



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 28, 2021
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Ridgeline Distribution Center - 1/13/21
- B. Midwest Tattoo - 4/28/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Arlington Downs IV - 3400 W. Euclid Ave. - T1737
Rezoning, PUD Amendment, Overlay Zone Amendment, Plat of
Subdivision
- B. Screen Golf America - 456 E. Rand Rd. - T1743
SUP for Large Amusement Facility
- C. Vine Street Subdivision - 800 N. Fernandez Ave. - T1730
Subdivision, Variations

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Conceptual Plan Review Committee
7/28/2021

Item: Ridgeline Distribution Center - 1/13/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

January 13, 2021

Project Title: Ridgeline Distribution Center & Rohrman Auto Mall PUD
Address: 1100,1400 W. Dundee Rd. and 1510-1530 W. Dundee Rd
Petitioner: Ben Harris
Address: 2015 Spring Road – Suite 235
Oak Brook, IL 60523

Requested Action:

1. Amendment to PUD Ordinance numbers 99-031, 07-072, and 09-041 to allow modifications to the approved development plan.
2. Preliminary and Final Plat of Subdivision approval to re-subdivide the subject property into three lots.
3. Rezoning of the Ridgeline lot from the B-3 District to the M-1 District, and a portion of the Rohrman lots from M-1 District to B-3 District.
4. Amendment to the Comprehensive Plan to reclassify the Ridgeline lot from “Commercial” to “R&D, Mfg., Warehousing.

Variations Required:

- Chapter 28 of the Municipal Code, Section 10.2-9, Access, to allow tandem parking spaces on the Lexus lot.
- Additional Variations may be identified upon submittal of a formal Plan Commission application.

Attendees: Ben Harris, Ridgeline
Julie Dalga, Project Architect
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

Ridgeline Property Group is negotiating the purchase of the approximately 31acre lot and would like to demolish the existing 300,000 square foot “Honeywell” building as part of an overall redevelopment of that lot. They are proposing a two-building industrial distribution redevelopment, which would include up to a total of 512,220 square feet of floor area between the two buildings, 560 parking spaces, 93 loading docks, and 170 truck/trailer parking spaces.

Meeting Discussion:

Mr. Harris introduced himself as the project developer and explained that he was going to be purchasing 31 acres from the Bob Rohrman Auto Group that is located in the back portion of the Rohrman site and is shaped like an “L”. The property has two zoning classifications, B-3 in the rear and M-1 at the front. They are proposing construction of two class A industrial buildings on the site. Building 1 would be a 200,000 square foot industrial building which would be designed for smaller businesses around 20,000 – 60,000 square feet in size. Building 2 would be 300,000 square feet and designed for distribution related tenants. They are looking at tenants from a variety of different use categories; Building 1 would likely have users that could include a more substantial office component. Typically, industrial related buildings have office components that are only around 2%-5% of the overall floor area, however, they are seeing higher interest from tenants with somewhat larger office components so they've designed parking to accommodate for 10% of the overall floor area of each building to be tenanted with office related uses. They are projecting approximately 516 employees to be working out of the building and

they are proposing 560 parking spaces. Buildings would have 36' clear interior heights, 93 dock doors, 560 parking spaces and 170 truck parking stalls. They were eager to get community support for this project and to move forward to the Plan Commission.

Mr. Hubbard reiterated that the petitioners' proposal was for a two-building industrial/distribution related development. The project would go hand in hand with the Rohrman Lexus Dealership improvements that were discussed by the Conceptual Plan Review Committee last month. The subject property is impressed with a PUD and so the proposed redevelopment requires an amendment to that PUD. Plat of Subdivision approval will be required to reconfigure the existing lots in the PUD to allow the Ridgeline development. Certain areas of the subject property would need to be rezoned from M-1 to B-3 and from B-3 to M-1. A Comprehensive Plan amendment would be required to reclassify the Ridgeline lot into the Research & Development, Manufacturing, and Warehousing classification.

As this project moves forward, staff will be reviewing the landscape plan to verify that the appropriate screening is installed to buffer the appearance of trucks/distribution related uses. Landscape islands will be required at the ends of all parking rows and after any continuous stretch of 20 parking spaces. A lift station that serves the subject property may need to be upgraded, and there is an underground storage vault that may need to be upgraded.

Relative to the proposed use, staff acknowledges that the former Honeywell building has sat vacant for a number of years and that the site has great access to the transportation network given proximity to Route 53. Additionally, given the rise of e-commerce, staff believes that this use could be viable at this location. Passenger vehicle and truck traffic generation will be a key point of analysis moving forward. A traffic and parking study will be required. The study will need to analyze whether an additional access point and traffic signal is warranted along Dundee Road across from the entrance to the Napleton car dealership. If a signal is required, the developer would be required to contribute towards the cost and maintenance of the signal. The volume of heavy truck traffic may also require improvements to certain intersections in the vicinity.

The PUD is governed by several existing cross access agreements. Given the subdivision and development, the petitioner will need to verify whether any changes are needed to these existing agreements. Suitable cross access will need to be established as part of this development.

Lastly, relative to parking, each office portion of every business within the Ridgeline development will need to provide parking at a 1 space to 300 square foot ratio. Ridgeline has estimated that 10% of the overall floor area in each building will be devoted to office uses and has provided parking accordingly. Staff believes that this is a reasonable assumption and notes that it provides parking at a higher rate than the most similar distribution related development constructed by Hamilton Partners, which anticipated office uses to accommodate only 5% of the overall floor area for that development.

Commissioner Sigalos asked if there was a potential tenant or purchaser lined up for the proposed buildings.

Mr. Harris responded that the development was entirely speculative at this point, but that his brokerage firm would be CBRE, who has some clients that are looking for industrial space in this particular market.

Commissioner Sigalos stated that he believed this to be a good use for the property given the proximity to Route 53, Dundee Road, and Rand Road. He encouraged the petitioner to move forward.

Commissioner Jensen asked about the PUD boundaries of the existing PUD and what expansion may be needed as part of this PUD amendment.

Mr. Hubbard explained that in the northeast corner of the site was the Curtiss Wright building, which was included within the original PUD that was established on this site. Curtiss Wright is still part of the PUD but it is not part of the proposed subdivision. It was not owned by the Bob Rohrman Group. Code requires that the Nissan property, which is owned by the Bob Rohrman Group and located at the southeast corner of the site, be incorporated into the PUD.

Commissioner Jensen asked about the Curtiss Wright property.

Mr. Hubbard explained that Curtiss Wright is part of the PUD and would remain a part of the PUD regardless of this development.

Commissioner Jensen stated that he thought this was a good proposal for redevelopment on the site. He asked about bike parking and whether the petitioner felt it would be used by their employees.

Mr. Harris replied that one of the reasons he liked this site was due to the population density in the area, which also included several retail amenities. There were residential areas to the north and south he could not rule out use of the bike parking racks required on the site.

Commissioner Cherwin stated that he liked the project. The layout appeared viable and the use was appropriate as the Village needed to evolve to changes in the market. His concerns centered around the change in use that would generate a high volume of traffic. The traffic study would be an important part of his evaluation of the project, both in terms of the overall volume of traffic and the type of traffic with heavy trucks and their impact to roads and upgrades that may be needed. This was his biggest concern with the development, although he didn't think this concern was impossible to overcome, it was more a matter of what needed to be done to address the impacts of the development. Conceptually he had no problem with the development. He asked if the petitioner had any issues with the preliminary staff review of the project.

Mr. Harris responded that he didn't see any major concerns at this point. He understood that there would be certain challenges that needed to be overcome, but it was a great site and would be highly desirable by a wide range of tenants.

Commissioner Green echoed the sentiment that this was a good use for the site and encouraged the petitioner to move forward. He invited the public to comment on the project.

No public raised their hands to comment.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

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



Conceptual Plan Review Committee
7/28/2021

Item: Midwest Tattoo - 4/28/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Midwest Tattoo - 4/28/21

Type

Minutes

DRAFT

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL VIRTUALLY ON:

April 28, 2021

Project Title: Midwest Tattoo Therapy LUV
Address: 19 N. Wilke Road
Arlington Heights, IL 60005
Petitioner: Hector Barreiro - Midwest Tattoo Therapy
Address: 20771 North Rand Road – Suite 111,
Kildeer, IL 60047

Requested Action:

1. Land Use Variation to allow a Tattoo Parlor within the B-2, General Business Zoning District.

Variations Required:

1. None.

Attendees:

Hector Barreiro - Midwest Tattoo Therapy
Paul Tsubin. Owner, Wilke Commons
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject site is approximately 23,416 square feet in size (0.54 acres) and is improved with a multi-tenant one-story commercial building ("Wilke Commons") of 6,720 square feet in size addressed as 7-23 North Wilke Road. Current tenants within the building are a hair salon, chiropractors office, tailor, vacant unit, and counselling office. Access to the site comes from two full access curb cuts on Wilke, which is a four-lane secondary arterial with a striped center median. There is a parking area in front of the building that includes 32 parking stalls.

The unit at 19 N. Wilke, consisting of approximately 800 square feet, has recently be vacated by a dentist. Midwest Tattoo Therapy, who is currently located in Kildeer, would like to open a tattoo parlor within the vacant unit to include space for up to four tattoo artists/apprentices. At the current location, the petitioner operates by appointment only and does approximately 40-60 tattoos per month, each tattoo taking anywhere from 30 minutes to eight hours depending on the level of complexity. Hours of operation would be noon to 10:00pm on Monday-Thursday, and noon to midnight on Friday and Saturday (closed Sunday). Services offered would include tattoo work, piercing, and training/apprenticeships.

Meeting Discussion:

Mr. Barreiro began by stating that he is seeking to relocate his existing tattoo business from Kildeer to Arlington Heights. He believes that he will be able to attract customers. He has provided service to over 800 customers. He has been in business for 11 years. He needs the additional space the subject site provides, as he wants to hire more artists and provide services to more customers. He believes this use will be beneficial to the community.

Mr. Hubbard stated that the proposed use is not permitted in Arlington Heights, and requires a Land Use Variation. Wilke Commons strip center. The unit is 800 square-feet, and was formerly occupied by a dentist. The petitioner would use the same floor plan as the dentist, with 4 rooms for clients. The petitioner will need to provide a written response to Land Use Variation justification criteria, and certification documentation from IDPH. The use is compatible with the Comprehensive Plan. A similar use was recently approved by the Village Board in another area of town. The site conforms to code. Staff is generally supportive of the proposal subject resolution of the items noted within the Staff Report.

Commissioner Sigalos stated that he supports the petition. He remembers the other proposal referenced by Mr. Hubbard.

Commissioner Green stated that the proposal seems like a good fit for the space, and that he supports the proposal.

RECOMMENDATION

The Conceptual Plan Review Committee recommended that the petitioner proceed.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



Conceptual Plan Review Committee 7/28/2021

Item: Arlington Downs IV - 3400 W. Euclid Ave. - T1737

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs to permit a 350 unit residential building on Lot 2a and Lot 16 in Zone B.
2. Preliminary Plat of Subdivision to subdivide Lot 2A and include Lot 16.
3. Rezone Lot 16 from B-3 to B-2; Amend Comprehensive Plan from Offices Only to Mixed Use.
4. Amend the Euclid/Rohlwing Overlay Zone (Ch28-5.1-19) to include Lot 16 and amend the required building setback along Salt Creek Lane from 70 feet to 36.5 feet.

Variations Required

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,590 spaces to 2,265 spaces.
2. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor.
3. Variation to Overlay Zone to permit residential balconies and front stoops to project into the 15 foot required west yard along Rohlwing Road.

Recommendation

The Staff Development Committee is generally supportive of the proposed amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs; a Preliminary Plat of Subdivision to resubdivide Lot

2A and Lot 16; rezoning Lot 16 from B-3 to B-2; and Amending the Euclid/Rohlwing Overlay Zone to include Lot 16 and to amend the Salt Creek setback from 70 feet to 36.5 feet, along with the following variations:

- Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,590 spaces to 2,265 spaces.
- Variation to the Euclid Rohlwing Overlay Zone to permit the residential balconies and front stoops to encroach on the required 15 foot setback off Rohlwing Road.
- Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor of ADR IV.

The following shall be provided with the formal Plan Commission application and is not intended as all inclusive:

1. Submittal of a Preliminary and Final Plat of Subdivision is required.
2. The traffic and parking study shall be updated to reflect recent changes and the proposed additional residential.
3. Pursuant to Ordinance 15-049 a right turn lane for southbound Rohlwing Road at Euclid Avenue is required. If a traffic study demonstrates that this improvement is necessary with this phase, then the petitioner shall design engineer and construct this improvement.
4. Pursuant to Ordinance 18-019, parking surveys of the First Ascent parking lot shall be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.
5. Pursuant to Ordinance 18-036, prior to zoning approval being granted, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand thus supporting the parking ratio being provided for ADR IV.
6. Sidewalk and streetlights along the east side of Rohlwing Road shall be installed adjacent to the Arlington Downs site from Salt Creek Lane to Euclid Avenue if approved by the City of Rolling Meadows.
7. Petitioner to provide a meets and bounds legal description for Lot 16 with their zoning application.
8. A cross access easement shall be required for the north to south eastern access drive along the east portion of the proposed lots.
9. The developer shall comply with the Village Inclusionary Housing Ordinance by providing the required number of affordable units on site pursuant to the IHO.

10. The petitioner shall provide the Village a copy of the amended Declarations, Covenants, and Restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD.

11. Impact Fees (schools, park, library) for ADR IV shall be required at time of building permit issuance, compliant with Village Code.

12. A Design Commission application is required. It is encouraged that the developer appear for a preliminary meeting/review by the Design Commission to obtain early feedback prior to application submittal.

13. Utilities servicing the building shall be either enclosed or screened from view with an architecturally compatible screen.

14. The developer shall provide a list of all sustainable development features for the site and building.

15. These are preliminary comments; additional comments may be forthcoming upon review of the formal zoning application and plans.

16. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report

Concept Design

Type

Board or Commission Report

Exhibits



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: T1737

Project Title: Arlington Downs PUD Amendment:
ADR IV

Address: 3400 W. Euclid Ave.

PIN: Multiple PIN's

To: Conceptual Plan Review Committee

Prepared By: Bill Enright, Asst Director Planning

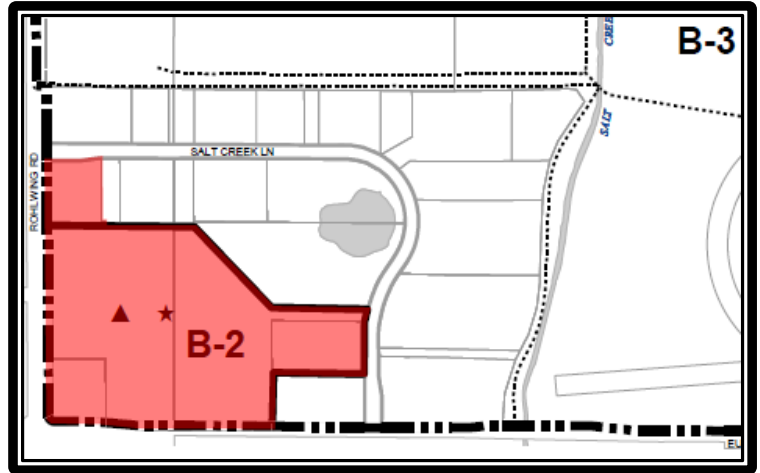
Meeting Date: July 28, 2021

Date Prepared: July 22, 2021

Petitioner: SB ADR IV Property Owner LLC

Address: 130 E Randolph, Suite 2100
Chicago IL 60601

Existing Zoning: B-2: General Business District,
B-3 General Service Wholesale and Motor
Vehicle District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	Offices	Offices Only
South	B-2 General Business District	Vacant	Mixed Use
East	B-3, General Service Wholesale & Motor Vehicle District; B-2 General Business District	Offices; Parking for First Ascent	Mixed Use
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs to permit a 350 unit residential building on Lot 2a and Lot 16 in Zone B.
2. Preliminary Plat of Subdivision to subdivide Lot 2A and include Lot 16.
3. Rezone Lot 16 from B-3 to B-2; Amend Comprehensive Plan from Offices Only to Mixed Use.
4. Amend the Euclid/Rohlwing Overlay Zone (Ch28-5.1-19) to include Lot 16 and amend the required building setback along Salt Creek Lane from 70 feet to 36.5 feet.

