



Village of Arlington Heights  
Plan Commission  
Virtual Meeting  
July 22, 2020  
7:30 PM

**I. CALL TO ORDER**

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3gZYBWb>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at [shubbard@vah.com](mailto:shubbard@vah.com). Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on July 22, 2020.

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Vasa Fitness - 6/10/20

**IV. PUBLIC HEARINGS**

- A. Mariano's Gas Station - 406 E. Northwest Hwy. - PC#20-009  
Special Use Permit for Auto Service Station, Variations

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

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



**Plan Commission  
7/22/2020**

**Item:** Vasa Fitness - 6/10/20

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Vasa Fitness - 6/10/20

**Type**

Minutes

PLAN

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

COMMISSION

RE: VASA FITNESS - 750 EAST RAND ROAD. - PC #20-002  
PUD AMENDMENT TO ORDINANCE 90-014, VARIATION

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Plan Commission Meeting held via virtual Webinar which permits the  
public to fully participate in the virtual hearing via the Webinar or their phones, pursuant to  
orders issued in response to the COVID-19 pandemic, on the 10th day of June, 2020,  
at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRENCE ENNES, Chairman  
JAY CHERWIN  
SUSAN DAWSON  
GEORGE DROST  
BRUCE GREEN  
LYNN JENSEN  
JOE LORENZINI  
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: Okay, so this June 10th, 2020 meeting of the Arlington Heights Plan Commission is hereby called to order. We're going to pledge allegiance seated in our seats, and follow me.

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Okay, thank you. So, this meeting is called to order. The first item of business is approval of the minutes for two hearings from the May 13th meeting.

MR. HUBBARD: Can I take attendance real quick, Terry, before you go?

CHAIRMAN ENNES: Oh, yes. Yes, I'm sorry, we can call roll.

MR. HUBBARD: Commissioner Cherwin?

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson?

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost?

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green?

(No response.)

MR. HUBBARD: Commissioner Jensen?

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos?

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow?

(No response.)

MR. HUBBARD: Chairman Ennes?

CHAIRMAN ENNES: Here. Thanks for reminding me of that.

So, we have the minutes from the DPS Automotive and Paragon Mechanical from the 5/13 meeting. Can we have a motion to approve those minutes?

COMMISSIONER JENSEN: So moved.

COMMISSIONER DAWSON: Second.

CHAIRMAN ENNES: And a second. All in favor of approval of the minutes?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

(No response.)

CHAIRMAN ENNES: Joe Lorenzini, we can't see or hear you.

COMMISSIONER LORENZINI: How about -- can you hear me now?

CHAIRMAN ENNES: Yes, but we didn't hear, is that a yea or a nay?

COMMISSIONER LORENZINI: That's a yes.

CHAIRMAN ENNES: Yes, okay. So, we have approval, nobody abstained for that.

Okay, so we move on to the main item of business for this evening, the public hearing of VASA Fitness, I hope I pronounced that right, 750 East Rand Road, which is PC#20-002, Planned Unit Amendment to Ordinance 90-014, Variation.

Do we have the Petitioner here?



MR. HUBBARD: Yes, the Petitioner is here. Before we invite them in to have them give their presentation, let me just go over the ground rules again for anyone who's attending from Zoom. So, again, you're here, welcome to the June 10th Plan Commission hearing. The first item on the agenda is VASA. Staff will give our report this evening, and then we'll open it up to the Petitioner who has brief remarks and a short video they want to play. Then we'll have initial questions and comments from the Plan Commission.

Then we'll open it up to the public to give them an opportunity to speak. If you are on the public side and you want to make a comment and you're watching on your computer, you can do your Raise Your Hand icon on Zoom. Then I'll go ahead and unmute you to give your comment. Or if you're on the phone, you can dial \*9, meaning you raised your hand and you'll be added to the queue to speak.

So, really a reminder for everyone, if you're not speaking, please put yourself on mute so that we don't get feedback coming back in when other people are speaking. So, it's very important to keep yourself on mute at all times. If you're on mute and you want to hold your spacebar, you'll be temporarily unmuted so you can speak while you're holding your spacebar, and then you can let go of your spacebar and you'll go back on mute again.

So, if I lose my connection or if you lose your connection, just stay in here, I'll join back in. You can use the same link, if anyone loses their connection, to come back and rejoin.

So, that being said, I'm ready to give the Staff presentation if we're ready for that.

COMMISSIONER JENSEN: Sam, before you begin, we've got Bruce Green listed as an attendee but not a Commissioner. He's in the list of people who are public attendees.

MR. HUBBARD: Thank you. I'll see if I can switch him over.

CHAIRMAN ENNES: And Sam, while you're doing that, will we be able to see the Petitioner and anybody from the audience that is going to speak?

COMMISSIONER GREEN: Can you see me and hear me, Sam?

MR. HUBBARD: I can hear you. Your video looks like it's disabled, but I can hear you, Commissioner Green.

COMMISSIONER GREEN: Yes, I heard you guys for the last meeting, but I couldn't join you. I could see and I can hear you, but I couldn't get into the meeting.

MR. HUBBARD: You're here now, Commissioner Green, so you're part of the meeting. We just can't see you, but we can hear you, so that's fine.

COMMISSIONER GREEN: Okay, thank you. I'm here.

MR. HUBBARD: All right. So, yes, when we're bringing in members of the developer's team to give their presentation, we'll bring them in and then we can see them momentarily while they're giving their presentation, then they'll be moved back on the attendee side. So, that's how it will work. If you guys are ready, I'll start my presentation.

CHAIRMAN ENNES: Can you start?

COMMISSIONER GREEN: Go for it.

MR. HUBBARD: Can everyone see this on their screen?

CHAIRMAN ENNES: Yes.

MR. HUBBARD: All right. So, the project this evening is VASA Fitness. They're a health club and they're seeking to locate on the property at 750 East Rand Road. That

property is currently occupied by the Bif Furniture building and it's part of the larger Southpoint Shopping Center which was approved in the late 80's and built in the early 1990's. One time the building was used for a Mays Department Store, then most recently for Bif Furniture.

Now, the application this evening before you is to modify the overall PUD for the Southpoint Shopping Center to allow the demolition of the Bif Furniture building, and then the construction of a brand new building to house VASA Fitness in its place. As part of the Petitioner's request, they're also seeking a variation which I'll touch on a little bit later on this evening. The property is zoned B-3 which is a General Service, Wholesale, and Motor Vehicle District. That zoning district does allow health clubs by right as a permitted use, so there's no issue with the use relative to zoning. Additionally, the site is listed as appropriate for commercial and mixed uses on our Comprehensive Plan, and the health club use is a commercial use which is, therefore, compatible with the Comprehensive Plan.

So, the Petitioner has taken two actions prior to appearing before the Plan Commission this evening. On October 23rd of 2019, they appeared before the Conceptual Plan Review Committee. I'd say they got a fairly favorable review at that meeting. Their plans at that time showed a small outlot with a drive-through out towards the front of the site on Rand Road, but that has since been eliminated from the proposal. It may come back at some point in the future, but right now the plan is not to include that element. I would say, generally, the Conceptual Plan Review encouraged the Petitioner to move forward, and they expressed excitement to see some sort of improvement and redevelopment in the Southpoint Shopping Center.

So, on January 14th, VASA appeared in front of the Design Commission and received approval on their project architecture subject to two conditions. One was kind of mostly a recommendation, and the other had to do with the parapet wall of which they've made that change to address the Design Commission approval.

So, here's an aerial of the property. This is the overall site. The property bounded by red is the Southpoint PUD, and the Bif Furniture site where VASA is going to locate is outlined in blue. Again, the Southpoint Shopping Center was originally approved in 1988. It includes the Bif Furniture site which is here. It includes the Floor and Decor building which is here, and that's a multi-tenant retail attached there. It also includes this retail building, part of the Southpoint PUD. Then there's an inline shopping center building, and then the Chili's and Olive Garden restaurants.

In 2016, the Chili's and Olive Garden restaurants along with this outlot building were subdivided so that they could all be put on their own separate lot, and then they were sold off to a different owner. Then you may recall in late 2018, Floor and Decor received subdivision approval to create an outlot here. Nothing has moved forward on that development, but that's some of the recent history in the Southpoint Shopping Center.

Here is the location of VASA kind of zoomed in. You can see the existing building is located here on the site. The new building is going to be fairly smaller. You can see the footprint is going to be about 41 percent smaller. Additionally, it's going to be set back a little bit farther from the east property line, so it will have a little bit more of a setback compared to the single-family homes just to the east. The appearance will be a little bit less massive. It's a smaller footprint; it's a little bit taller than the existing building there but it's going to be a smaller footprint, and again, set back farther from property lines.

It does conform to all height, setback, and floor area ratio

requirements. There's no variations needed to those elements. But one thing I'll point out is that the existing building is built right up against this property line here, so it abuts a current building in the shopping center. Once they tear down the Bif Furniture building and reconstruct, you'll see there's going to be a separation. So, it's going to expose one of the interior walls of the building to the south. So, Staff has just recommended a condition of approval that requires the developer to facilitate and work in good faith with the neighboring property owner to the south to finish off that wall that's going to be exposed by their development.

So, here is the site plan. The major change to the site other than the building being smaller is that the plan is going to create this new connection into the parking field to the north of the existing building. Currently, that area is closed off. The smaller building has allowed them to introduce a drive aisle connection which should really facilitate access and kind of help with parking, distribute parking for this use.

As part of the Plan Commission process, the Petitioner did provide preliminary engineering plans to satisfy all of our engineering requirements. They have spoken with MWRD and they have acknowledged that additional stormwater capacity may be required for volume control. They just haven't shown us exactly where they're going to put this additional required stormwater.

They have several options. They could put it in the basin that is just to the east, or they could put in an underground vault. We just don't have that level of specificity yet. So, we've recommended a condition of approval that prior to appearing in front of the Village Board, that they provide us with a survey of the existing capacity of the detention basin to the east so that we know if that can accommodate for the expected stormwater values from this development, and then just give us some details as far as how they're going to conform with all MWRD requirements. Again, we think that they have viable alternatives, it's just as they move forward, we'd like to get a little bit more detail prior to building permit.

Here's their floor plan. You can see the center of the site is mostly going to be open for free weights and cardio equipment. There's going to be a gym, swimming pool, lockers, tanning, childcare, retail areas. So, a fairly typical, high-service gym, and I'm sure you'll get more details from VASA when they give their presentation.

Relative to landscaping, the Petitioner has worked pretty extensively with Staff to create a lot of enhancements to the site regarding landscaping. They'll bring it up to code except in four instances where they can't fit the required shade tree. So, here's two of the four instances. You'll see that this gray area is an underground box culvert; it kind of goes right under the island where one of the trees is required, and then you can see it continue on up here. But right here where the tree needs to go, there's actually an existing fire hydrant.

So, Staff believes that the variations to waive some of the required landscaping is justified. There's existing utility elements. Again, down here there is a water line that runs through, and then right adjacent to this landscape island, and then here again the underground box culvert. So, I mean, there's legitimate utility conflicts that make putting in some of these trees impractical. That being said, the landscaping that they are proposing is a vast improvement over what's already there and will represent a real strong enhancement to the site over what's there now.

Finally, relative to parking and traffic, the Southpoint Shopping Center PUD already has a significant surplus relative to code requirements on the parking side. They're actually going to be increasing the parking supply with the VASA development by some

of the new parking areas they're adding. They're reducing the overall square footage within the PUD. The Bif building is about 100,000 square feet. The VASA building will be about 60,000 square feet. So, there is a decrease of leasable area, plus an increase in parking. If you look at just their property relative to code requirements and ITE projected traffic parking demand, you can see that they still have a significant surplus. So, not only is the shopping center but their individual site is well over-parked, so we do not believe parking is going to be an issue with this.

The shopping center already has great access. It has signalized intersections with Rand Road. So, we don't anticipate traffic to be an issue either. We did require a traffic and parking study. We did take a look at that. There were no recommendations to improvements to the existing signals or intersections to accommodate any of the expected delay from this development.

They did have one recommendation which was that employees should park in that northern parking field which would free up space kind of towards the west and towards the center for patron parking. That is a condition of approval that Staff is recommending as well.

So, Staff supports this recommendation. There are six conditions of approval. I can get into them in detail if the Plan Commission would like, or we can hear from the Petitioner at this point.

CHAIRMAN ENNES: I would be okay with the Petitioner letting us know if he has problems with any of the conditions or if they're all acceptable.

MR. HUBBARD: All right. Yes, let me bring in the Petitioner here. This is Kevin Hawkins from --

CHAIRMAN ENNES: Sam, we lost you there.

MR. HUBBARD: Okay, Kevin, I'm showing you're in now. So, as long as you unmute yourself, you are free to talk and give an introduction on your development and answer the questions from Chairman Ennes.

MR. HAWKINS: Okay, can you hear me now?

MR. HUBBARD: Yes, we can hear you.

MR. HAWKINS: Okay, I'm extremely IT challenged, so this is a miracle because none of my children are here to help me.

CHAIRMAN ENNES: Well, you're with a good group then. Your name is again, please?

MR. HAWKINS: Kevin Hawkins.

CHAIRMAN ENNES: Okay, Kevin, since you're going to be talking to us just in a couple of minutes, I'd like to swear you in now. If you would raise your right hand?

(Witness sworn.)

CHAIRMAN ENNES: Okay, please, if you would comment on the conditions, your approval or disapproval.

