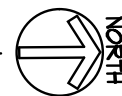


ONYUNG KIM
ARCHITECT

2504 FOXBORO CT
NAPERVILLE, IL 60564
www.okimarchitects.com

MARBLING RESTAURANT PRELIMINARY PLAN

63 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005



SK4

6-5-2023

Market Analysis

Hello Boba Interior Build-out;

43 W. Golf Road, Arlington Heights, IL 60005

Unique:

Hello Boba is a bubble tea and smoothie shop. Bubble tea is one of trending beverage concepts that has been widely popular in recent times. Originating in Taiwan, it has come to the global market and has been the drink of choice for younger demographics.

Location:

With an existing Asian demographic in the area and a lack of eastern goods sold in Arlington Heights, Hello Boba feels Arlington Heights is a suitable location to bring their modern drink business.

Other location: N/A

Owner has existing experience in the restaurant business. Operating their own restaurant within Arlington Heights for over 10-years.

Co-tenancy:

Arlington Town Square was chosen as the primary location as there are existing Asian contents that synergize well with Hello Bob's concept. Namely, Bank of Hope, Hanshin Pocha, Kaido Sushi and Asian Bistro.

Marbling BBQ Restaurant

63 W. Golf Road, Arlington Heights, IL 60005

Unique:

Marbling will be a high-end Korean barbeque restaurant. They specialize in serving beef and pork in a unique grilling experience.

Location:

With an existing Asian demographic in the area and a lack of eastern goods sold in Arlington Heights, Marbling feels Arlington Heights is a suitable location to bring their modern barbeque business.

Other Locations: N/A

Owner has 10-years experience operating various restaurant businesses around the Chicagoland area.

Co-tenancy:

Given that there are limited options for Korean Barbeque within Arlington Heights, Marbling feels this location is suitable and will become a beacon for Korean BBQ. With the recent boom of Korean culture, they feel this is a perfect opportunity to introduce Korean BBQ around the neighborhood. The coexistence of the proposed Marbling BBQ Restaurant and Hanshin Pocha Restaurant within the same shopping center will not have any negative impact on each other in terms of market analysis. The two owners are acquainted with each other. Their character, main menus and target market are totally different. The neighboring business "Hanshin Pocha" serves "Soul food like" Korean dishes while Marbling will be tailored to Korean Barbeque. The two tenants will synergize well with each other as they tailor to the same clienteles but with different products.

Tous Les Jours Bakery

15 W. Golf Road, Arlington Heights, IL 60005

Unique: Tous Les Jours Bakery is an international Korean bakery and café. With over Tous Les Jours specialize in providing a modern café, in which customers can enjoy beverages with freshly baked goods. Baked goods are made daily to ensure the freshest products are available to their customers.

Location: With an existing Asian demographic in the area and a lack of eastern goods sold in Arlington Heights, Tous Les Jours feels Arlington Heights is a suitable location to bring their modern cafe business.

Other Locations: Tous Les Jours has over 100 locations nationwide and in every major city.

Co-tenancy: Arlington Heights was chosen as the location for Tous Les Jours next location as there is a lack of sit-down bakery cafés in this area. In addition, being near the major I-90 highway, this location meets the criteria needed to favorable bring their concepts to this area.

3574, 3583, 3592
 3593, 3594, 3595
 3596, 3597
 3598, 3599
 3600, 3601, 3602

DATE: 10/10/2009
 10:14:22 AM

245 24
24 405
245 24

大正十三年三月
大正十三年三月
大正十三年三月

Abstract

TIES, LLC
'078,079

FACILITY: 11-11

LAND

14 JAN 1964

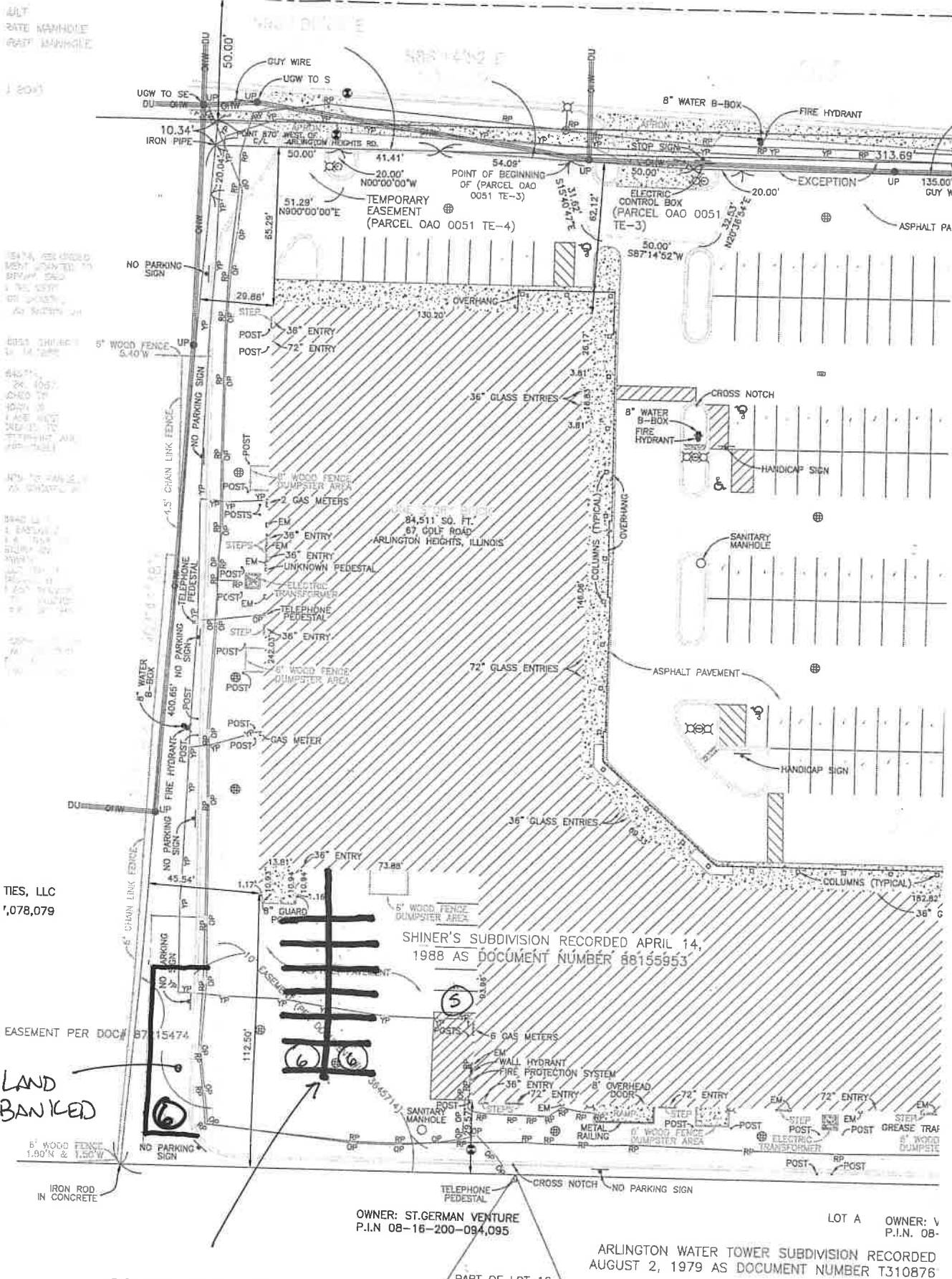
1.80'N & 1.20'N

IN CONCRETE

Figure 1

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2162	10
2163	

100



17 EXISTING SPACES

SOUTHWEST CORNER
6-PARKING STALLS

Survey

RECE

MAY 20

PLANNING & DEVELOPMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

BASIS OF BEARINGS: ASSUMED BEARING FROM SHINER'S
SUBDIVISION. SEE ADJACENT PLAT FOR INFORMATION. DEED
BEARINGS MAY DIFFER.

GOLF ROAD

EAST PROPERTY
LINE

TOTAL = 6 STALLS

IF BEGINNING
SECTION PER
SHINER'S
ADJACENT DOC.
3155953



Parking Survey : 5/26~6/4 / Two-week period

Date / Time	WEEK 1 (4 Days)				WEEK 2 (4 Days)			
	5-26 (FRI)	5-27 (SAT)	5-28 (SUN)	5-29 (MON)	6-1 (THR)	6-2 (FRI)	6-3 (SAT)	6-4 (SUN)
8:00 AM	55	59	21	54	53	61	52	29
9:00 AM	73	76	38	69	69	78	81	41
10:00 AM	84	91	65	78	79	87	89	68
11:00 AM	92	95	72	84	97	93	91	67
12:00 PM	89	94	45	93	96	82	99	64
1:00 PM	97	91	71	95	86	94	89	68
2:00 PM	84	78	65	81	83	86	85	64
3:00 PM	94	89	68	79	91	97	92	61
4:00 PM	88	87	63	74	90	92	88	67
5:00 PM	70	66	75	91	82	75	72	71
6:00 PM	76	71	69	87	79	83	75	73
7:00 PM	90	86	54	88	94	89	82	49
8:00 PM	83	79	42	85	78	87	81	39
9:00 PM	65	65	38	68	72	75	69	35
10:00 PM	34	31	29	41	32	38	34	31

Special Use Permit Justification

Hello Boba Tea shop

43 W. Golf Road, Arlington Heights, IL 60005

- **That said special use is deemed necessary for the public convenience at this location.**
: The proposed retail is deemed necessary for the public convenience at this location since the proposed retail will strengthen the shopping center by providing various bubble tea products to the neighborhood, especially younger demographics.
That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
: After having a conceptual plan review committee, the Village has not identified any issues that will be detrimental to the health, safety, morals or general welfare of the neighborhood community.
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
: The proposed retail will meet all applicable zoning code requirements by obtaining the building permit and the business owner has agreed to comply with all Building, Health and Life Safety Code requirements.

Marbling BBQ Restaurant

63 W. Golf Road, Arlington Heights, IL 60005

- **That said special use is deemed necessary for the public convenience at this location.**
: The proposed retail is deemed necessary for the public convenience at this location since the proposed retail will strengthen the shopping center by providing colorful and exotic Korean BBQ to the neighborhood.
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
: After having a conceptual plan review committee, the Village has not identified any issues that will be detrimental to the health, safety, morals or general welfare of the neighborhood community. **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
: The proposed retail will meet all applicable zoning code requirements by obtaining the building permit and the business owner has agreed to comply with all Building, Health and Life Safety Code requirements.

Tous Les Jours Bakery

15 W. Golf Road, Arlington Heights, IL 60005

- **That said special use is deemed necessary for the public convenience at this location.**
: The proposed retail is deemed necessary for the public convenience at this location since the proposed retail will strengthen the shopping center by providing high quality, authentic bakery products and social meeting place to the neighborhood.
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
: After having a conceptual plan review committee, the Village has not identified any issues that will be detrimental to the health, safety, morals or general welfare of the neighborhood community.
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
: The proposed retail will meet all applicable zoning code requirements by obtaining the building permit and the business owner has agreed to comply with all Building, Health and Life Safety Code requirements.

**Zoning Code Variation Justification for
Parking Variation Amendment for Arlington Town Square PUD Ordinance 09-44**

15~89 W. Golf Road, Arlington Heights, IL 60005

Justification Criteria

- **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 proposed variation will not alter the existing uses or 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 property's parking space has been sufficient for shopping mall users. There has not been any complaint about the lack of parking spaces from tenants.
- **The proposed variations are in harmony with the spirit and intent of this Chapter.**
: As mentioned by board members during the Conceptual Plan Review Committee at May 24, the proposed variation will be 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.**
: Yes, the requested variance is the minimum and reasonable variance that we need.

Zoning Code Variation Justification for
Variation for waive parking survey, prepared by a certified traffic engineer
15~89 W. Golf Road, Arlington Heights, IL 60005

Justification Criteria

- **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 proposed variations will not alter the existing uses or 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 property's parking space has been sufficient for shopping mall users. Thus, we are feeling that the parking study, prepared by a certified traffic engineer, is not needed.
- **The proposed variations are in harmony with the spirit and intent of this Chapter.**
: As mentioned by board members during the Conceptual Plan Review Committee at May 24, the proposed variation will be in harmony with the spirit and intent of this Chapter.
- **The variances requested are the minimum variance necessary to allow reasonable use of the property.**
: Yes, the requested variance is the minimum and reasonable variances that we need.

Zoning Code Variation Justification for
Variation for bicycle parking

15~89 W. Golf Road, Arlington Heights, IL 60005

Justification Criteria

- **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 proposed variations will not alter the existing uses or 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 property is located at the two major arterial roads, Golf & Arlington Heights Roads. Given the vehicle oriented circumstances and daily traffic, we are feeling that the potential for bike use is relatively low. However, after public hearing, if any public nearby wants bike racks, we will provide the bike racks.
- **The proposed variations are in harmony with the spirit and intent of this Chapter.**
: As mentioned by board members during the Conceptual Plan Review Committee at May 24, the proposed variation will be in harmony with the spirit and intent of this Chapter.
- **The variances requested are the minimum variance necessary to allow reasonable use of the property.**
: Yes, the requested variances are the minimum and reasonable variances that we need.

National City Bank
Arlington Towne Square
19-25 W. Golf Road



Doc#: 0921903007 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/07/2009 09:57 AM Pg: 1 of 4

**AN ORDINANCE REPEALING ORDINANCE NUMBER 08-015, GRANTING
PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT,
AND GRANTING A SPECIAL USE PERMIT AND VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 08-018, pursuant to notice, has on May 27, 2009, conducted a public hearing on a request for preliminary and final approval of a planned unit development to allow all construction of a 3,217 square foot bank with a drive-through facility, and variations from Chapter 28 of the Arlington Heights Municipal Code, for the property at 19-25 W. Golf Road located in the Arlington Towne Square Shopping Center, Arlington Heights, Illinois; and

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

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a drive-through bank in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That Ordinance Number 08-015, granting a special use permit for a restaurant for the property located at 31 West Golf Road, is hereby repealed.

SECTION TWO: That a planned unit development for the following described property:

Lots 1, 2 and 3 in Shiner's Subdivision, being a resubdivision of part of Lots 5 and 6 in the subdivision of Joseph A. Barnes Farm in Sections 9, 15 and 16, Township 41 North, Range 11, East of the Third Principal Meridian, excepting therefrom the following described property as follows:

09-019

09-019

That part of Lots 1 and 3 in Shiner's Subdivision, being a subdivision of Lots 5 and 6 in the subdivision of Joseph A. Barnes Farm in Sections 9, 15 and 16, Township 41 North, Range 11 East of the Third Principal Meridian beginning at the Northeast corner of said Lot 1; thence on an assumed bearing of North 89 degrees 44 minutes 21 seconds East along the North line of said Lot 3 for a distance of 101.79 feet (101.75 feet, record) to the Northeast corner of Lot 3; thence South 3 degrees 25 minutes 59 seconds West, 14.95 feet; thence South 89 degrees 44 minutes 21 seconds West, 100.83 feet to a point on the East line of Lot 1; thence North 86 degrees 20 minutes 21 seconds West, 145.06 feet; thence South 89 degrees 44 minutes 21 seconds West, 230.00 feet; thence North 87 degrees 30 minutes 31 seconds West, 104.13 feet to a point on the North line of Lot 3; thence North 89 degrees 44 minutes 21 seconds East along the North line of Lot 3 for a distance of 478.73 feet to the point of beginning), in Cook County, Illinois.