Variations Required:

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,590 spaces to 2,265 spaces.
2. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor.
3. Variation to Overlay Zone to permit residential balconies and front stoops to project into the 15 foot required west yard along Rohlwing Road.

Project Background:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 27 acres. In 2012, and subsequent amendments in 2014, 2015, and 2018, the Village Board of Trustees approved the Arlington Downs mixed use development. The master development plan for the Arlington Downs mixed use development includes 5 different use zones which have been amended over time and now include the following allocation of land uses; Zone A Residential/Office; Zone B: Residential and First Ascent Climbing Facility; Zone C Residential; Zone D Commercial and hotel; Zone E Residential . When combined, the current PUD for the Arlington Downs Mixed Use Development includes:

- 477 apartment units, combined between One Arlington (214 units) and a nearly completed ADR II 263 unit apartment building in Zone C/E;
- 116 limited service hotel rooms in Zone D;
- Conversion of the former water park to a First Ascent climbing facility (currently being renovated);
- 41,400 square feet of commercial/retail space (no medical offices);
- 2,333 parking spaces.

Current Request

The petitioner is proposing the following amendment to the existing PUD as outlined below:

- Amend the Overlay Zoning District to include Lot 16 (which is located at the southeast corner of Rohlwing and Salt Creek Lane);
- Amend the Comprehensive Plan for Lot 16 from Offices Only to Mixed Use;
- Rezone Lot 16 from B-3 to B-2;
- Development of a 350 unit apartment building in Zone 2B (Lot 2A) and Lot 16 to the north of Lot 2A.
- Modify the parking variation to allow 2,265 parking spaces whereas 2,590 are required (*Note: these are estimates, a full site plan for the PUD shall be required with data sheet on all development within the Arlington Downs PUD*)

Staff is supportive of the additional residential as the number of residential units at Arlington Downs would increase from 477 to 827 units, which will help to bring new commercial development to Zone D, which has lagged with no new development since the inception of this project. A hotel is still planned for Zone D but the property owner has yet to submit for permits. This would be the third residential building along the outer side of the ring road/Stoneleigh Blvd.

Existing PUD Conditions

Pursuant to Ordinance 18-036 (the most recent PUD amendment for Arlington Downs), the PUD allows for residential development in Zone 2B (inclusive of Lot 16 adjacent and to the north of lot 2B). Previously, residential was not allowed in this Zone as a hotel was envisioned. Also, General Condition #3 from Ordinance 12-006 was modified by Ordinance 18-036 to conceptually allow up to 360 dwelling units in Zone (2)B. Section Six, #2 of Ordinance 18-036 makes clear that a PUD amendment for future phases of residential development will require a PUD amendment.

Affordable Housing

The Village Municipal Code requires that affordable housing is provided pursuant to the Village's Inclusionary Housing Ordinance (IHO - Chapter 7 of the Municipal Code). Code requires 5% of the 350 units, or 17.5 rounded to 18 units as affordable pursuant to the requirements of the Ordinance. The developer shall submit with their Plan Commission application the specifics of the affordable housing plan including number of units, bedroom mix of the affordable units, and targeted income levels in compliance with the IHO.

Zoning and Comprehensive Plan

The petitioner is seeking an amendment to the underlying PUD Ordinances 12-006, 12-037, and 12-039, and the amended PUD Ordinances 14-025, 15-049, 18-019 and 18-036 to allow for a 350 unit apartment building with 2,300 sf of commercial space on the first floor. Lot 16 is currently zoned B-3, so this lot should be rezoned to B-2 consistent with the remainder of the Arlington Downs PUD. Also the Euclid/Rohlfing Overlay Zone must be amended to include Lot 16 and to amend the building setback along Salk Creek Lane from 70 feet to 36.5 feet. The 36.5 feet reflects the public utility easement width along the north side of the site. The 70 foot setback outlined in the Overlay Zone was established when the original PUD was approved for 19 floors height at the east portion of the Arlington Downs site. Since this building is proposed at 5 floors, the 36.5 foot setback is sufficient off of Salt Creek Lane.

Dwelling units on the ground floor are not allowed within the B-2 district therefore the following variation is required:

- Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lots 2A & 16.

The petitioner shall provide a response to the variation hardship criteria listed below for all variations sought:

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

The Staff Development Committee is supportive of the variation for first floor units as they are providing some commercial along the Stoneleigh frontage, but must provide a justification for the variance based on the above criteria.

Lot 16 is currently designated as Offices Only on the Village Comprehensive Plan, thus this lot will need to be amended from Offices Only to Mixed Use to be consistent with the remainder of the PUD. Staff supports the residential/mixed use development of Lots 2A and 16 as this land use will align the PUD with current market conditions and facilitate the redevelopment of this area, including the commercial zones to the south. The proposed development, as outlined above, is compatible to its surroundings and the proposed residential building will help to stabilize redevelopment of the Arlington Downs PUD and create a market for the commercial portions of the development.

Project Phasing and Off-site Improvements

The first two phases for Arlington Downs have been constructed. The following list provides future phases and required off site improvements. The order of future phases below may change depending on market conditions.

Phase 1: ADR I: 214 apartment units (Complete)

Phase 2:

- First Ascent Climbing Walls (Completion Q3 2021).
- ADR II along with associated parking structures and access road: 263 apartment units (Commence Q4 2018, Completion Q3 2021).

- Off-site Improvements: Euclid Avenue left turn lane at Stoneleigh Blvd (Completion est. Q4 2021); lane stripe Salt Creek Lane.
- Hotel: including construction of all parking and landscaping in Zone D (TBD).

Phase 3: ADR IV: proposed 350 apartment units Zone B (subject to PUD amendment Q3/Q4 2021).

Phase 4: Construction of Commercial Buildings in Zone D (TBD depending on tenant interest)

Phase 5: ADR III: Senior Housing Zone C (TBD depending on market interest and subject to a future PUD amendment)

Off Site Improvements - ADR IV Phase

This phase of development shall require the construction of the Rohlwing Road sidewalk adjacent to the site from Salt Creek Lane to Euclid Avenue per Ordinance 12-039. In addition, staff has informed the developer that the right turn lane off Rohlwing for westbound movements to Euclid Avenue must be addressed as part of the Arlington Downs II, which is nearing completion. If the updated traffic study demonstrates that the right turn lane must be designed and installed with this phase ADR IV, then the petitioner shall design engineer and construct the right turn lane with this phase. The developer shall construct the Rohlwing Road sidewalk and streetlights along the east side of Rohlwing Road from Salt Creek Lane to Euclid Avenue.

Site Plan and Building Design

The developer has proposed a well designed, contemporary building that compliments the existing and proposed buildings at Arlington Downs. The landscape plan is well thought out and provides for interesting site amenities such as the pool area and the courtyard between the two buildings. The southern building includes 2,300 square feet of commercial space with room for outdoor seating. The northern building wraps around the parking garage which effectively screens the garage on all sides.

Overall, the proposed design has a sleek and sophisticated appearance that works well with the context of the Arlington Downs development (see attached Arlington Downs Context images for reference). However, the portions of the building with dark gray brick and dark gray balconies feel quite dark and monochromatic. It is encouraged to explore other colors and materials to break up the scale and provide a warmer appearance. Consider changing the balconies to a lighter color for more contrast against the dark walls. Per code, only one wall sign is allowed per street frontage, so only two wall signs are allowed based on the Rohlwing Road and Salt Creek Lane frontages.

As part of this development phase, the petitioner shall provide a summary/narrative on all sustainable/green design features of this building and site. The developer's floor plans indicate a bike room on the ground level of the garage, and should clarify how many bikes can be stored in this area. A Design Commission application will be required separate but concurrent with the Plan Commission application. Staff recommends that the petitioner appear at the Design Commission for a preliminary review as soon as possible and prior to submitting a formal application.

Landscaping

The overall proposed landscape plan is nicely done and staff would recommend that the plan incorporate a mix of trees, shrubs and perennials along Rohlwing Road. Also, the plant material should consist of native plantings that soften the building and provide color along the corridor. Consider entry features at the Stonegate/Rohlwing entrance and the Salt Creek/Rohlwing entrance should be enhanced to provide focal points. It is recommended that specialty pavement be provided for the private walks and entrance as well as the main entrance and within the courtyard. In addition, provide site furnishings that include raised planters, benches and light fixtures that compliment the building.

Traffic & Parking

The petitioner shall submit a traffic and parking study that shall take into consideration recent changes to the Arlington Downs Development and the new proposed residential. Pursuant to Ordinance 15-049 a right turn lane for southbound Rohlwing Road at Euclid Avenue is required with Phase 2 (Arlington Downs II), unless a traffic study demonstrates that the right turn lane is not necessary until a later phase. To date the developer has not yet provided this study. The Village has informed the petitioner that this issue needs to be addressed and if the Village, with concurrence from the City of Rolling Meadows, agrees that the right turn lane can be deferred past Phase 2, then it may end up being required as part of this development (ADR IV). If so, then the petitioner shall design engineer and construct this improvement as apart of ADR IV.

The proposal includes 562 parking spaces in the garage to service the 350 apartments, which is 1.6 spaces per unit. The developer should allocate a certain number of spaces for employee parking for employees of the residential development and the commercial portion. Pursuant to Ordinance 18-019, parking surveys of the First Ascent parking lot shall be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16. The reason for this requirement is the parking in Zone B has been reduced for the First Ascent, therefore staff wants to be assured that the parking lot currently under construction for First Ascent is indeed adequate to serve that use. Also, pursuant to Ordinance 18-036, prior to zoning approval being granted, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand thus supporting the parking ratio being provided for ADR IV.

A cross access easement shall be provided along the east access drive which connects Stoneleigh to Salk Creek Road, and which provides access to the First Ascent parking lot. Also the easement should provide future cross access if the property to the east redevelops.

The chart below illustrates code required parking and the amount of proposed parking for the current PUD and the proposed PUD. As depicted, the parking variation would be reduced from -435 to -325 spaces. The petitioner shall address the variation criteria to justify the parking variation for the total Arlington Downs PUD by revising/updating the previous shared parking study. Also the petitioner shall clarify how many parking spaces in the garage will be made available to employees of the commercial space, and also provide data/justification for the proposed residential parking ratio of 1.6 spaces per unit.

The following variation to parking is required:

Chapter 28, Section 10.4, to reduce the required on-site parking from 2,590 spaces to 2,265 spaces.

Parking	Current PUD (Per 2018 Amendment)	Proposed PUD
Required by Code	2,768	2,590
Supply	2,333	2,265
Deficit by Code	-435	-325

RECOMMENDATION

The Staff Development Committee is generally supportive of the proposed amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs; a Preliminary Plat of Subdivision to resubdivide Lot 2A and Lot 16; rezoning Lot 16 from B-3 to B-2; and Amending the Euclid/Rohlwing Overlay Zone to include Lot 16 and to amend the Salt Creek setback from 70 feet to 36.5 feet, along with the following variations:

- Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,590 spaces to 2,265 spaces.
- Variation to the Euclid Rohlwing Overlay Zone to permit the residential balconies and front stoops to encroach on the required 15 foot setback off Rohlwing Road.
- Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor of ADR IV.

The following shall be provided with the formal Plan Commission application and is not intended as all inclusive:

1. Submittal of a Preliminary and Final Plat of Subdivision is required.
2. The traffic and parking study shall be updated to reflect recent changes and the proposed additional residential.
3. Pursuant to Ordinance 15-049 a right turn lane for southbound Rohlwing Road at Euclid Avenue is required. If a traffic study demonstrates that this improvement is necessary with this phase, then the petitioner shall design engineer and construct this improvement.
4. Pursuant to Ordinance 18-019, parking surveys of the First Ascent parking lot shall be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.
5. Pursuant to Ordinance 18-036, prior to zoning approval being granted, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand thus supporting the parking ratio being provided for ADR IV.
6. Sidewalk and streetlights along the east side of Rohlwing Road shall be installed adjacent to the Arlington Downs site from Salt Creek Lane to Euclid Avenue if approved by the City of Rolling Meadows.
7. Petitioner to provide a meets and bounds legal description for Lot 16 with their zoning application.
8. A cross access easement shall be required for the north to south eastern access drive along the east portion of the proposed lots.
9. The developer shall comply with the Village Inclusionary Housing Ordinance by providing the required number of affordable units on site pursuant to the IHO.
10. The petitioner shall provide the Village a copy of the amended Declarations, Covenants, and Restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD.
11. Impact Fees (schools, park, library) for ADR IV shall be required at time of building permit issuance, compliant with Village Code.
12. A Design Commission application is required. It is encouraged that the developer appear for a preliminary meeting/review by the Design Commission to obtain early feedback prior to application submittal.
13. Utilities servicing the building shall be either enclosed or screened from view with an architecturally compatible screen.
14. The developer shall provide a list of all sustainable development features for the site and building.
15. These are preliminary comments; additional comments may be forthcoming upon review of the formal zoning application and plans.
16. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

July 22, 2021

Bill Enright, Assistant Director of Planning and Community Development

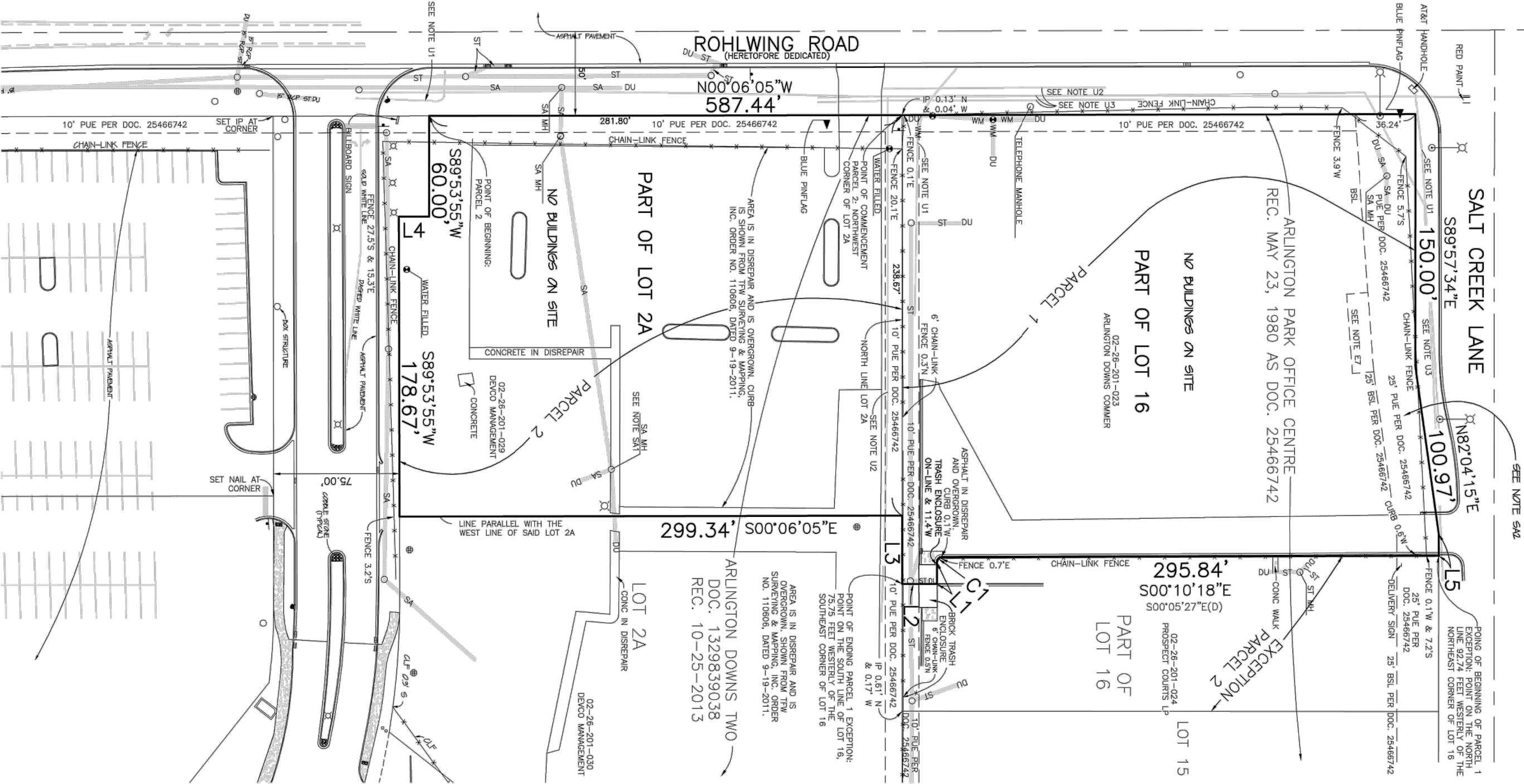
Cc: Randy Recklaus, Village Manager
All Department Heads