MR. HAWKINS: We have worked with your Staff closely and we're in agreement with all the conditions of approval.

CHAIRMAN ENNES: Okay, that's fine for the time being.

So, Sam, if you want to go on?

MR. HUBBARD: Yes, we're ready for you, Mr. Hawkins, to give just a brief introduction, and I have your video queued up. So, just let me know whenever you want me to --

MR. HAWKINS: Why don't you show that, go ahead and show the video

first and then I'll say a few words.

MR. HUBBARD: Sounds good, I'll play that right now. Bear with me for a second.

(Video was played.)

MR. HAWKINS: Okay, can you hear me?

CHAIRMAN ENNES: Yes.

MR. HAWKINS: Can people see me or they can just hear me?

MR. HUBBARD: We can't see you; we can just hear you.

MR. HAWKINS: That's a good thing. That was me pressing the 100-pound dumbbells in that video.

CHAIRMAN ENNES: Okay, it got me sweating just watching it.

MR. HAWKINS: So, I'm Kevin Hawkins. I've been a real estate developer for 42 years, and I've been closely involved with VASA Fitness for the past 22 years. We have 45 locations around the country. You can see from that video that it's full service. We offer all of the amenities. We're a value proposition. You can join the VASA for as little as \$9.99 a month. There's no written contracts. As you can also see from the video, we have childcare and over half of our members are female.

Our typical MO is just what we're doing in your Village of Arlington Heights. We go into a shopping center that's somewhat blighted because of some empty large retail boxes, and we come and backfill that space. We re-energize centers all over the country and we're open with no restrictions from COVID.

We'll do 2,000 to 3,000 workouts a day that will come to the center. Mom might have junior in the daycare, and before she leaves the parking lot she might go run a few errands in the shopping center and get a few things while she doesn't have to worry about her kids.

We are a big parking user, so we're happy with the parking. We will be coming back in with an out parcel up on Rand Road, but we just didn't want to complicate the plat and everything right now. We just want to not complicate the VASA approval.

So, we're happy. VASA loves the demographics. We look at the three and five-mile demographics quite carefully and they know who the customer is. They're thrilled to have the opportunity to have one of their facilities in your Village.

I'll be happy to answer any questions, but as I said earlier, we accept all of the Staff recommendations and we, having done this 42 years, we don't need to take too much of your time if you want to go vote. I've got all of our consultants available for questions, but it will keep my billing down if we don't have any.

CHAIRMAN ENNES: Okay, before we go into questions with you, I would like the Commissioners first to give me a motion to approve the Staff report.

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Moved by Commissioner Green, seconded by Commissioner Cherwin. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Susan?

COMMISSIONER DAWSON: Sorry, aye.

CHAIRMAN ENNES: Okay, sorry. So, the Staff report is approved. Did

anybody object?

(No response.)

CHAIRMAN ENNES: I don't think so.

Okay, so Commissioners, do we want to see if there's any questions from the audience before we follow-up with Mr. Hawkins on any questions we have about the project?

COMMISSIONER DAWSON: I'd like to hear from the audience, yes.

COMMISSIONER JENSEN: Yes, I would, too.

COMMISSIONER GREEN: I hope to hear from the audience as well.

CHAIRMAN ENNES: Okay, so Sam, do we have any questions from the audience?

MR. HUBBARD: Yes, if you're in the audience and you want to make a statement or ask a question, can you please Raise Your Hand in Zoom; otherwise, if you're on the phone, if you dial \*9, then it will raise your hand and I can call on you and unmute you and have you ask your question.

I don't see any raised hands. I don't see anyone raising their hands at this time. So, it looks like there's nobody from the public that wants to speak.

CHAIRMAN ENNES: Okay, so we will close the public portion of the meeting and start with the Commissioners about any questions that they have.

Commissioner Sigalos?

COMMISSIONER SIGALOS: Just offhand, I think it's a great project. It will bring some life to that Southpoint Shopping Center. It really needs help.

I just had, I originally had a question on the variations, one to eliminate, was it four landscape islands? After I'm hearing now that there's box culverts that are in the way, I could support that. I agree that we can deal with that.

I think there was another variation to reduce the size of the shade trees from 4-inch to 2.5-inch, am I correct?

MR. HUBBARD: That's correct, yes.

COMMISSIONER SIGALOS: Can you explain, Mr. Hawkins, why you're wanting to reduce the size of the shade trees?

MR. HAWKINS: Sam, I'm going to have Nate try to answer that.

MR. HUBBARD: All right, let me bring Nate in. Hold on.

CHAIRMAN ENNES: We'll need to swear Nate in.

MR. HUBBARD: All right, Nate, you should be unmuted.

MR. ABBOTT: Yes. Hi, good evening. Can everyone hear me?

(Chorus of ayes.)

CHAIRMAN ENNES: Yes. Nate, as the Chair, I would like to swear you in. Please raise your right hand.

(Witness sworn.)

CHAIRMAN ENNES: Okay, please go ahead.

MR. ABBOTT: First, thank you all for the opportunity to present in front of you. Sam, thanks so much for your efforts. As Sam had alluded to, we've been working with Staff quite extensively over the past half a year or so.

So, to the question that Mr. Sigalos had, the four-inch caliper tree requires about a four-foot root ball. The four-inch caliper is the minimum required by your

landscape code. Quite frankly, we've got some landscape islands out in the parking field that just can't accommodate that size of a root ball and be viable. So, instead of trying to plant something that won't grow, we've requested that we receive a variation from that 4-inch caliper to reduce the size down to 2.5-inch caliper shade tree that should thrive in those conditions.

COMMISSIONER SIGALOS: I see that you're doing extensive landscaping throughout this area of Southpoint and I think that's great. Are you referring to all shade trees you want to reduce, or just certain ones because of the limited size of the landscape islands?

MR. ABBOTT: Yes, that's a good question. Only certain shade trees, there are six in kind of the far west parking field. I don't know if you have our landscape plan handy, Sam, but we've clouded those trees that we're requesting that reduction of, but it's six out of the total of over 50-some odd trees that we're proposing in the entire parking field, both west and east.

COMMISSIONER SIGALOS: Okay, so then if that's only six out of 50-some trees, I can go along with that if there's limitations with the size of the landscape islands. But the others would all comply with code, with 4-inch caliper trees?

MR. ABBOTT: Yes, that is correct. In addition to that, we've, you know, Staff had asked us to plant some trees to soften the rear of the building on the east side there. We've added some additional trees to that east side as well which is in addition to and above code requirements.

COMMISSIONER SIGALOS: All right, I thank you for the efforts you're putting forth in adding the landscaping in the back and throughout that site. So, I am in favor of your project and hopefully it will bring some great life to Southpoint. So, thank you. I have no other questions.

MR. ABBOTT: Thank you.

COMMISSIONER JENSEN: Chair, could I follow-up on John's question?

CHAIRMAN ENNES: Yes.

COMMISSIONER JENSEN: So, when you plant these 2.5-inch caliper trees, how long is it going to be before they grow to be 4 inches? Why won't you have a problem as they grow that you don't have initially?

MR. ABBOTT: That's a good question. You know, I don't have the answer readily available, but it's something that our landscape architect here has recommended. My guess is that they will probably only thrive as much as they can and may not grow to full maturity of a 4-inch tree. Probably similar to a tree that's planted too close to a fence line, it may not grow and flourish had it would if it had the complete opportunity to do so. But just to get the roots established over the course of the first year or so is what's important to at least giving it a chance to be viable.

COMMISSIONER JENSEN: Well, I think I would ask Staff to follow-up with this, having had a house that's 50 years old and people who planted trees that they didn't think were going to grow, and now the trees are close to the house and they're huge. So, I think you might want to follow-up and see what is the situation because the question is, is planting a 2.5-inch caliper tree going to actually solve a problem in the intermediate run or the long run.

MR. HUBBARD: So, yes, that's a great question, Commissioner Jensen. When we spoke with the landscape architect in detail, the explanation that we had on these six trees, we verified this on their utility plan, was that in order to avoid the utilities, you need to have at least 18 inches of over-dig around where they're marked in order to get, you know, a safe

distance. The larger root balls on the trees require larger digging, so when you reduce the caliper, you ensure that you stay away from the utilities. So, you can get the tree in, it's just a little smaller when it comes in; but in reality, you know, there is space for it to grow because there's definitely space between utilities and the tree once it's actually in the ground and safely there. It's the over-dig that you want to, you know, prevent for and that's why we agreed to with the reduced caliper in these cases.

COMMISSIONER JENSEN: Okay, good. Thank you.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: You know, I actually was at the Conceptual Review Committee. I thought it was a great project then; I think it's a good project now. I think the area of that particular development is desperately in need of a makeover, and I think this looks like a great project.

I do have I guess two brief questions. But I guess one is answered because my question was going to be opening up that channel to the south with that building might create some additional noise factors or whatever for those neighbors to the east. It sounds like there's some enhanced landscaping going on that's going to address that issue. So, I think my concern goes away. I assume, Sam, as you guys are taking on some of that additional landscaping that the Petitioner is offering, you'll take into consideration shielding for those neighbors as those buildings open up.

I guess the second point I was going to ask is, because we have such an excess of parking, is it necessary or desirable for us to use all that parking right away? It looked like 455 spots in excess. My question was is there any, was there any thought given to potentially banking some of that parking and remaining green space to determine the need for that parking down the road? It's just a huge parking lot and a lot of asphalt, and in my experience, there's a lot of emptiness out there, and I understand it's going to pick up with the health club, but Sam, if you can maybe answer that question?

MR. HUBBARD: Yes, that was definitely something that we thought about early on. The issue is that, you know, it's not like this is all existing green space and then they're proposing to pave over and a parking lot that may not be used. It's all already paved over as a parking lot. The only new areas that they are creating are really going to be to the south of their building which again is already existing as built paving. So, it's not like a green field that they can just leave green until, you know, they wanted to build the parking.

The new spaces are really going up adjacent to the building. So, you know, they have better pedestrian access than some of the existing far flung spaces. But, I mean, yes, we did consider asking them, but because most of the site is already all paving, there really wasn't too much opportunity there.

COMMISSIONER CHERWIN: Thank you.

CHAIRMAN ENNES: Thank you, Jay. Commissioner Dawson?

COMMISSIONER DAWSON: Hi. So first, I think I'm really happy to see something going into this space. It's needed some TLC for a while and I think this is a great use. I don't have a lot of questions about the project, but I do have a question about condition number three.

Sam, I don't know if you could speak to me a little bit about that. Are we talking about the neighboring, is it just the other tenants in the strip mall that are concerned here? Are we talking about residential neighbors?



MR. HUBBARD: No, this is just other tenants in the strip mall, one of which was in this hearing I can see on the public side. We've had preliminary talks with them; it's just other tenants in the strip mall and they are open to the changes.

COMMISSIONER DAWSON: Okay, so there's not any anticipation there's any work that's going to be done that will affect residential neighbors?

MR. HUBBARD: Correct, none of the residential neighbors. In fact, I do see the neighboring property owner has raised his hand if we do want to hear from me. I know the public portion is closed, but if you do have questions about that, it looks like he's more than willing to speak.

COMMISSIONER DAWSON: That's up to Chairman Ennes. I wanted to just get clarity on this. I don't think the language has to be changed; I just want to understand for myself. But I just don't recall ever seeing a condition like this before, and we've had other items that are in strip malls.

I guess where my concern is, is there something in the shopping mall association documents that requires some sort of cooperation or reasonableness from the neighboring tenants? Because the way this is written, if this is the only requirement or the only controlling factor, that tenant can just absolutely refuse. I'm not saying he would or she would, whoever is on the call, I'm not accusing them of that. I know you said you've had talks. But just the way it's written, the only way you can move forward with this is if you have permission. I'd like to be assured that there's some requirement in the association documents of some sort of reasonableness or cooperation of, you know, neighborliness to allow this to go forward.

MR. HUBBARD: I think the condition is written that way, it's saying that either you provide their written permission to move forward or you show us in the CCRs and governing documents where you have permission to do it without them. I mean, I don't know if the Village wants to allow those improvements on other people's, or lawfully, you know, how can we allow improvements on other people's property without some sort of approval from them.

COMMISSIONER DAWSON: I'm not suggesting you change the language here. What I am suggesting is that we're approving something that might be contingent upon a neighbor permission that could be completely withheld, and therefore, how does that impact the project that we've just approved when we don't already have the approval from the neighbor? Do you see what I'm saying?

So, that's the only reason why I'm concerned is that the shopping center declarations may say you have to get permission from the neighbor and the neighbor says no, absolutely not, and does that impact the design, you know, how does that impact what we're approving today? You know, I don't know the extent to that.

So, I guess all I'd like to know is, is there some requirement in the declarations that gives us some assurances that this will be able to be resolved and go forward as anticipated.

MR. HUBBARD: No --

MR. HAWKINS: Sam, can you hear me?

MR. HUBBARD: Yes, go ahead, Mr. Hawkins.

MR. HAWKINS: This is Kevin Hawkins, Commissioner. The OEA, you know, that governs all matters dealing with the shopping center, it has cross parking, full cross parking, full cross access. Having said that, you still have property lines that run through the shopping center. Part of that, not much, but part of that area to the north where we're opening it

up where we want the employees to park, that parking lot, I don't know if any of you've driven back there, the whole parking lot, even in the front, is just like a war zone. It's hammered. So, all we're doing is we're going to, you know, make the parking nicer and we're going to re-stripe. Working with Staff, they wanted us to do some certain drive aisles in a certain direction with our traffic study.