P.I.N.: 08-16-200-111, -112, -113

commonly described as 19-25 West Golf Road, located in the Arlington Towne Square Shopping Center, Arlington Heights, Illinois, be and is hereby granted to allow the construction of a 3,217 square foot bank with a drive-through facility, in substantial compliance with the following plans:

The following plans have been prepared by GPD Associates:

General Notes, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-001;

Demolition Plan, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-101;

Site Plan, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-111;

Grading Plan, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-121;

SWPP Plan and Details, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-131;

Utility Plan, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-141;

Storm Profile, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet C-201;

Details, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheets C-501, C-502 and C-503;

Floor Plan, dated September 2, 2008, consisting of sheet A-101;

Exterior Elevations, dated September 2, 2008, consisting of sheets A-201 and A-202;

Auto Turn, dated September 23, 3008 with revisions through May 4, 2009, consisting of sheet AT;

Development Landscape Plan, dated March 27, 2009 with revisions through May 13, 2009 consisting of sheet DVL;

Landscape Specifications, dated January 22, 2009 consisting of sheet L-001;

Landscape Plan, dated January 22, 2009 with revisions through May 4, 2009 consisting of sheet L-101;

Landscape Details, dated January 22, 2009, consisting of sheet L-501;

Landscape Plan, (Landscape Improvements Arlington Towne Square Retail Center) prepared by Corey Allen UpMeyer dated February 22, 2008 with revisions through June 2, 2009, consisting of sheet LP-1;

Proposed Lumination Plan, prepared by ExcelLine, dated March 23, 2009 with revisions through May 1, 2009, consisting of one sheet;

Site Plan and Proposed Signs, prepared by Icon Identity Solutions, dated March 6, 2009 consisting of five pages,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That a special use permit for a drive-through facility for the property legally described in SECTION TWO is hereby granted.

SECTION FOUR: That variations from Chapter 28 of the Arlington Heights Municipal Code be and are hereby granted for the following:

1. A variation from Section 6.15-1.2, New Landscape Requirements, to waive the installation of four landscape islands in the rear service area located near the southwest corner of the site.
2. A variation from Section 11.2-9, Access, to allow an increase to the maximum curb cut width from 25 feet to 45 feet along Golf Road.
3. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction in the minimum number of parking stalls for the shopping center as a whole from 367 parking spaces to 308 parking spaces, being a deficit of 59 parking spaces.

SECTION FIVE: That the approval of the preliminary and final planned unit development, special use permit and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions, to which the Petitioner has agreed:

1. The Owner of Arlington Towne Square Shopping Center shall implement the proposed landscape improvements as depicted on the Owner's Landscape Improvement Plan, concurrently with the construction of the bank.

2. In the event the parking is deemed insufficient, as determined by the Village, the Owner of Arlington Towne Square Shopping Center shall have 90 days from the Village's written notification to install the landbanked parking stalls.

3. Driveway improvements located along Golf Road shall be subject to Illinois Department of Transportation approval.

4. Roadway striping located along Golf Road shall be required, subject to Illinois Department of Transportation approval.

5. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

SECTION SIX: That the approval of the Planned Unit Development granted in SECTION ONE of this Ordinance, shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SEVEN: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION EIGHT: That 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: FARWELL, GLASGOW, HAYES, ROSENBERG, BREYER, JENSEN, SCALETTA, MULDER

NAYS: NONE

ABSENT: STENGREN

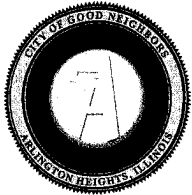
PASSED AND APPROVED this 6th day of July, 2009.


Village President

ATTEST:


Village Clerk

LEGLB.PUD: National City Bank



Village of Arlington Heights

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

June 15, 2009

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

PETITIONER: National City Bank
19-25 W. Golf Road
P.C. #08-018

REQUEST:

1. Repeal Special Use Ordinance 08-015.
2. A Preliminary/Final Planned Unit Development to allow the construction of a 3,217 square foot drive-through bank.
3. A special use to allow a drive-through.
4. A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirements, to waive the installation of 4-landscape islands in the rear service area near the southwest corner of the site.
5. A variation from Chapter 28, Section 11.2-9 (Access) to allow an increase to the maximum curb cut width from 25 to 45 feet along Golf Road.
6. A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls for the shopping center as a whole from 367 to 308 parking spaces, which is a deficit of 59 parking spaces.

On May 27, 2009 the Plan Commission held a public hearing. The recommendation of the Plan Commission during the hearing was as follows:

PLAN COMMISSION / MOTION

Commissioner Drost moved and Commissioner Wolfe seconded:

A motion to recommend to the Village Board of Trustees approval of P. C. 08-018:

1. Repeal Special Use ordinance 08-015.
2. A Preliminary/Final Planned Unit Development to allow the construction of a 3,217 square foot drive-through bank.
3. A special use to allow a drive-through.
4. A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirements, to waive the installation of 4-landscape islands in the rear service area near the southwest corner of the site.
5. A variation from Chapter 28, Section 11.2-9 (Access) to allow an increase to the maximum curb cut width from 25 to 45 feet along Golf Road.
6. A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls for the shopping center as a whole from 367 to 308 parking spaces, which is a deficit of 59 parking spaces.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated May 21, 2009.

1. Concurrent with the bank construction, the owner of the Arlington Towne Shopping Center shall implement the proposed landscape improvements as depicted on the owner's landscape improvement plan.
2. If parking is insufficient, as determined by the Village, then the Petitioner shall have 90 days from written notification by the Village to install the landbanked parking stalls.

3. Driveway improvements along Golf Road shall be subject to IDOT approval.
4. Roadway striping along Golf Road shall be required, subject to IDOT approval.
5. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

Roll Call Vote:

Commissioner Drost, Wolfe, Blackwood, Dawson, Ennes, LaBedz, Lorenzini and Chairman Green voted in favor.
Motion carried.

Bruce Green, 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: May 27, 2009
Date Prepared: May 21, 2009
Project Title: National City Bank
Address: 19-25 W. Golf Road (Arlington Towne Square)

BACKGROUND INFORMATION

Petitioner: Josh Lyon
Address: GPD Group
520 South Main Street, Suite 2531
Akron, Ohio 44311

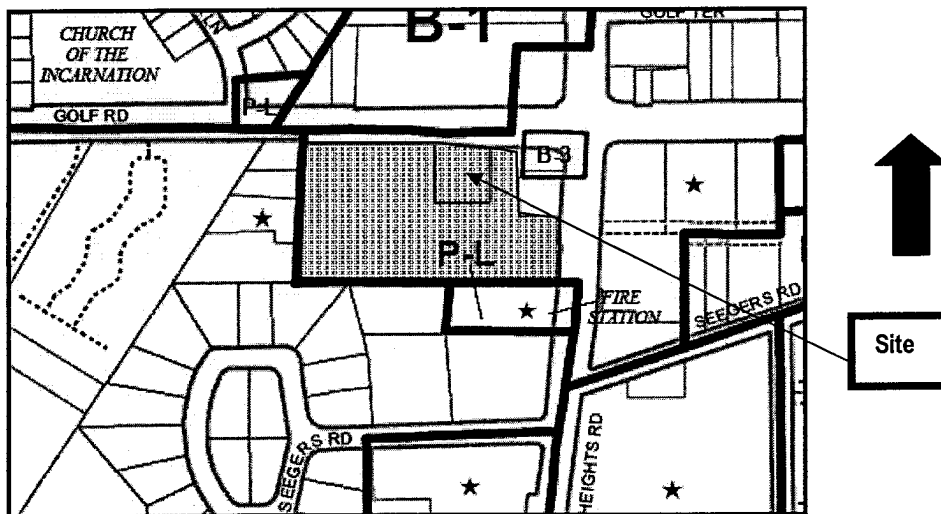
Existing Zoning: B-2, General Business District

Requested Action:

1. Repeal Special Use Ordinance 08-015
2. Preliminary/Final Planned Unit Development to allow the construction of a 3,217 square foot drive-through bank
3. A Special Use to allow a drive-through.

Variations Required:

1. A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirements, to waive the installation of 4-landscape islands in the rear service area near the southwest corner of the site.
2. A variation from Chapter 28, Section 11.2-9 (Access) to allow an increase to the maximum curb cut width from 25 to 45 feet along Golf Road
3. A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls for the shopping center as a whole from 367 to 308 parking spaces, which is a deficit of 59 parking spaces.



Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1. Business District Limited Retail & B-3, General Service Wholesale, and Motor Vehicle District	Jewel Shopping Center & Kitchen and Bath Showroom	Commercial
South	P-L, Public Lands & M-2, Limited Heavy Manufacturing District	Arlington Heights Fire Station #4 & Various Office/Warehouse and Light Industrial Buildings	Institutional & Research & Development, Manufacturing, and Warehouse
East	B-2, General Business District	Walgreen's & Car Care Center	Commercial
West	M-2, Limited Heavy Manufacturing District	Office/Warehouse and Light Industrial Buildings	Research & Development, Manufacturing, and Warehouse

Background:

The 3,997 square foot outlot building, which is currently vacant, is part of the Arlington Towne Square Shopping Center, which consists of three buildings that have a combined floor area of 90,826 square feet and is situated on 10 acres of land. The proposed action, if approved, would allow the Petitioner to demolish the aforementioned building and construct a one-story bank facility that is 3,217 square feet in size. This new structure would be occupied by National City Bank and would include four drive-through lanes (3 teller lanes + 1-ATM lane) and one by-pass lane along the west building elevation. In addition, the existing parking lot would be modified to accommodate the new building footprint and drive-through lanes. These changes would reduce the total number of parking stalls for the outlot from 27 to 16 spaces and for the shopping center as a whole from 309 to 297 parking spaces.

The anticipated number of employees during the largest work shift is eight and the hours of operation are as follows: Lobby Hours: Monday – Friday: 9:00 AM – 7:00 PM, Saturday: 9:00 AM – 4:00 PM. Drive Through: Monday – Friday: 8:00 AM – 7:00 PM, Saturday: 8:00 AM – 4:00 PM. The drive through ATM will be 24 hours.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve several zoning actions. The first action would repeal Ordinance 08-015, which granted a special use for the Chicken N' Beer restaurant located at 31 W. Golf Road. Since this business did not proceed forward, the underlying enabling ordinance no longer applies. Moreover, the property owner is requesting said action in order to help minimize the parking code deficits associated with the shopping center as a whole.

The second action is a preliminary and final planned unit development (PUD). The existing shopping center was not originally developed as a PUD. Instead the property was subdivided (Resolution 88-03) and developed as three separate lots. Since then the PUD qualifications standards have been amended and according to Chapter 28, Section 9.2-1, "Any development with more than one principal building on a zoning lot or lot of record shall be a Planned Unit Development". Chapter 28, Section 3.2-142 defines a zoning lot as "A tract of land which is designated or required as a tract to be used to attain compliance with the regulations of the zoning district in which it is located, or developed or built upon as a unit, under single ownership or control. A zoning lot may or may not coincide with a lot of record". Since the shopping center and outlots are under common ownership and the three lots function as a single development with shared parking and cross access, the proposed modifications will trigger a PUD.

The last action is a special use for a drive-through. According to the Village's Zoning Ordinance, a bank facility is a permitted use within the underlying B-2, General Business District, while a drive-through requires a special use. As part of the formal review process, a written justification to the following Special Use criteria was provided (see attached):

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

The Staff Development Committee reviewed the written justification and concurs with the Petitioner's findings. The market assessment provided, demonstrates a need for a drive-through bank at this location. Also, numerous attempts were made by the property owner's leasing agent to re-tenant the vacant building with retail and restaurant related uses. According to the information provided, none of the 165 businesses that were contacted conveyed interest in the site. Moreover, the proposed use is compatible with the surrounding land uses, which consists of various retail and restaurant related establishments, a grocery store, and gas station. Furthermore, the proposed action is consistent with the Village's Comprehensive Plan, which designates the subject site as Commercial.

It is important to note that at the time National City Bank had submitted a formal Plan Commission application several other bank proposals were being considered by Village. Concerned that these banks would take the prime retail locations and impact the Village's retail sale tax base, Staff evaluated the concept of a development fee in lieu of retail sales tax. This fee however was not recommended as part of this request since i). Market conditions changed and many of the bank proposals did not proceed forward, and ii). Said fee is a policy decision for the Village Board and Staff would need further direction on this issue.

Therefore, the proposed drive-through bank was evaluated based on the merits and compliance with the standards established in Village Code.

Building Related Issues

Although there are no height restrictions in the B-2, District, the new bank facility will have a maximum height of 22 feet. In addition, all roof mounted mechanical equipment will be screen by a parapet wall, while the trash enclosure will be incorporated into the building design and will utilize the same building materials. Moreover, the proposed design was reviewed and approved by the Design Commission on October 23, 2008. In addition to enhancing the site and creating some development activity at the south end of the Village, the National City Bank development will also allow the property owner to implement other improvements to the rest of the shopping center including a new roof, a new finish to the facade, a new pylon sign, new sidewalks along the storefronts, and additional landscaping.

Site and Landscape Related Issues

Staff worked with the Petitioner to develop a functional site plan that addresses fire access and storm water management, as well as complies with all applicable B-2 bulk standards relative to building setbacks, FAR, and lot coverage. In addition, the landscape median along the east side of the Golf Road entrance has been extended to the north, thereby closing the connection with bank's northernmost drive aisle as well as increasing the amount of green space provided on-site. The Petitioner also intends to install additional landscaping within the aforementioned median to create a natural focal element or entry feature for the shopping center. Moreover, National City Bank has provided a code compliant landscape plan that includes curbed islands with 4-inch caliper shade trees at the end of each row of parking, a 3-foot high continuous row of shrubs to screen the parking lot from the public view, and decorative foundation landscape plantings along the north, south and east building elevations.

In conjunction with the National City plan, the property owner also provided a comprehensive landscape plan for the rest of the shopping center, which will be implemented as part of the bank construction. This plan includes 18 new, 4-inch caliper trees that will be planted throughout the parking lot. Although it is important to note that there are four islands within the parking lot that only have one tree planted in the center. Rather than remove said tree, the Petitioner has agreed in writing to install the required two trees at such time as the existing tree dies or needs to be removed. Also, the required 3-foot high continuous row of shrubs has been provided along the east property line and the property owner has agreed to install a five foot wide planting bed with a 3-foot high continuous row of shrubs along the north property line, east of the bank site. Lastly, the property owner has obtained a landscape easement from the Illinois Department of Transportation (IDOT) to plant the required landscape screening within the public right of way, west of the site. This easement was necessary since the widening of the Golf Road right of way had shifted the property line up to the existing parking lot.

As a carry over from Ordinance 08-015, the Petitioner provided 17 parking stalls in the rear service area near the southwest corner of the site for employee parking. Since no landscaped islands were installed in this area, the following variation is required:

- **A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirements, to waive the installation of 4-landscape islands in the rear service area near the southwest corner of the site.**

Staff supports this variation for the following reasons. One, the aforementioned variation was previously approved as part of Ordinance 08-015. Two, waiving the installation of said islands will maximize the amount of parking provided on site, while maintaining adequate vehicular flow for service vehicles. Lastly, the new parking lot can not be seen from the public view and only be used by the shopping center employees.

Traffic & Parking Related Issues

According to the Village's Zoning Ordinance, any PUD and/or special use that is adjacent to a major arterial, such as Arlington Heights Road and Golf Road, must provide a formal traffic and parking study from a Certified Traffic Engineer. This study, which was prepared by KLOA, analyzed trip generation and site access, on-site circulation, drive-through stacking, and parking.

Trip Generation and LOS

Pursuant to the study prepared by KLOA, the projected number of trips coming to and leaving the site during the weekday morning (7:00 AM to 8:00 AM) peak hour is 28 trips (16 inbound + 12 outbound), while the evening peak hour (4:45 PM to 5:45

PM) is expected to generate approximately 82 trips (40 inbound + 42 outbound). According to KLOA, the existing driveways are expected to operate at the same acceptable Levels of Service (LOS B-D), but will experience an additional 2.5 second delay resulting from the proposed improvements.

With respect to roadway improvements, the Petitioner has agreed to modify the pavement striping on Golf Road to clearly delineate the right hand turn and taper lane for eastbound Golf Road. Although subject to IDOT approval, this improvement is intended to mitigate the high accident experience occurring at the Golf Road driveway. The main issue pertains to westbound vehicles trying to turn left into the site, and not being able to see the eastbound vehicles entering the right turn taper lane. Therefore, in addition to the pavement striping, the property owner should continue to monitor this issue and work with IDOT and the Village on possible mitigation solutions if the number of accidents continues to increase.