ADR IV ROHLWING RD & STONEGATE BLVD

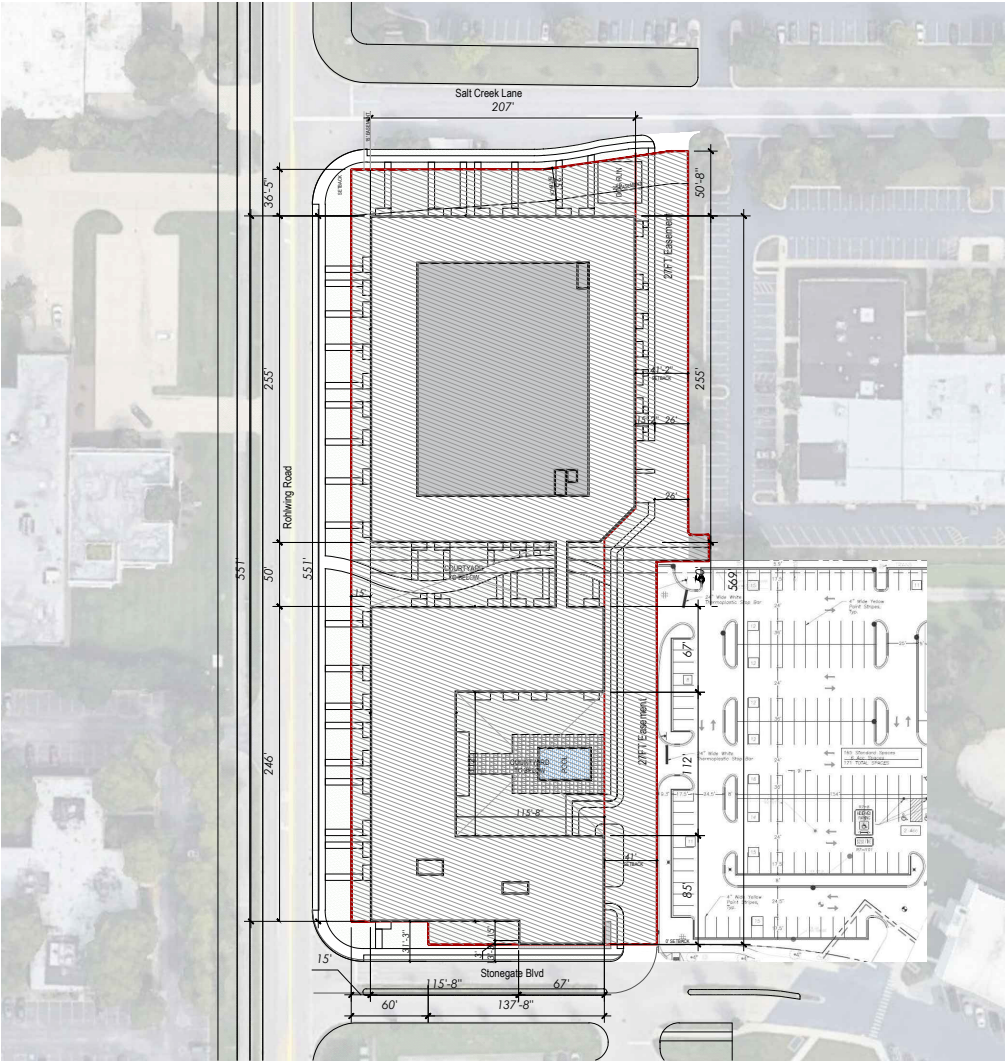
ARLINGTON HEIGHTS, IL

June 30th, 2021 Concept Design



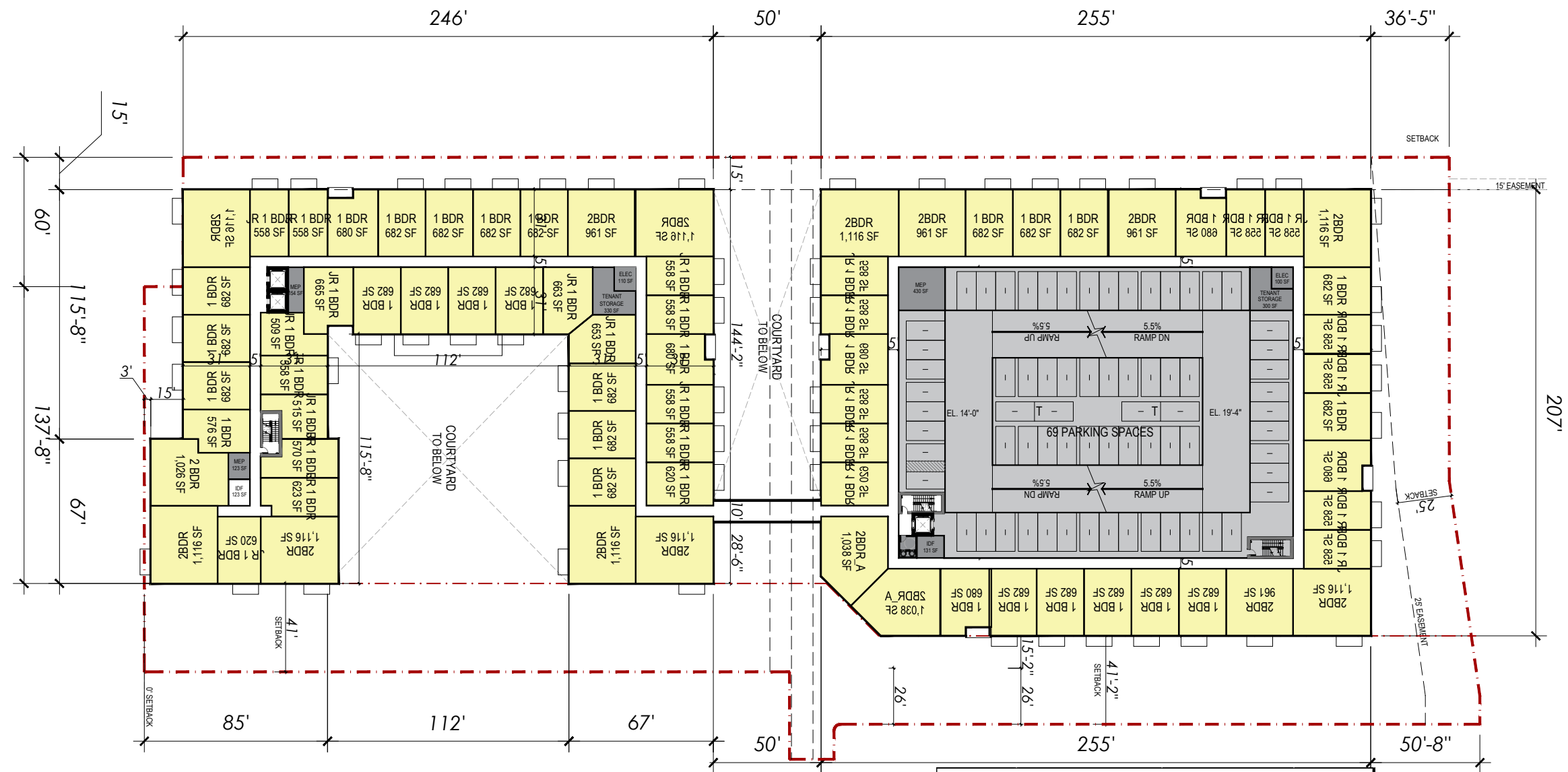
SITE & TABULATION

Unit Type	Level	JUNIOR 1 BEDROOM		1 BEDROOMS		2 BEDROOMS		3 BEDROOMS		Total	Amenities & Support							Tabulations			
		JR 1	JR AFF	A1	A-AFF	B1	B-AFF	C1	C-AFF		Lobby/ Leasing	Retail	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency (NRSF / (GROSS BLDG - PARKING))
Area (SF)																					
	B1													830		23,845	69	24,675			0.00%
	G	19	1	22	1	11				54	5,370	2,291	2,716	2,751	937	24,430	67	82,592	44,097	38,838	66.78%
	2_5	26	1	30	1	15	1			74				1,670		23,845	69	85,845	60,330	53,597	86.45%
	R													830		24,675	81	25,505	0	0	0.00%
Unit per Type		123	5	142	5	71	4			350	5,370	2,291	2,716	11,931	937	192,175	562	511,607	296,197	253,226	79.3%
Parking Ratio		Per Unit		Per Unit		Per Unit		Per Unit									349	Area /space			
Parking Required		Stalls		Stalls		Stalls		Stalls									1.61	Parking Ratio			
Total Parking Provided										562								(Per unit)			
Parking Garage										547							117,510	Façade SF			
Visit or parking										15											
Total Unit		123	5	142	5	71	4			350								152,096	Site Area	3.49 Acres	
Bed Count		123	5	142	5	142	8			425								100.2	Density	= Total units / Acreage	
NRSF by Type										253,226								0.54	Lot Coverage	= Ground Floor / Site Area	
NRSF Ave. unit										724								319,432	GFA	= Gross Bldg Area - Parking Area	
Unit Mix		35.14%	1.43%	40.57%	1.43%	20.29%	1.14%											2.10	FAR	= GFA / Site Area	





TYPICAL LEVEL FLOOR PLAN



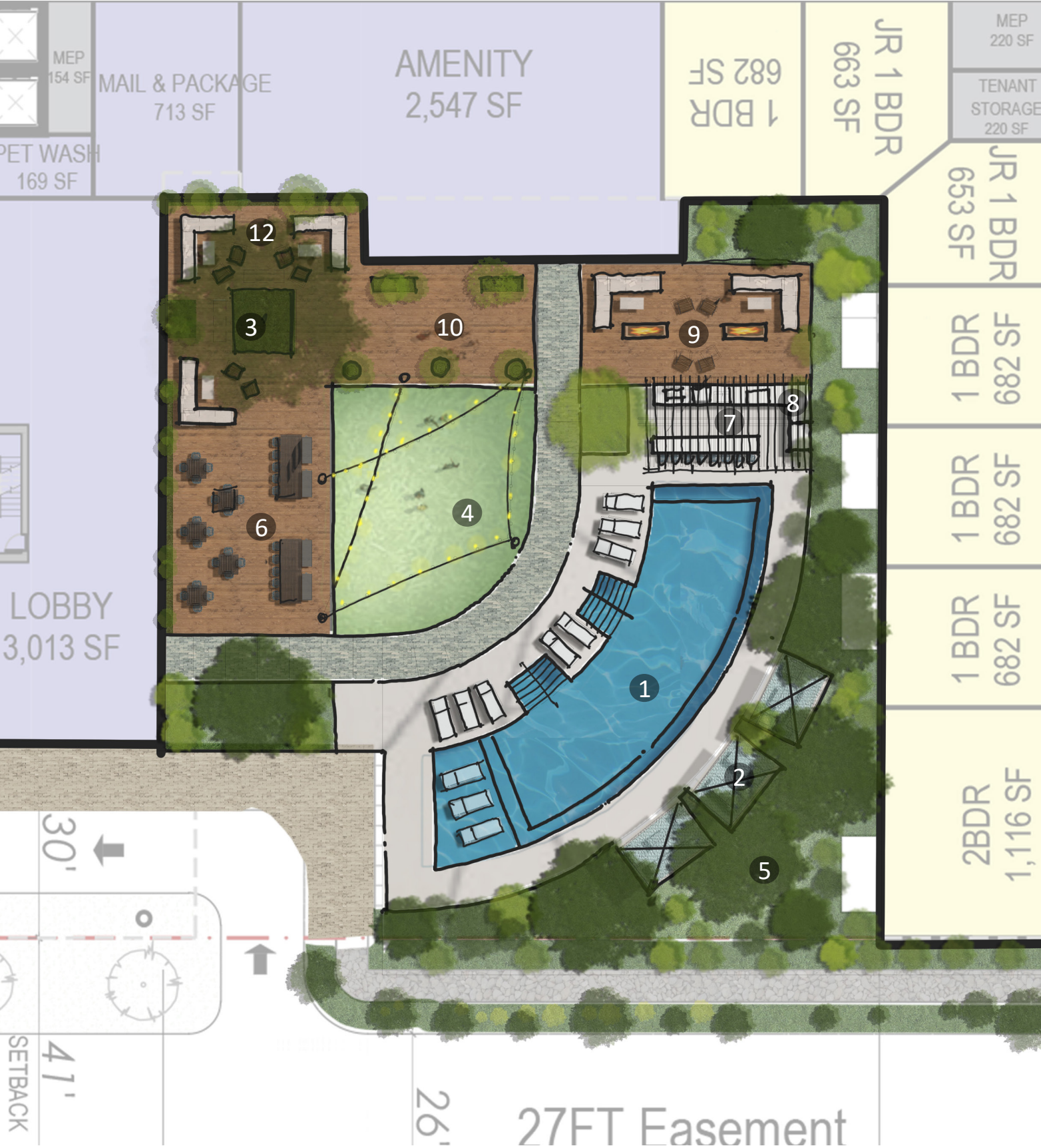
LEVELS 2-5 (4 LEVELS)	
BUILDING AREA:	85,845 SF
MEP:	1,670 SF
GROSS RES. AREA:	60,330 SF
CIRCULATION:	6,733 SF
NET RES. AREA:	53,597 SF
UNIT COUNT:	74 UNITS
PARKING/ SERVICES:	23,845 SF
TOTAL PARKING:	69 SPACES
STANDARD PARKING	69 SPACES
COMPACT PARKING	- SPACES