That's all we're doing. We're not making any construction, any buildings or any facilities or any underground utilities. It's strictly just cosmetically working on the re-striping and re-surfacing of that area. That particular property is owned by Ricky Silverman and his family, and we've got e-mails with them that we have their permission to do this.

COMMISSIONER DAWSON: Okay, that's, no further questions. Thank you, that addressed my questions.

MR. HAWKINS: Thank you.

CHAIRMAN ENNES: Thank you, Commissioner Dawson. Commissioner Green?

COMMISSIONER GREEN: Yes. I really have no questions. We went over it in the preliminary Plat and Sub, and the question about the landscaping was answered for me. So, I think it's a great project and I think it's going to be a great facelift for this whole entire shopping center. So, I'm totally in favor.

CHAIRMAN ENNES: Okay, I'm going to go to Commissioner Jensen, if you had any other comments. Or before that, I'm perfectly open to, if there's a neighbor, a residential neighbor that had a comment, I'm perfectly open to re-opening the audience portion to hear what they had to say.

Lynn, you want to wait for that or do you have any other questions?

COMMISSIONER JENSEN: No, actually in our Conceptual Plan Review, they dealt with everything that we brought up or that I brought up and others brought up. So, I'm very much in favor of this project. I can't think of any reason why we would not want it to go forward and try to revitalize what's been a very blighted shopping mall. So, I really don't have any further questions.

CHAIRMAN ENNES: Okay, Sam, if we can see if the member from the audience still wants to address the Commissioners?

MR. HUBBARD: So, it looks like whoever had raised their hand, it looks like -- okay, here we go, he's raising his hand again.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: This is Ricky Silverman. He is one of the adjoining property owners. Ricky, you're now, you should be unmuted so you're aware.

CHAIRMAN ENNES: This is a commercial property owner?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: Okay.

### **QUESTIONS/COMMENTS FROM AUDIENCE**

MR. SILVERMAN: Thank you for having me. I'm the neighboring property owner to the future VASA at Southpoint. The question from Commissioner Dawson about the right to work on my property, the work that Kevin and his team are proposing on my property is an improvement to our property there. They're going to re-work some asphalt, they're going to

open the property to connect what was the past rear of the property where employees will park and overflow customers will park. They will cross to our property to where we are opening a future Dogtopia right there.

We are comfortable with the improvements. We fully support them. As many of the Commissioners have said, Southpoint has needed a big upgrade for many, many years. We welcome this. We own the properties around it and we feel that it will be a benefit for the neighbors, the Village, and ourselves.

So, we welcome Kevin and VASA Fitness.

CHAIRMAN ENNES: Okay, thank you. While we have this portion of the meeting back open, Sam, is there anyone else in the audience?

MR. HUBBARD: I don't see anyone else raising their hand.

CHAIRMAN ENNES: Okay, we will close the public portion of the meeting once again and go on to our remaining Commissioners to see if they have any questions.

Commissioner Lorenzini?

COMMISSIONER LORENZINI: Thank you, Terry. Sam, you mentioned about looking at the stormwater storage capacity. Now, why is that an issue? They're not eliminating any permeable areas, are they?

MR. HUBBARD: I think it's these new MWRD regulations that went into effect earlier this year. I think there is a requirement for volume control as well which adds another layer of capacity that they need. So, while they're not adding any new impervious, they still need to accommodate for the volume control under the new regulations.

So, they have options. Again, the basin may be somewhat deficient. It may need to be kind of dredged, but we don't know until they survey that. So, again, they have other options for the volume control, but they just haven't specified at this point.

COMMISSIONER LORENZINI: Okay, so that cost is going to go to them then if needed?

MR. HUBBARD: Correct.

COMMISSIONER LORENZINI: Okay, and then for Mr. Hawkins, I have a question.

MR. HAWKINS: Yes.

COMMISSIONER LORENZINI: So, you're in a great location and I think that part of the town could use your facility. We've got one at the south side of town, the Northwest Community Health Club. So, just curious, what is your footprint square footage compared to like Northwest Community's? Do you know? Are you familiar with that facility?

MR. HAWKINS: I'm not familiar with theirs, I'm sorry. Ours is 60,000 square feet, so as far as a regular health club, you know, a commercial facility, we're on the larger size. Some community, if it's a community rec center, sometimes the community rec centers are bigger than 60,000 feet, but they're not organized at all like ours. So, I'm unfortunately not familiar with that facility.

COMMISSIONER LORENZINI: Okay, that's okay. That's fine. You mentioned you can get in to as low as \$9.99 a month. What do you get for \$9.99 a month?

MR. HAWKINS: For \$9.99 a month, you get, if you remember that floor plan, the whole center part of the donut, you get full access to that. They have two other levels of membership, \$19.99 and then I think \$29.99, the higher the level that you get access to all the amenities. You can do the spinning classes; you can do the aerobics classes. We're going to

be doing multiple locations in the Chicagoland area, and it would allow you, you know, if you live next to one and you work next to another, it gives you full access to all the VASA facilities.

COMMISSIONER LORENZINI: Okay, it sounds, that answers my questions. It sounds like a great project. Good luck.

MR. HAWKINS: Great, we'll see you at the grand opening.

MR. HUBBARD: Terry, I think you're on mute still.

CHAIRMAN ENNES: Commissioner Drost?

COMMISSIONER DROST: Yes. I echo the same sentiments with my Commissioners. I think it's a great project.

From a structural standpoint, who controls VASA Arlington Heights? It looks like it's getting a national footprint. Are these franchisees? What's sort of the organizational structure for that?

MR. HAWKINS: They're all company-owned. This company was founded by a husband and wife and they're still involved with the company. They founded it in the early 1980's and their strategic partner is a private equity group that's from a town you might be familiar with called Chicago. So, it's a private equity group based out of Chicago that are our partners.

I'm going to own myself, I'll own the real estate. I'm the developer; I'm their preferred developer. So, I'm buying the property and getting the development loan and giving them a tentative improvement allowance. Then they'll build the project and then they rent it from me.

COMMISSIONER DROST: All right. So, yes, that's good to know. So, the big town wasn't Stockholm for the --

MR. HAWKINS: No.

COMMISSIONER DROST: -- VASA connection.

MR. HAWKINS: Yes. No, you know about that ship, huh?

COMMISSIONER DROST: Well, the ship and Stockholm, yes. But I just was curious, so you go back to other origins in Latin and wherever else.

MR. HAWKINS: VASA means vessel in Latin.

COMMISSIONER DROST: Vessel, yes.

MR. HAWKINS: So, they build their corporate culture around your vessel and health.

COMMISSIONER DROST: Yes, so that's good. We're all trying to protect our temple. So, anyway, I have nothing more to say. I want to get you out of there so you can cut your expenses.

MR. HAWKINS: Thank you.

COMMISSIONER DROST: Good luck.

MR. HAWKINS: Thanks.

CHAIRMAN ENNES: Thanks, George.

Sam, are there any other Commissioners that I don't see? I see three, four, five, six, seven, and myself, eight of us.

MR. HUBBARD: Yes, we're all in this feed now except for Commissioner Warskow.

CHAIRMAN ENNES: Okay, I have one question of Mr. Hawkins. Given that you're going to own the real estate, you might be the person to answer this. You kind of

answered it to Commissioner Dawson when she was asking about the possible issues with the other property owners there. But you apparently, or I would suspect that you have your legal counsel, if you're going to be the owner, review all of the planned unit development documents --

MR. HAWKINS: Yes.

CHAIRMAN ENNES: -- and I'm sure they have assured you that there aren't any other complications with getting this project done?

MR. HAWKINS: Right, and just to let you know, this project, I can't remember the year it was built, but it's a long time ago. Through the history, a lot of those documents were not that well worded and things like that. So, we've cleaned them up with our legal counsel and the legal counsel for the association and Ricky Silverman and his group. So, we've really cleaned them up and kind of modernized them and we've got them in great shape.

CHAIRMAN ENNES: You mentioned that the Village Staff had asked you to do some landscaping along the east property line. Is that landscaping that you have proposed to do, is that behind the residential property? At the back of your lot?

MR. HAWKINS: Yes, to the east of us, we'll have a drive aisle property line and then it's residential. Those residential structures are actually pretty far away from what would be their western property line. Their houses are quite a ways away.

CHAIRMAN ENNES: Okay, and one last thing. You had indicated that a significant portion of the parking lot is in terrible condition.

MR. HAWKINS: Yes.

CHAIRMAN ENNES: Living in the area, I'm well aware of that. Is part of your plan to redo substantially all of that parking lot that's in your lot?

MR. HAWKINS: Yes.

CHAIRMAN ENNES: Okay, then I'm going to just toss out an idea for you because one of the things that we like is permeable surface. If you're really considering this future pad for a drive-through type of restaurant, it would be better for you to have that in some type of a permeable state as opposed to additional blacktop. That might be something that we, or when you go to the Board, if that works for you, might be something to consider.

MR. HAWKINS: It's a great idea, but it's a budget buster.

CHAIRMAN ENNES: Okay, are there any other questions from the Commissioners?

(No response.)

CHAIRMAN ENNES: Seeing none, can I have a motion? I didn't see anybody raise their hand. Is that you, George?

COMMISSIONER DROST: No.

COMMISSIONER CHERWIN: Sam, did you circulate the proposed motion?

MR. HUBBARD: Yes.

COMMISSIONER DROST: Yes, it came out a little bit late, so I can't multitask and look at it at this time.

MR. HUBBARD: It was sent out in e-mail like around 5:00 o'clock. So, yes.

COMMISSIONER DROST: Yes, it was then. Let's see if I can locate it. Let's see.

CHAIRMAN ENNES: I have it, but I can't make the motion.

COMMISSIONER DROST: No. No, I'll get it.

COMMISSIONER JENSEN: Well, I can make the motion, I think.

**A motion to recommend to the Village Board of Trustees approval of PC #20-002, an amendment to PUD Ordinance #90-014, to allow for certain modifications to the approved development plan and to repeal condition number two, and the following variation:**

- 1. A variation from Section 6.15-1.2B, to eliminate the requirement for shade trees in certain landscape islands, and to reduce the required diameter of certain landscape island shade trees from four inches to 2.5 inches.**

**This recommendation shall be subject to the following conditions:**

- 1. Prior to appearing before the Village Board, the Petitioner shall provide a survey of the existing capacity within the regional detention pond (to the east of the development), as well as an accompanying narrative describing what improvements are proposed to conform with all MWRD regulations.**
- 2. Employees shall be required to park within the northern parking area, and prior to building permit, the Petitioner shall provide a copy of the lease agreement with VASA which stipulates employees shall park in said parking area.**
- 3. Prior to issuance of a building permit, the Petitioner shall provide documentation from the neighboring property owners outlining their permission for any proposed work on their properties, or alternatively, the Petitioner shall provide sufficient evidence that they are allowed to make these changes per the Southpoint Shopping Center declarations.**
- 4. Compliance with the January 14, 2020 Design Commission motion shall be required.**
- 5. The Petitioner shall work in good faith with the Village and neighboring property owner to the south to facilitate completion of the exterior of the newly exposed wall on the southern property, said exterior wall must complement the existing building and shall be compatible with the Village's commercial design guidelines.**
- 6. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER GREEN: I'll second that.

CHAIRMAN ENNES: Can we have a roll call vote, Sam?

MR. HUBBARD: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, with comment.

MR. HUBBARD: Commissioner Dawson?

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost?

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green?

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes?

CHAIRMAN ENNES: Yes.

So, you have a unanimous decision to go ahead. Sounds like a great project.

Sam, do you have an idea when he might be able to go before the Board?

MR. HUBBARD: We did have one comment from Commissioner Cherwin. I think we do have an idea. I think we're tentatively targeting the July 6th Village Board meeting.

CHAIRMAN ENNES: Commissioner Cherwin, you've got a comment?

COMMISSIONER CHERWIN: Yes. You know, my only question was I don't know if we actually got in that the notice was properly served on this. I just thought maybe for the record, maybe I missed it, but I just want to bring it up.

CHAIRMAN ENNES: If it wasn't, then it's been. Yes, thank you.

So, congratulations.

MR. HAWKINS: Thank you very much.

CHAIRMAN ENNES: Good luck with your project.

MR. HAWKINS: It's my first Zoom public hearing.

CHAIRMAN ENNES: Okay.

MR. HAWKINS: Do you anticipate the Board, will the Board meeting be Zoom also, Sam? Is that what you're thinking?

MR. HUBBARD: At this time, yes. They're still conducting all business via Zoom, so we anticipate that will still be the case in early July as well at this time.

MR. HAWKINS: All right, well, thank you for your time. Thank you for your consideration, and thank you for the unanimous consent. We look forward to doing business with you.

CHAIRMAN ENNES: Good luck, Mr. Hawkins.

So, do we have a motion to adjourn if there's no other business?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN ENNES: George?

COMMISSIONER GREEN: Second.

COMMISSIONER DROST: That one I can do.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Okay, meeting is adjourned.

(Whereupon, the above-mentioned petition was adjourned at 8:28 p.m.)



## **Plan Commission 7/22/2020**

**Item:** Mariano's Gas Station - 406 E. Northwest Hwy. - PC#20-009

**Department:** Planning & Community Development

### **Requested Action**

1. A Special Use Permit to allow an Automobile Service Station on the subject property.

### **Variations Required**

1. A Variation to Chapter 28, Section 6.13, to allow a 6' solid fence in a front yard where only a 3' tall open fence is permitted.