Access

At this time, there are three driveways along Golf Road and two driveways along Arlington Heights Road. As part of the proposed improvements, the easternmost Golf Road entrance, will be modified and widened from 40 to 45 feet to include one inbound lane and two outbound lanes (one right-turn only and one left-through). According to code, no driveway across public property or requiring a curb cut shall exceed a width of 25 feet, except when in the opinion of the Director of Engineering that safe and efficient design principals require an increase, in which case, the Director of Engineering may authorize a maximum driveway width of 36 feet. Since the existing and proposed driveway modifications exceed this standard, the following variation has been identified:

- **A variation from Chapter 28, Section 11.2-9 (Access) to allow an increase to the maximum curb cut width from 25 to 45 feet along Golf Road**

The Staff Development Committee supports the aforementioned variation, since the driveway width is currently 40 feet and the proposed modifications are intended to improvement the driveway geometry to create better alignment and queuing capacity for vehicles leaving the site. Furthermore, all driveway improvements along Golf Road shall be subject to IDOT approval.

Drive-Through Stacking

Based on other similar sized facilities, National City Bank anticipates a maximum stacking demand of eight vehicles during the peak hours. According to KLOA, the proposed drive-through can accommodate up to 12 vehicles without impeding on-site circulation.

Parking

According to Code, a bank requires 1 parking stall for every 300 square feet of floor area. As a result, the 3,217 square foot building requires a total of 11 parking stalls. The plan as proposed shows 16 stalls, thereby resulting in a surplus of 5 parking stalls. When evaluating the shopping center as a whole, a total of 367 parking spaces are required. Once the bank is constructed the site would have a total of 296 spaces, which results in a deficit of 71 parking stalls. To minimize this deficit, 12 parking stalls have been identified as "landbanked" and are located near the southwest corner of the site (6 spaces) and near the east property line (6 spaces). When combined the total supply will increase from 296 to 308 spaces, while the overall deficit will decrease from 71 to 59 spaces. Based on this information, the following variation has been identified:

- **A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls for the shopping center as a whole from 367 to 308 parking spaces, which is a deficit of 59 parking spaces.**

To justify the variation the Petitioner compared the previous counts (Thursday December 27, 2007 and Saturday December 29, 2007) that were conducted for the Chicken N' Beer request and compared them to more recent counts that were taken on Thursday April 29, 2009 and Saturday 25, 2009. Pursuant to said study, the mid day peak hour parking demand occurred on Thursday December 27th at 12:30 PM in which 115 (39%) of the 292 spaces counted were occupied, thereby leaving a surplus of 177 spaces. Similarly, the evening peak hour parking demand occurred on Thursday April 23rd at 6:30 PM in which 76 (24%) of the 309 spaces (includes the 17 spaces at the southwest corner of the site that were implemented after the Chicken N' Beer request was approved) counted were occupied, thereby leaving 233 spaces available.

In conjunction with the survey, KLOA assessed the projected parking demands for the proposed bank and the vacant tenant spaces (14,400 square feet) based on the parking standards established by ITE (Institute of Transportation Engineers). Assuming that the vacant tenant spaces are occupied by retail, a total of 84 parking spaces are anticipated, while the proposed bank is expected to generate a total of 14 parking spaces for a combined demand of 98 spaces. When combined with the observed counts, the peak parking demand anticipated is 210 parking spaces, thereby leaving 98 spaces available during the mid-day peak hour. Based on this information, the Staff Development Committee supports the aforementioned variation and would recommend that if parking is insufficient, as determined by the Village, then the Petitioner shall have 90 days from written notification by the Village to install the landbanked parking stalls.

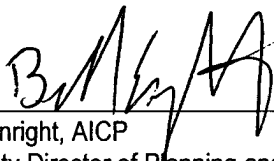
RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the following actions:

1. Repeal Special Use Ordinance 08-015
2. Preliminary/Final Planned Unit Development to allow the construction of a 3,217 square foot drive-through bank
3. A Special Use to allow a drive-through.
4. A variation from Chapter 28, Section 6.15-1.2, New Landscape Requirements, to waive the installation of 4-landscape islands in the rear service area near the southwest corner of the site.
5. A variation from Chapter 28, Section 11.2-9 (Access) to allow an increase to the maximum curb cut width from 25 to 45 feet along Golf Road
6. A variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls for the shopping center as a whole from 367 to 308 parking spaces, which is a deficit of 59 parking spaces.

This approval shall be subject to the following conditions:

1. Concurrent with the bank construction, the owner of the Arlington Towne Shopping Center shall implement the proposed landscape improvements as depicted on the owner's landscape improvement plan.
2. If parking is insufficient, as determined by the Village, then the Petitioner shall have 90 days from written notification by the Village to install the landbanked parking stalls.
3. Driveway improvements along Golf Road shall be subject to IDOT approval.
4. Roadway striping along Golf Road shall be required, subject to IDOT approval.
5. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.



May 21, 2009

Bill Enright, AICP

Deputy Director of Planning and Community Development

Cc: William C. Dixon, Village Manager
All Department Heads
Bill Enright, Deputy Director of Planning and Community Development
Jonathan Mendel, Development Planner
John Melaniphy, Business and Development Coordinator

APPENDIX

Space	Tenant	Square Area	Seating Area	Parking Ratio	Required Parking
A1	Ann's Flowers	1,350		1/300	5
A2	Bowl House	1,281	735	1/45	16
	National City Bank	3,217		1/300	11
C1	Happiness is Pets	2,442		1/300	8
C2	RCG Dialysis	9,578		1/200	48
D	Wood Design Center	1,810		1/300	6
E	Art Store	1,120		1/300	4
F	Dr. Chiu, DDS	1,120		1/200	6
G	Vacant	1,400		1/300	6
H	Highlight Hair	1,400		1/250	6
J	Japanese Gifts	1,400		1/300	5
K	Subway	1,120	531	1/45	12
L	Euro Spa	1,400		1/250	6
M	Celluland	2,550		1/300	9
N	Ideal Family Health	2,550		1/200	13
O	Curves	1,800		1/250	7
P	Fast Frames	1,800		1/300	6
Q	IACE Travel	2,700		1/300	9
R	Asian Bistro	2,700	1,235	1/45	27
S	Pet Supplies Plus	7,380		1/300	25
T	Murray's Auto	11,376		1/300	38
U	Tuesday Morning	10,590		1/300	35
V	Foster Bank	4,705		1/300	16
W	Vacant	13,000		1/300	43
Total Required		89,789			367
Total Provided*					308
Surplus / (deficit)					(59)

*Includes 12 landbanked parking stalls



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: New PC Application - PC 23-006 - Arlington Towne Square PUD Amendment, Parking Variation, Special Use Permits for 3 Restaurants

Date: June 23, 2023

General Comments:

The information provided is conceptual only and subject to a formal plan review.

After reviewing the referenced new Plan Commission application, PC 23-006 - Arlington Towne Square PUD Amendment, Parking Variation, Special Use Permits for 3 Restaurants, the Building & Life Safety Department offer no review comments for the following:

- 02 DP Arlington – Marbling Lease
- 02 DP Arlington – TLJ Chicago Ah Lease
- 02 DP Arlington – Yoon Chang Lease
- 03 Signed Ownership Affidavit
- 04 Plat of Survey
- 05 Project Description
- 08 Application and Site Visit Authorization
- 09 Written Justification
- 11 Parking Survey

As for the review comments of the Preliminary Drawings, since all three of the referenced projects have construction documents in plan review, the Building & Life Safety Department offer attached the latest correction reports as plan review comments for each project.

Note: “A transmittal letter detailing all the changes from the initial review will be required for any additional reviews”



Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone: (847) 368-5560
www.vah.com

Plan Review Comments

Project Address: 15 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR BUILD-OUT NEW BAKERY
Application Number: 23-1289

Review Number : 1

ELEMENT Required action Reviewed by On date	Comments
ADMIN. PROCESSING- Plan corrections required. ANN MARIE GODBY 05/03/2023	5/3/2023, 5:29:57 PM ARHTAMG Please provide the following items with the second review all together: 1-Revise Building Permit application when the General Contractor has renewed village contractor license 2-Contractor List with all sub-contractors on the list and their Village of AH license numbers recorded 3-Tax Assessor Form 4-Plumbing Permit application, letter of intent, and 055 state license 5-Electrical Permit application and copy of electricians license
HEALTH- No plan corrections required, comments will be field verified. SEAN FRERES 847 368-5782 05/04/2023	Equipment listed as "racks" must be NSF or equivalent. No manufacturer or model# provided. Wall base in walk-in cooler must be coved. Fryer(#4) must be installed on casters. Castle does not have an option for casters.
PLUMBING- Plan corrections required. FRED ALAIMO (847) 368-558 05/05/2023	1. Need Plumbing Permit, Letter of Intent, Copy of 055 License and Spec Sheets 2. Need MWRD Permit for Grease Trap
PRE-CONSTRUCTION MEETING- Plan corrections required. DEB PIERCE(847)368-5592 05/08/2023	A virtual preconstruction meeting is required to be completed prior to issuing the permit. Once a general contractor and all subcontractors have been selected, the GC should contact Nusrat Jahan at njahan@vah.com with a list of email addresses for all contractors to schedule the meeting. The meeting should only last about 15 minutes.
BUILDING- Plan corrections required. DEB PIERCE(847)368-5592 05/08/2023	1. Separate permits are required for changes to the fire alarm and fire suppression systems. 2. Revise the plans to add, with amendments, to the Illinois Plumbing Code and the Illinois Energy Conservation Code. 3. The existing roof structure shall be evaluated by an Illinois licensed structural engineer to verify the existing roof is capable of supporting the new RTU and MUA units. Per the 2018



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Plan Review Comments

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Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR BUILD-OUT NEW BAKERY

ELEMENT Required action Reviewed by On date	Comments
	International Existing Building Code, Section 503.3, the allowable increase in gravity load is 5%. Therefore, submit signed, sealed and dated structural calculations which detail the structural components of the existing roof, details on the roof covering load and account for each location of the new equipment. 4. Submit signed, sealed and dated structural calculations if the TV support is suspended from the bottom chord of the roof trusses. 5. Provide details on the materials and method for suspending the TVs. 6. Verify the occupant load calculation complies with 2018 IBC Table 1004.5. The ventilation rate schedule on M1 shows an occupant load of 83. 7. Provide an interior finish plan with finish classifications. Section: 2018 IBC Table 803.13 8. Indicate on the plans all plumbing walls shall be framed with 2x6 metal studs. 9. Provide details indicating how the restroom walls within two feet (2) of the water closets up to a height of four feet (4) to have a smooth, hard, non-absorbent surface. Drywall and paint does not meet this requirement. Also indicate the restroom floor to have a smooth, hard, non-absorbent surface that extends upward onto the walls at least four inches (4). Section: 2018 IBC 1209.2.1, and 1209.2.2 10. Provide a tactile (braille) EXIT sign adjacent to each door leading to an exit discharge. Section: 2018 IBC 1013.4 & 2018 IAC 216.4.1 11. The wall on the pull side of Restroom 2 is required to be 18 inches in width. Revise the plans. Section: 2018 IAC 404.2.4.1(a) 12. Revise the plans to indicate the distance from the wall to the center line of the water closets shall be 16-18 inches. Section: 2018 IAC 604.2 13. Revise the plans to indicate distance from the wall to the center line of the urinal shall be 15 inches on both sides. Section: 2018 IAC 305.5 and 605.3 14. Revise the plans to show an accessible route through the entire space including between the chairs/tables closest to the bench seating. Section: 2018 IAC 403.5.1 15. Revise the plans to provide a second wheel chair space in the dining room. Section: 2018 IAC Table 221.2.1.1 16. Revise the plans to relocate the type K extinguisher so that it is visible and not obstructed or obscured. Section: 2018 IFC 906.6 17. Indicate on the plans the Type I kitchen exhaust ducts shall be a complete and independent system and shall not be connected to any other exhaust system. Section: IMC 506.3 18. Provide a dimensioned drawing of the equipment under the Type I hood, and include the



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Project Description: * INTERIOR BUILD-OUT NEW BAKERY

ELEMENT Required action Reviewed by On date	Comments
	type of equipment that will be under the hood. 19. Indicate on the plans the hood overhang distance at the front shall be at least 6 inches. Section: IMC 507.4.1 20. Indicate on the plans the Type I hood is listed to meet the UL 710 Standard. Section: IMC 507.1 21. Submit the manufacturer's cut sheets for the Type I and Type II hoods. Section: IMC 304.1 22. Provide connection details indicating the supports for the Type I hood are noncombustible. Section: IMC 507.2.4 23. Indicate on the plans the gauge of the hood material. Section: IMC 507.2.3 or 507.3.1 24. Submit manufacturer's cut sheets for the filter. Section: IMC 507.2.8 25. Indicate on the plans the Type I hood shall be welded grease-tight. Section: IMC 507.2.5 26. Indicate on the plans the support for the filter shall be sealed grease tight. Section: IMC 507.2.5 27. Indicate on the plans the grease duct material and gage. Section: IMC 506.3.1.1 28. Provide details on cleanout access panel opening locations, sizes, spacing and materials for the grease duct. Section: IMC 506.3.8 29. Indicate on the plans all access panels shall be properly labeled, "ACCESS PANEL - DO NOT OBSTRUCT". Section: IMC 506.3.12 30. Indicate on the plans the grease duct exhaust for the Type I hood shall be enclosed in a minimum 2-hour rated duct enclosure at the point where it penetrates the ceiling of the kitchen to the outlet terminal. Section: IMC 506.3.10 31. Indicate on the plans the grease duct shall have a minimum clearance to combustible materials of not less than 18 inches. Section: IMC 506.3.6 32. Indicate on the plans the finish material behind the cooking equipment. 33. Specify on the plans the location of the Type I hood exhaust termination. IMC 506.3.13.3 34. Indicate on the plans the height above the roof the exhaust outlet for the Type I hood terminates. Section: IMC 506.3.13.1 35. Indicate on the plans the air velocity of the grease duct system serving the Type I hood. IMC 506.3.4 36. Provide manufacturer's cut sheets and installation instructions for the exhaust fan for the Type I hood. Section: IMC 506.5 37. Indicate on the plans the exhaust fan shall be of an approved design or listed for the application. Section: IMC 506.5



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Plan Review Comments

Project Address: 15 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR BUILD-OUT NEW BAKERY

ELEMENT Required action Reviewed by On date	Comments
	38. Indicate on the plans the slope for the grease duct shall not be less than 2-percent toward the hood or an approved grease reservoir. Section: IMC 506.3.7 39. Indicate on the plans the type and thickness of the Type II hood materials. Section: IMC 507.5 40. Indicate on the plans the joints, seams and penetrations of the Type II hood shall be sealed on the interior of the hood, shall provide a smooth surface that is readily cleanable and water-tight. Section: IMC 507.3.3 41. A separate permit is required for the Ansul suppression system. 5/10/2023, 2:42:44 PM ARHTDLS Submit a complete set of plans with the revisions clouded along with a written response corresponding to each comment. The response letter shall be signed and sealed by the Design Professional. Revisions shall be emailed to Building@vah.com with the address, application number and REVISION in the subject line.
ELECTRIC- Plan corrections required. DEB PIERCE(847)368-5592 05/08/2023	1. A separate permit are required for all low voltage wiring. 2. A separate permit is required for changes to the fire alarm system. 3. Indicate on the plans the water pipes and gas pipe of the new water heater shall be properly bonded. Section: 2017 NEC 250.104(B) 4. Indicate on the plans the size of the service and provide a one-line diagram of the service. 5. Indicate on the plans the suspended ceiling shall be supported by the building structure. Section: 2017 NEC 410.36(B) Fee - \$504
ZONING- Plan corrections required. JAKE SCHMIDT 847 368 5215 05/22/2023	5/22/2023, 10:13:14 AM ARHTJMS Rejected pending Special Use Permit Review. Property owner has begun process, please reach out to them for further information.

General Notification

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A survey regarding your plan review is available on the Village website-->

Village of Arlington Heights/Your Government/Departments/Building & Life Safety/Provide Feedback.

Your feedback is important to us and helps us to better improve our services.