LANDSCAPE PLAN - OVERALL



COURTYARD/POOL DECK ENLARGEMENT



DESIGN OBJECTIVES

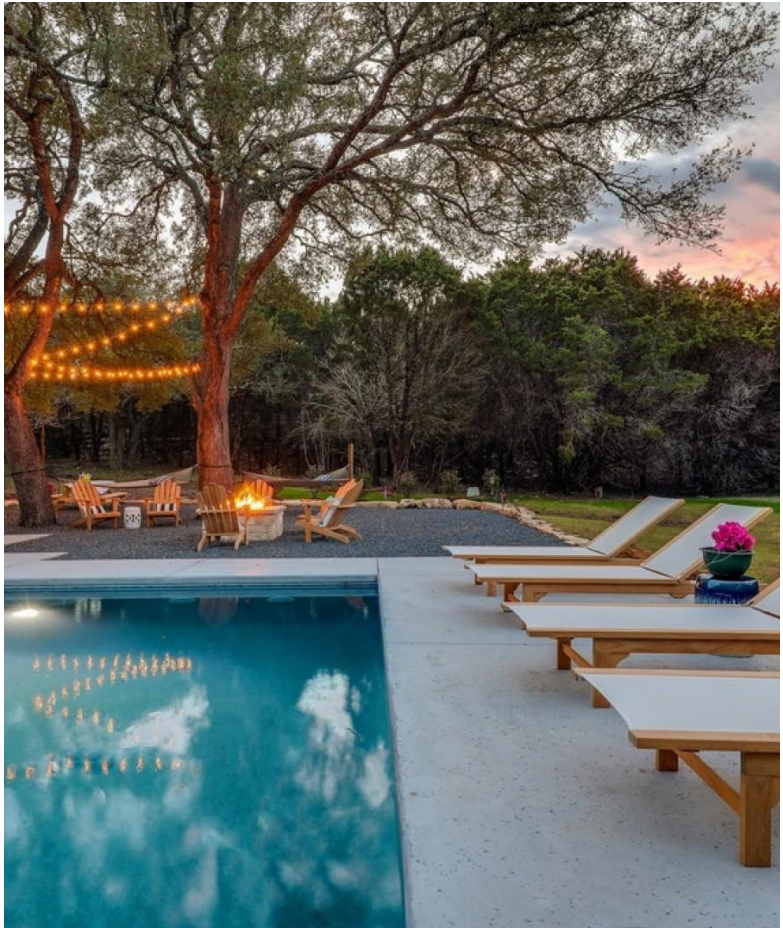
- SEAMLESS INDOOR OUTDOOR
- COMFORTABLE CONTEMPORARY
- WOW VIEWS!
- OUTDOOR ROOMS
- FLEXIBILITY & CHOICE



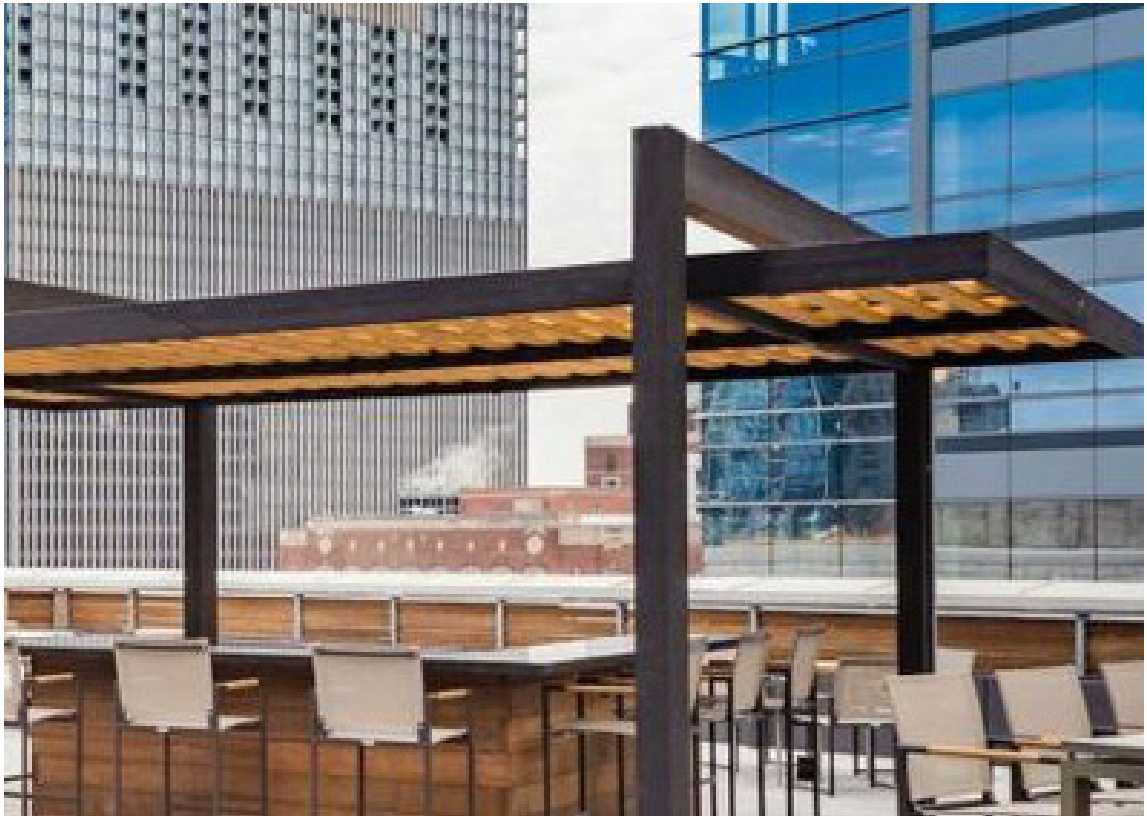
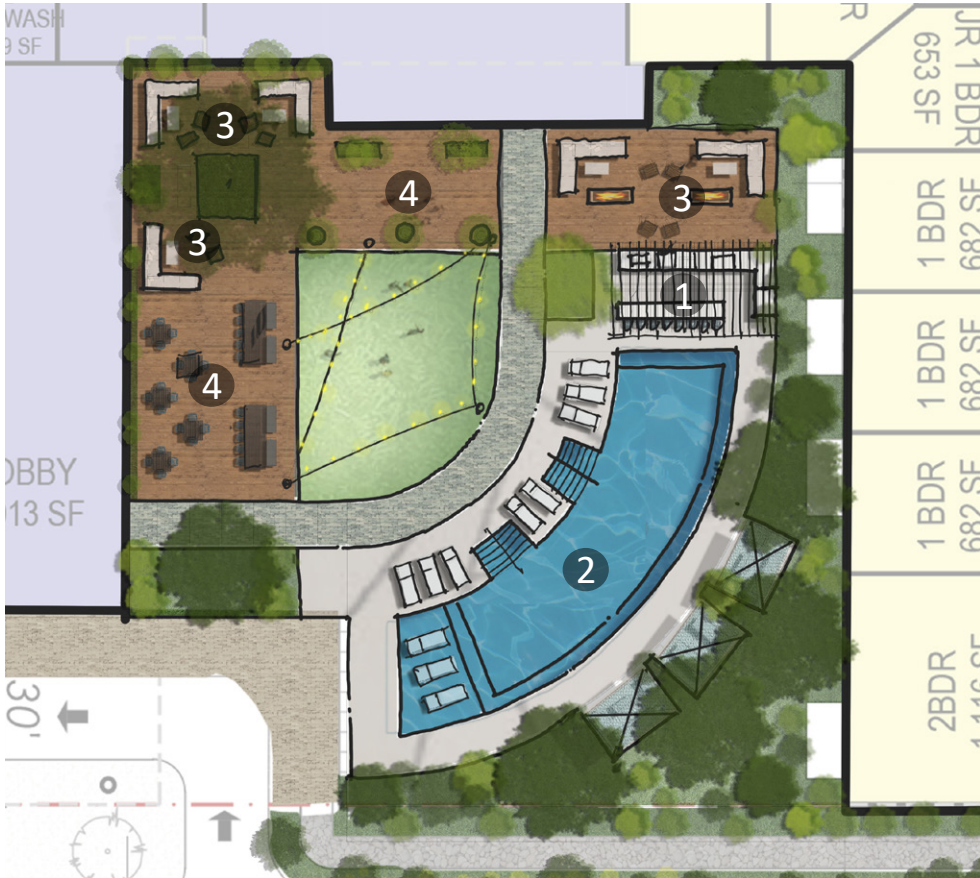
AMENITY PROGRAM

- 1 POOL
- 2 CABANAS
- 3 SPECIMEN COMMUNITY TREE
- 4 FLEXIBLE LAWN
- 5 NATIVE PLANTING
- 6 COLLABORATION ZONE
- 7 OUTDOOR KITCHEN/ BAR
- 8 SHADE STRUCTURE
- 9 FIRE LOUNGE/ ENTERTAINMENT
- 10 FLEX DECK / GROUP FITNESS
- 11 CONNECTING WALK
- 12 SHADED SITTING NOOK
- 13 RINSE SHOWER

INSPIRATION IMAGERY



LANDSCAPE REFERENCE IMAGERY



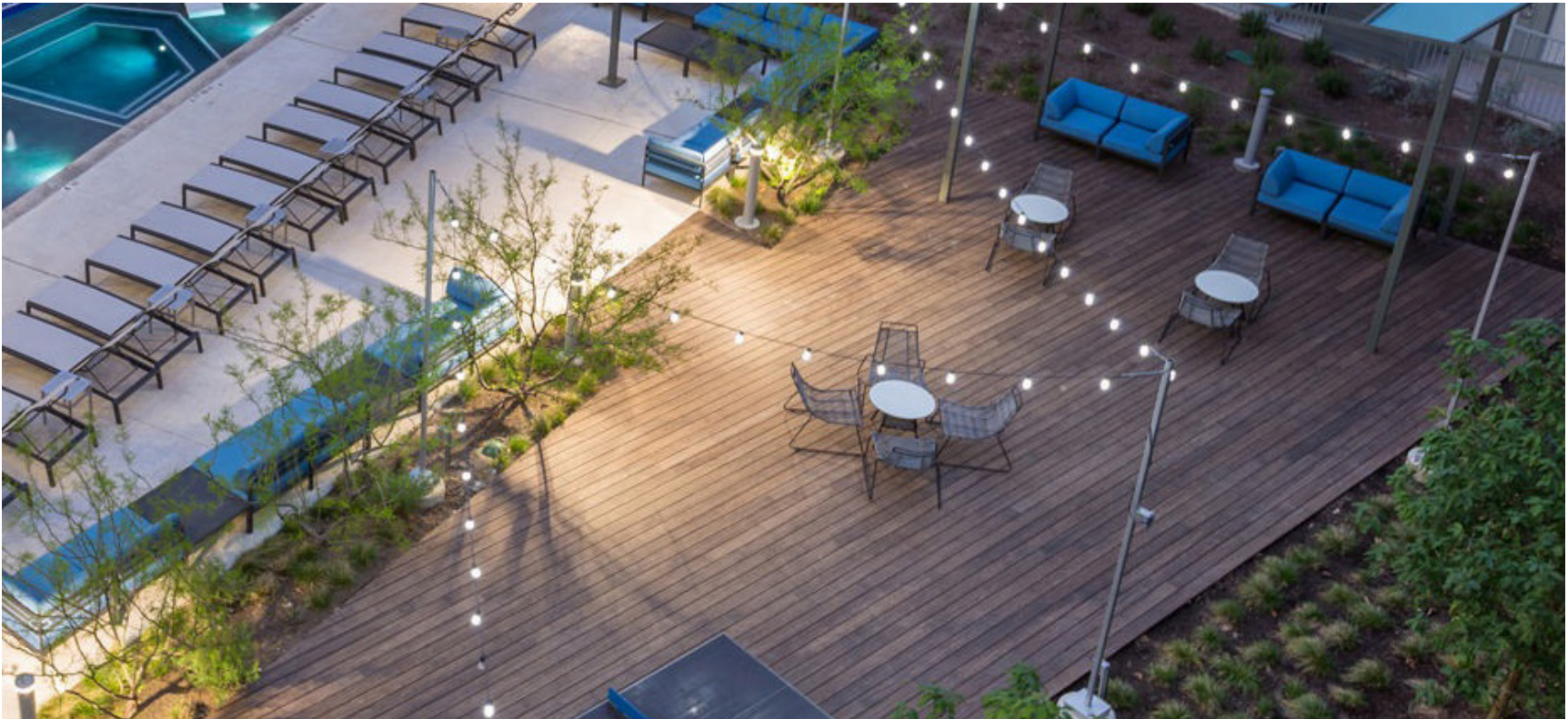
1 SIMPLE SHADE STRUCTURES DEFINE OUTDOOR ROOMS



2 HIDE/ REVEAL & FRAME POOL



3 ACCENT MOVEABLE FURNITURE TO BRIGHTEN AND EXCITE

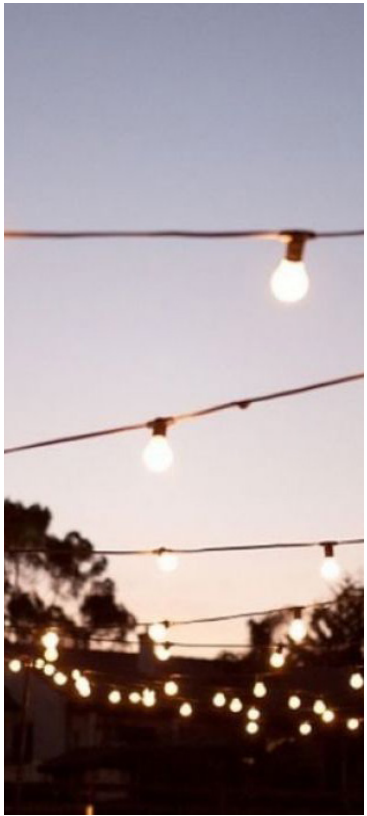


4 WOOD DECK EDGE FOR DINING, LOUNGE, SEATING, GATHERING

LANDSCAPE REFERENCE IMAGERY



1 SYN. TURF OR IRRIGATED TURF FLEX LAWN



2 FESTOON LIGHTS



3 DURABLE / CONTEMPORARY LOUNGE SOFAS

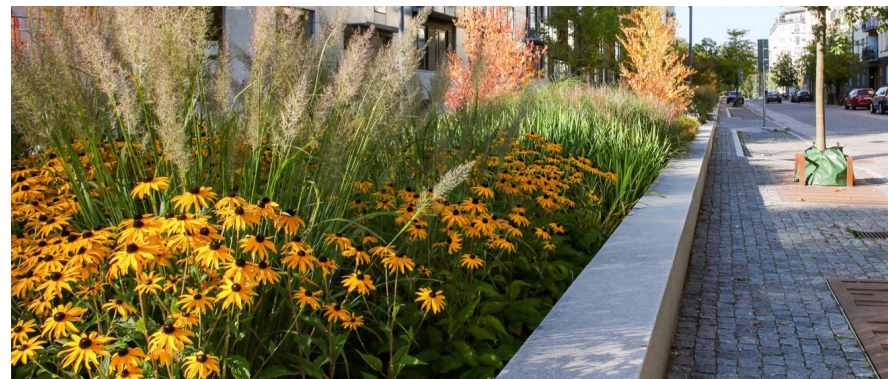


4 INDOOR OUTDOOR CONNECTIONS PHYSICAL AND VISUAL



5 OUTDOOR COLLABORATION ZONE

LANDSCAPE REFERENCE IMAGERY - GREEN INFRASTRUCTURE THOUGHTS





SOUTHEAST PERSPECTIVE ON STONEGATE BLVD



PERSPECTIVE ALONG ROHLWING RD



PERSPECTIVE VIEW OF BRIDGE



STREET VIEW AT RETAIL



**Conceptual Plan Review Committee
7/28/2021**

Item: Screen Golf America - 456 E. Rand Rd. - T1743

Department: Planning & Community Development

Requested Action

Special Use Permit to allow an approximately 10,592 square foot Restaurant and Large Amusement Facility.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit allow a restaurant and large amusement facility on the subject property, and is generally supportive of the proposed special use, subject to resolution of the following items:

1. For the requested Special Use Permit, the petitioner shall provide a written response to each of the three criteria necessary for special use approval as outlined below, which response must address each of the criteria to justify the requested restaurant and large amusement facility.

- 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.

2. Should the petitioner request a variation to waive the requirement for a traffic study, a written response to each of the four hardship criteria necessary for variation approval must be provided, which criteria have been included below:

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

3. The petitioner shall provide a five-day parking survey at half hour intervals for three weekdays (including one Friday) and two weekend days. In addition, the petitioner shall include an analysis of existing demand plus anticipated future demand for the facility.

4. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.

5. The petitioner shall revise the project narrative to provide a clear and more complete description of the business activities and operation.

6. Landscaping within the shopping center will be evaluated as part of the special use permit review process. Missing or dead landscaping shall be replaced.