### **Recommendation**

The Staff Development Committee reviewed the proposed Special Use Permit to allow an automobile service station on the subject property, as well the following variation to Chapter 28 of the Municipal Code: Section 6.13, to allow a 6' solid fence in a front yard where only 3' tall open fences are allowed. The SDC recommends APPROVAL of the application, subject to the following conditions:

1. The petitioner shall provide a fee-in-lieu of any stormwater detention capacity required but not provided onsite, estimated at a total of \$2,034.
2. IDOT Approval shall be required for the proposed modifications to access along Northwest Highway.
3. The petitioner shall revise the plans to include an approximately 6' wide sidewalk along Northwest Highway. The petitioner shall grant a perpetual access easement in any area where said sidewalk encroaches onto the subject property.
4. Compliance with June 23, 2020, Design Commission motion shall be required.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

### **ATTACHMENTS:**



PC Staff Report  
Legal Notice  
Aerial  
DC Staff Report  
DC Minutes 6/23/20 - DRAFT  
Project Narrative  
Justification for SUP  
MWRD Letter  
Letter from Park District  
Plans  
Rendering  
ALTA Survey  
Engineering EOPC  
Material Pallet  
Outdoor Furnishings  
Topo Survey  
Traffic Study  
Department Comments - Round 1  
Department Comments - Round 1 -  
Petitioner Response  
Department Comments - Round 2

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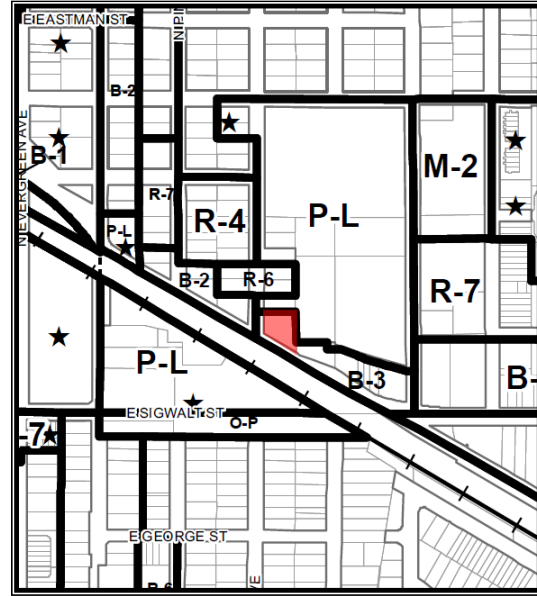
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**Project Number:** PC 20-009  
**Project Title:** Mariano's Gas Station  
**Address:** 406 E. Northwest Highway  
**PIN:** 03-29-351-009

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** July 22, 2020  
**Date Prepared:** July 17, 2020

**Petitioner:** Roundy's Supermarkets, Inc. /  
Mariano's  
**Address:** 875 E. Wisconsin Ave.  
Milwaukee, WI, 53202

**Existing Zoning:** B-3, General Service, Wholesale,  
and Motor Vehicles District  
**Comprehensive Plan:** Commercial



## **SURROUNDING LAND USES**

| Direction | Existing Zoning                                                                        | Existing Use                      | Comprehensive Plan            |
|-----------|----------------------------------------------------------------------------------------|-----------------------------------|-------------------------------|
| North     | P-L: Public Land District                                                              | Multi-Family Home                 | Moderate Density Multi-Family |
| South     | R-3: One-Family Dwelling District                                                      | Metra Railroad Tracks             | Single-Family Detached        |
| East      | B-3: General Service, Wholesale, and Motor Vehicle District, P-L: Public Land District | Recreation Park, Auto Repair Shop | Parks                         |
| West      | B-2: General Business District                                                         | Travel Agent Office               | Offices Only                  |

## **Requested Action:**

1. A Special Use Permit to allow an Automobile Service Station on the subject property.

## **Variations Required:**

1. A Variation to Chapter 28, Section 6.13, to allow a 6' solid fence in a front yard where only a 3' tall open fence is permitted.

### **Project Background:**

The subject property is located at the northeast corner of Northwest Highway and Belmont Avenue. The site contains by a single story building occupied by Grandt's Shell Service and Gas Station. This business includes four repair/service bays and a small convenience store. There are also four dual sided gasoline pumps, for a total of eight gas refueling spaces on the site. Overall, the property is approximately 18,150 square feet in size (0.42 ac.). Access is provided via two curb cuts along Northwest Highway and two curb cuts along Belmont Avenue.

The petitioner has the site under contract and is proposing the demolition of the existing building, and the redevelopment of the site with a Mariano's gas station that would have five dual sided gas pumps (for a total of ten refueling spaces), and a small kiosk of approximately 276 square feet for retail sales. One curb cut along Northwest Highway would be eliminated, and one along Belmont Avenue would be eliminated as well. The gas station would be open 24-hours, but the kiosk would only be staffed during times when the Mariano's grocery store is also open. Only one staff member would be onsite during hours of operation. The redevelopment would yield two parking spaces on the site (one standard, one handicap accessible). However, each refueling pump is considered to include one parking space, so a total of twelve spaces would be included on the site. A trash enclosure, 80 square foot shed, and a transformer are all proposed for the northeast corner of the site. The exterior area by the building would have vending machines, an ice machine, a propane cage, and a cabinet for seasonal items such as windshield fluid, firewood, etc.

### **Zoning and Comprehensive Plan**

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicles District. Within this district, automobile fuel stations are required to receive a special use permit and the existing gas station has never been approved for a special use permit. Therefore, the proposed redevelopment requires the petitioner to obtain the required special use permit prior to construction.

The Staff Development Committee is supportive of the proposed special use at this location. The proposal would eliminate the auto repair use, remove two non-conforming curb cuts, and provide enhanced landscaping through-out the site. Furthermore, the existence of the previous gas station illustrates the market support for this type of facility at this location.

The Comprehensive Plan designates this property as "Commercial" and the proposed gas station with convenience store is compatible with this designation. A fence variation has been requested, which will be discussed later within this report.

The petitioner has provided a response to each of the three special use approval criteria, which response has been included in the packet for the Plan Commission. For reference, the standards for approval are shown below:

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

The Staff Development Committee concurs that the necessary criteria for special use approval has been met. Staff notes that all deliveries and tanker reloading activities are prohibited between the hours of 10:00pm

and 7:00am, so although the proposed use would be 24-hours, overnight usage is not expected to generate significant noise. Furthermore, given the limited scope of retail sales, the primary overnight patronage will be generated by gasoline sales and not from general convenience store traffic. No alcohol will be sold on the premises.

#### **Conceptual Plan Review Committee:**

Due to the CoVid pandemic, the plan was distributed to the Conceptual Plan Review Committee (CPRC) via email on April 28, 2020, for their review and preliminary consideration. The CPRC was generally favorable of the redevelopment, although some members had concerns about the appearance of the outdoor sales items, noise/light impact on surrounding residential neighbors, and circulation around certain parking spaces adjacent to Northwest Highway (which have since been removed from the plan). The Conceptual Plan Review Committee encouraged the petitioner to move forward.

#### **Design Commission:**

On June 23, 2020, the petitioner appeared before the Design Commission to discuss the building architecture. Prior to this meeting, the Park District had submitted a letter to staff outlining certain concerns they had with the proposal. While the Design Commissioners acknowledged the concerns raised by the Park District, they deferred those zoning issues to the Plan Commission and focused on the design that was presented. Areas of zoning concern that were not directly discussed by the Design Commission included: the impact of lighting on the single-family neighborhood, the appearance of the vending sales throughout the site, the color of the fence, and the landscape screening along the north to block the light. Ultimately, the Design Commission approved the development by a vote of 4-1, subject to certain requirements. The petitioner will be required to conform to the motion of the Design Commission, and the minutes of this meeting are included in the packet to the Plan Commission. The letter from the Park District has been included in the packet to the Plan Commission. The petitioner has subsequently met with the Park District to address their concerns, and have come to a tentative agreement with the Park District to partner on future improvements to Recreation Park.

#### **Building, Site, Landscaping:**

The building conforms to all setback, bulk, and height restrictions as required within the B-3 district. The petitioner has worked with staff to enhance the landscape buffer at the north where the property abuts a residential use; to provide approximately eight feet of greenspace in this area to accommodate a dense row of arborvitae (as well as a six-foot tall solid fence). Staff notes that the residential property to the north is owned by the Park District, which rents it to some of their employees. The long-term plan for the Park District property is to redevelop it as part of Recreation Park, although there is no indication when said redevelopment will occur. Since this fence will extent along most of the northern property line, it falls within the front yard and therefore the following variation is required:

- **A Variation to Chapter 28, Section 6.13, to allow a 6' solid fence in a front yard where code restricts fence heights to 3'.**

Staff believes the necessary criteria for variation approval has been met and notes that this fence will help to provide for an enhanced buffer to the residential use at the north. However, the petitioner will need to evaluate if the fence needs to be pulled back to avoid the site triangle in this area given the driveway for the property to the north is within close proximity to the fence. The petitioner may also be required to relocate a shade tree proposed along Northwest Highway to enhance visibility for southbound egress from Belmont Avenue. These items can be addressed at time of permit.

The petitioner has provided a photometric plan in conjunction with the application. The plan shows that illumination levels conform to code requirements, with exception to a small area on the east of the property where the site abuts Recreation Park. The petitioner must revise the site lighting to conform to code requirements.

Detention will be accommodated in underground vaults on the southern side of the site. However, a small portion of the estimated stormwater runoff will be accommodated in the Village system, and for this a fee in-lieu of the full onsite detention is required. In order to enhance the pedestrian walkway along the major arterial (Northwest Highway), the sidewalk along the street must be enlarged to 6' in width. Final dimensions/location of this sidewalk extension will need to be addressed as part of final engineering, and if it is determined an easement is necessary, the petitioner shall grant an easement for this public element within their private property.

IDOT approval shall be required for the modification to the curb cuts along Northwest Highway. The petitioner is working with staff on minor adjustments to the location of the signage along Northwest Highway, and the final location may be adjusted (as feasible) to enhance visibility, although the current location conforms to code requirements.

#### **Parking and Traffic:**

Per code, the petitioner has provided a 'reduced scope' traffic and parking study by a certified traffic engineer that assesses access, on-site circulation, trip generation and distribution, parking, and impacts to public streets. A detailed traffic study that observes and tallies the number of cars during peak travel times is not possible due to the reduced traffic volumes as a result of the Coronavirus. Therefore, the traffic consultant has analyzed the traffic in comparison to the existing use, and found that any estimated increase in traffic will account for around 1% of the overall traffic volume on Northwest Highway. According to the traffic consultant, Northwest Highway operates at 59% of peak capacity during busy times and therefore this street has sufficient capacity to accommodate for the projected increase.

Furthermore, the study found that the intersection of Belmont and Northwest Highway had acceptable levels of delay, and enough gaps exist within the flow of traffic along Northwest Highway to safely allow for egress from Belmont Avenue onto Northwest Highway. Finally, the elimination of two curb cuts will enhance circulation and reduce the number of conflict points on Northwest Highway, whereby improving safety and traffic flow.

With regards to parking, only one parking space is required for this redevelopment. The parking calculations are shown below:

**Table I: Parking Calculations**

| Use                   | CODE USE             | EMPLOYEES /BAYS | PARKING RATIO (1:X)                | PARKING REQUIRED |
|-----------------------|----------------------|-----------------|------------------------------------|------------------|
| Mariano's Gas Station | Auto Service Station | 1 / 0           | 1 Per employees + 3 per repair bay | 1                |
| Total Required        |                      |                 |                                    | 1                |
| Total Provided*       |                      |                 |                                    | 12               |
| Surplus / (Deficit)   |                      |                 |                                    | 10               |

\*Includes 10 spaces (one for each fuel pump).

Two bicycle parking spaces, as required by Section 10.8 of the Zoning Code, have been provided onsite.

## **RECOMMENDATION**

The Staff Development Committee reviewed the proposed Special Use Permit to allow an automobile service station on the subject property, as well the following variation to Chapter 28 of the Municipal Code: Section 6.13, to allow a 6' solid fence in a front yard where only 3' tall open fences are allowed. The SDC recommends **APPROVAL** of the application, subject to the following conditions:

1. The petitioner shall provide a fee-in-lieu of any stormwater detention capacity required but not provided onsite, estimated at a total of \$2,034.
2. IDOT Approval shall be required for the proposed modifications to access along Northwest Highway.
3. The petitioner shall revise the plans to include an approximately 6' wide sidewalk along Northwest Highway. The petitioner shall grant a perpetual access easement in any area where said sidewalk encroaches onto the subject property.
4. Compliance with June 23, 2020, Design Commission motion shall be required.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

\_\_\_\_\_  
July 17, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads

NOTICE OF PUBLIC HEARING  
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 22, 2020, AT 7:30 P.M. to consider Petition No. 20-009, a request to grant a Special Use Permit to allow an Automobile Service Station on property located at 406 East Northwest Highway, in Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at [www.vah.com](http://www.vah.com) no later than July 17, 2020.

The legal description for the subject property is as follows: LOTS 7 AND 8 IN BLOCK 3 IN KRAUSE'S SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE WEST 627 FEET OF THE EAST 992.45 FEET OF THE SOUTH 824.10 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF CHICAGO ROAD IN THE VILLAGE OF ARLINGTON HEIGHTS, AND INCLUDING ALSO LOT 1 IN BLOCK 5 IN GEROGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS NUMBER 2 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-29-351-009-0000

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation to, Section 6.13-3a, to allow a six foot tall solid fence within a front yard where code only allows open fences up to three feet in height in a front yard.
- Any additional variations as determined necessary by the Plan Commission to allow for said development.