Thank you,

Your Village of Arlington Heights Staff



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Plan Review Comments

Project Address: 43 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * COMMERCIAL INTERIOR ALTERATION
Application Number: 23-1381

Review Number : 2

ELEMENT Required action Reviewed by On date	Comments
PLUMBING- Plan corrections required. FRED ALAIMO (847) 368-558 06/01/2023	Rejected Need Plumbing Permit, Plumbing Letter of Intent and Copy of 055 State license Fee \$160.00
ELECTRIC- No plan corrections required, comments will be field verified. DEB PIERCE(847)368-5592 06/07/2023	1. Changes to the existing fire alarm, if any, requires a separate permit.
ZONING- Plan corrections required. JAKE SCHMIDT 847 368 5215 06/13/2023	6/13/2023, 3:56:31 PM ARHTJMS Rejected pending Special Use Permit review

Review Number : 1

ELEMENT Required action Reviewed by On date	Comments
PLUMBING- Plan corrections required. FRED ALAIMO (847) 368-558 05/10/2023	1. Need Plumbing Permit, Letter of Intent and Copy of 055 State License
HEALTH- Plan corrections required. SEAN FRERES 847 368-5782 05/10/2023	5/10/2023, 10:20:18 AM ARHTSPF Relocate the open site drains for the ice machine and the espresso machine so they are on the "toe edge" of the equipment to facilitate access for cleaning. 5/10/2023, 10:21:24 AM ARHTSPF Verify that the exterior doors and restroom door will be tight fitting and equipped with self closure devices. 5/10/2023, 10:23:14 AM ARHTSPF Wall base in the kitchen and service area must be coved.



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Plan Review Comments

Project Address: 43 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * COMMERCIAL INTERIOR ALTERATION

ELEMENT Required action Reviewed by On date	Comments
	5/10/2023, 10:23:55 AM ARHTSPF Verify that the tenant space has an existing refuse corral that is properly screened. 5/10/2023, 10:25:09 AM ARHTSPF Recommend that NSF or equivalent wall mounted shelving be installed over the three compartment sink for air drying of clean wares.
BUILDING- Plan corrections required. DEB PIERCE(847)368-5592 05/15/2023	1. Revise the plans to indicate the use group is B - Business where the occupant load is less than 50. 2. Indicate on the plans the square footage of the vestibule. This area shall be included in the occupant load calculation for standing room only at 5/net square feet per person. 3. Indicate on the plans the existing tenant separation walls shall be sealed to prevent the passage of smoke. Submit a complete set of plans with the revisions clouded along with a written response corresponding to each comment. The response letter shall be signed and sealed by the Design Professional. Revisions shall be emailed to Building@vah.com with the address, application number and REVISION in the subject line.
ELECTRIC- Plan corrections required. DEB PIERCE(847)368-5592 05/15/2023	1. Electrical Permit Application and electrician's license are missing.
ZONING- Plan corrections required. JAKE SCHMIDT 847 368 5215 05/23/2023	5/23/2023, 11:09:32 AM ARHTJMS Rejected pending Special use permit Review. Property management is currently undertaking this process, please contact property management for more information.

General Notification

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Thank you,

Your Village of Arlington Heights Staff



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Plan Review Comments

Project Address: 63 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR ALTERATION
Application Number: 23-256

Review Number : 5

ELEMENT Required action Reviewed by On date	Comments
ADMIN. PROCESSING- Plan corrections required. DEB PIERCE(847)368-5592 05/10/2023	1. KOA has not renewed their Village contractor's license. This is required prior to issuing the permit.
BUILDING- Plan corrections required. DEB PIERCE(847)368-5592 05/11/2023	1. A complete set of the architectural drawings are required for all resubmittals and addendums.
PLUMBING- No plan corrections required, comments will be field verified. FRED ALAIMO (847) 368-558 05/15/2023	Approved Fee- \$210

Review Number : 4

ELEMENT Required action Reviewed by On date	Comments
PLUMBING- No plan corrections required, comments will be field verified. FRED ALAIMO (847) 368-558 03/31/2023	Approved Fee \$210.00

Review Number : 3

ELEMENT Required action Reviewed by On date	Comments
ADMIN. PROCESSING-	KOA needs to renew their contractor's license



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Plan Review Comments

Project Address: 63 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR ALTERATION

ELEMENT Required action Reviewed by On date	Comments
Plan corrections required. PAM GAYLES 03/29/2023	
BUILDING- Plan corrections required. DEB PIERCE(847)368-5592 03/30/2023	1. A complete set of drawings are required for all revisions and addendums. Provide all 5 pages.

Review Number : 2

ELEMENT Required action Reviewed by On date	Comments
ADMIN. PROCESSING- Plan corrections required. ANN MARIE GODBY 03/09/2023	3/9/2023, 12:02:41 PM ARHTAMG KOA needs to renew license for 2023 Proposal is required for scope of work being done
PLUMBING- No plan corrections required, comments will be field verified. FRED ALAIMO (847) 368-558 03/09/2023	Approved Fee \$210.00 Note: Will need to get Permit from MWRD for Grease Trap
PRE-CONSTRUCTION MEETING- Plan corrections required. DEB PIERCE(847)368-5592 03/15/2023	A virtual preconstruction meeting is required to be completed prior to issuing the permit. The GC should email a list of email addresses for all contractors to Nusrat Jahan at njahan@vah.com to schedule the meeting. The meeting should only last about 15 minutes.
BUILDING- Plan corrections required. DEB PIERCE(847)368-5592 03/15/2023	This review is for the revisions submitted on March 9, 2023. 1-3. Okay. 4. Structural calculations are required to be signed and sealed. Provide design professional seal and signature on the structural sheets. 5. Okay 6. Provide occupant load calculation details to verify the 122 occupants. Bench seating is calculated at 24 inches per person. Section: 2018 IBC 1004.6



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Plan Review Comments

Project Address: 63 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR ALTERATION

ELEMENT Required action Reviewed by On date	Comments
	7-9. Okay. Submit a complete set of plans with the revisions clouded along with a written response corresponding to each comment. The response letter shall be signed and sealed by the Design Professional. Revisions shall be emailed to Building@vah.com with the address, application number and REVISION in the subject line.
HEALTH- No plan corrections required, comments will be field verified. SEAN FRERES 847 368-5782 03/15/2023	Revised plans approved based on responses received from the architect via email on 3-14-23.

Review Number : 1

ELEMENT Required action Reviewed by On date	Comments
ADMIN. PROCESSING- Plan corrections required. SUE MILLER 847 368-5560 02/10/2023	KOA needs to renew license for 2023 Proposal is required for scope of work being done
PLUMBING- Plan corrections required. FRED ALAIMO (847) 368-558 02/13/2023	Need the following: 1. External Grease Trap When a Type 1 grease hood is utilized in a commercial kitchen, as specified in the International Mechanical Code, an external grease trap shall be required. 2. Minimum external grease trap size as specified in The State of Illinois Plumbing code of 2014, such as Section 890. Appendix E, Subpart E, Illustration B-Typical Grease Trap or engineered equivalent. Section 890.510
HEALTH- Plan corrections required. SEAN FRERES 847 368-5782 02/15/2023	1. Submit a copy of the proposed menu. 2. Verify that the existing exterior doors are equipped with self-closure devices and are tight



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Plan Review Comments

Project Address: 63 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR ALTERATION

ELEMENT Required action Reviewed by On date	Comments
	fitting. 3. Provide mop hanger at mop sink. 4. Show location of condensate drain for walk-in cooler and walk-in freezer. The drain must be easily accessible for cleaning. 5. Show the location of the drain for the ice machine. The drain must be easily accessible for cleaning. 6. Provide a handsink in the server area. 7. Village code requires that 25% of the food preparation area be set aside for dry storage. The plans show 24 sqft of dry storage, where 71 sqft is required. 8. Provide clean ware shelving in dishwashing area. Recommend NSF or equivalent, wall mounted shelving above the clean dish table. 9. Recommend NSF or equivalent, wall mounted shelving over the three compartment sink and the prep table and prep cooler in the server area. 10. Provide NSF or equivalent shelving for walk-in cooler and walk-in freezer. Shelving must be the appropriate type for refrigeration. 11. Provide casters on all cookline equipment. 12. Display cooler #24 does not have a sanitation rating. Cooler must be NSF approved or equivalent. Provide proof of rating or provide a new piece of equipment that meets this requirement. 13. Provide a table for #24. Table must be NSF approved or equivalent. 14. Provide a table for #15. Table must be NSF approved or equivalent. 15. Provide ice bin for ice maker. Ice bin must be NSF approved or equivalent and has legs that are a minimum of 6 inches. 16. Verify that the light fixtures in the kitchen and server area are properly shielded. 17. Verify that the gas piping for the cookline equipment will be installed in the wall or at least 6 inches off the floor and one inch off the wall. 18. Recommend eliminating the employee restroom to maximize kitchen size and storage space. 19. Recommend adding a freezer near the cookline. 20. Provide spec sheets for any additional foodservice equipment, i.e. microwave, rice cooker, etc., that may be planned and show the location of the equipment. All food service equipment must be NSF approved or equivalent.



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Plan Review Comments

Project Address: 63 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR ALTERATION

ELEMENT Required action Reviewed by On date	Comments
ELECTRIC- No plan corrections required, comments will be field verified. BRIAN ALLEN 847-368-5593 02/22/2023	Fee \$126-
BUILDING- Plan corrections required. DEB PIERCE(847)368-5592 02/22/2023	1. Indicate on the plans the 2018 International Existing Building Code with amendments. 2. A separate permit is required for the Commercial Kitchen Type I hood suppression system, and is not part of this review. 3. A separate permit is required for changes to the fire suppression system and is not part of this review. 4. The existing roof structure shall be evaluated by an Illinois licensed structural engineer to verify the existing roof is capable of supporting the new MUA-1. Therefore, submit signed, sealed and dated structural calculations which detail the structural components of the existing roof, and account for the weight and location of the new make-up air unit (MUA-1). 5. Indicate on the plans the maximum occupant load shall be posted at the main exit. Section: 2018 IBC 1004.9 6. The following items shall be on the drawings: a. Calculation showing the minimum size for the means of egress for the space based on the calculated occupant load and the number of required and provided exits; b. A life safety plan that shows the location of any/all fire-resistance rated construction, and travel distance to exits from the most remote locations, as well as the location of exit and emergency light fixtures. 7. Provide a finish schedule indicating the finish classification for all materials. Section: 2018 IBC Table 803.13 8. Indicate on the plans all plumbing walls with horizontal drain, waste and vent piping shall be framed with 2x6 metal studs. 9. Indicate on the plans how the newly framed partitions shall be braced. Include the material type and spacing. Submit a complete set of plans with the revisions clouded along with a written response corresponding to each comment. The response letter shall be signed and sealed by the Design Professional. Revisions shall be emailed to Building@vah.com with the address, application number and REVISION in the subject line.



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Plan Review Comments

Project Address: 63 W GOLF RD
Application Type: COMMERCIAL ALTERATION
Project Description: * INTERIOR ALTERATION

ELEMENT Required action Reviewed by On date	Comments
ZONING- No plan corrections required, comments will be field verified. JAKE SCHMIDT 847 368 5215 02/23/2023	2/23/2023, 3:22:29 PM ARHTJMS Restaurants require a Special Use Permit, Special Use Waiver, or Special Use Assumption. Please provide one of these or call for more information.

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Village of Arlington Heights/Your Government/Departments/Building & Life Safety/Provide Feedback.

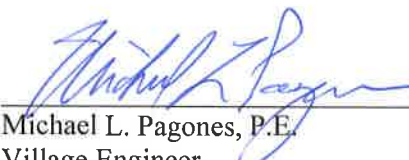
Your feedback is important to us and helps us to better improve our services.

Thank you,

Your Village of Arlington Heights Staff

PLAN COMMISSION PC #23-006
Arlington Towne Square PUD Amendment
Parking Variation, SUP for 3 restaurants
15-89 W Golf Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Previous plans provided for the Staff Development Committee review indicate that a new external grease trap is proposed. An MWRD permit will be required for any external grease traps. This can be addressed at permit.
13. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 6/8/23
Village Engineer Date

This is the only comment from Health.

Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.
- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Sean Freres
Environmental Health Officer
Village of Arlington Heights

Planning & Community Development Dept. Review

June 21, 2023



REVIEW ROUND 1

Project: Arlington Towne Square PUD Amendment
15-89 E Golf Road

Case Number: PC 23-006

General:

1. The written response to Special Use Permit Justification Criteria is not acceptable. Please provide a separate written response for each Special Use Permit requested.
2. The written response to Zoning Variation Justification Criteria is not acceptable. Please provide a written response demonstrating how the requested variation meets the four listed criteria.
3. Please provide a market analysis demonstrating the demand for each of these restaurants at this location. The analysis should touch on the following:
 - What makes these restaurants unique to other immediate area offerings.
 - Why the restaurants chose this location, and why they believe it would be viable.
 - Information on other locations of restaurants if part of a chain, or similar restaurants if independent.
 - If the offerings are not unique compared to other nearby restaurants, information on why they believe the market is sufficient to support their use with other existing similar offerings. Of note would be the coexistence of Marbling Korean Restaurant and Hanshin Pocha Korean Restaurant within the same shopping center.
4. The following approvals are required:
 - Amendment to Planned Unit Development (PUD) Ordinance 09-044 to allow a modification to the parking variation granted within Ordinance 09-044 (To allow 308 spaces where 386 spaces are required, a deficit of 78).
 - Special Use Permits for 3 Restaurants
 - Variation from Chapter 28, Section 10.4-2 (Schedule of Parking Requirements) to allow the provision of 308 parking spaces where 386 spaces are required.

Traffic & Parking:

5. The provided Parking Survey has been received and is being evaluated, however, the evaluation cannot be completed until specific details are provided showing which areas of the site were surveyed. Please provide a separate exhibit clearly showing all areas included in the parking survey.
6. The application materials did not include a full traffic and parking study prepared by a certified traffic engineer as required by code. Please provide the code required study or amend your request to include a variation to waive this requirement, along with a separate written Response to Zoning Code Variation Justification Criteria for this request.
7. Please provide information on existing and proposed bicycle parking. If proposed bicycle parking is lower than what is required by code, a variation can be requested. A separate written Response to Zoning Code Variation Justification Criteria for this request is required if relief is requested.

Prepared by:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>23-006</u>	P.I.N.# <u>08-16-200-112-0000</u>
Petitioner: <u>Jason Park</u>	Location: <u>15~89 W. Gulf Rd.</u>
<u>(DP Arlington, LLC)</u>	Rezoning: _____ Current: <u>B-2</u> Proposed: _____
Owner: <u>DP Arlington, LLC</u>	Subdivision: _____
	# of Lots: _____ Current: _____ Proposed: _____
Contact Person: <u>Jason Park</u>	PUD: <u>✓</u> For: <u>09-109 Amend</u>
Address: <u>2118 Plum Grove Rd. #265</u>	Special Use: <u>✓</u> For: <u>3-Restaurants</u>
<u>Rolling Meadows, IL 60008</u>	Land Use Variation: _____ For: _____
Phone #: <u>(224)-567-1230</u>	Land Use: _____ Current: <u>Commercial</u>
Fax #: _____	Proposed: _____
Email: <u>jason@dgholdings.net</u>	Site Gross Area: <u>88.665 sf</u>
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

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

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

Comments:

No comments

 6/22/23
Coordinator Date

DP ARLINGTON, LLC
2118 Plum Grove Rd, #265
Rolling Meadows, IL 60008

June 30, 2023

Jake Schmidt
The Village of Arlington Heights
Planning and Community Development Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: **Arlington Towne Square PUD Amendment; 15-89 W. Golf, Arlington Heights, IL 60005**
Application No: PC 23-006

Dear Jake Schmidt:

The following responses address each of the Village's review comments as noted below:

BUILDING DEPARTMENT

- The plan review response letters were attached herewith.

PUBLIC WORKS & ENGINEERING DEPARTMENT

- All comments were acknowledged.

HEALTH DEPARTMENT

- All comments were acknowledged.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

1. The responses for each Special Use Permit Justification were attached herewith.
2. The responses for Zoning Variation Justification were attached herewith.
3. Market Analysis was attached herewith.
4. Ok.
5. Exhibit for the parking survey area was attached herewith.
6. The request for wavering of the traffic survey by certified engineers was included in the Zoning Code Variation Justification.
7. The request for relief of the bicycle parking was included in the Zoning Code Variation Justification.