7. A market study shall be required.

8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Updated Business Narrative	Correspondence
Floor Plan for Unit	Exhibits
Interior Buildout - Conceptual Floor plan	Exhibits
Interior Buildout - Representative Example	Exhibits



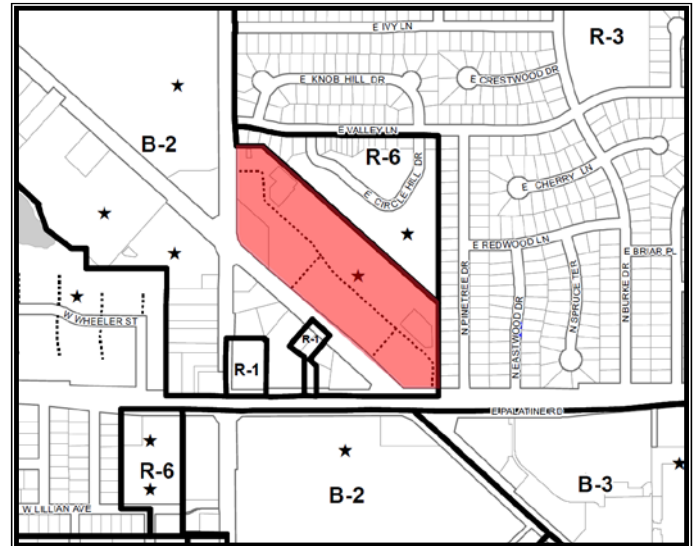
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1743
Project Title: Screen Golf America SUP
Location: 456 East Rand Road
PIN: 03-17-301-022

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 28, 2021
Date Prepared: July 23, 2021

Petitioner: John Kim
Address: 456 East Rand Road
 Arlington Heights, IL 60004

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6: Multi-Family Dwelling District	Multi-Family Residential (Circle Hill Apts), Two-family Residences	Single-Family Detached, Moderate Density Multi-Family
South	B-2: General Business District, R-1: One-Family Dwelling District	Gas Station, Bank, Restaurant, Auto Repair businesses, Multi-tenant Commercial Development (Arlington Heights Promenade)	Commercial
East	R-3, One-Family Dwelling District	Single-family homes	Single-Family Detached
West	B-2: General Business District	Bank, Multi-tenant Commercial Shopping Center (Arlington Plaza)	Commercial

Requested Action:

1. Special Use Permit to allow an approximately 10,592 square foot Restaurant and Large Amusement Facility on the subject property.

Variations Required:

1. None identified at this time.

Project Background:

The petitioner, John Kim, would like to lease a 10,592 square foot vacant unit within the Northpoint Shopping Center to open and operate a golf simulator business including a restaurant with liquor service. The center of the facility would include a 60-foot long bar with chairs on each side. On one side of the facility there would be approximately four golf simulator areas that would each include a separate virtual golfing device. These areas would be mostly unenclosed and visible from the main restaurant area at the center of the facility. The remaining areas surrounding the bar would include approximately eight private and enclosed gaming rooms, each including a golf simulator machine. All rooms would have a table and chairs to sit while taking a break from golfing or while awaiting a turn at the golf simulator machine if playing with a group. These tables and chairs would also allow space to consume food and alcohol while playing. A separate rest and lounge area including televisions is proposed at the rear of the facility.

The petitioner has indicated that their primary clientele would be individuals looking to practice golf outside of a formal golf course setting or during winter months, individuals or groups looking for a recreational activity, or individuals looking for lessons taught by golf professionals. There would also be monthly tournaments held at the facility. Hours of operation would be 6:00am-2:00am every day. Per the petitioners' business plan, there would be four managers working at the facility, however, no information has been provided on the overall number of employees that would be working during peak shift.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as an Amusement Facility, and the zoning code makes a distinction between "small" amusement facilities (under 5,000 square feet) and "large" amusement facilities (5,000 square feet and larger). Small amusement facilities are allowed as a permitted use within the B-2 District, however, large amusement facilities are classified as a special use in the B-2 District. Therefore, the petitioner must obtain special use permit approval to allow the proposed 10,592 square foot facility. Additionally, the proposed food and liquor service is a separate category of use, which also requires Special Use Permit approval. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four criteria necessary for special use permit approval, which criteria have been included below for reference:

- **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 Comprehensive Plan classifies this property as appropriate for "Commercial" uses, and the proposed amusement facility is compatible with this designation.

Should this project move forward, the petitioner will need to revise the project narrative to provide a clearer description of the proposed business and all services/activities/operations that would take place at the facility. For example, would food and liquor service be offered to individuals that are not participating in virtual golfing? What type of events would occur at the facility? When is the typical customer peak? Can the facility be rented out to groups or will it only be open on a first come/first served basis? It should be noted that the tables and chairs on the floorplan do not match the number of tables and chairs as stated in the project narrative. Based on preliminary discussions it appears that Screen Golf America would qualify for a liquor license, however, a final determination can only be made upon submission of a more detailed

and clear business narrative and floorplan. Finally, in order to demonstrate conformance to the criteria for Special Use Permit approval, a market study must be provided that analyzes the market demand for the proposed facility at this location.

Building, Site and Landscaping:

The petitioner has not proposed any changes to the exterior of the building or site. Staff will verify the condition of the shopping center landscaping as part of the special use permit review process. Any landscaping that is deficient relative to code requirements must be replaced.

As part of the Plan Commission review process, the petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting the proposed interior buildout. Should the Village Board approve the application, the interior remodel will require a building permit. The petitioner should coordinate with the Building Department to determine if the sizes of the proposed washrooms are acceptable given the expected occupant load. Additionally, based on the type of food being served, a grease trap may be required, and depending on the kitchen equipment, a "Type II" range hood may be required. Additionally, all kitchen equipment must be National Sanitation Foundation (NSF) approved or equivalent. The petitioner is also encouraged to reach out to the Health Department to determine what additional food service requirements will apply. If not currently present, a knox box must be installed at the main front entrance into the unit. Finally, the buildout will require an update to all current Illinois Accessibility Code requirements.

Parking and Traffic:

Ingress and Egress to and from the shopping center comes from a full access signalized curb cut along Rand Road as well as non-signalized right-in/right-out curb cut on Rand Road. In addition, there is a full access signalized entrance/exit on Arlington Heights Road, as well as a non-signalized right-in/right-out on Palatine Road. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center.

Per Section 6.12-1.2.a of Chapter 28, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Staff does not believe a traffic analysis is warranted in this instance, however, staff believes that the petitioner should provide a parking analysis that includes a survey of the existing parking lot usage within the shopping center and a comparison to the projected parking demand based on the proposed future use. A total of five days of survey at half-hour intervals during peak customer and travel times is recommended, including at least one Friday and two weekend days. However, staff is open to considering a variation to waive the required traffic study. In order to justify this request, the petitioner must provide a written justification to the following hardship criteria necessary for variation approval:

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

Based on a preliminary analysis of the shopping center and proposed restaurant/amusement facility, the parking on the subject property is code-compliant and includes a small surplus as shown below.

Parking Provided	1,057 spaces
Parking Required	1,027 spaces
Parking Surplus/(Deficit)	30 spaces

Once a detailed and to-scale floorplan is provided, a code analysis of the required vehicle parking and bicycle parking spaces can be completed.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit allow a restaurant and large amusement facility on the subject property, and is generally supportive of the proposed special use, subject to resolution of the following items:

1. For the requested Special Use Permit, the petitioner shall provide a written response to each of the three criteria necessary for special use approval as outlined below, which response must address each of the criteria to justify the requested restaurant and large amusement facility.
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3. The petitioner shall provide a five-day parking survey at half hour intervals for three weekdays (including one Friday) and two weekend days. In addition, the petitioner shall include an analysis of existing demand plus anticipated future demand for the facility.
4. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.
5. The petitioner shall revise the project narrative to provide a clear and more complete description of the business activities and operation.
6. Landscaping within the shopping center will be evaluated as part of the special use permit review process. Missing or dead landscaping shall be replaced.
7. A market study shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 23, 2021

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1743



ARLINGTON HEIGHTS ROAD

RAND ROAD

PALATINE ROAD

SUBJECT UNIT

SGA Screen Golf simulator Academy

Screen Golf - Food & Drinks - Golf Academy

BUSINESS PLAN SUMMARY

June 29, 2021

SGA GENERAL SUMMARY

SGA will provide 10 or 12 bay close or open space serve golf simulator play area either play games or practice and Restaurant & Bar, Located at North Point Center Unit 407 between Palatine rd and Rand Rd, North East corner Shopping Center. The 10,550 square feet of space will be divided internally into two unified. **First**, There is 12 bays each bay holding 2 seated or 4 seated maximum less than 35 seated. **Second**, There will be a Restaurant & Bar (with out cooking and seating player only Not welcome walking customer) 12 seated for them. SGA, We have tournament every month and pri e we give them motivate some increasing their skill. SGA, We have relationship with USGTS and PGA License members will working together teaching beginner and other.

SGA DESIGN

SGA will be located about 10,550 square feet of North Point Center space at 370 E Rand Rd. Unit 407., SGA space nearly square roughly 124' 6" feet by 8 ' 8" feet. The space will be configured into three primary sections: (1) the SGA Food & Bar space along the middle portion of the space, occupying about 720 square feet; (2) the SGA Bays in the left line and right line of the space, occupying about 7,500 square feet (including private bays and open bays; (3) a back of house area containing, storage, dish washing, and bathrooms, rest area, occupying about 2,330 square feet. The Arlington Heights firm HKM Architects and Interiors has been retained for the design work on SGA.

The SGA will have a Bay approximately 10ea 14 feet wide and about 15 feet deep and 10 feet high also 2ea 30 feet wide and 30 feet deep and 10 feet high in the left and right line. Each bay have 2 or 4 seated total 35 seated and 12 tables. Food & Bar will be the 60 feet long bar in the middle of bays.

SGA DRINKS

Craft cocktails will be the centerpiece of the SGA beverage program, with a changing list of featured cocktails. The cocktails will focus on products from Midwestern distilleries, including Few (Evanston), Chicago Distilling (Chicago), Letherbee (Chicago), CH Distillery (Chicago), Koval (Chicago), Rhine Hall (Chicago), North Shore (Lake Bluff), Death's Door (Middleton, WI), Yahara Bay (Madison, WI), Journeyman (Three Oaks, MI), Great Lakes (Milwaukee), and New Holland (Holland, MI).

The SGA Food & Bar will feature a rotating menu of 5-8 featured draft beers, with others available in bottles. There is no shortage of strong local beer suppliers. Events featuring specific beer and liquor producers will be held monthly in the SGA Food & Bar.

"Local" wines are different story. Consumers are not clamoring for Midwestern wines, which are not well known, and which consumers perceive as being of low quality. The SGA Food & Bar will include a few high-quality Michigan wines {sparkling wines from L. Mawby in Suttons Bay; pinot noir from Black Star Farms in Suttons Bay, Cabernet Sauvignon from Demaine Berrien in Berrien Springs, Chardonnay from Bower's Harbor in Traverse City, and Riesling from Shady Lane in Suttons Bay}. But the majority of wines offered will be from outside the Midwest.

Finally, SGA will feature some non-alcoholic drink specialties, including juiced fruits and vegetables in the summer and drinking chocolate (a thick and intense version of hot cocoa) in winter

BAR & KITCHEN EQUIPMENT

1. 2 EA - Avanto P85s Double commercial panini sandwich grill with smooth plates - 18 3/16" x 9 1/16" cooking surface - 120v, 3500w
2. 1 EA - Avanto UBB-4G-HC Black counter height glass door black bar refrigerator with LED light.
3. 1 EA - Vevor 132lbs commercial ice maker undercounter ice cube machine stainless steel.
4. 2 EA - Countertop electric pizza oven stainless with adjustable thermostatic 120v.1700w
5. 4 EA - Greek chef Air fryer toaster countertop oven stainless steel -1500w, 10L
6. 1 EA - Danby 61" Chest freezer with 14.5 Cu. Ft 120v
7. 1 EA - Mo Tak Mpr-93, 91 7/8" Pizza, Sandwich Prep table w/Refrigerated base, 115v

SGA OPERATIONS

SGA will be open from 6am - 2am 7days Monday through Sunday

SGA LIQUOR SALE HOURS

Monday through Thursday: 8am to midnight

Friday: 8am to 1am

Saturday: 8am to 1am

Sunday: 11am to midnight.

SGA FOOD

SGA will focus on Midwest sourced foods, with significant suppliers noted on the menu.

Menu ----

1. Pizza,

- * Crust supreme : Pepperoni, sausage, green & red peppers, onion, black olives with choice Pork, chicken, beef.\$8.99
- * Cheese Pizza \$7.99
- *Hawaiian Pizza : red onion, pineapple, ham, basil. \$10.99
- *Goatee Pizza : tomato pesto, mozzarell, goat cheese and topped with fresh spinach. \$16,99
- * Marghrita Pizza : tomato sauce, mozzarella, oregano, chilli pepper, onion. 14,99

2. Pasta,

- * Pasta and Tomato: tomato sauce, pellentesque, beef, cheese. \$8.99
- * Shrimp & Pesto Pasta : shrimp, cheese, pesto sauce, \$12,99
- * Lasagne : beef, tomato sauce, cheese, pepper. \$13,99
- *Macaronnes : cheese, sausage, vege. \$10,99
- *Piquant penne pasta : chilli sauce, cheese, pinut, pepper.\$10,99

3. Hot Sandwich

- *Italian Meatballs \$9.00
- *Hot Italian Sausage \$9.00
- cooked in herbs and spices with sweet bell peppers.
- *Italian Beef \$9.00
- roasted Italian beef, tender and lean, spiced with our special seasonings, and peppers.
- *Beef/Sausage Combo \$14.00
- *Steak with Cheese Slice \$12.99
- *Pork & Garlic Panini \$12.00
- stout marinated pork tenderloin w/ coffee rub topped w/ onion, garlic butter and seasoning.
- *Turkey Panini \$10.00
- our famous and delicious oven roasted turkey breast, Havarti cheese, lettuce, tomato and pesto sauce.
- *Ham & Cheese Panini \$12.00
- your choice of ham, grilled with Mozzarella cheese, roasted red peppers, balsamic vinegar and extra virgin olive oil.