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

Terrence Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION  
Published in Daily Herald July 7, 2020 (4547521)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/07/2020 in said **DAILY HERALD**.

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

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY

*Laurel Baltz*  
Authorized Agent

Control # 4547521

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JUL 16 2020

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

## NOTIFICATION AFFIDAVIT

I, Kelli Chiles hereby certify as follows:

1. That on the 7 day of July, 20 20, affiant caused to be mailed in the Post Office of Boise, ID, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

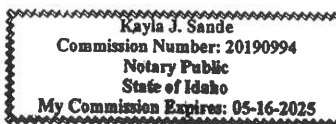
*Kelli Chiles*

Signature

Subscribed and Sworn to before me

this 8<sup>th</sup> day of July, 20 20.

*Kayla J. Sande*  
Notary Public



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JUL - 8 2020

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT





## Notice of Public Hearing

July 7, 2020

**Recipient:** Arlington Heights Park District  
410 N. Arlington Heights Road  
Arlington Heights, IL 60004

**RE:** Mariano's 531-00501 Retail Fuel Center

**Location:** 406 E Northwest Hwy  
Arlington Heights, IL 60004

RECEIVED  
JUL - 8 2020  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Please be advised that a petition has been filed with the Village of Arlington Heights for a Special Use Permit to allow an Automobile Service Station and for approval of the following Variation(s) from Chapter 28 of the Municipal Code:

- Section 6.13-3a, to allow a six foot tall solid fence within a front yard where code only allows open fences up to three feet in height in a front yard.
- Any additional variations as determined necessary by the Plan Commission to allow for said development.

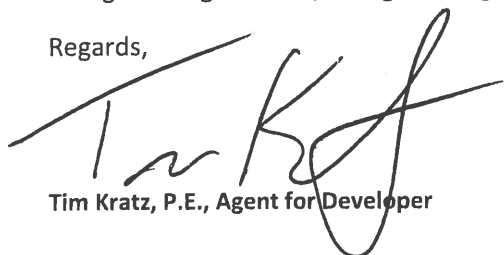
The location of the property is 406 E Northwest Highway, Arlington Heights, IL 60004.

Roger W. Grandt is the beneficial owner of the property.

A Plan Commission public hearing on this petition will take place at 7:30pm on Wednesday, July 22, 2020. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual hearing via Zoom. Individuals who wish to comment or ask a question on an item on the Agenda may either participate via Zoom or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the hearing, the email must be received by 3:00 p.m. on July 22nd. Specific details on how to access and participate in this online hearing will be available at [www.vah.com](http://www.vah.com) no later than July 17, 2020.

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 (847) 368-5793 or TDD # (847) 368-5794.

Regards,



Tim Kratz, P.E., Agent for Developer

| PIN            | Addressee                                        | Street                        | City              | ST | ZIP   |
|----------------|--------------------------------------------------|-------------------------------|-------------------|----|-------|
| 03293450080000 | JAF MGMT LLC                                     | 1119 W White Oak St           | Arlington Heights | IL | 60005 |
| 03293510060000 | None listed                                      | 12 Haddow Ave                 | Arlington Heights | IL | 60004 |
| 03293520010000 | None listed                                      | 15 Haddow Ave                 | Arlington Heights | IL | 60004 |
| 03293510020000 | Barbara C Ottolino                               | 15 S Belmont Ave              | Arlington Heights | IL | 60004 |
| 03293510020000 | Barbara C Ottolino                               | 15 S Belmont Ave              | Arlington Heights | IL | 60004 |
| 03293450130000 | Kathy J Smith                                    | 22 North Belmont              | Arlington Heights | IL | 60004 |
| 03293380040000 | None listed                                      | 28 Haddow Ave                 | Arlington Heights | IL | 60004 |
| 03293500150000 | Village of Arlington Heights                     | 33 S. Arlington Heights Road  | Arlington Heights | IL | 60004 |
| 03321050010000 | Village of Arlington Heights Planning Department | 33 S. Arlington Heights Road  | Arlington Heights | IL | 60004 |
| 03293500160000 | Village of Arlington Heights                     | 34 S. Arlington Heights Road  | Arlington Heights | IL | 60004 |
| 03293500170000 | Village of Arlington Heights                     | 35 S. Arlington Heights Road  | Arlington Heights | IL | 60004 |
| 03293380030000 | Arlington Heights Park District                  | 410 N. Arlington Heights Road | Arlington Heights | IL | 60004 |
| 03293380040000 | Arlington Heights Park District                  | 410 N. Arlington Heights Road | Arlington Heights | IL | 60004 |
| 03293510140000 | Arlington Heights Park District                  | 410 N. Arlington Heights Road | Arlington Heights | IL | 60004 |
| 03293510150000 | Arlington Heights Park District                  | 410 N. Arlington Heights Road | Arlington Heights | IL | 60004 |
| 03293510160000 | Arlington Heights Park District                  | 410 N. Arlington Heights Road | Arlington Heights | IL | 60004 |
| 03293520140000 | Arlington Heights Park District                  | 410 N. Arlington Heights Road | Arlington Heights | IL | 60004 |
| 03293450150000 | Asante LLC                                       | 411 S Sangamon #5A            | Chicago           | IL | 60607 |
| 03293450160000 | Asante LLC                                       | 411 S Sangamon #5A            | Chicago           | IL | 60607 |
| 03293450070000 | CNW-UP Railroad                                  | 500 W. Madison St.            | Chicago           | IL | 60661 |
| 03295000070000 | CNW-UP Railroad                                  | 500 W. Madison St.            | Chicago           | IL | 60661 |
| 03293510090000 | Roger W Grandt                                   | 646 N Kaspar                  | Arlington Heights | IL | 60004 |
| 03293450140000 | K & H Bradley                                    | 8 S Belmont Ave               | Arlington Heights | IL | 60004 |
| 03293450060000 | William Zars                                     | 9 N Pine Ave.                 | Arlington Heights | IL | 60004 |

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DEVELOPMENT DEPARTMENT

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DEVELOPMENT DEPARTMENT

**NOTICE OF PUBLIC HEARING**

**HEARING FOR: SPECIAL USE PERMIT TO ALLOW AN  
AUTOMOBILE SERVICE STATION AND VARIATIONS TO  
CHAPTER 28 OF THE MUNICIPAL CODE.**

THIS WILL BE A "VIRTUAL" PUBLIC HEARING THAT CAN BE ACCESSSED ONLINE  
ONLY DETAILS ON HOW TO ACCESS AND PARTICIPATE IN THIS ONLINE VIRTUAL  
HEARING WILL BE AVAILABLE AT [WWW.VAH.COM](http://WWW.VAH.COM) NO LATER THAN JULY 17, 2020.

**DATE: 7/22/20**

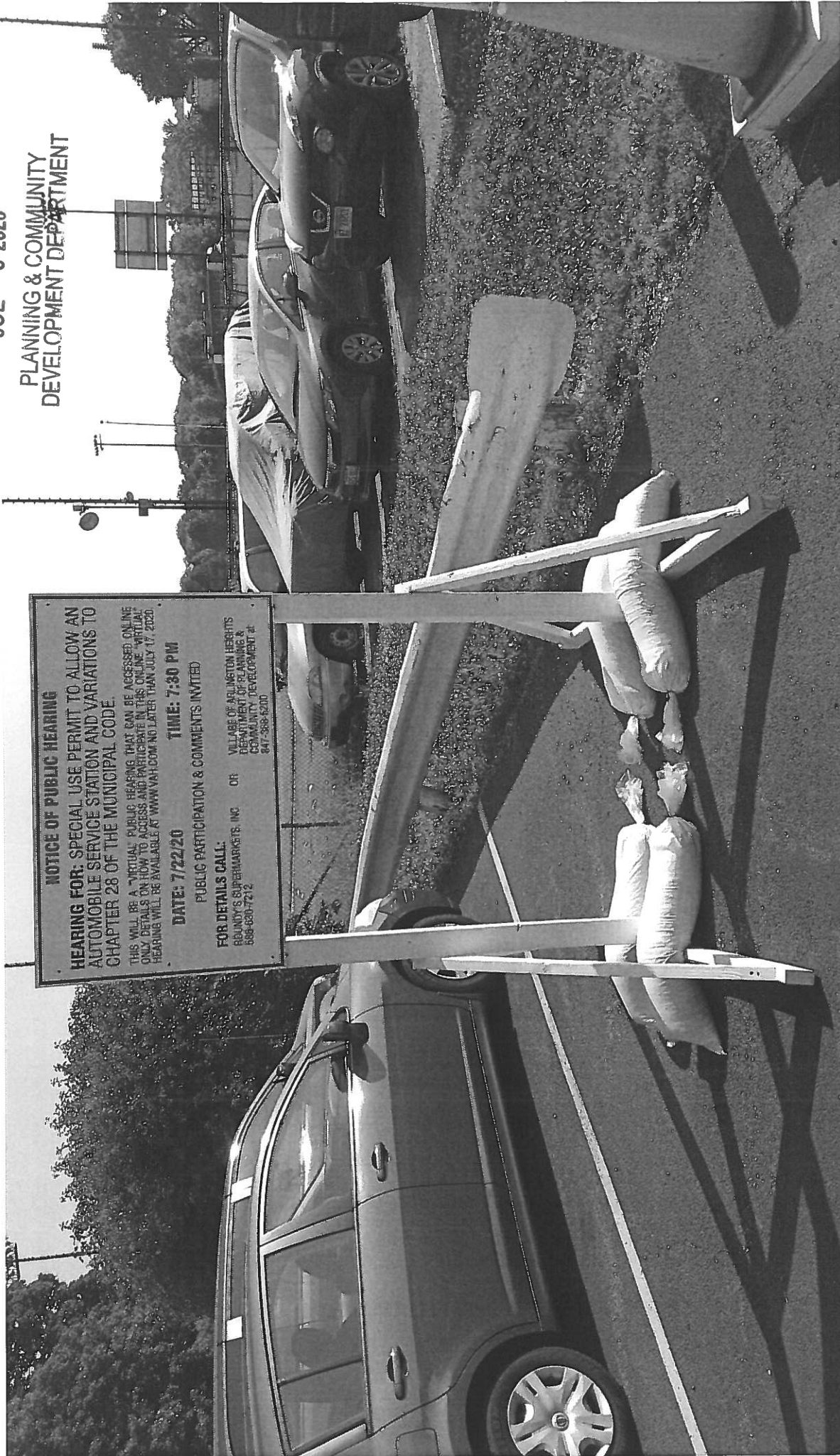
**TIME: 7:30 PM**

**PUBLIC PARTICIPATION & COMMENTS INVITED**

**FOR DETAILS CALL:**

ROUNDY'S SUPERMARKETS, INC.  
568-630-7212

OR  
VILLAGE OF ARLINGTON HEIGHTS  
DEPARTMENT OF PLANNING &  
COMMUNITY DEVELOPMENT #4  
847-368-8200



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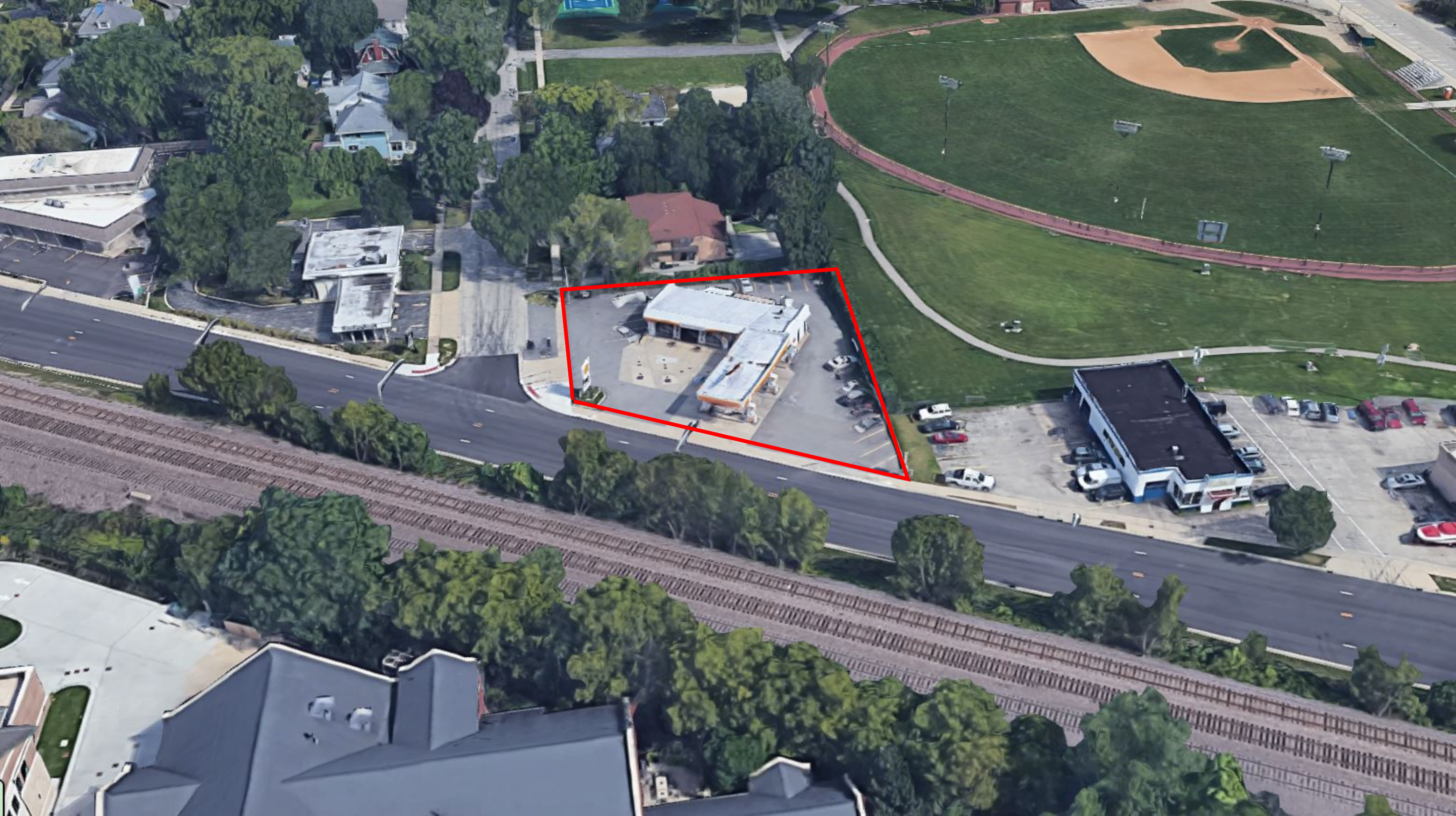
JUL - 8 2020