LANDSCAPE & TREE PRESERVATION

- All comments were acknowledged.

Thank you and please feel free to call me if you have any questions or require additional information.

Best regards,

Jason Park
Property Manager
DP Arlington, LLC

June 28, 2023

The Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: **Tous les Jours Bakery Interior Build-out; 15 W. Golf Road, Arlington Heights, IL 60005**
Village Plan Review Comments
A/E Project No: 23-102 / Application No: 23-1289

Dear Plan Reviewers:

The following responses address each of the Village's plan review comments as noted below:

ADMIN. PROCESSING

1. GC, KOA Construction, will renew the contractor license separately.
2. GC will submit subcontractors list separately.
3. Tax Assessor's Form is attached herewith.
4. Plumbing permit application will be submitted by GC separately.
5. Electrical permit application will be submitted by GC separately.

HEALTH

1. The racks (NSF listed) were added in the new equipment schedule on sheet A3.
2. Note for walk-in cooler cove base was added in the proposed floor plan on sheet 1/A3.
3. Castle Fryer is available with casters option. Note for casters was added in the proposed floor plan on sheet 1/A3. Also, the cut-sheet was attached herewith.

PLUMBING

1. Plumbing permit application will be submitted by GC separately.
2. Ok.

PRE-CONSTRUCTION MEETING

1. GC, KOA Construction will email a list of email addresses for all contractors when ready.

BUILDING

1. Fire alarm and suppression system permits will be submitted by GC separately.
2. Building Codes were revised on sheet A1.
3. Structural calculation report for roof structure was attached herewith.
4. Note was added in the TV mount detail on sheet 6/A3.
5. TV mount detail was added on sheet 6/A3.
6. Occupant load on sheet A1 complies with 2018 IBC Table 1004.5. The ventilation rate schedule on sheet M1 was calculated based on 2018 IMC Table 403.3.1.1 Minimum Ventilation Rate's occupant classification and density factors. The two codes seem to recognize the meaning of occupant loads differently. To be clear for drawing readers, the total occupant number (unnecessary) was removed in the ventilation schedule on sheet M1.
7. Note for interior wall and ceiling finish requirements was shown in the room finish schedule on sheet A1.
8. All wall types were revised as 2x6 framing on sheet 3/A2 and 1/A3.
9. 5' height tile wainscot with 4" height tile base was shown in the restroom interior elevations on sheet 3/A3.
10. Notes for tactile exit signs were added at each exit door in the proposed floor plan on sheet 1/A3.
11. Revised. New dimensions were added in the proposed floor plan on sheet 1/A3.
12. Revised. New dimensions were added in the proposed floor plan on sheet 1/A3.

13. Revised. New dimensions were added in the proposed floor plan on sheet 1/A3.
14. Revised. New dimensions were added in the proposed floor plan on sheet 1/A3.
15. Total (2)-accessible tables were installed in the proposed floor plan on sheet 1/A3.
16. The Class-K fire extinguisher was relocated in the proposed floor plan on sheet 1/A3.
17. Note was added in the mechanical plan on sheet 1/M1.
18. Dimensioned equipment under hood were added on sheet 1/M1.
19. Note was added on sheet 1/M1.
20. Note was added on sheet 4/M1.
21. Hood cut-sheet was attached herewith.
22. Hood cut-sheet was attached herewith.
23. Hood cut-sheet was attached herewith.
24. Hood cut-sheet was attached herewith.
25. Note was added on sheet 4/M1.
26. Note was added on sheet 4/M1.
27. Hood cut-sheet was attached herewith.
28. Hood cut-sheet was attached herewith.
29. Note was added on sheet 4/M1.
30. Note was added on sheet 4/M1.
31. Note was added on sheet 4/M1.
32. Note for 430 Stainless Steel backsplash was added on sheet 4/M1.
33. Exhaust location was shown on sheet 2/M1.
34. Exhaust outlet height was shown on sheet 3/M1.
35. Air velocity of the exhaust fan was shown in the kitchen hood exhaust fan schedule.
36. Exhaust fan cut-sheet and installation instructions were attached herewith.
37. Note was added on sheet 4/M1.
38. Note was added on sheet 4/M1.
39. Hood cut-sheet was attached herewith.
40. Note was added on sheet 4/M1.
41. Ok.

ELECTRIC

1. Ok.
2. Ok.
3. Note was added on sheet 1/E1.
4. Size of service and diagram were added on sheet 1/E1.
5. Note was added on sheet 2/E1.

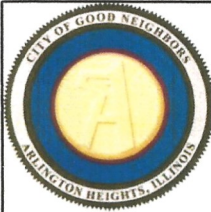
Thank you and please feel free to call me if you have any questions or require additional information.

Best regards,

Onyung Kim.

Onyung Kim, ALA, NCARB





VILLAGE OF ARLINGTON HEIGHTS
BUILDING & LIFE SAFETY DEPARTMENT
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone (847) 368-5560
Fax (847) 368-5975
Website: www.vah.com

DATE: 6-28-2023

TAX ASSESSOR SUPPLEMENTAL INFORMATION

NEW STRUCTURES - Complete the first two boxes.

ADDITIONS - Complete first and third boxes.

ADDITIONS W/INTERIOR ALTERATIONS - Complete first, third and fourth boxes.

INTERIOR ALTERATIONS ONLY - Complete first and fourth boxes.

GENERAL INFORMATION

☐ RESIDENTIAL ☒ COMMERCIAL

Job Site Address: 15 W. Golf RD Permit #: 23-1289

P.I.N. #: 08-16-200-113-0000 (LOT3) Value of Work: \$ 600,000

Name of Business to Occupy Space: TOUS LES JOURS BAKERY

NEW STRUCTURES

Square Footage: 1st Floor: _____ 2nd Floor: _____ Garage: _____

Basement: _____ Attic: _____

Number of Bathrooms: _____ Number of Bedrooms: _____

Will basement be finished: ☐ Yes ☐ No ☐ N/A Will attic be finished: ☐ Yes ☐ No ☐ N/A

ADDITIONS

Square Footage: 1st Floor: _____ 2nd Floor: _____ Garage: _____

Basement: _____ Attic: _____

Number of New Bathrooms: _____ Number of New Bedrooms: _____

Is basement finished: ☐ Yes ☐ No ☐ N/A Is basement to be remodeled: ☐ Yes ☐ No ☐ N/A

Is attic finished: ☐ Yes ☐ No ☐ N/A Is attic to be remodeled: ☐ Yes ☐ No ☐ N/A

INTERIOR ALTERATIONS

Square Footage of Existing Space to be Altered:

1st Floor: 2431 2nd Floor: N/A Garage: N/A Basement: N/A Attic: N/A

Number of Bathrooms: 2 Number of Bedrooms: N/A

Is basement finished: ☐ Yes ☐ No ☒ N/A Is basement to be remodeled: ☐ Yes ☐ No ☒ N/A

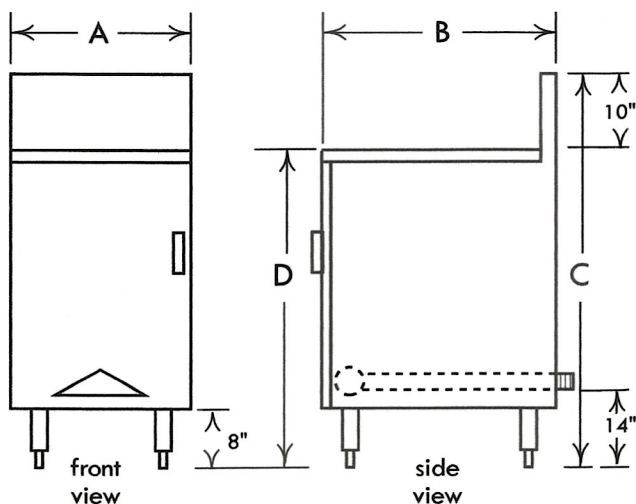
Is attic finished: ☐ Yes ☐ No ☒ N/A Is attic to be remodeled: ☐ Yes ☐ No ☒ N/A



JOB _____ ITEM # _____

FLOOR FRYERS

GF / EFS Series



GF90/EFS14, GF120/EFS16

GF85/EFS18

Standard Features, Benefits & Options

CONSTRUCTION: Easy cleaning, corrosion resistant G90 galvanized back & sides, stainless steel door. Integrated inner door liner for door stability. Adjustable 6" stainless steel legs for easy leveling. Requires a 6" (152mm) clearance on the sides and rear to combustible surfaces.

CONTROLS: Invensys Thermostat - 200°F to 400°F, 100% safety shut off with built in pressure regulator, high limit control for back-up safety, automatic standing pilot and brass burner valves. Optimal pressures are 4" (102mm) WC for natural gas and 10" (279mm) WC for propane. Manifold size is ½" NPT. All controls are tested and confirmed in good working order. Calibration and adjustments are the responsibility of the installer.

TANK: Easy cleaning, corrosion resistant stainless steel tube type tank for maximum surface heat transfer. Built in flue deflector. Deep cold zone allows food particles to sink below tubes reducing shortening breakdown and taste transfer as well as extending the life and quality of fryer shortening. 1¼" ball valve for rapid draining.

BASKETS: Two heavy duty, nickel plated wire baskets with coated handles. The basket hanger suspends loaded baskets out of frying vat and is removeable for easy back splash cleaning.

rev: 10/2018

OPTIONS & ACCESSORIES: Stainless steel sides, stainless steel tank covers, joiner strips, flame shields, gas hoses, cleaning supplies, single large baskets and casters.

SPECIFICATIONS				
Model		GF90/EFS14	GF120/EFS16	GF85/EFS18
Width “A”	in.	15.5	15.5	21
	cm	39.4	39.4	53.3
Depth “B”	in.	30.25	30.25	34.5
	cm	76.8	76.8	76.8
Height “C”	in.	47.13	47.13	47.13
	cm	119.7	119.7	119.7
Working Height “D”	in.	36.25	36.25	36.25
	cm	92.1	92.1	92.1
Weight	lbs. / kgs.	160 / 73	170 / 77	220 / 100
Burner Qty		3	4	5
Total BTU		90,000	120,000	150,000
FRYER TANK FILL CHART GUIDE				
Gallons		5	6	9
Liters		19	23	34
Pounds		35-40	40-50	65-75
Kilograms		16-18	18-23	30-34

NOTICE: In an ongoing effort of product development & improvement, Comstock-Castle reserves the right to change specifications and product design without notice. Such modifications do not entitle the buyer to corresponding changes or replacements for previously purchased equipment.



Comstock-Castle Stove Co. • 119 W. Washington St. • Quincy, IL. 62301
Tel.: 217-223-5070 • Fax: 217-223-0007 • www.castlestove.com



6 / 29 / 2023

STRUCTURAL CALCULATION FOR NEW ROOF TOP EQUIPMENT.

- * NEW MAKE-UP AIR UNIT (MUA-1) : 620 lbs
 - * NEW ROOFTOP UNIT (RTU-1) : 885 lbs
 - * NEW HOOD EXHAUST FAN (KEF-1) : 183 lbs
- TOTAL : 1,688 lbs

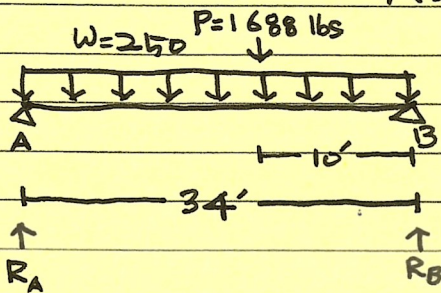
- EXISTING STEEL JOIST : DEPTH - $27\frac{3}{4}"$, SPAN - 34' (SEE ATTACHED) - ①
- ACCORDING TO STEEL JOIST INSTITUTE'S LOAD TABLE (SEE ATTACHED) - ②
 - MAX. ALLOWED SAFE LOAD : 825 PLF
 - MAX. ALLOWED SHEAR : $825 \times 34' \div 2 = 14.02 \text{ K}$.
 - MAX. ALLOWED MOMENT : $825 \times 34' \times 34' \div 8 = 119.21 \text{ K-FT}$.

① WORST CASE FOR SHEAR.

- NEW EQUIPMENT BEAR ON SINGLE STEEL JOIST
- NEW EQUIPMENT LOCATE 10 FEET FROM BEARING WALL.

$$D + L = 20 + 30 = 50 \text{ PSF}$$

$$W = 5' (\text{SPACING}) \times 50 \text{ PSF} = 250 \text{ PLF}$$



$$R_A = ? \quad (\sum M_A = 0)$$

$$250 \times (34')^2 \div 2 + 1688 \times 24' - R_B \times 34' = 0$$

$$\therefore R_B = \frac{144500 + 40512}{34'} = 5441.5 = 5.4 \text{ K}$$

$$\therefore R_A = 1688 + (250 \times 34') - 5442 = 4746 = 4.8 \text{ K}$$

$$R_B = 5.4 \text{ K}, R_A = 4.8 \text{ K} < 14.02 \text{ K} \rightarrow \text{O.K.}$$

(MAX. ALLOWED)

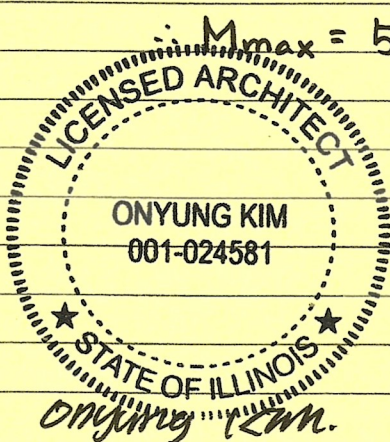
② WORST CASE FOR MOMENT

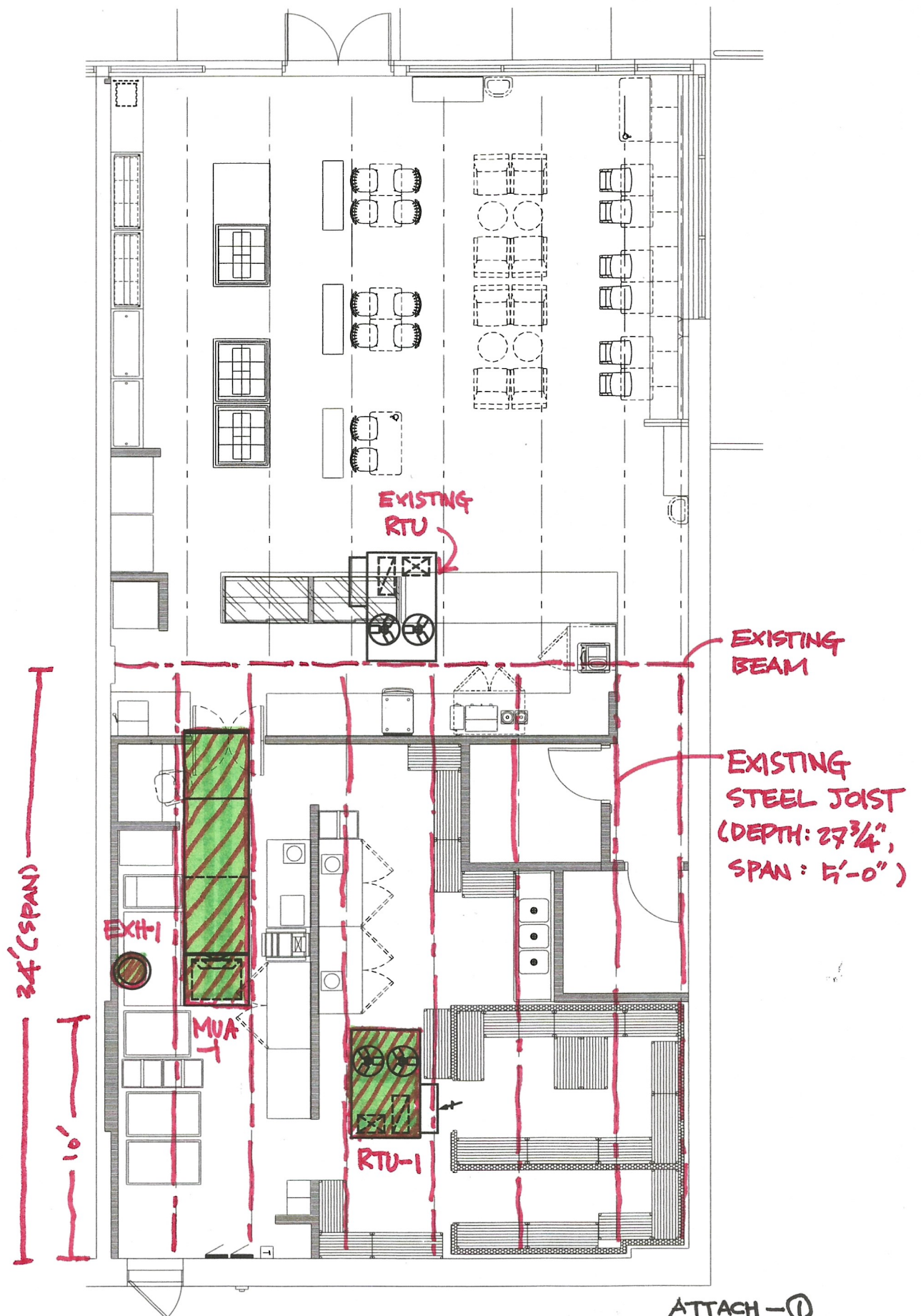
- NEW EQUIPMENT LOCATE AT MID-SPAN.