Desserts

- Chocolate Cake slice \$4.00
- Double Layer Carrot Cake \$6.00
- Strawberry Cake \$5.00
- Gluten Free Chocolate Cake \$8.00
- Bubble Tea \$6.25
- Ice cream \$4.50

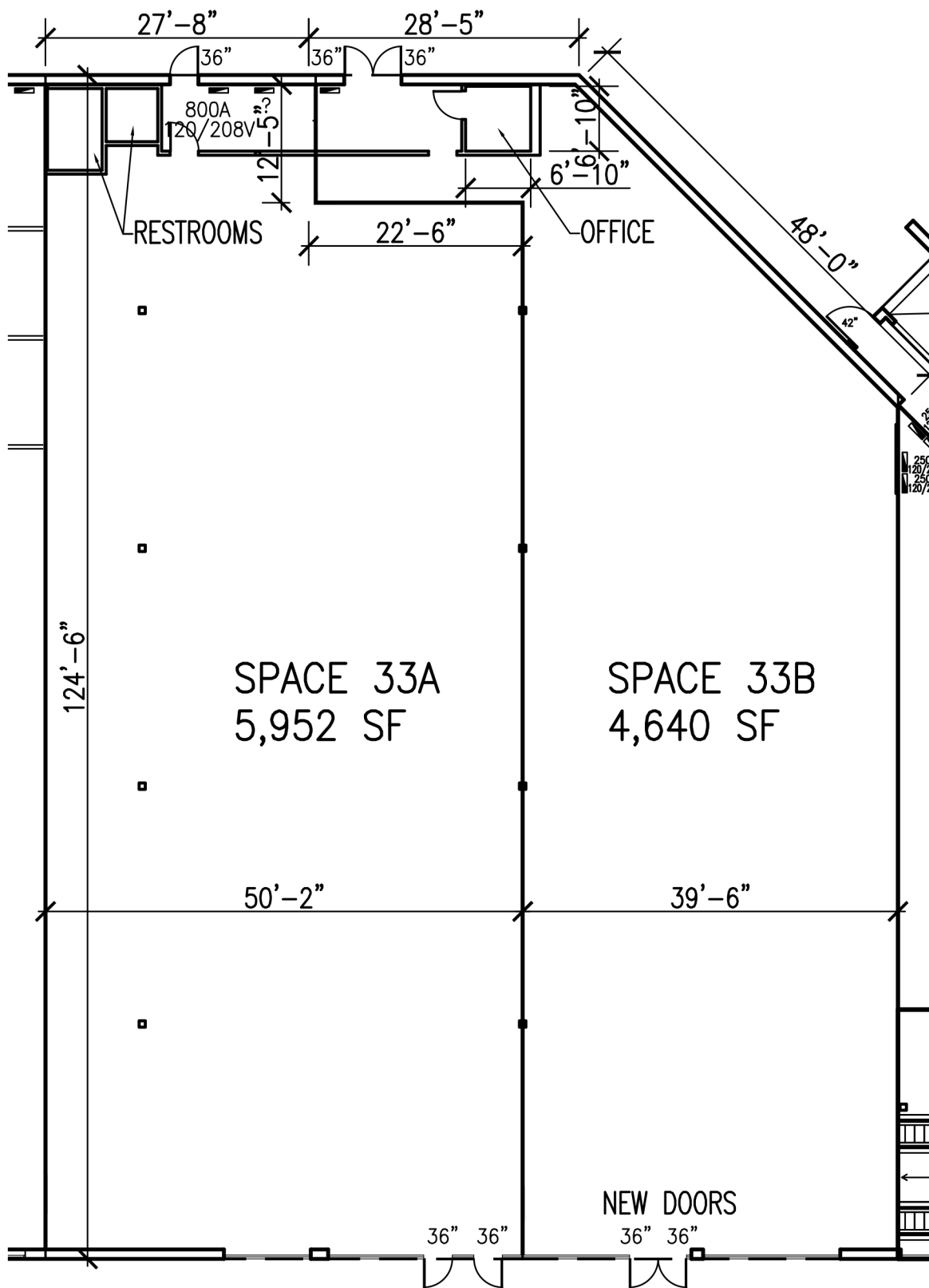
SGA MANAGEMENT

SGA will operate under four principal managers (none of whom will be the Owners):

General Manager. Responsible for all operations and the face of the business to the community. Reports to the Owners.

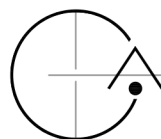
Food & Bar Manager. Responsible for all back of house operations. Reports to General Manager.







PROPOSED LEASE OUTLINE DRAWING
 SCALE: 1/8" = 1'-0"



chadha + associates
 architecture + interiors + design
 200 WEST MONROE STREET
 T 312 332 2062 | F 312 332 9894
 SUITE 2070 CHICAGO ILLINOIS 60606
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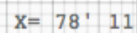
EDGEMARK

2215 YORK ROAD
 SUITE 503
 OAKBROOK, IL 60523
 630-572-5616
 630-472-1020

LOD

04/28/2016
 0000-00

g your work, you should **Create an Account** so your work is saved permanently.





New golf business proposal

MS GOLF

Golf Academy Center
Design Concept

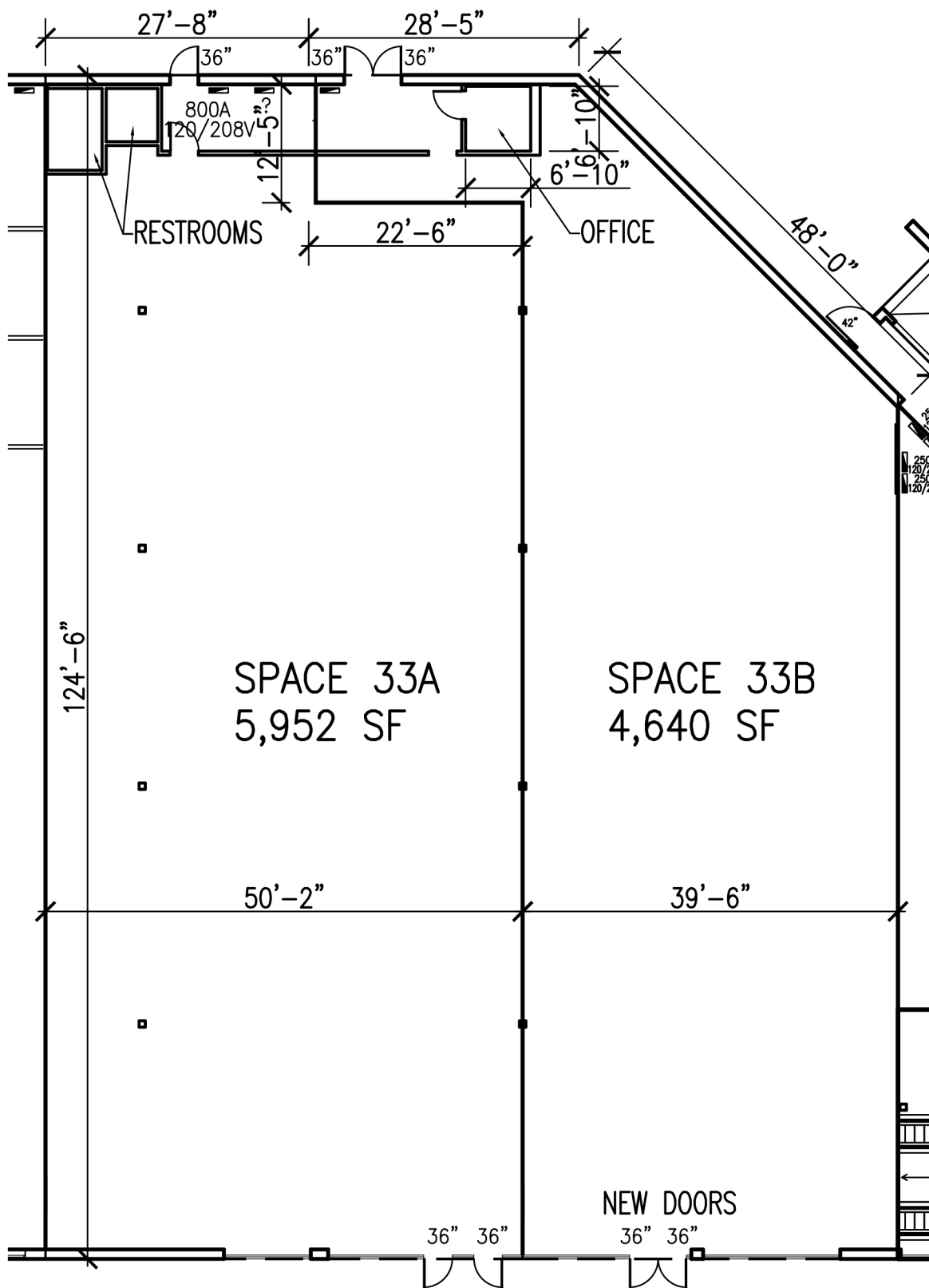
ISO

전체 투시도

- 안내데스크
- 사무실
- 남-여 락카룸
- 남-여 파우치 룸
- 창고
- 카페테리아
- 휴게실
- 퍼팅 연습장
- 골프 용품샵 및 피팅룸
- bunker 연습장
- VIP 룸 2대
- 오픈 타석 5대
- 룸 타석 5대

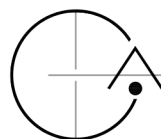


MS Golf - Realtime Full 3D Golf Simulator. www.msgolf.kr





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04/28/2016
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Conceptual Plan Review Committee
7/28/2021

Item: Vine Street Subdivision - 800 N. Fernandez Ave. - T1730

Department: Planning & Community Development

Requested Action

1. Comprehensive Plan Amendment to change the designation of the property from "Institutional" to "Single-Family Detached".
2. Preliminary and Final Plat of Subdivision approval to subdivide the property into 16 single-family lots plus two lots for detention.

Variations Required

1. Variation to Chapter 28, Section 5.1-3.1, to allow 70' wide corner lots and 65' wide interior lots where code requires a minimum lot width of 90' on corner lots and 70' on interior lots.
2. Variation to Chapter 28, Section 5.1-3.1, to allow 7,315 sq. ft. corner lots and 6,792 sq. ft. interior lots where code requires a minimum corner lot size of 9,900 sq. ft. and minimum interior lot size of 8,750 sq. ft.
3. Variation to Chapter 29, Section 29-307a.3, to allow 70' wide corner lots and 65' wide interior lots where code requires a minimum lot width of 90' on corner lots and 70' on interior lots.
4. Variation to Chapter 28, Section 29-307a.4, to allow 7,315 sq. ft. corner lots and 6,792 sq. ft. interior lots where code requires a minimum corner lot size of 9,900 sq. ft. and minimum interior lot size of 8,750 sq. ft.
5. Additional variations may be identified upon submittal of detailed plans.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Comprehensive Plan Amendment to change the designation of the property from "Institutional" to "Single-Family Detached", and Plat of Subdivision approval to subdivide the property into 16 single-family lots plus two lots for detention, as well as the following variations from the Municipal Code:

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The SDC is generally supportive of a single-family subdivision on the subject property, however, the SDC is not supportive of the proposed lots sizes. Should the petitioner elect to proceed forward under either the 13-lot or 16-lot concept, the following items must be addressed:

1. As part of the Plan Commission application, the petitioner shall provide written justification to the following hardship criteria for each variation requested:

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

2. Upon submission of a detailed plans, staff will analyze the proposed lot sizes in comparison to the lot sizes within the vicinity, past rezoning's in the vicinity, and any recent subdivisions that have occurred within the neighborhood. If the proposed lot sizes are not compatible with the surrounding lots, modifications to the plan may be required.

3. The existing structure on the subject property shall be demolished no more than six months after final plat of subdivision approval.

4. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting.

5. School, Park and Library contributions shall be required prior to the issuance

of a building permit for each new lot.

6. A Design Commission application shall be required for each new home on the subject property and an overall Design Commission application for the development shall be required at time of Plan Commission application submittal.

7. Linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each new home, which shall be required at time of building permit.

8. The petitioner shall provide an exhibit showing all existing front yard setbacks along the frontage to the northeast, northwest, and southeast of the subject property.

9. On-site detention shall be required. As part of the formal Plan Commission review, detention calculations shall be provided. Detention shall be landscaped pursuant to Code.

10. Preliminary engineering plans shall be required for preliminary plat of subdivision approval, and final engineering plans shall be required for final plat approval. Final Plat of Subdivision shall be required separately unless combined with the Preliminary Plat process.

11. The petitioner shall discuss private ownership and maintenance of the detention outlot with the Engineering Division. Should the basin be required to be dedicated to the Village, a onetime upfront fee for each lot in the subdivision for detention maintenance shall be required.

12. A tree preservation plan that identifies all existing trees with a trunk caliper size of three inches or greater must be provided. This plan must also include a reference chart that lists each tree by common and botanical name, size, condition (good, fair, poor) disposition (remove, relocate, preserve) and mitigation value.

13. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

ATTACHMENTS:

Description

Staff Report

Aerial

Concept Plan - July 2021

Justification for Variation

Plat of Survey

Type

Board or Commission Report

Exhibits

Exhibits

Correspondence

Exhibits

Surrounding Lot Size Analysis - Per
Petitioner

Exhibits



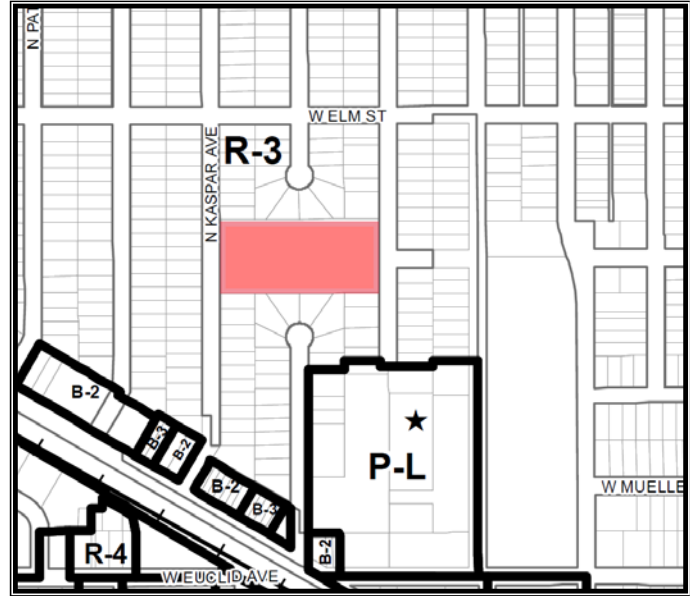
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1730
Project Title: Vine Street Subdivision
Address: 800 N. Fernandez Ave.
PIN: 03-30-234-001

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 28, 2021
Date Prepared: July 23, 2021

Petitioner: Anthony Pecoraro
Address: Benchmark Developers, Inc.
 725 E. Dundee Road, Suite 206
 Arlington Heights, IL 60004

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Institutional
Existing Land Use: Religious Institution



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action:

1. Comprehensive Plan Amendment to change the designation of the property from “Institutional” to “Single-Family Detached”.
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5. Additional variations may be identified upon submittal of detailed plans.

Project Update:

The petitioner appeared at the June 9th, 2021, Conceptual Plan Review Committee with a concept for a 13-lot single-family subdivision with a 14th lot for stormwater detention. Under this concept, three out of the 13 single-family lots required a variation to reduce the minimum allowable lot size and minimum allowable lot width. Specifically, three of the corner lots were requesting a 10.3% reduction in minimum lot size and a 5.5% reduction in minimum lot width. Staff was generally supportive of the concept, which presented a subdivision that was substantially compliant with the lot size and lot width regulations of the R-3 District.

Since the meeting last month, the petitioner has revised their proposal to further reduce the minimum proposed lot sizes and widths, whereby increasing the number of lots within the proposed subdivision. Under the current proposal, which includes 16 single-family lots (and two additional lots for detention), the interior lots would require a 22.4% reduction in minimum allowable lot size (6,792 square feet where code requires 8,750 square feet) and a 7.1% reduction to the minimum allowable lot width (65 feet where code requires 70 feet). The corner lots would require a 26.1% reduction to the minimum allowable lot size (7,315 square feet where code requires 9,900 square feet) and a 22.2% reduction to the minimum allowable lot width (70 feet where code requires 90 feet).

The petitioner has provided an analysis of the existing lot sizes and lot widths in the vicinity, which shows that the majority of lots in the immediate neighborhood are around 6,600 square feet in size. The petitioner has stated that the proposed lot sizes are more consistent with the existing lot sizes in the vicinity. Staff does not disagree that the majority of the existing lot sizes in the vicinity are similar to the proposed lot sizes, however, staff continues to advocate for the previous proposal where the interior lots met code and the corner lots required variations. A three-lot subdivision approved in 2018 on the Christian Liberty property allowed lots that were approximately 8,000 square feet in size (8.6% reduction in lot size), with lot widths of 60' (13.9% reduction in lot width), which is more consistent with the petitioners original proposal. The petitioner has provided a preliminary response to the hardship criteria in support of their requested variations, which has been included in the packet transmitted to the Conceptual Plan Review Committee. Should this development proceed to the Plan Commission, staff will complete a detailed and comprehensive analysis of existing lot sizes in the vicinity.

Project Background:

The subject property is approximately 3.76 acres in size and bounded by Fernandez Avenue to the east and Kaspar Avenue to the west. The site is currently owned and occupied by Sisters of the Living Word, a religious institution whose mission is to spread the word of God through ministry. According to the petitioner, the owner is no longer running at full capacity and staff has been reduced. Additionally, a portion of the building was previously leased to Northwest Suburban Montessori School, but they have since vacated and are no longer tenants.