PLANNING & COMMUNITY  
DEPARTMENT

NOTICE OF PUBLIC HEARING  
EARL G. FORD PEALUS PROPERTY TO ALLOW AN  
UTM LER E O A TISTO  
PTE THE U C D  
THIS IS A VIRTUAL PUBLIC HEARING THAT CAN BE ACCESSED ONLY  
BY DETAILS. PARTICIPATE THIS ONLINE VIRTUAL  
HEARING WILL BE AVAILABLE AT WWW.AH.COM NO LATER THAN JULY 17, 2020  
DATE 22/20 TIME 7:00 PM  
PUBLIC PARTICIPATION & COMMENTS INVITED  
FOR DETAILS CALL  
ROUNDY'S SUPERMARKETS, INC. OR DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
588-630-7271 368-8200

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## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: Mariano's Retail Fuel Center  
Project Address: 406 E. Northwest Highway  
Prepared By: Steve Hautzinger

Date Prepared: June 17, 2020

### PETITIONER INFORMATION:

DC Number: 20-042  
Petitioner Name: Tim Kratz  
Petitioner Address: Sevan Solutions  
3025 Highland Parkway, Suite 850  
Downers Grove, IL 60515  
Meeting Date: June 23, 2020

### Requested Action(s):

Approval of the proposed architectural design for a new retail fuel center.

### Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval as a Special Use for an Automobile Service Station. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission for building and signage only."*

### Summary:

This site is currently developed as a Shell gas station with automotive repair. The petitioner is proposing to demolish the existing facility to allow construction of a new Mariano's retail fuel center. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, a small attendant sales kiosk building, landscaping, trash enclosure, and signage.

### Architectural Design:

The proposed design is based on Mariano's retail fuel center prototype. The exterior materials consist of a tan color stone, orange tone face brick, and silver metal canopy/fascia with tan painted accent stripe. Overall, the proposed design is nicely done, and has a fresh modern appearance. The materials are high quality and the colors are well coordinated. The tan stone and silver fascia complement the existing nearby Mariano's grocery store. However, the proposed orange tone brick with natural mortar does not match the dark red brick with tinted mortar used on the grocery store. The Design Commission should evaluate if the brick and mortar colors should match the nearby Mariano's grocery store.

### Signage:

The petitioner is proposing to provide one ground sign and three canopy-mounted signs. Canopy signs are allowed for automobile service stations up to 25% of the signable area. The proposed canopy signage appears to comply with code, and will be located on the east, west, and south faces of the canopy.

In regards to the ground sign, the petitioner is proposing to reuse and rebrand the existing Shell gas station sign. However, the existing ground sign is encroaching into the required 12-foot clear visibility triangle, which is a required clearance at the street intersection and is measured along the property line. Therefore, to comply with code, and for safety, the sign needs to be moved outside of the 12-foot visibility triangle. The proposed ground sign design is a nice design, however, the need to relocate the sign represents an opportunity to provide a new design which can enhance the appearance at this key location along Northwest Highway. Currently, the Village is working on the implementation of beautification plans along Northwest Highway. One goal of

the Northwest Highway corridor beautification plan is, *"to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification."* With these goals in mind, it is recommended that the existing sign be replaced with a new shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.

**Rooftop Mechanical Screening:**

One new mechanical unit is proposed to be located on the roof of the kiosk building which will be fully screened with a unit screen to match the tan fascia.

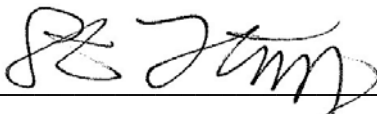
**Trash and I.T. Equipment Screening:**

A small trash and I.T. equipment enclosure is proposed to be located at the rear corner of the site. The enclosure is nicely designed, using the same exterior materials as the kiosk building and fuel canopy.

**RECOMMENDATION:**

It is recommended that the Design Commission approve the architectural design for *Mariano's Retail Fuel Center* located at 406 E. Northwest Highway. This recommendation is subject to compliance with the plans received 6/5/20, color rendering received 6/16/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if the brick and mortar colors should be revised to match the nearby Mariano's grocery store.
2. A recommendation to revise the ground sign design to be a shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30, or approved variations.



June 17, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-042

## DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION  
VIRTUAL MEETING  
JUNE 23, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair  
Jonathan Kubow  
Ted Eckhardt  
Kirsten Kingsley  
Scott Seyer

Members Absent: None

Also Present: Mike Firsel, Attorney for *Pet Suites*  
Jack Westfall, representing *Pet Suites*  
Kyle Wigg, GPD Group for *Pet Suites*  
Brad Dethloff & Brendan Durkin, Manhard Consulting for *Pet Suites*  
Tim Kratz, Sevan Solutions for *Mariano's Retail Fuel Center*  
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not practical or prudent.

### REVIEW OF MEETING MINUTES FOR JUNE 9, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 9, 2020.

ECKHARDT, AYE; KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE; KINGSLEY, ABSTAINED.  
MOTION CARRIED.



## ITEM 2. COMMERCIAL REVIEW

### DC#20-042 – Mariano's Retail Fuel Center – 406 E. Northwest Hwy.

Tim Kratz, *Sevan Solutions*, was present on behalf of the project.

Mr. Hautzinger said that there are currently 10 people from the public listening/viewing tonight, and he wanted to clarify that tonight's review is for the Design Commission portion of the project. The project is also scheduled for Plan Commission review on July 22, 2020, with formal notification required for the Special Use for an automobile service station. The focus of the Design Commission review tonight will be on building design and signage only. All other aspects of the project will be reviewed by the Plan Commission.

Mr. Hautzinger also said that Staff received an email late today from the Arlington Heights Park District regarding this project, which is being shared tonight. The Park District is the owner of all adjacent properties around Recreation Park, with the exception of this corner site and one single-family home on Belmont Street. The Park District has a Master Plan for Rec Park that entails expansion into these areas at some point in the future, and they have concerns about the redevelopment of this corner property. They want to go on record to state that "this proposal for the site does not fit with the Arlington Heights Park District Recreation Plan or the overall plan for this Arlington Heights Area". They had a few other specific concerns; however, comments pertaining to the review of the design tonight are that they do not have any comments on the brick or mortar color, and that the proposed signage at the corner is unwanted, too large, and too close in location to the residential housing in this area. They feel this is the wrong location for this project and that it does not mesh with the Master Planning of Recreation Park, nor the residential area of Recreation Park.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a new retail fuel center. The site is currently developed as a Shell gas station with automotive repair. The petitioner is proposing to demolish the existing facility to allow construction of a new Mariano's retail fuel center. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, a small attendant sales kiosk building, landscaping, trash enclosure, and signage.

The proposed design is based on Mariano's retail fuel center prototype. Staff obtained an image of a recently completed project based on the same prototype, colors and material, from Oak Lawn, which was presented. The exterior materials consist of a tan color stone base, orange tone face brick, and silver metal canopy/fascia with tan painted accent stripe. Overall, the proposed design is nicely done, and has a fresh modern appearance. The materials are high quality and the colors are well coordinated. The tan stone and silver fascia complement the existing nearby Mariano's grocery store. However, the proposed orange tone brick with natural mortar does not match the dark red brick with tinted mortar used on the grocery store. The Design Commission should evaluate if the brick and mortar colors should match the nearby Mariano's grocery store.

The petitioner is proposing to provide one ground sign and three canopy-mounted signs. Canopy signs are allowed for automobile service stations up to 25% of the signable area. The proposed canopy signage appears to comply with code, and will be located on the east, west, and south faces of the canopy.

In regards to the ground sign, the petitioner was proposing to reuse and rebrand the existing Shell gas station sign. However, the existing ground sign is encroaching into the required 12-foot clear visibility triangle, which is a required clearance at the street intersection and is measured along the property line. Therefore, to comply with code, and for safety, the sign needs to be moved outside of the 12-foot visibility triangle. The proposed ground sign design is a nice design, however, the need to relocate the sign represents an opportunity to provide a new design which can enhance the appearance at this key location along Northwest Highway. Currently, the Village is working on the implementation of beautification plans along Northwest Highway, and one goal of the Northwest Highway corridor beautification plan is, "*to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification.*" With these goals in mind, it is recommended that the existing sign be replaced with a new shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed

Mariano's fuel center in Oak Lawn.

In response, the petitioner provided Staff with an alternate proposal for the ground sign that was received this afternoon; they have agreed to eliminate the proposed sign at the corner, and are proposing to relocate it to the driveway off of Northwest Highway, as well as revising the design to be a shorter sign similar in character to the sign at Oak Lawn. Staff always encourages monument style signs, and is pleased to receive this revised design for Mariano's. Specific dimensions of the revised sign will need to be reviewed by Staff for code compliance, as well as confirming that the location of the new ground sign is outside the 12-foot visibility triangle.

One new mechanical unit is proposed to be located on the roof of the kiosk building which will be fully screened with a unit screen to match the tan fascia. A small trash and I.T. equipment enclosure are proposed to be located at the rear corner of the site. The enclosure is nicely designed, using the same exterior materials as the kiosk building and fuel canopy.

Staff recommends approval of the proposed design, with the comment about evaluating the brick and mortar colors as it relates to the nearby grocery store, and also recommends approval of the revised sign rendering presented tonight with the revised location of the ground sign and the lower height.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Tim Kratz said that Mariano's is going to lease the property; the property is being purchased by a developer that is working with Mariano's hand-in-hand to achieve the entitlement as well as permits, similar to the previous project reviewed tonight. Their intent is to create a cohesive gas station with the Mariano's grocery store. There are different prototypes based on either a store lot location or a remote lot such as this site. After discussions with the Mariano's team, they are in agreement with Staff's suggestion to match the color of the brick and mortar of the nearby Mariano's store; the idea is that the fuel center and the store being a unified offering. They appreciate the suggestion and would condition this as part of an approval. Mr. Kratz also commented about the revised monument sign option; there will be a brick base that matches the brick on the canopy and the kiosk, as well as low-grow landscaping around the monument sign to the maximum of 3-feet. The intent is to see the pricing on the monument sign from the street. Mr. Kratz also said that although this new fuel center is connected to the Mariano's store, it will be open to anyone to use; however, customers with a Mariano's rewards card that purchase groceries at the store, will receive a discount at the fuel center. This is why it is important to have the Mariano's logo on the canopy and sign, ensuring that customers are fully aware that the 2 sites are connected.

With regards to the small trash enclosure and I.T. room being proposed at the rear corner of the site, Mr. Kratz explained that the I.T. room will house the server equipment that connects this fuel center back to the Mariano's store, and will consist of a small kiosk with no access to customers; only 2 restrooms will be accessible by customers. The intent is to clad both the trash enclosure and the I.T. room in masonry to match the overall cohesive look of the site. Mr. Kratz welcomed questions and comments from the commissioners at this time.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the public.

The commissioners gave their comments.

Commissioner Kingsley asked if drawings were provided that show context elevations, and Mr. Hautzinger presented a context elevation exhibit that showed the existing building to the north with the proposed new fuel center. Commissioner Kingsley said her initial reaction to the proposed fuel center is that it is well designed and fits in with the Mariano's store; however, she felt it was out of context for this location. She understood that the materials and signage are to connect it to Mariano's, but she felt there was a disconnect and that it is sitting within a residential area and therefore should respond to the residential surrounding that it is in. She asked about the reason for the 15'5" height of the canopy, versus the existing 11'8", and Mr. Kratz replied that the 15'5" height is the nationwide standard used by Kroger/Mariano's for canopy height clearance for tankers or other large vehicles. Commissioner Kingsley said because this site is located in more of a residential area, she asked if the canopy height could be lowered and also be fueled at the same time to show some indication that those national standards for gas stations can be altered for different locations.