$$M_{\max} = \frac{wl^2}{8} + \frac{Pl}{4} = \frac{250 \times 34^2}{8} + \frac{1688 \times 34}{4} = 36125 + 14348 = 50,473$$

$$\therefore M_{\max} = 50.473 \text{ K-FT} < 119.21 \text{ K-FT} \rightarrow \text{O.K.}$$

(MAX ALLOWED)





ATTACH - ①

LRFD

STANDARD LOAD TABLE FOR KCS OPEN WEB STEEL JOISTS

Based on a 50 ksi Maximum Yield Strength

JOIST DESIGNATION	DEPTH (in.)	MOMENT CAPACITY (k-in.)	SHEAR CAPACITY* (lbs)	APPROX. WEIGHT** (lbs/ft.)	GROSS MOMENT OF INERTIA (in. ⁴)	ERECTION STABILITY BRIDGING REQ'D (ft.)	BRIDGING TABLE SECTION NUMBER
10KCS1	10	258	3000	6.0	29	NA	1
10KCS2	10	337	3750	7.5	37	NA	1
10KCS3	10	444	4500	10.0	47	NA	1
12KCS1	12	313	3600	6.0	43	NA	3
12KCS2	12	411	4500	8.0	55	NA	5
12KCS3	12	543	5250	10.0	71	NA	5
14KCS1	14	370	4350	6.5	59	NA	4
14KCS2	14	486	5100	8.0	77	NA	6
14KCS3	14	642	5850	10.0	99	NA	6
16KCS2	16	523	6000	8.5	99	NA	6
16KCS3	16	705	7200	10.5	128	NA	9
16KCS4	16	1080	7950	14.5	192	NA	9
16KCS5	16	1401	8700	18.0	245	NA	9
18KCS2	18	592	7050	9.0	127	35-0	6
18KCS3	18	798	7800	11.0	164	NA	9
18KCS4	18	1225	8550	15.0	247	NA	10
18KCS5	18	1593	9300	18.5	316	NA	10
20KCS2	20	663	7800	9.5	159	36-0	6
20KCS3	20	892	9000	11.5	205	39-0	9
20KCS4	20	1371	11850	16.5	308	NA	10
20KCS5	20	1786	12600	20.0	396	NA	10
22KCS2	22	732	8850	10.0	194	36-0	6
22KCS3	22	987	9900	12.5	251	40-0	9
22KCS4	22	1518	11850	16.5	377	NA	11
22KCS5	22	1978	12900	20.5	485	NA	11
24KCS2	24	801	9450	10.0	232	39-0	6
24KCS3	24	1080	10800	12.5	301	44-0	9
24KCS4	24	1662	12600	16.5	453	NA	12
24KCS5	24	2172	13350	20.5	584	NA	12
26KCS2	26	870	9900	10.0	274	39-0	6
26KCS3	26	1174	11700	12.5	355	44-0	9
26KCS4	26	1809	12750	16.5	536	NA	12
26KCS5	26	2364	13800	20.5	691	NA	12
28KCS2	28	939	10350	10.5	320	40-0	6
28KCS3	28	1269	12000	12.5	414	45-0	9
28KCS4	28	1954	12750	16.5	626	53-0	12
28KCS5	28	2556	13800	20.5	808	53-0	12
30KCS3	30	1362	12000	13.0	478	45-0	9
30KCS4	30	2100	12750	16.5	722	54-0	12
30KCS5	30	2749	13800	21.0	934	54-0	12

*Maximum uniformly distributed load capacity is 825 plf and single concentrated load cannot exceed shear capacity

**Does not include accessories



February 28, 2023

The Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: **Marbling Korean Restaurant Interior Build-out; 63 W. Golf Road, Arlington Heights, IL 60005**
Village Plan Review Comments
A/E Project No: 23-085 / Application No: 23-256

Dear Plan Reviewers:

The following responses address each of the Village's plan review comments as noted below:

ADMIN. PROCESSING

1. GC, KOA Construction, will renew the license separately.
2. Proposal (Scope of work) will be submitted by GC separately.

PLUMBING

1. New external grease interceptor was added in the existing site plan on sheet 1/A1.
2. The new grease interceptor size was shown in the grease interceptor schedule on sheet EP.

HEALTH

1. The menu was attached herewith.
2. Note for existing exterior door was added on sheet 1/A2.
3. Note for mop hanger was added on sheet 1/A3.
4. The specified walk-in cooler & freezer (UL and C-UL approved product) requires no drain lines w/ electric condensate vaporizer. See attached cut-sheet herewith.
5. New drain line for the ice machine was added on sheet 2/EP.
6. New additional hand sink was added in the serving area on sheet 1/A3 and 2/EP.
7. New additional shelves (Total storage area : 72 sq ft) were added in the equipment schedule and sheet 1/A3.
8. New additional cleanware shelving (NSF approved) was added above the clean dish table on sheet 1/A3.
9. All equipment shall be NSF approved (or equivalent) products. Note was added on sheet 1/A3.
10. Note was added above the equipment schedule on sheet 1/A3.
11. Note for casters was added on sheet 1/A3.
12. NSF approved display cooler #24 was added in the equipment schedule on sheet A3.
13. NSF approved table #11 was added on sheet 1/A3.
14. NSF approved table #20 was added on sheet 1/A3.
15. NSF approved ice bin w/ 6" legs #21 was added in the equipment schedule on sheet A3.
16. All light fixtures in the kitchen / serving area shall be shielded. Note was added on sheet 2/A3.
17. OK. Note for gas piping was added on 1/A3.
18. The existing restroom will remain.
19. No freezer near the cookline.
20. No additional food service equipment.

BUILDING

1. 2018 International Existing Building Code w/ Amendments was added in the Building Codes on sheet A1.
2. OK.
3. OK.
4. Structural calculation report was added herewith.
5. Maximum occupant load sign was shown at the main exit on sheet 1/A3.

6. a. The required exit width calculation and number was added on sheet 4/A2.
b. All fire rated walls, exit travel distances and exit & emergency lights were added in the Life safety plan on sheet 4/A2.
7. Finish requirements (Floor, Wall and Ceiling) were added in the room finish schedule on sheet A1.
8. Plumbing walls and a note were added on sheet 1/A3.
9. Notes for metal stud bracing were added in the wall types on sheet 3/A2.

ZONING

1. The Special Use Waiver was attached herewith.

ATTACHMENTS

- Walk-in Cooler and Freezer cut sheet
- Proposed Menu
- Structural Calculation Report
- Special Use Waiver

Thank you and please feel free to call me if you have any questions or require additional information.

Best regards,

Onyung Kim

Onyung Kim, ALA, NCARB



Marbling Korean Style BBQ Restaurant Menu

All Menus aer served after fully cooking in the kitchen.

Appetizer

Seafood Pancake		\$ 19.00
Fried Dumpling		\$ 12.00
Corn Cheese		\$ 9.00
steamed Shrimp		\$ 22.00

Main BBQ

Pork belly BBQ	Comes with side dish and rice	\$ 23.00
Pork Neck BBQ	Comes with side dish and rice	\$ 23.00
Sliced Beef Brisket	Comes with side dish and rice	\$ 25.00
Pork Bulgogi	Comes with side dish and rice	\$ 22.00
Beef Bulgogi	Comes with side dish and rice	\$ 22.00

Stew

Kimchi Pork Stew	Comes with side dish and rice	\$ 15.00
Kimchi Tofu Stew	Comes with side dish and rice	\$ 15.00

Beverage

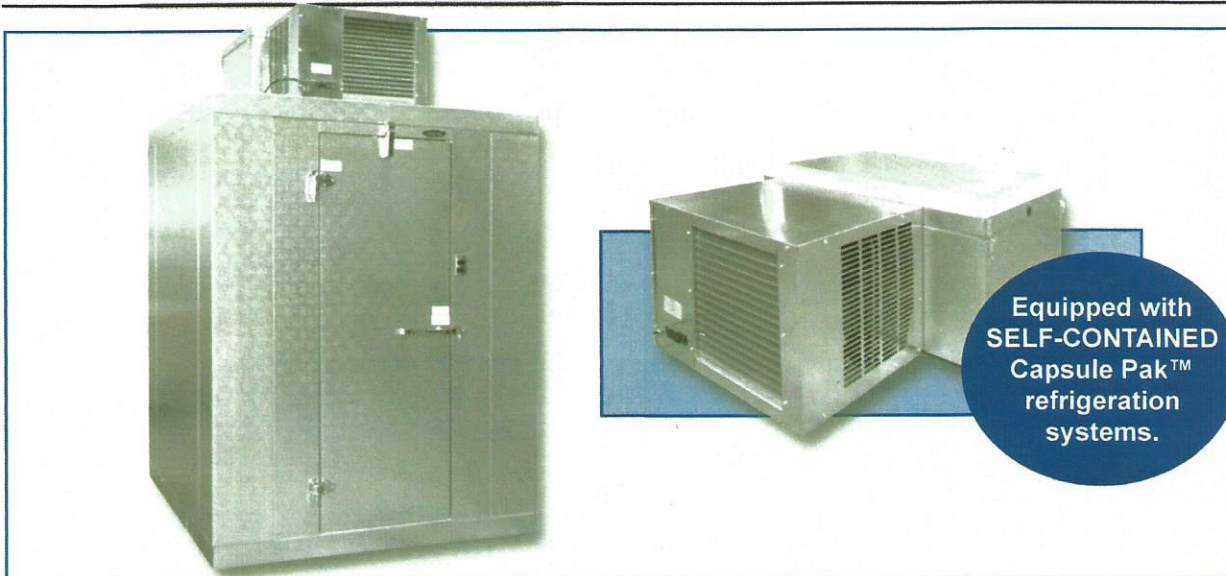
Soju		\$ 13.00
Flavor Soju	Mango, Grape, Strawberry	\$ 14.00
Korean Beer	Cass, OB	\$ 13.00



NOR-LAKE, INCORPORATED
727 Second Street
Hudson, Wisconsin 54016

800-955-5253
715-386-2323
866-961-5253 Parts
800-388-5253 Service
715-386-6149 FAX
www.norlake.com

KOLD LOCKER™ WALK-INS



STANDARD FEATURES

- Cooler or freezer models
- Sizes from 4' x 6' to 10' x 14'
- Three heights: 6'7" & 7'7" with floor; 7'4" floorless
- Indoor or outdoor models
- Two temperatures: +35°F, -10°F
- Ceiling mount Capsule Pak refrigeration system (ordered separately)
- Air-cooled condensing unit
- Electronic control provided for automatic defrost on both coolers and freezers
- 26 gauge corrosion resistant stucco embossed coated steel on all surfaces except interior floor
- Smooth aluminum interior floor (on models with floor)
- Floorless models supplied with NSF listed vinyl sealers
- Full 4" thick panels foamed-in-place with EPA-compliant polyurethane insulation
- 26" wide, self-closing door
- Heavy duty adjustable cam-lift hinges
- Spring actuated door closer
- Deadbolt locking handle with independent key/padlock feature and inside safety release
- Magnetic gasket
- Digital thermometer and light switch
- Floor double sweep gasket
- Perimeter door heater wire
- High output low profile LED light positioned above the door to prevent interference with shelving or product
- UL, C-UL listing on complete Capsule Pak refrigeration systems**
- NSF, UL flame spread 25 or less on all foam cores; UL and CSA electrical listing on door sections ***
- City of Houston listed
- California State listed

- CN UL flame spread listed
- DOE compliant
- Oregon State listed
- USDA accepted
- 15 year panel warranty
- 18 months parts & labor warranty

INDOOR MODELS:

- Hot gas condensate vaporizer

OUTDOOR MODELS:

- White membrane roof and trim
- -20°F ambient controls

OPTIONAL FEATURES**

(Most options are available two weeks from receipt of order. Please contact us for specific questions)

- Heights: 8'7" with floor, 8'4" without floor
- U-shaped shelving system
- Floor tread plate kit
- Exterior ramp
- Door hood (outdoor models)
- Heater kit for outdoor use with medium temp applications where ambient conditions may go below 32°F
- Leak detector/alarm (may be a requirement in some areas)
- Electric vaporizer (indoor models only)
- Automatic condensate vaporizer
- Five year compressor warranty

* Some models ship in 5 or 10 days

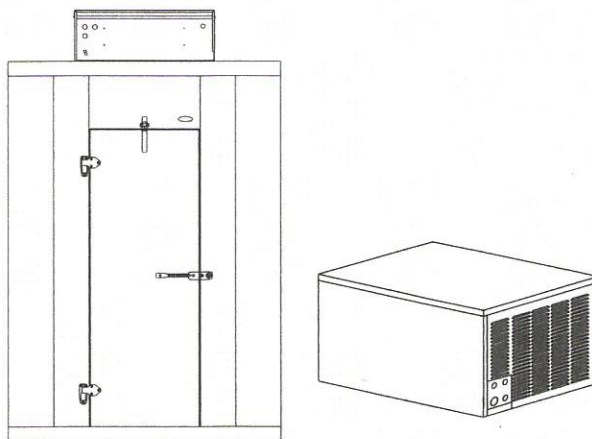
** C-UL is Underwriters Laboratories Safety Certification Mark which indicates that UL has tested the equipment to applicable CSA Standards.

*** UL Sanitation is Underwriters Laboratories Sanitation Mark which indicates that UL has tested the equipment to applicable NSF Standards.

KOLD LOCKER™ WALK-INS

KOLD LOCKER™ WALK-INS

REMOTE CAPSULE PAK™ SYSTEMS (ALL SYSTEMS USE R-449A REFRIGERANT)



Optional Electric Condensate Vaporizer

Remote Capsule Pak Systems are available with an electric condensate vaporizer. This UL and C-UL approved product requires no drain lines on indoor applications, which makes installation fast and easy and allows equipment to be operational in a shorter time frame.



Revision Date: 2/21
Part Number: 079297

2 / 28 / 2023

STRUCTURAL CALCULATION FOR NEW MAKE-UP AIR UNIT.

- NEW MAKE-UP AIR UNIT (MUA-1) : 1,386 lb PER MI.
- NEW EXHAUST FAN (KEF-1) : 47 lb
- NEW EXHAUST KITCHEN HOOD (HOOD-1) : 234 lb
- TOTAL : 1,667 lb

* Existing Steel Joist : Depth - $27\frac{3}{4}$ " , SPAN - 34' (See Attached)
Per Steel Joist Institute Load Table (See Attached)

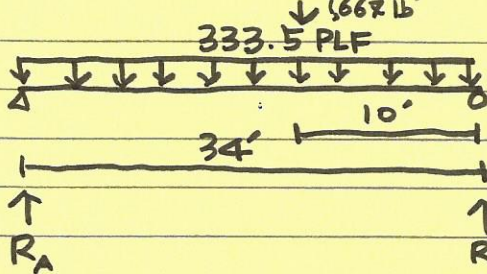
- Max Allowed Safe Load : 825 PLF.
- Max Allowed Shear : $825 \times 34' \div 2 = 14.02 \text{ K}$.
- Max Allowed Moment : $825 \times 60' \times 60' \div 8 = 371.25 \text{ K-FT}$.