The petitioner has proposed subdivision of the land into 16 single-family lots with two additional lots for onsite detention. Vine Street, which dead-ends into the site at the east, would be extended through the subject property and connected to Kaspar Avenue to the west.

Zoning and Comprehensive Plan:

All subdivisions must be reviewed by the Plan Commission and approved by the Village Board. As part of the preliminary review process, the Staff Development Committee evaluated the relationship of the 16 new lots to the applicable Zoning and Subdivision regulations (see Table 1 below). The subject property is currently

zoned R-3, One-Family Dwelling District, and the proposed single-family homes are permitted uses within the R-3 District.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25	8.5	30	10
	9,900	8,750	90	70/75/90*				
Lot 1	7,315		70		25	7	30	TBD**
Lot 2		6,792		65	25	6.5	30	NA
Lot 3		6,792		65	25	6.5	30	NA
Lot 4		6,792		65	25	6.5	30	NA
Lot 5		6,792		65	25	6.5	30	NA
Lot 6		6,792		65	25	6.5	30	NA
Lot 7		6,792		65	25	6.5	30	N/A
Lot 8	7,315		70		25	7	30	TBD**
Lot 9	7,315		70		25	7	30	TBD**
Lot 10		6,792		65	25	6.5	30	NA
Lot 11		6,792		65	25	6.5	30	NA
Lot 12		6,792		65	25	6.5	30	NA
Lot 13		6,792		65	25	6.5	30	NA
Lot 14		6,792		65	25	6.5	30	NA
Lot 15		6,792		65	25	6.5	30	NA
Lot 16		6,792		65	25	6.5	30	NA
Detention Lots	7,315		70		NA	NA	NA	NA
Ave. Lot Size (not including detention lots)		6,890		65.93				
* Required lot width varies depending on the lot size. The required lot width of 70/75/90 feet is for lots up to 10,000 SF, 15,000 SF and 20,000 SF in area								
** Exterior side yard setback will be based on average of the block. Petitioner will need to provide additional information.								

As identified above, corner lots do not conform to the required lots size and lot width. Therefore, the following variations are required:

- ***Variation to Chapter 28, Section 5.1-3.1, to allow 70' wide corner lots and 65' wide interior lots where code requires a minimum lot width of 90' on corner lots and 70' on interior lots.***
- ***Variation to Chapter 28, Section 5.1-3.1, to allow 7,315 sq. ft. corner lots and 6,792 sq. ft. interior lots where code requires a minimum corner lot size of 9,900 sq. ft. and minimum interior lot size of 8,750 sq. ft.***
- ***Variation to Chapter 29, Section 29-307a.3, to allow 70' wide corner lots and 65' wide interior lots where code requires a minimum lot width of 90' on corner lots and 70' on interior lots.***
- ***Variation to Chapter 28, Section 29-307a.4, to allow 7,315 sq. ft. corner lots and 6,792 sq. ft. interior lots where code requires a minimum corner lot size of 9,900 sq. ft. and minimum interior lot size of 8,750 sq. ft.***

As required in any Plan Commission application, the petitioner must provide a formal response that demonstrates conformance with the standards of approval for these Variations, and a written justification to the following hardship criteria must be provided:

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

The Comprehensive Plan classifies this property as “Institutional”, which classification corresponds to the existing religious institution that currently occupies the site. In order to support the proposed change of use, the Comprehensive Plan must be amended to reclassify the site from “Institutional” to “Single-Family Detached”. The Staff Development Committee does not object to the proposed residential uses given that the character of the surrounding neighborhood is residential, however, there are concerns over the proposed lot sizes.

Prior to appearing before the Plan Commission, it is recommended that the petitioner hold a neighborhood meeting to introduce the project to the surrounding community and understand what concerns they may have. Impact fees shall be required for every new home constructed within the subdivision. In addition, Design Commission approval shall be required for each new home on the subject property. Finally, linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each lot in the development, which shall be required at time of building permit.

Building, Site, Landscaping:

Based on a preliminary analysis of the proposed lots, all required setbacks are compliant on each lot. However, the petitioner should note that the exterior side yard setbacks for the corner lots will be based on the average setbacks of all existing homes on that frontage. The petitioner will need to provide an exhibit showing all existing setbacks on each frontage to allow staff to determine the required exterior side yard setbacks for Lot 1, Lot 8, and Lot 9.

A formal landscape and tree preservation plan shall be required for this development. The petitioner shall work with the Village towards preserving as many trees as feasible on the site, and site engineering should take into account existing trees that may be desirable to save. Upon receipt of the tree survey, staff will evaluate any trees that may merit preservation.

Engineering and Infrastructure

Onsite detention has been proposed on the western side of the site. The project will need to conform to all applicable Village and Metropolitan Water Reclamation District (MWRD) regulations relative to stormwater, and detention calculations shall be required as part of the Plan Commission application. The petitioner has proposed establishment of an HOA for maintenance of the common stormwater lot. The Engineering Division traditionally has seen detention outlots dedicated to the Village, which has guaranteed that appropriate maintenance will occur in the future. When detention areas have been dedicated to the Village, the petitioner should be aware that the Village has required all recent single-family subdivisions to pay a onetime upfront fee for each lot for detention maintenance, which would be determined as part of Final Plat of Subdivision. If the Engineering Division is open to private ownership and maintenance of the detention outlot, then the onetime maintenance fee would not be required, however, the petitioner should communicate with the Engineering Division to determine if private ownership and maintenance is allowed.

The petitioner should be aware that both Preliminary and Final Plat of Subdivision approval shall be required. Preliminary engineering plans shall be required for Preliminary Plat of Subdivision approval, and final

engineering plans shall be required for Final Plat of Subdivision approval. All public improvement and maintenance bonds/deposits shall be required prior to Final Plat of Subdivision approval by the Village Board.

Full street improvements are required for the Vine Street extension and 66 feet of ROW dedication shall be required. The Vine Street ROW must be improved to code standards relative to curb/gutter, sidewalk, street trees, etc.

Parking and Traffic:

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only thirteen lots, no traffic or parking study is required. Each home will have, at a minimum, a two-car garage. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Comprehensive Plan Amendment to change the designation of the property from “Institutional” to “Single-Family Detached”, and Plat of Subdivision approval to subdivide the property into 16 single-family lots plus two lots for detention, as well as the following variations from the Municipal Code:

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The SDC is generally supportive of a single-family subdivision on the subject property, however, the SDC is not supportive of the proposed lots sizes. Should the petitioner elect to proceed forward under either the 13-lot or 16-lot concept, the following items must be addressed:

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 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Upon submission of a detailed plans, staff will analyze the proposed lot sizes in comparison to the lot sizes within the vicinity, past rezoning’s in the vicinity, and any recent subdivisions that have occurred within the neighborhood. If the proposed lot sizes are not compatible with the surrounding lots, modifications to the plan may be required.

3. The existing structure on the subject property shall be demolished no more than six months after final plat of subdivision approval.
4. Prior to appearing before the Plan Commission, the petitioner shall hold a neighborhood meeting.
5. School, Park and Library contributions shall be required prior to the issuance of a building permit for each new lot.
6. A Design Commission application shall be required for each new home on the subject property and an overall Design Commission application for the development shall be required at time of Plan Commission application submittal.
7. Linkage fees, in accordance with the Inclusionary Housing Ordinance, shall be required for each new home, which shall be required at time of building permit.
8. The petitioner shall provide an exhibit showing all existing front yard setbacks along the frontage to the northeast, northwest, and southeast of the subject property.
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14. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 23, 2021

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1730

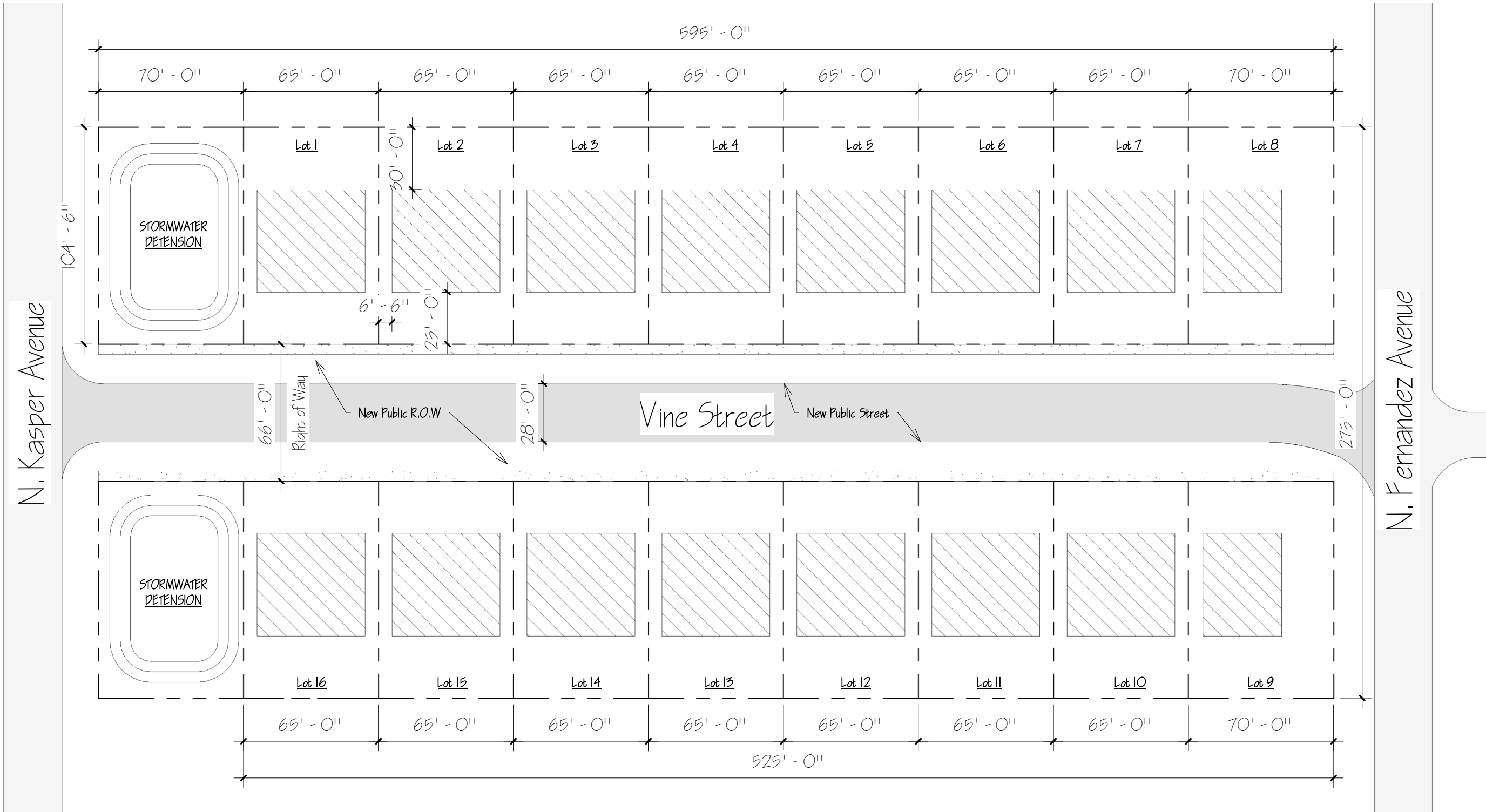


Map created on March 1, 2021.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



① Site
1" = 50'-0"