Commissioner Kingsley also asked for clarification of the material on the canopy, on the top portion of the wall above the brick, and at the top of the kiosk. Mr. Kratz said it would be an aluminum composite material. Commissioner Kingsley said it appeared to be a silver and beige metal composite; however, she felt it should only be silver, since the Mariano's store does not have any of the beige color. She added that she was not in support of the stepped coping shown in the Oak Lawn exhibit, and Mr. Kratz clarified that they are not proposing the coping at this location; that detail was specifically requested for only the Oak Lawn location. He added that the color tone of the metal composite is part of the national branding for Kroger. Commissioner Kingsley pointed out the transformer box located at the corner of the site and asked if it would be located there or closer to the trash/I.T. enclosure area. Mr. Kratz said they are currently reviewing other locations to relocate the transformer. Commissioner Kingsley also asked about the ice machine and other elements shown to be 'For Sale' in the renderings and drawings; she asked Staff to show the floor plan where these items are proposed. Mr. Kratz explained that these elements are part of the outdoor sales package; grab-and-go items, all of which would be secured after hours. Commissioner Kingsley pointed out that there appeared to be one sales display in front of each of the gas pumps, as well as an ice machine and 4 more displays around the kiosk. Mr. Kratz clarified that the displays around the kiosk are reach-in coolers, not a vending machine that requires money, and shelving units are located along the dispensers, three on the south side and two on the north side. Only the reach-in coolers will have lights.

Commissioner Kingsley said that in general, she is not in favor of this project. This commission is supposed to take into account the context, and she felt this proposal did not sit well with the surrounding residential area. She was very sad to see that the existing rocket sign will be lost, and if this project moves forward, she would recommend or require the petitioner to find someone local to repurpose the rocket, such as the museum in Arlington Heights. The rocket is somewhat of an icon in the Village and it is disappointing to see it go. Commissioner Kingsley felt this site should have something a little more high-class, a little more refined and clean, with minimal amount of extraneous selling points around it. She felt the canopy was too tall and it was disassociated with Mariano's.

Commissioner Kubow said it was tough for this review to not include the context and land use and surroundings, which play a huge part in this. So while he concurs with many of the things said by Commissioner Kingsley, he was going to keep his comments strictly on the design being proposed, and not think about the proposal in its current location and if it was placed anywhere else in the Village. Given its location, it is hard not to think about context, but he would leave it to the Plan Commission to have those discussions. As for the design, he felt it was a vast improvement to what is currently there. The design is very clean, he loved the color scheme, and he appreciated Staff's recommendations on the relocation of the ground sign, which helps soften the overall impact. He would approve the project as proposed, with the relocation of the ground sign to be a requirement.

Commissioner Seyer concurred with the comments made by Commissioner Kubow. He greatly appreciated Staff's recommendation and the petitioner's commitment to use the same brick as the Mariano's store, as well as the revised ground sign and new location that is greatly preferred. He felt that the amount of redesign being proposed here is a large improvement over the existing conditions, even with the historic nod towards the rocket. He wanted to see this quality all along this stretch of what he considered a bit automotive and commercial. He was okay with the height of the canopy because the pillars that support it are well done, and since the brick will match the Mariano's store, he felt the two would tie together well. He was in favor of the project.

Commissioner Eckhardt said that for the record, he read the letter submitted by the Park District and it was not for him to determine the best use for this site. That being said, the charge of this commission is to review the design being presented and he intends to do that. He concurred with the suggestion to match the brick, and he concurred with moving the ground sign to another location. He pointed out the white fence being proposed and felt that white fences of this size and nature can be really white, especially next to a residential use, which concerns him. He asked the petitioner what material the fence would be and wondered if a softer color might be an option. He had no issues with the rest of the project and had no further comments at this time.

Chair Fitzgerald said that overall, this is a nice looking project; he liked that the brick color will match the Mariano's store and he liked the revised monument sign and location. He felt that Commissioner Eckhardt's comment about the fence color was

a great point; he was okay with the fence from the front side, but was concerned about how it will look like to the residents on the other side and from Rec Park. He liked the idea of trying to repurpose the rocket, and he wanted the materials being proposed for the building to be approved by Staff since the commissioners are not able to see the actual materials tonight. He also wanted the landscaping to be approved by Staff because he felt it would be a little different than what is being shown tonight. Chair Fitzgerald was concerned with how this project fits into the neighborhood, which is awkward. While the existing building is not very appealing, it does block the lights from the canopy as well as the fueling activity. He questioned how the light from the new canopy will impact the adjacent home and the park, which is a 360 from the existing which almost forces all of the attention onto Northwest Highway. He was very concerned about the design because of its close proximity to a residential area, and he felt it should fit in better. He was not in favor of the project.

Chair Fitzgerald asked again if there was any public comment and there was no response from the public.

Mr. Kratz responded to the comments made by the commissioners. He said that the purchaser of this property has the rights to the rocket and is not opposed to salvaging it prior to demolition; they understand the historical value of the rocket. They are open to considering a different color for the fence, which is intended to be a 6' tall vinyl fence, and he suggested a more neutral color such as beige or sandstone similar to the color on the canopy. With regards to the landscaping, a 6' tall fence would be installed, as well as 8' tall Arborvitae for added screening over the fence for the adjacent homes; the additional amount of landscape area was left intentionally for this reason. Mr. Kratz said that he understood the concerns about the direction of traffic within the site and the impact of headlights on the adjacent properties, which they considered during their planning process; however, they feel that both the fence and the amount of landscaping being proposed in front of it will provide a good barrier. Additionally, there is mature vegetation that exists at the rear of the property where the trash enclosure is being proposed. Per Village code, the canopy lights would be directed downward, flush mounted and designed to have a zero foot candle at the property line to the north and to the east. Mr. Kratz reiterated that they appreciate the comments tonight and the time spent reviewing the design to get to something that everyone likes.

Chair Fitzgerald asked if a landscape plan was submitted as part of this review and Mr. Hautzinger said there was not because the landscape plan would be reviewed as part of the Plan Commission process. Chair Fitzgerald said that the 8' tall Arborvitae being proposed is a very respectable height that will eventually grow to screen the adjacent properties; however, this would be dependent on the species and how close together they are planted. If a motion is made tonight, he wanted to make sure that this ends up being a solid screen wall over 15' tall as it grows. Also, he still had concerns about the big long plastic fence being proposed between this site and the adjacent homes, and how it forces those homeowners to now have to landscape to hide the 6' tall fence. He suggested a natural cedar fence as an alternative that would appear more organic; natural cedar panels with steel posts so the posts do not rot. Commissioner Kingsley felt this was a better solution because the fence would be less shiny and have less light reflection off it. She added that this is somewhat of an entry into the downtown area, so the more noble the material the better. She asked if Village code requires a zero foot candle to be at both the south and the west lot lines, and Mr. Hautzinger said he did not know the specific requirements regarding photometrics for this project. Mr. Kratz said it is slightly more than zero at the right-of-way lines, and Commissioner Kingsley liked that it is zero on the north and the east; however, she was very concerned about the light levels from the railroad tracks to the south. She acknowledged this is not under the purview of this commission, but she wanted the record to show her comments for Plan Commission. She also felt the motion should include a requirement that the rocket find a new home in the Village, and Chair Fitzgerald agreed.

Commissioner Eckhardt was having difficulty with the fact that this site has been a gas station for over 35 years, while understanding the altruistic need for the Park District to eventually obtain a cohesive corner site here. Without question, this is a busy commercial corner, and it is hard to say that the proposed fuel center is not appropriate for this site when it has been a gas station for a very, very long time; however, that was a matter for the Plan Commission to review. As a Design Commission member, he was obligated to critique the design and not play planner, but at the same time for the record, he was sympathetic to what the site might be, and hoped that the Plan Commission can grapple this very difficult and complicated situation. That being said, he made the following motion.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR MARIANO'S RETAIL FUEL CENTER**

TO BE LOCATED AT 406 E. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/05/20, REVISED COLOR RENDERING RECEIVED 6/23/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE BRICK AND MORTAR COLORS BE REVISED TO MATCH THE NEARBY MARIANO'S GROCERY STORE.
2. A REQUIREMENT THAT THE GROUND SIGN LOCATION AND DESIGN BE REVISED AS SHOWN ON THE REVISED RENDERING SUBMITTED TONIGHT.
3. A REQUIREMENT THAT THE FENCE ALONG THE NORTH PROPERTY LINE BE NATURAL CEDAR WITH STEEL POSTS, INSTEAD OF WHITE PVC, TO BE REVIEWED BY STAFF.
4. A REQUIREMENT THAT THE ELECTRICAL TRANSFORMER ON THE GROUND BE SCREENED, AND IF THE I.T. ENCLOSURE IS MOVED TOWARDS THE ROAD, THAT IT BE SCREENED AS WELL.
5. A REQUIREMENT THAT THE PETITIONER SUBMIT SPECIFIC DETAILS AND CUT SHEETS OF THE VARIOUS SALE FIXTURES THAT WILL BE POSITIONED ON THE SITE, FOR PLAN COMMISSION REVIEW TO ENSURE THAT THE FIXTURES WILL BE AS SUBMITTED AND NOT ENHANCED OR MOVED AROUND.
6. A REQUIREMENT THAT THE PETITIONER SUBMIT DETAILED LIGHTING PHOTOMETRICS FOR PLAN COMMISSION REVIEW, TO ENSURE THAT LIGHT LEVELS ARE ACCEPTABLE TO THE ADJACENT RESIDENTIAL PROPERTIES.
7. A REQUIREMENT THAT THE APPROPRIATE TYPE OF ARBORVITAE ALONG THE NORTH PROPERTY LINE BE PLANTED CLOSE TOGETHER TO FORM A SOLID 15-FOOT TALL SCREEN WALL AT MATURITY.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer said that he realizes the gravity of all the discussions happening around this site, with the adjacent residential properties, and he keeps thinking about the 7-Eleven site at Wilke and Golf Road that is also next to residential properties; however, it has a big building separating the two because it was needed. This site does not need a big building to separate the two and is gaining more open space instead; however, the quality of the open space has to be of the highest quality that can be required. He did not think this building could be redesigned to mitigate the issues being discussed tonight, and he also felt that the highest and best use for this site is what is being shown tonight. For as long as this site has been a gas station, he questioned what an environmental study on this site would show if another use was proposed here. He felt that anyone else proposing any other use for this site would have a real hard time making this site a successful development. Commissioner Seyer liked the use being proposed, although not part of this commission's decision, and he kept going back to the benefits and the detriments; to him it is all about the quality of the open space, so he supports the motion that has been made, with the requirements for a high quality fence and green space, and the photometrics study that is a very important element to approve. That being said, he was supportive of the motion with those comments.

Commissioner Kingsley commented that the rocket was not included in the motion and asked if it should be, and Commissioner Eckhardt agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO ADD THE FOLLOWING:

9. A REQUIREMENT THAT THE PETITIONER MAKE EVERY EFFORT POSSIBLE TO EITHER SELL, GIVE, OR PRESERVE THE ROCKET SIGN TO EITHER THE HISTORICAL MUSEUM, ARLINGTON HEIGHTS ARTS COMMISSION, OR OTHERS BECAUSE IT IS AN ARLINGTON HEIGHTS ICON.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Mr. Hautzinger said that in regards to the motion he was concerned about the potential for overlapping requirements between the Design Commission and the Plan Commission. He noted that the Plan Commission will be reviewing the fence, transformer screening, sales fixtures, photometric, and landscaping. He did not see any issues with the Design Commissions requirements, except for the requirement for the Arborvitae to be 15' tall and create a solid screen, which could become a conflict during the Plan Commission review, and he suggested it be a recommendation instead. Commissioner Eckhardt suggested the requirement remain in the motion, with the addition of the words 'unless overruled by the Plan Commission'. Chair Fitzgerald said the requirement about the Arborvitae was the only way he could support the project, and Commissioner Eckhardt agreed, saying it was a go or no-go item for him.

ECKHARDT, AYE; KINGSLEY, NAY; KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE.  
MOTION CARRIED.

July 2, 2020

**Sam Hubbard**

Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
P: 847-368-5223

**RE: 406 E Northwest Hwy  
Arlington Heights, IL 60004  
Project Narrative**

Dear Mr. Hubbard,

Sevan Multi-Site Solutions, on behalf of the petitioner, Roundy's Supermarkets Inc., is submitting the attached documents to be presented to the Planning Commission. The documents detail the request for a proposed Mariano's retail fuel center consisting of razing the existing fuel station and installing: an underground storage tank system (UST), five fueling dispensers, fuel canopy, transaction kiosk, technology accessory building, and trash enclosure. The parcel is located at the intersection of E. Northwest Hwy and S. Belmont Ave. The applicant is seeking project feedback, comments, and considerations.

**Property:**

The subject property at 406 E. Northwest Hwy, at the corner of S. Belmont Ave and E. Northwest Hwy. The lot currently contains a fuel station and auto service center/convenience store. The existing fuel station has four approaches, two with access to S. Belmont and two with access to E. Northwest Hwy. The property is zoned B-3 and is bordered by commercially zoned lots to the south and west. The lots to the north and northeast are zoned as Public Land District.

**Project Background:**

Mariano's is a brand of Roundy's Supermarkets Inc. who is a subsidiary of The Kroger Co. The Kroger Co. owns and operates approximately 1,500 retail fuel centers in combination with their grocery stores across the country in 37 states. The fuel program is designed to be a benefit to the existing customers by providing loyalty discounts and one-stop convenience. The proposed retail fuel center is a category extension of the existing nearby grocery operations and will be managed and staffed by specially trained Mariano's employees (typically one employee per shift). This fuel station will be tethered to the Mariano's grocery store located approximately 0.30± miles southeast, along E. Northwest Hwy.