① Worst For Shear

- NEW Equipment Bear on Single steel Joist
- NEW Equipment Locate 10 Feet from Bearing Wall.

$$D+L = 20 + 30 = 50 \text{ PSF}$$

$$W = 6.67' \times 50 \text{ PSF} = 333.5 \text{ PLF}$$



$$R_A = ? \quad (\sum M_A = 0)$$

$$333.5 \times (34')^2 \div 2 + 1,667 \times 24' - R_B \times 34' = 0$$

$$\therefore R_B = \frac{192763 + 40008}{34'} = 6846 = 6.9 \text{ K}$$

$$\therefore R_A = 6.9 \text{ K} < 14.02 \text{ K} \rightarrow \text{O.K.}$$

(Max Allowed)

② Worst For Moment

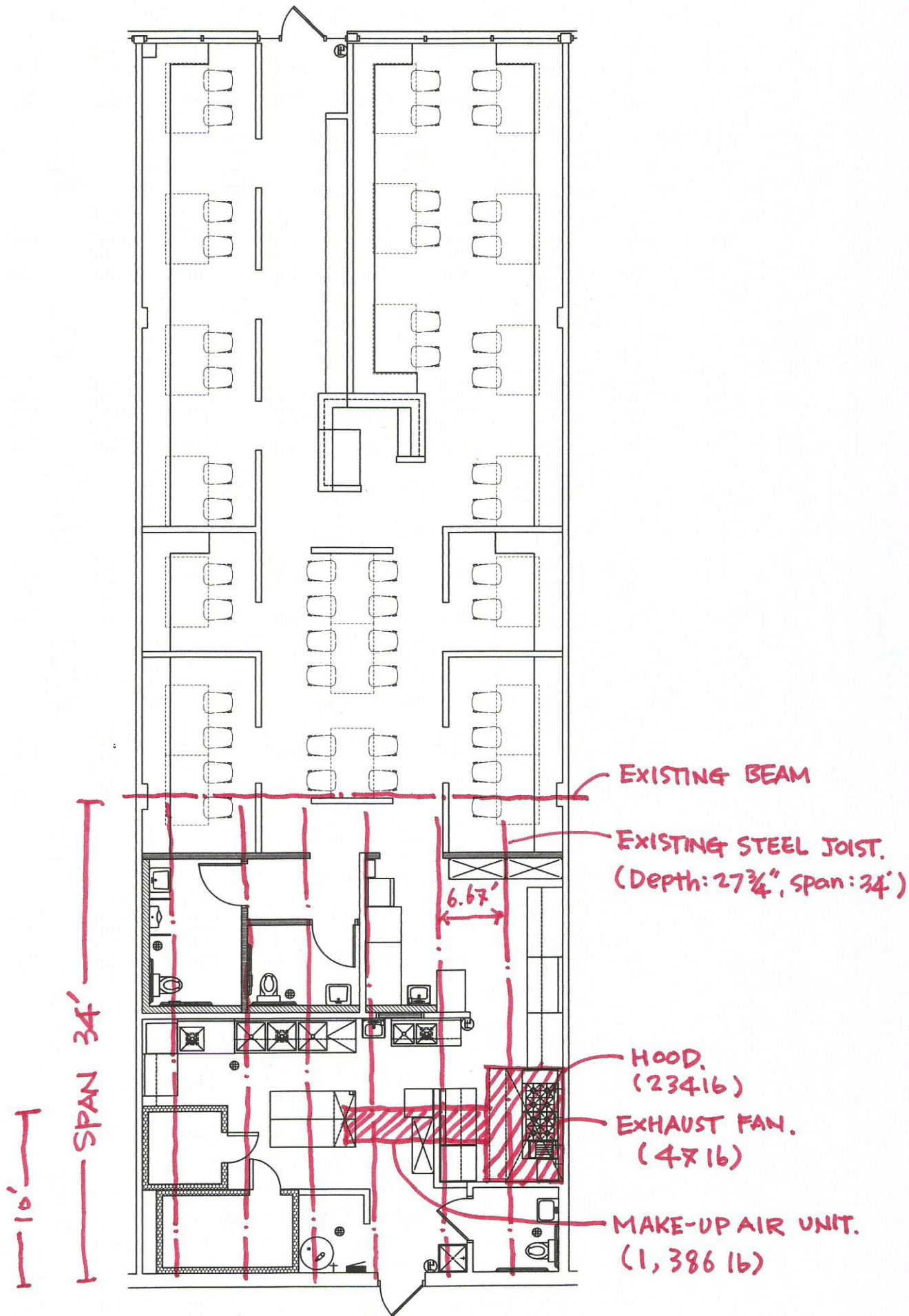
- New Equipment Located at Mid-Span.

$$M_{\max} = \frac{wL^2}{8} + \frac{Pl}{4} = \frac{333.5 \times 34^2}{8} + \frac{1,667 \times 34'}{4}$$

$$= 48,190 + 14,170 = 62,360$$

$$\therefore M_{\max} = 62,360 \text{ K-FT} < 371,25 \text{ K-FT} \rightarrow \text{O.K.}$$

(Max Allowed)



LRFD

STANDARD LOAD TABLE FOR KCS OPEN WEB STEEL JOISTS

Based on a 50 ksi Maximum Yield Strength

JOIST DESIGNATION	DEPTH (in.)	MOMENT CAPACITY (k-in.)	SHEAR CAPACITY* (lbs)	APPROX. WEIGHT** (lbs/ft.)	GROSS MOMENT OF INERTIA (in. ⁴)	ERECTION STABILITY BRIDGING REQ'D (ft.)	BRIDGING TABLE SECTION NUMBER
10KCS1	10	258	3000	6.0	29	NA	1
10KCS2	10	337	3750	7.5	37	NA	1
10KCS3	10	444	4500	10.0	47	NA	1
12KCS1	12	313	3600	6.0	43	NA	3
12KCS2	12	411	4500	8.0	55	NA	5
12KCS3	12	543	5250	10.0	71	NA	5
14KCS1	14	370	4350	6.5	59	NA	4
14KCS2	14	486	5100	8.0	77	NA	6
14KCS3	14	642	5850	10.0	99	NA	6
16KCS2	16	523	6000	8.5	99	NA	6
16KCS3	16	705	7200	10.5	128	NA	9
16KCS4	16	1080	7950	14.5	192	NA	9
16KCS5	16	1401	8700	18.0	245	NA	9
18KCS2	18	592	7050	9.0	127	35-0	6
18KCS3	18	798	7800	11.0	164	NA	9
18KCS4	18	1225	8550	15.0	247	NA	10
18KCS5	18	1593	9300	18.5	316	NA	10
20KCS2	20	663	7800	9.5	159	36-0	6
20KCS3	20	892	9000	11.5	205	39-0	9
20KCS4	20	1371	11850	16.5	308	NA	10
20KCS5	20	1786	12600	20.0	396	NA	10
22KCS2	22	732	8850	10.0	194	36-0	6
22KCS3	22	987	9900	12.5	251	40-0	9
22KCS4	22	1518	11850	16.5	377	NA	11
22KCS5	22	1978	12900	20.5	485	NA	11
24KCS2	24	801	9450	10.0	232	39-0	6
24KCS3	24	1080	10800	12.5	301	44-0	9
24KCS4	24	1662	12600	16.5	453	NA	12
24KCS5	24	2172	13350	20.5	584	NA	12
26KCS2	26	870	9900	10.0	274	39-0	6
26KCS3	26	1174	11700	12.5	355	44-0	9
26KCS4	26	1809	12750	16.5	536	NA	12
26KCS5	26	2364	13800	20.5	691	NA	12
28KCS2	28	939	10350	10.5	320	40-0	6
28KCS3	28	1269	12000	12.5	414	45-0	9
28KCS4	28	1954	12750	16.5	626	53-0	12
28KCS5	28	2556	13800	20.5	808	53-0	12
30KCS3	30	1362	12000	13.0	478	45-0	9
30KCS4	30	2100	12750	16.5	722	54-0	12
30KCS5	30	2749	13800	21.0	934	54-0	12

*Maximum uniformly distributed load capacity is 825 plf and single concentrated load cannot exceed shear capacity

**Does not include accessories



ONYUNG KIM ARCHITECT
2504 FOXBORO CT,
NAPERVILLE, IL 60564
onyungkim@gmail.com

March 16, 2023

The Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: **Marbling Korean Restaurant Interior Build-out; 63 W. Golf Road, Arlington Heights, IL 60005**
Village Plan Review Comments-2
A/E Project No: 23-085 / Application No: 23-256

Dear Plan Reviewers:

The following responses address each of the Village's plan review comments-2 as noted below:

ADMIN. PROCESSING

1. GC, KOA Construction, will renew the license separately.
2. Proposal (Scope of work) will be submitted by GC separately.

PRE-CONSTRUCTION MEETING

1. GC, KOA Construction will email a list of email addresses for all contractors when ready.

HEALTH

1. The rear exterior door has the door closer and panic hardware.
Note for door tight fitting was added on sheet 1/A2.
2. Existing restroom was converted to a new dry storage room on all sheets.
3. The equipment #13 was changed to a Beverage Cooler (#13a) in the new equipment schedule on sheet A3.

BUILDING

4. Design professional seal & signature were added on the calculation report.
6. Actual Occupant load Calculation was added in the project information on sheet A1 and on sheet 4/A2.

ATTACHMENTS

- Structural Calculation Report

Thank you and please feel free to call me if you have any questions or require additional information.

Best regards,

Onyung Kim.
Onyung Kim, ALA, NCARB



2 / 28 / 2023

STRUCTURAL CALCULATION FOR NEW MAKE-UP AIR UNIT.

- NEW MAKE-UP AIR UNIT (MUA-1) : 1,386 lb PER MI.
- NEW EXHAUST FAN (KEF-1) : 47 lb
- NEW EXHAUST KITCHEN HOOD (HOOD-1) : 234 lb
- TOTAL : 1,667 lb

* Existing Steel Joist : Depth - $27\frac{3}{4}$ " , SPAN - 34' (See Attached)
Per Steel Joist Institute Load Table (See Attached)

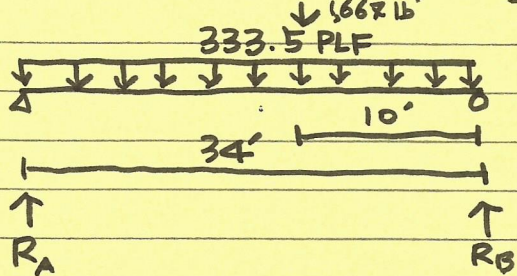
- Max Allowed Safe Load : 825 PLF.
- Max Allowed Shear : $825 \times 34' \div 2 = 14.02 \text{ K}$.
- Max Allowed Moment : $825 \times 60' \times 60' \div 8 = 371.25 \text{ K-FT}$.

① Worst For Shear

- NEW Equipment Bear on Single steel Joist
- NEW Equipment Locate 10 Feet from Bearing Wall.

$$D + L = 20 + 30 = 50 \text{ PSF}$$

$$W = 6.67' \times 50 \text{ PSF} = 333.5 \text{ PLF}$$



$$R_A = ? \quad (\sum M_A = 0)$$

$$333.5 \times (34')^2 \div 2 + 1,667 \times 24' - R_B \times 34' = 0$$

$$\therefore R_B = \frac{192763 + 40008}{34'} = 6846 = 6.9 \text{ K}$$

$$\therefore R_A = 6.9 \text{ K} < 14.02 \text{ K} \rightarrow \text{O.K.}$$

(Max Allowed)

② Worst For Moment

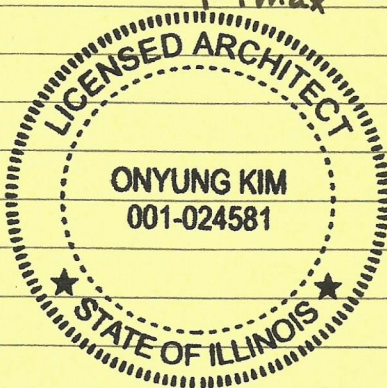
- New Equipment Located at Mid-Span.

$$M_{\max} = \frac{wL^2}{8} + \frac{Pl}{4} = \frac{333.5 \times 34^2}{8} + \frac{1,667 \times 34'}{4}$$

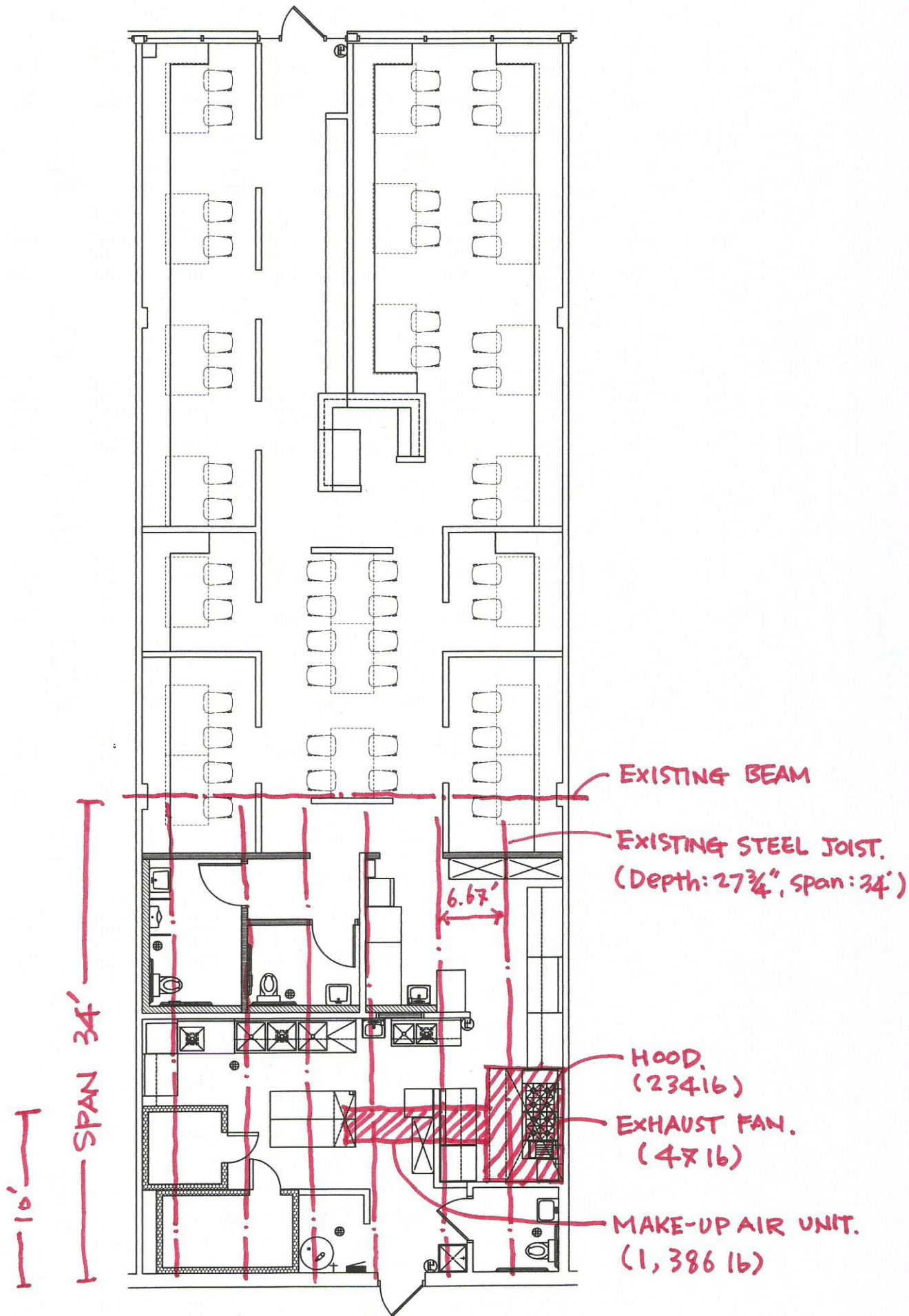
$$= 48,190 + 14,170 = 62,360$$

$$\therefore M_{\max} = 62,360 \text{ K-FT} < 371.25 \text{ K-FT} \rightarrow \text{O.K.}$$

(Max Allowed)



Onyung Kim.