BENCHMARK
DEVELOPERS - BUILDERS - DESIGNERS

www.benchmarkdvp.com

TBD, LLC

VINE STREET HOMES

No.	Description	Date
1	Staff Review	2-15-21
2	Staff Review 2	3-23-21

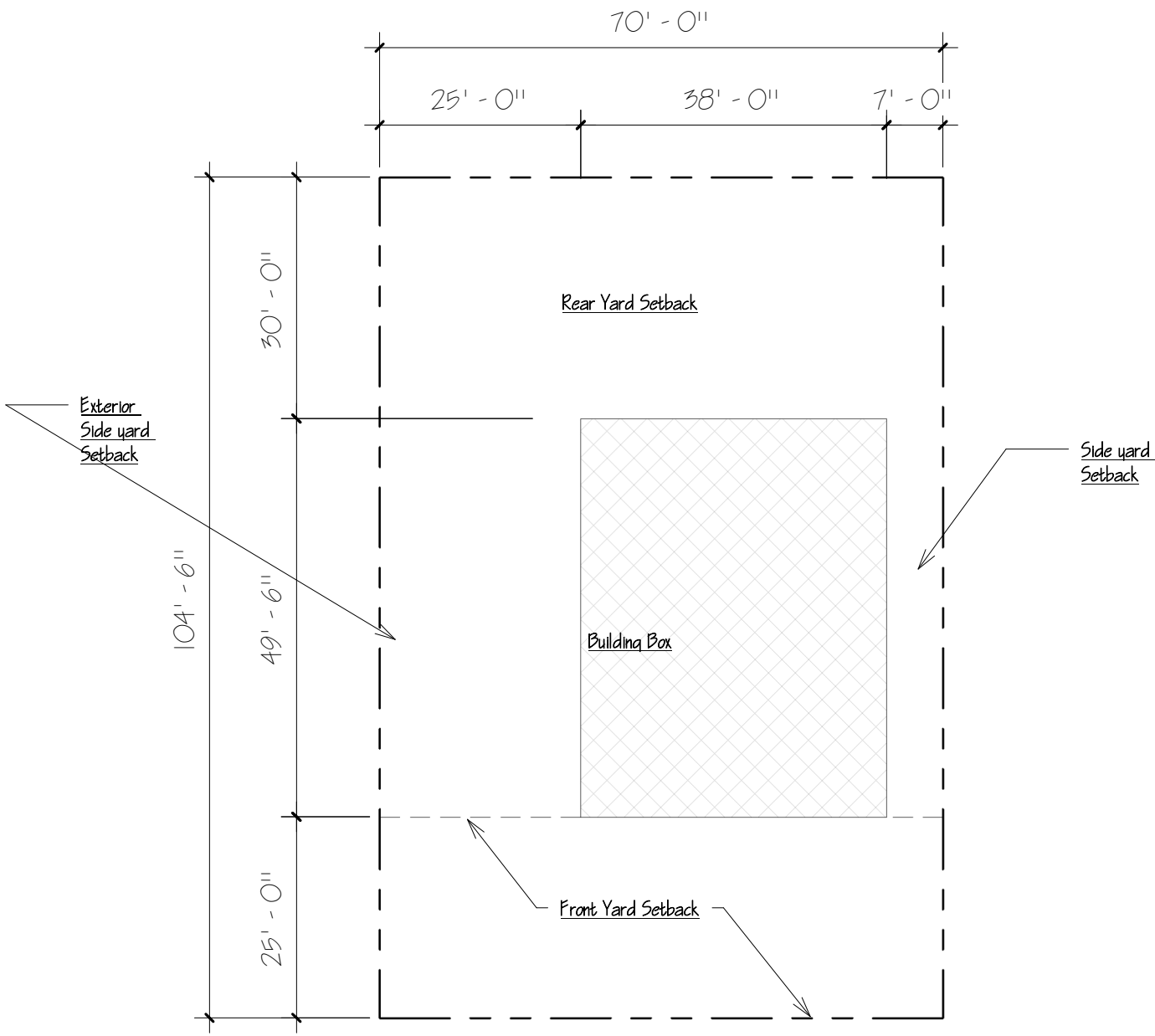
Subdivision Site Plan

Project number	21020
Date	4-7-2021
Drawn by	AP
Checked by	BP

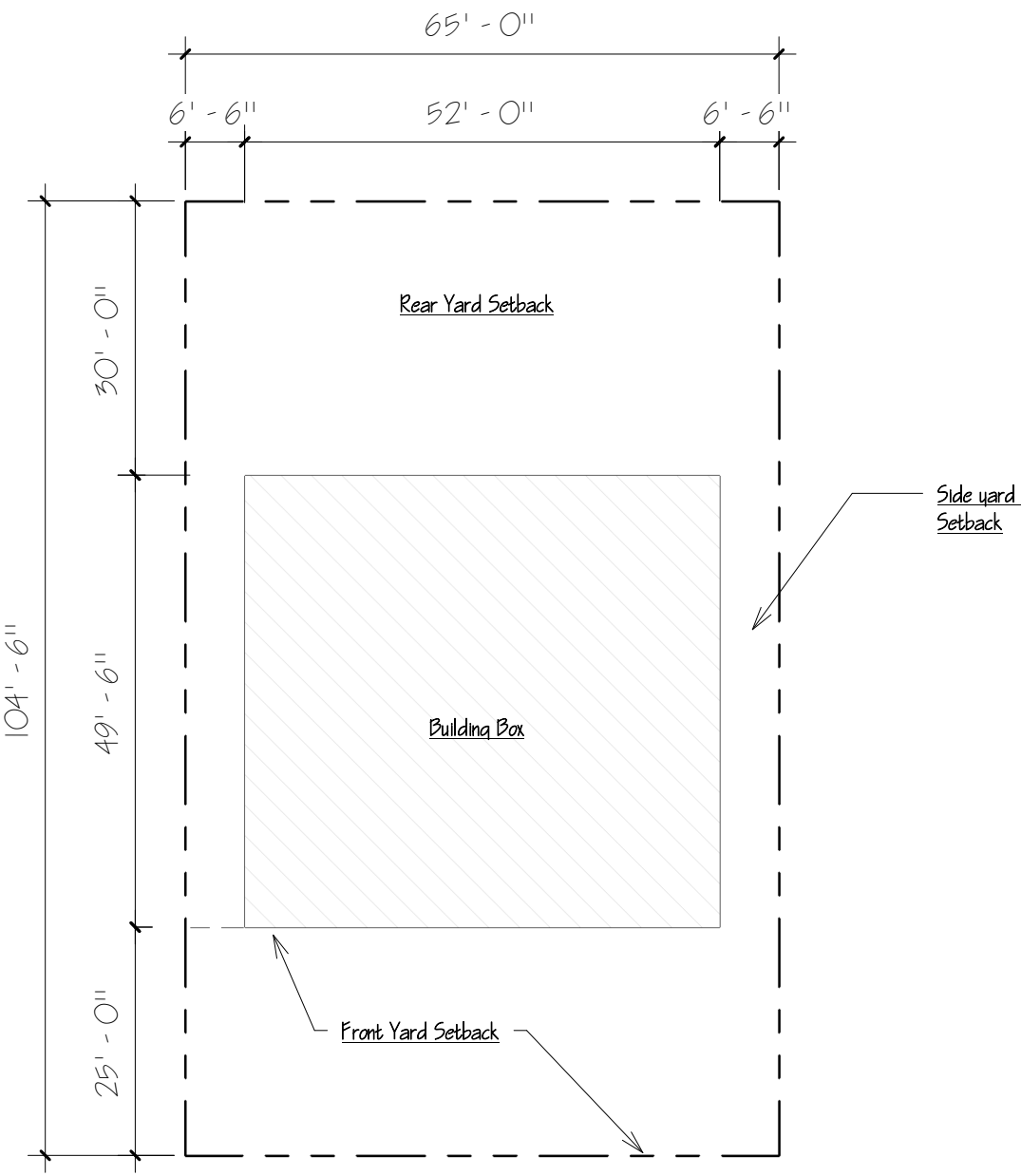
AIOI

Scale 1" = 50'-0"

Corner Lot



Interior Lot



① Typical Lot
1" = 20' - 0"

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TBD, LLC

VINE STREET HOMES

No.	Description	Date
1	Staff Review	2-15-21
2	Staff Review 2	3-23-21

Typical Lot

Project number	21020
Date	4-7-2021
Drawn by	Author
Checked by	Checker

A102

Scale 1" = 20' - 0"

Floor Plan 1: ~2,300 s.f.



Floor Plan 2: ~2,450 s.f.



NOT TO SCALE

No.	Description	Date

Conceptual Elevations I		
Project number	21020	A105
Date	4-7-2021	
Drawn by	Author	
Checked by	Checker	
		Scale

Floor Plan 3: ~2,500 s.f.



Floor Plan 4: ~2,600 s.f.



NOT TO SCALE

No.	Description	Date

Conceptual Elevations 2		
Project number	21020	A106
Date	4-7-2021	
Drawn by	AP	
Checked by	BP	
		Scale

Justification for Lot Sizes (submitted via email on 7/12/21)

- 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 use of single family homes, on the subject property, does not alter the surrounding neighborhood of single family homes. The nearby properties all have the same use.
- 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 existing use is no longer operating at capacity and has opted to sell the property.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The proposed variation is in harmony with the spirit of the single family home standards. While we are proposing lot sizes that are marginally smaller than code, we feel that the character and feel of the neighborhood is kept in tact. We also feel that the proposed variation complies better with the surrounding neighborhood than the standards set by zoning code. The existing neighborhood has a standard lot size of 6,600 s.f. and we are proposing 6,792 s.f. lots.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.
 - We have attempted many iterations of the proposed site plan and we feel that this is a minimal variation for a reasonable and compliant proposed single family subdivision.

SURVEY LEGEND
● Monumentation Found
○ Monumentation Not Found
(80') Record Dimension
--- Fence Line

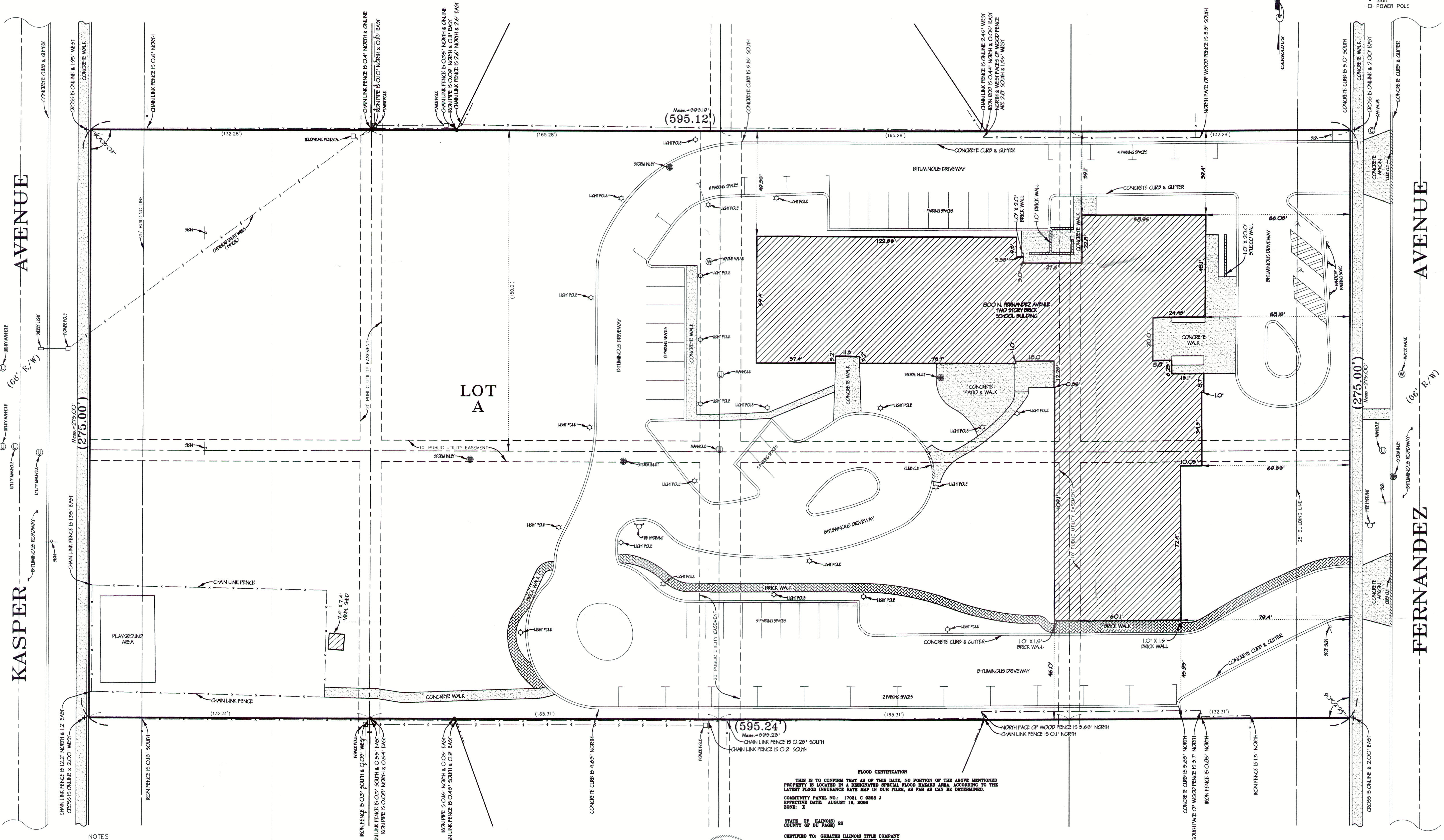
AREA OF SITE - 163,685 SQ. FT. (3.76 ACRES)
AREA OF BUILDING - 19,875 SQ. FT.
2 HANDI-CAP PARKING SPACES
52 REGULAR PARKING SPACES

ALTA/ACSM SURVEY

LOT 'A' IN RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHTS OF WAY, IN COOK COUNTY, ILLINOIS.

0 10 20 30 40
SCALE: 1" = 20'

UTILITY LEGEND
● MANHOLE / CATCHBASIN
■ CURB INLET
FLARED END SECTION
WATER VALVE VAULT
FIRE HYDRANT
UTILITY MANHOLE
UTILITY STRUCTURE
TRAFFIC SIGNAL
SIGN
POWER POLE



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.
COMMUNITY PANEL NO.: 17031 C 0803 J
EFFECTIVE DATE: AUGUST 18, 2008
ZONE: X

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
CERTIFIED TO: GREATER ILLINOIS TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 ILLINOIS STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6-8, 10-11, 13-14, 16-18, 20-21, 23-24, 26-27, 29-30, 32-33, 35-36, 38-39, 41-42, 44-45, 47-48, 50-51, 53-54, 56-57, 59-60, 62-63, 65-66, 68-69, 71-72, 74-75, 77-78, 80-81, 83-84, 86-87, 89-90, 92-93, 95-96, 98-99, 101-102, 104-105, 107-108, 110-111, 113-114, 116-117, 119-120, 122-123, 125-126, 128-129, 131-132, 134-135, 137-138, 140-141, 143-144, 146-147, 149-150, 152-153, 155-156, 158-159, 161-162, 164-165, 167-168, 170-171, 173-174, 176-177, 179-180, 182-183, 185-186, 188-189, 191-192, 194-195, 197-198, 200-201, 203-204, 206-207, 209-210, 212-213, 215-216, 218-219, 221-222, 224-225, 227-228, 230-231, 233-234, 236-237, 239-240, 242-243, 245-246, 248-249, 251-252, 254-255, 257-258, 260-261, 263-264, 266-267, 269-270, 272-273, 275-276, 278-279, 281-282, 284-285, 287-288, 290-291, 293-294, 296-297, 299-300, 302-303, 305-306, 308-309, 311-312, 314-315, 317-318, 320-321, 323-324, 326-327, 329-330, 332-333, 335-336, 338-339, 341-342, 344-345, 347-348, 350-351, 353-354, 356-357, 359-360, 362-363, 365-366, 368-369, 371-372, 374-375, 377-378, 380-381, 383-384, 386-387, 389-390, 392-393, 395-396, 398-399, 401-402, 404-405, 407-408, 410-411, 413-414, 416-417, 419-420, 422-423, 425-426, 428-429, 431-432, 434-435, 437-438, 440-441, 443-444, 446-447, 449-450, 452-453, 455-456, 458-459, 461-462, 464-465, 467-468, 470-471, 473-474, 476-477, 479-480, 482-483, 485-486, 488-489, 491-492, 494-495, 497-498, 500-501, 503-504, 506-507, 509-510, 512-513, 515-516, 518-519, 521-522, 524-525, 527-528, 530-531, 533-534, 536-537, 539-540, 542-543, 545-546, 548-549, 551-552, 554-555, 557-558, 560-561, 563-564, 566-567, 569-570, 572-573, 575-576, 578-579, 581-582, 584-585, 587-588, 590-591, 593-594, 596-597, 599-600, 602-603, 605-606, 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2851-2852, 2854-2855, 2857-2858, 2860-2861, 2863-2864, 2866-2867, 2869-2870, 2872-2873, 2875-2876, 2878-2879, 2881-2882, 2884-2885, 2887-2888, 2890-2891, 2893-2894, 2896-2897, 2899-2900, 2902-2903, 2905-2906, 2908-2909, 2911-2912, 2914-2915, 2917-2918, 2920-2921, 2923-2924, 2926-2927, 2929-2930, 2932-2933, 2935-2936, 2938-2939, 2941-2942, 2944-2945, 2947-2948, 2950-2951, 2953-2954, 2956-2957, 2959-2960, 2962-2963, 2965-2966, 2968-2969, 2971-2972, 2974-2975, 2977-2978, 2980-2981, 2983-2984, 2986-2987, 2989-2990, 2992-2993, 2995-2996, 2998-2999, 3000-3001, 3003-3004, 3006-3007, 3009-3010, 3012-3013, 3015-3016, 3018-3019, 3021-3022, 3024-3025, 3027-3028, 3030-3031, 3033-3034, 3036-3037, 3039-3040, 3042-3043, 3045-3046, 3048-3049, 3051-3052, 3054-3055, 3057-3058, 3060-3061, 3063-3064, 3066-3067, 3069-3070, 3072-3073, 3075-3076, 3078-3079, 3081-3082, 3084-3085, 3087-3088, 3090-3091, 3093-3094, 3096-3097, 3099-3100, 3102-3103, 3105-3106, 3108-3109, 3111-3112, 3114-3115, 3117-3118, 3120-3121, 3123-3124, 3126-3127, 3129-3130, 3132-3133, 3135-3136, 3138-3139, 3141-3142, 3144-3145, 3147-3148, 3150-3151, 3153-3154, 3156-3157, 3159-3160, 3162-3163, 3165-3166, 3168-3169, 3171-3172, 3174-3175, 3177-3178, 3180-3181, 3183-3184, 3186-3187, 3189-3190, 3192-3193, 3195-3196, 3198-3199, 3200-3201, 3203-3204, 3206-3207, 3209-3210, 3212-3213, 3215-3216, 3218-3219, 3221-3222, 3224-3225, 3227-3228, 3230-3231, 3233-3234, 3236-3237, 3239-3240, 3242-3243, 3245-3246, 3248-3249, 3251-3252, 3254-3255, 3257-3258, 3260-3261, 3263-3264, 3266-3267, 3269-3270, 3272-3273, 3275-3276, 3278-3279, 32

The map illustrates a residential subdivision with the following details:

- Streets:**
 - N. Kennicott Blvd. (North boundary)
 - N. Kaspar Ave. (East boundary)
 - N. Ridge Ave. (South boundary)
 - N. Salem Ave. (West boundary)
- Central Area:** ARLINGTON RIDGE CENTER (LEGACY PARK)
- Subject Property:** A specific lot highlighted in green, located near the center of the subdivision.
- Lot Dimensions and Areas:**
 - Lot areas are provided in square feet (e.g., 7,920 sf, 6,600 sf, 7,315 sf).
 - Lot dimensions are provided in feet (e.g., 60', 50', 70', 65').
- Other Features:**
 - A 'DETENTION' pond is located near the center of the subdivision.
 - Various lot areas are provided in square feet (e.g., 7,920 sf, 6,600 sf, 7,315 sf).

[illegible]