LRFD

STANDARD LOAD TABLE FOR KCS OPEN WEB STEEL JOISTS

Based on a 50 ksi Maximum Yield Strength

JOIST DESIGNATION	DEPTH (in.)	MOMENT CAPACITY (k-in.)	SHEAR CAPACITY* (lbs)	APPROX. WEIGHT** (lbs/ft.)	GROSS MOMENT OF INERTIA (in. ⁴)	ERECTION STABILITY BRIDGING REQ'D (ft.)	BRIDGING TABLE SECTION NUMBER
10KCS1	10	258	3000	6.0	29	NA	1
10KCS2	10	337	3750	7.5	37	NA	1
10KCS3	10	444	4500	10.0	47	NA	1
12KCS1	12	313	3600	6.0	43	NA	3
12KCS2	12	411	4500	8.0	55	NA	5
12KCS3	12	543	5250	10.0	71	NA	5
14KCS1	14	370	4350	6.5	59	NA	4
14KCS2	14	486	5100	8.0	77	NA	6
14KCS3	14	642	5850	10.0	99	NA	6
16KCS2	16	523	6000	8.5	99	NA	6
16KCS3	16	705	7200	10.5	128	NA	9
16KCS4	16	1080	7950	14.5	192	NA	9
16KCS5	16	1401	8700	18.0	245	NA	9
18KCS2	18	592	7050	9.0	127	35-0	6
18KCS3	18	798	7800	11.0	164	NA	9
18KCS4	18	1225	8550	15.0	247	NA	10
18KCS5	18	1593	9300	18.5	316	NA	10
20KCS2	20	663	7800	9.5	159	36-0	6
20KCS3	20	892	9000	11.5	205	39-0	9
20KCS4	20	1371	11850	16.5	308	NA	10
20KCS5	20	1786	12600	20.0	396	NA	10
22KCS2	22	732	8850	10.0	194	36-0	6
22KCS3	22	987	9900	12.5	251	40-0	9
22KCS4	22	1518	11850	16.5	377	NA	11
22KCS5	22	1978	12900	20.5	485	NA	11
24KCS2	24	801	9450	10.0	232	39-0	6
24KCS3	24	1080	10800	12.5	301	44-0	9
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30KCS5	30	2749	13800	21.0	934	54-0	12

*Maximum uniformly distributed load capacity is 825 plf and single concentrated load cannot exceed shear capacity

**Does not include accessories



ONYUNG KIM ARCHITECT
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May 10, 2023

The Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: **Marbling Korean Restaurant Interior Build-out; 63 W. Golf Road, Arlington Heights, IL 60005**
Grease Trap Revision
A/E Project No: 23-085 / Application No: 23-256

Dear Plan Reviewers:

After inspecting the job site's hardship of external grease trap installation with GC and Plan Reviewer, the new internal grease trap was added in the plumbing plan and riser diagram on sheet 2&3/EP.

Thank you and please feel free to call me if you have any questions or require additional information.

Respectfully submitted,

Onyung Kim.

Onyung Kim, ALA, NCARB



RESPONSE LETTER

May 27th, 2023

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: Application Number: 23-1381

Application Type: COMMERCIAL ALTERATION

(Project Address: 43 W GOLF RD)

Dear Permitting Division,

In pursuant to the Village's comments of May 24th, 2023 enclosed please find our responses and corrections.

PLUMBING

1) Need Plumbing Permit, Letter of Intent and Copy of 055 State License

Response: **Plumber will submit the documents.**

HEALTH

1) Relocate the open site drains for the ice machine and the espresso machine so they are on the "toe edge" of the equipment to facilitate access for cleaning.

Response: **Please see added revision cloud (1 H1) on A2.1 & A3.1 drawings.**

2) Verify that the exterior doors & restroom door will be tight fitting and equipped with self closure.

Response: **Please see added revision cloud (1 H2) on A2.1 drawing.**

3) Wall base in the kitchen and service area must be coved.

Response: **Please see added revision cloud (1 H3) on A2.1 drawing.**

4) Verify that the tenant space has an existing refuse corral that is properly screened.

Response: **G.C. confirmed that the refuse corral is properly screened.**

5) Recommend that NSF or equivalent wall mounted shelving be installed over the three compartment sink for air drying of clean wares.

Response: **Please see added revision cloud (1 H5) on A3.1 drawing.**

BUILDING

- 1) Revise the plans to indicate the use group is B - Business where the occupant load is less than 50.

Response: **Please see added revision cloud (△1 B1) on T1.0 drawing.**

- 2) Indicate on the plans the square footage of the vestibule. This area shall be included in the occupant load calculation for standing room only at 5/net square feet per person.

Response: **Please see added revision cloud (△1 B2) on T1.0 drawing.**

- 3) Indicate on the plans the existing tenant separation walls shall be sealed to prevent the passage of smoke.

Response: **Please see added revision cloud (△1 B3) on A2.1 drawing.**

ELECTRIC

- 1) Electrical Permit Application and electrician's license are missing.

Response: **Electrician will submit the documents.**

END OF RESPONSE

Thank you.

Sincerely,

Sangwon Kang, President,

AIA, Leed AP, Real Estate Professional

D.S.C. Architecture & Construction



Special Use Permit Justification

Hello Boba Tea shop

43 W. Golf Road, Arlington Heights, IL 60005

- **That said special use is deemed necessary for the public convenience at this location.**
: The proposed retail is deemed necessary for the public convenience at this location since the proposed retail will strengthen the shopping center by providing various bubble tea products to the neighborhood, especially younger demographics.
That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
: After having a conceptual plan review committee, the Village has not identified any issues that will be detrimental to the health, safety, morals or general welfare of the neighborhood community.
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
: The proposed retail will meet all applicable zoning code requirements by obtaining the building permit and the business owner has agreed to comply with all Building, Health and Life Safety Code requirements.

Marbling BBQ Restaurant

63 W. Golf Road, Arlington Heights, IL 60005

- **That said special use is deemed necessary for the public convenience at this location.**
: The proposed retail is deemed necessary for the public convenience at this location since the proposed retail will strengthen the shopping center by providing colorful and exotic Korean BBQ to the neighborhood.
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
: After having a conceptual plan review committee, the Village has not identified any issues that will be detrimental to the health, safety, morals or general welfare of the neighborhood community. **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
: The proposed retail will meet all applicable zoning code requirements by obtaining the building permit and the business owner has agreed to comply with all Building, Health and Life Safety Code requirements.

Tous Les Jours Bakery

15 W. Golf Road, Arlington Heights, IL 60005

- **That said special use is deemed necessary for the public convenience at this location.**
: The proposed retail is deemed necessary for the public convenience at this location since the proposed retail will strengthen the shopping center by providing high quality, authentic bakery products and social meeting place to the neighborhood.
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
: After having a conceptual plan review committee, the Village has not identified any issues that will be detrimental to the health, safety, morals or general welfare of the neighborhood community.
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
: The proposed retail will meet all applicable zoning code requirements by obtaining the building permit and the business owner has agreed to comply with all Building, Health and Life Safety Code requirements.

**Zoning Code Variation Justification for
Parking Variation Amendment for Arlington Town Square PUD Ordinance 09-44**

15~89 W. Golf Road, Arlington Heights, IL 60005

Justification Criteria

- **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 proposed variation will not alter the existing uses or 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 property's parking space has been sufficient for shopping mall users. There has not been any complaint about the lack of parking spaces from tenants.
- **The proposed variations are in harmony with the spirit and intent of this Chapter.**
: As mentioned by board members during the Conceptual Plan Review Committee at May 24, the proposed variation will be 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.**
: Yes, the requested variance is the minimum and reasonable variance that we need.

Zoning Code Variation Justification for
Variation for waive parking survey, prepared by a certified traffic engineer
15~89 W. Golf Road, Arlington Heights, IL 60005

Justification Criteria

- **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 proposed variations will not alter the existing uses or 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 property's parking space has been sufficient for shopping mall users. Thus, we are feeling that the parking study, prepared by a certified traffic engineer, is not needed.
- **The proposed variations are in harmony with the spirit and intent of this Chapter.**
: As mentioned by board members during the Conceptual Plan Review Committee at May 24, the proposed variation will be in harmony with the spirit and intent of this Chapter.
- **The variances requested are the minimum variance necessary to allow reasonable use of the property.**
: Yes, the requested variance is the minimum and reasonable variances that we need.

Zoning Code Variation Justification for
Variation for bicycle parking

15~89 W. Golf Road, Arlington Heights, IL 60005

Justification Criteria

- **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 proposed variations will not alter the existing uses or 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 property is located at the two major arterial roads, Golf & Arlington Heights Roads. Given the vehicle oriented circumstances and daily traffic, we are feeling that the potential for bike use is relatively low. However, after public hearing, if any public nearby wants bike racks, we will provide the bike racks.
- **The proposed variations are in harmony with the spirit and intent of this Chapter.**
: As mentioned by board members during the Conceptual Plan Review Committee at May 24, the proposed variation will be in harmony with the spirit and intent of this Chapter.
- **The variances requested are the minimum variance necessary to allow reasonable use of the property.**
: Yes, the requested variances are the minimum and reasonable variances that we need.

Market Analysis

Hello Boba Interior Build-out;

43 W. Golf Road, Arlington Heights, IL 60005

Unique:

Hello Boba is a bubble tea and smoothie shop. Bubble tea is one of trending beverage concepts that has been widely popular in recent times. Originating in Taiwan, it has come to the global market and has been the drink of choice for younger demographics.

Location:

With an existing Asian demographic in the area and a lack of eastern goods sold in Arlington Heights, Hello Boba feels Arlington Heights is a suitable location to bring their modern drink business.

Other location: N/A

Owner has existing experience in the restaurant business. Operating their own restaurant within Arlington Heights for over 10-years.

Co-tenancy:

Arlington Town Square was chosen as the primary location as there are existing Asian contents that synergize well with Hello Bob's concept. Namely, Bank of Hope, Hanshin Pocha, Kaido Sushi and Asian Bistro.

Marbling BBQ Restaurant

63 W. Golf Road, Arlington Heights, IL 60005

Unique:

Marbling will be a high-end Korean barbeque restaurant. They specialize in serving beef and pork in a unique grilling experience.

Location:

With an existing Asian demographic in the area and a lack of eastern goods sold in Arlington Heights, Marbling feels Arlington Heights is a suitable location to bring their modern barbeque business.

Other Locations: N/A

Owner has 10-years experience operating various restaurant businesses around the Chicagoland area.

Co-tenancy:

Given that there are limited options for Korean Barbeque within Arlington Heights, Marbling feels this location is suitable and will become a beacon for Korean BBQ. With the recent boom of Korean culture, they feel this is a perfect opportunity to introduce Korean BBQ around the neighborhood. The coexistence of the proposed Marbling BBQ Restaurant and Hanshin Pocha Restaurant within the same shopping center will not have any negative impact on each other in terms of market analysis. The two owners are acquainted with each other. Their character, main menus and target market are totally different. The neighboring business "Hanshin Pocha" serves "Soul food like" Korean dishes while Marbling will be tailored to Korean Barbeque. The two tenants will synergize well with each other as they tailor to the same clienteles but with different products.

Tous Les Jours Bakery

15 W. Golf Road, Arlington Heights, IL 60005

Unique: Tous Les Jours Bakery is an international Korean bakery and café. With over Tous Les Jours specialize in providing a modern café, in which customers can enjoy beverages with freshly baked goods. Baked goods are made daily to ensure the freshest products are available to their customers.

Location: With an existing Asian demographic in the area and a lack of eastern goods sold in Arlington Heights, Tous Les Jours feels Arlington Heights is a suitable location to bring their modern cafe business.

Other Locations: Tous Les Jours has over 100 locations nationwide and in every major city.

Co-tenancy: Arlington Heights was chosen as the location for Tous Les Jours next location as there is a lack of sit-down bakery cafés in this area. In addition, being near the major I-90 highway, this location meets the criteria needed to favorable bring their concepts to this area.

W. G O L F R D.

S. A R L I N G T O N H E I G H T S R D.

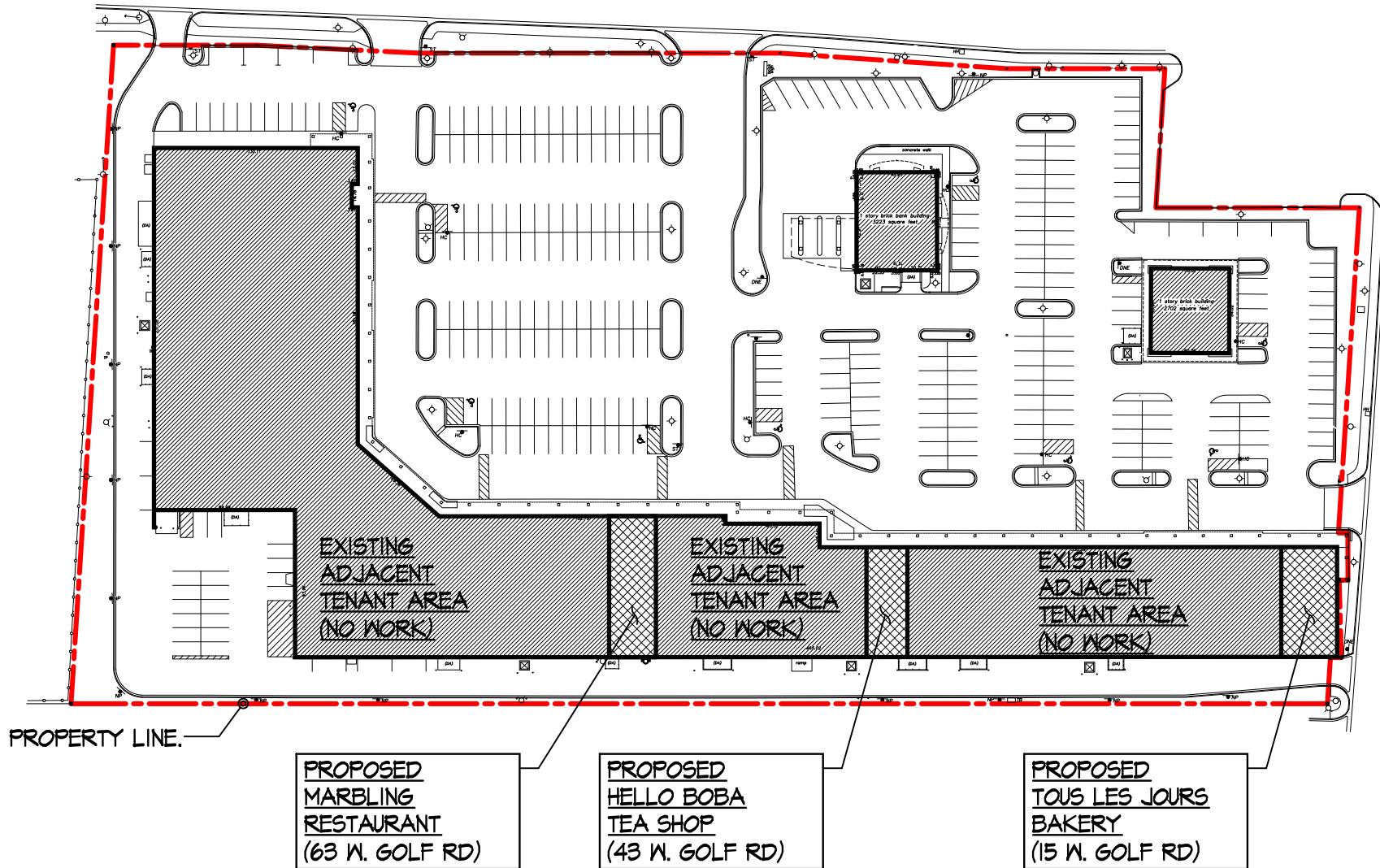


EXHIBIT - PARKING SURVEY AREA

15~89 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005