**Site Plan:**

See attached plans. The design intent is to repurpose the existing developed area for the fuel center improvements. The proposed improvements will include pervious area around the development while maintaining safe vehicle circulation around the site. Landscape islands will be added, providing a net increase in total pervious area on the site. Additional screening with an opaque fence and landscape will be provided along the north property. The east property line has a row of existing vegetation that falls just east of the property line. The trash enclosure will be housed in a masonry enclosure designed to match the fuel kiosk. Adjacent to the trash enclosure, there will be an 80 square foot technology accessory building used to house communication equipment for the fuel center. While the site design does aim to maximize pervious area and landscaping, there are no proposed green/sustainable design elements. The underground petroleum storage tank system is designed, installed, and operated per local, state, and federal guidelines.



**Architecture/Signage:**

The transaction kiosk, canopy columns, and trash enclosure will be clad with masonry materials to match the Mariano's store southeast of the site. The design intent will be to create a cohesive look between the grocery store and fuel center. An elevation and floor plan are included in this application. The transaction kiosk consists of an employee area and two restrooms. All transactions occur through a drawer on the front of the kiosk.

Mariano's will propose to re-use the existing sign land rebrand the logo. There will also be proposed a Mariano's logo on the east, south, and west canopy elevations. As part of Mariano's branding and fuel program, it is important that customers are aware this is a Mariano's fuel center where their reward points are valid.

**Traffic:**

For an assessment of the access, site modifications and use, refer to the traffic report attached.

The underground fuel storage tanks will be filled by a fuel tanker which will be on the site for approximately thirty minutes per fill. Filling times occur as required based on fuel volumes. The site has been laid out to accommodate the movements of the truck with ingress from the east on E. Northwest Hwy and egress from S. Belmont Ave heading south.

The proposed use of the site will require a minimum of 2 parking spots: 1 for each employee, and one space for each 300 square foot of floor area. The proposed site will offer one parallel parking spots along the eastern curb for employee and one designated ADA accessible space. All the dispensers, and the dispenser mat are designed to be accessible and can be used as parking locations as well.

**Utilities/Stormwater:**

There is an existing sanitary lead for the site and combined storm/sanitary lines run along both road frontages. The final tie in point shown on the attached plans will combine the sanitary and storm services at the property line for a single connection point. Final approvals will be per the MWRD. There is an existing water service line for the site, as well as a 6" water main in the E. Northwest Hwy Right-of-Way. There are no existing catch basins within the development area and runoff sheet flows towards the property limits. This entire site falls within the same MWRD combined sewer area. Due to the size and location of the site, detention and/or volume control are not required per preliminary discussions with MWRD.

**Operations:**

Customers do not enter the fuel sales kiosk but complete transactions via a transaction window or credit card readers at each fueling dispenser-most transactions take place at the fuel dispensers. There will be men's and women's single occupancy restroom for the fueling customers. There are proposed to be limited outdoor selling, i.e. ice, propane, soda vending, dry goods, etc. on the exterior of the transaction kiosk and limited sales of convenience items from within the kiosk. An outdoors sales plan is attached. The units are design or enclosed in order to secure inventory during unmanned hours. The fuel center is open to the general public but does offer additional loyalty discounts for customers who shop at Kroger Co. grocery stores

The Fuel Center is proposed to be open 24 hours. The site will be manned with a gas station attendant during grocery store hours: 6AM-10PM and unmanned the remainder of the time. There will be one employee per shift with three shifts.

Please let us know if you have any questions or comments. Thank you for your time and consideration of this proposal.

Regards,

Tim Kratz

May 15, 2020

**Sam Hubbard**

Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
P: 847-368-5223

**RE: 406 E Northwest Hwy  
Arlington Heights, IL 60004  
Special Use Criteria**

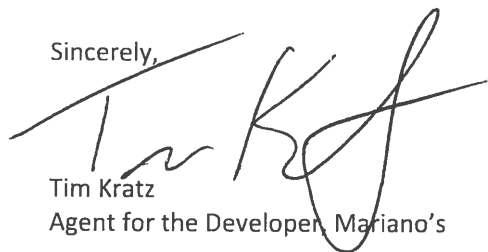
Dear Mr. Hubbard,

For the proposed development of a Mariano's Retail Fuel Center at 406 E Northwest Hwy, please find the below responses to the special use criteria:

1. That said special use is deemed necessary for the public convenience at this location.
  - a. **Redevelopment of an existing commercial property which will provide essential services to the motoring public.**
2. 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.
  - a. **The proposed development will not be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity. The development will adhere to all local, state, and federal codes and regulations.**
3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
  - a. **The proposed development will comply with the regulations and conditions specified in the ordinance and secure variations for any deficiencies. The proposed development will comply with all stipulations and conditions as granted by the Village Board of Trustees.**

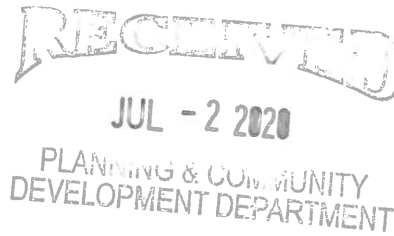
Thank you for your consideration.

Sincerely,



Tim Kratz  
Agent for the Developer, Mariano's

Mariano's 531-00501  
Arlington Heights Retail Fuel Center  
Date: 05.07.2020



**Sevan Engineering, P.C.**  
3025 Highland Parkway  
Suite 850  
Downers Grove, IL 60515  
312.756.7778  
sevansolutions.com

**RE: MWRD Pre-Application meeting**

Meeting Information: Held via Microsoft Teams Meeting @ 2:00PM

People in attendance: MWRD –Dan Feltes, Maureen Durkin, Lolita Thompson  
Mariano's – Natalie Mouw  
Seven Multi-Site Solutions – Tim Kratz, Austin Jamerson

Mr. Feltes,

Please see minutes below from our meeting to discuss the proposed Mariano's retail fuel center at 406 E. Northwest Hwy, Arlington Heights, IL 60004

- Anything under 0.5 AC does not need volume control – volume control will not be required for this site
- Property is not large enough to require detention
- Primary concern is runoff requirements, must provide emergency overland flow
- Emergency overland flow must convey flow from our site and upstream areas to discharge 100-year rain
- Ensure building is high enough to prevent flooding
- Use for gas station is a site constraint – not conducive to green infrastructure systems
- Combined sewer – storm and sanitary are separate on site and combined in last manhole on property for discharge into ROW.
- Can use existing lead if in good condition – televise line as needed.
- Existing service may be on the existing MWRD permit
- Permit will be conditioned on lead being televised to the satisfaction of the engineer.
- Just upstream on property – need a combination manhole
- Will need to add structure at connection point to existing combined line in ROW.
- Upstream of combined manhole, need an inspection port dedicated to our service
- There doesn't appear to be anything objectionable in this proposal. Minimal scope of work should be straight forward.

Thank you for your time. We look forward to working together on this project. A copy of these minutes will be send to all attendees via email.

Sincerely,

Austin Jamerson  
Project Engineer

**From:** Thompson, Lolita  
**Sent:** Wednesday, May 20, 2020 6:33 PM  
**To:** Jamerson, Austin  
**Cc:** Feltes, Daniel; Durkin, Maureen  
**Subject:** Re: Mariano's 501 Arlington Heights Fuel Cneter

Austin,

I have reviewed the meeting minutes and they are acceptable.

Thanks.

*Lolita Thompson, P.E.*  
*Senior Civil Engineer*  
*Local Sewer Systems Section*  
*Metropolitan Water Reclamation District of Greater Chicago*  
*111 East Erie Street*  
*Chicago, Illinois 60611*  
*312-751-3257*

---

**From:** Jamerson, Austin  
**Sent:** Thursday, May 14, 2020 12:38 PM  
**To:** Feltes, Daniel Thompson, Lolita Durkin, Maureen  
**Cc:** Kratz, Tim Mouw, Natalie S  
**Subject:** Mariano's 501 Arlington Heights Fuel Cneter

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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All,

Thank you again for your time and feedback for our proposed fuel center in Arlington Heights, IL. Attached are minutes from our discussion. Please let us know if there are any items that need amendment.

Thanks,  
Austin

**sevan**  
MULTI-SITE SOLUTIONS

**Austin Jamerson | Project Engineer**  
office:

Farmington Hills, MI

**INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY**

**From:** [Perkins, Charles](#)  
**To:** [Hautzinger, Steve](#); [Enright, Bill](#); [Hubbard, Sam](#)  
**Subject:** FW: Comments for June 23 Design Commission Meeting - New Business, Item B  
**Date:** Tuesday, June 23, 2020 4:28:49 PM  
**Attachments:** [image001.png](#)

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**From:** Maryfran Leno  
**Sent:** Tuesday, June 23, 2020 2:56 PM  
**To:**  
**Cc:** Carrie Fullerton  
**Subject:** Comments for June 23 Design Commission Meeting - New Business, Item B  
**Importance:** High

To: Village of Arlington Heights Design Commission  
From: Maryfran H. Leno, President of the Arlington Heights Park District Park Board of Commissioners  
Re: June 23<sup>rd</sup> Design Commission Virtual Meeting  
New Business Item B. Mariano's Retail Fuel Center – 406 E Northwest Hwy/Commercial

Dear Design Commissioners,

The Arlington Heights Park District prides itself in its park and recreation system which we provide to our residents. Past and current elected officials had the foresight and commitment to acquire and preserve open space throughout the community, especially land which is adjacent to one of our Community Center Parks. Recreation Park is the most iconic and oldest park in our system; and is home to our oldest community center, swimming pool, tennis/basketball courts, baseball diamond, playground and more. The Board is committed to the Arlington Heights Park District's Master Plan for Recreation Park, which was developed years ago, and to follow through as opportunities present themselves. In order to fulfill the District's mission, over the years, the Arlington Heights Park District has assembled and become the owner of ALL Recreation Park adjacent properties, except the proposed "Mariano's Retail Fuel Center", aka the "Shell Station" and one single family home on Belmont Street.

As the owner of ALL adjacent properties to the above property in question, the Park District would like to be on record that the above proposal for this site does not fit with the Arlington Heights Park District Recreation Park Master Plan or the overall plan for this Arlington Heights area. If this proposal proceeds, we will be requesting some of the following types of information: traffic plan, parking plan, projections of customers and traffic counts and more. Also, we would like to make the Design Commissioners aware of the following:

1. The Arlington Heights Park District was only made aware of potential changes at this site yesterday afternoon, by fluke.
2. Submitted "Property Photos" EXCLUDE any submittals of properties adjacent to the North and NorthEast of the "Grant Shell", which are the CLOSEST to the property. If these were included in the submittal, it would show the 3 current properties directly

North are #1, a 3 Apartment Building owned by the Park District; #2, Single Family Home; #3, Single Family Home Owned by the Park District. NorthEast is owned by the Park District (Recreation Park). Also, to be clear, the 3 “Properties to the Right” are all owned by the Park District as well (2 businesses currently leased from us and #3 is open space). Furthermore, properties to the NorthWest are not shown either, these are residential houses as well.

3. The Park District recently was awarded a \$400K Grant, towards a \$1.3M project at Recreation Park. The District is in the current developing phase of this project and it does include some of our property along Northwest Highway being developed.
4. Mariano’s Fuel Station in Oak Lawn is NOT located in a residential area. From the submitted photos it looks as if it is directly adjacent to the Mariano’s versus the proposed “Shell Station”, which is about 5 blocks away.
5. No comment on the brick/mortar.
6. The submitted sign is unwanted, too large and too close in location to residential housing in this area.

In closing, on behalf of the Arlington Heights Park District Board of Park Commissioners, this is the wrong location for this project and it does not mesh with the Master Planning of Recreation Park, nor the residential area of Recreation Park either. Please feel free to reach out to myself, or Carrie Fullerton, Executive Director of the AHPD.

Thank you for taking this submittal.

Maryfran H Leno, President of the Arlington Heights Park District, Park Board of Commissioners  
Tim Gelinas, Vice President,  
Will Ploger, Commissioner  
Rob Nesvacil, Commissioner  
Brian Owen, Commissioner

**Carrie A. Fullerton, CPRE**  
Executive Director

Arlington Heights Park District  
410 N. Arlington Heights Rd | Arlington Heights, IL 60004  
d: 847 577-3005 | f: 847 506-2735  
| [ahpd.org](http://ahpd.org)

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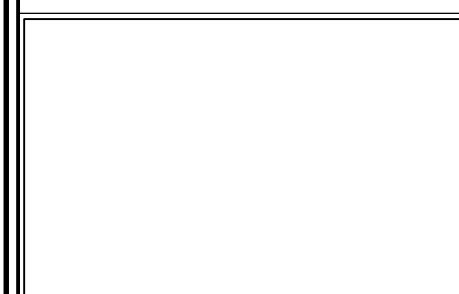






[illegible]

## CONSULTANT



## SEA



**CUSTOMER**



## PROJECT DESCRIPTION

**531-00501**  
**RETAIL FUEL CENTER**

## PROJECT LOCATION

406 E NORTHWEST HWY  
ARLINGTON HEIGHTS, IL 60004

( COOK COUNTY)

**SHEET TITLE**

## DIMENSION CONTROL SITE PLAN

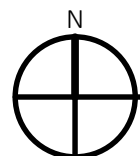
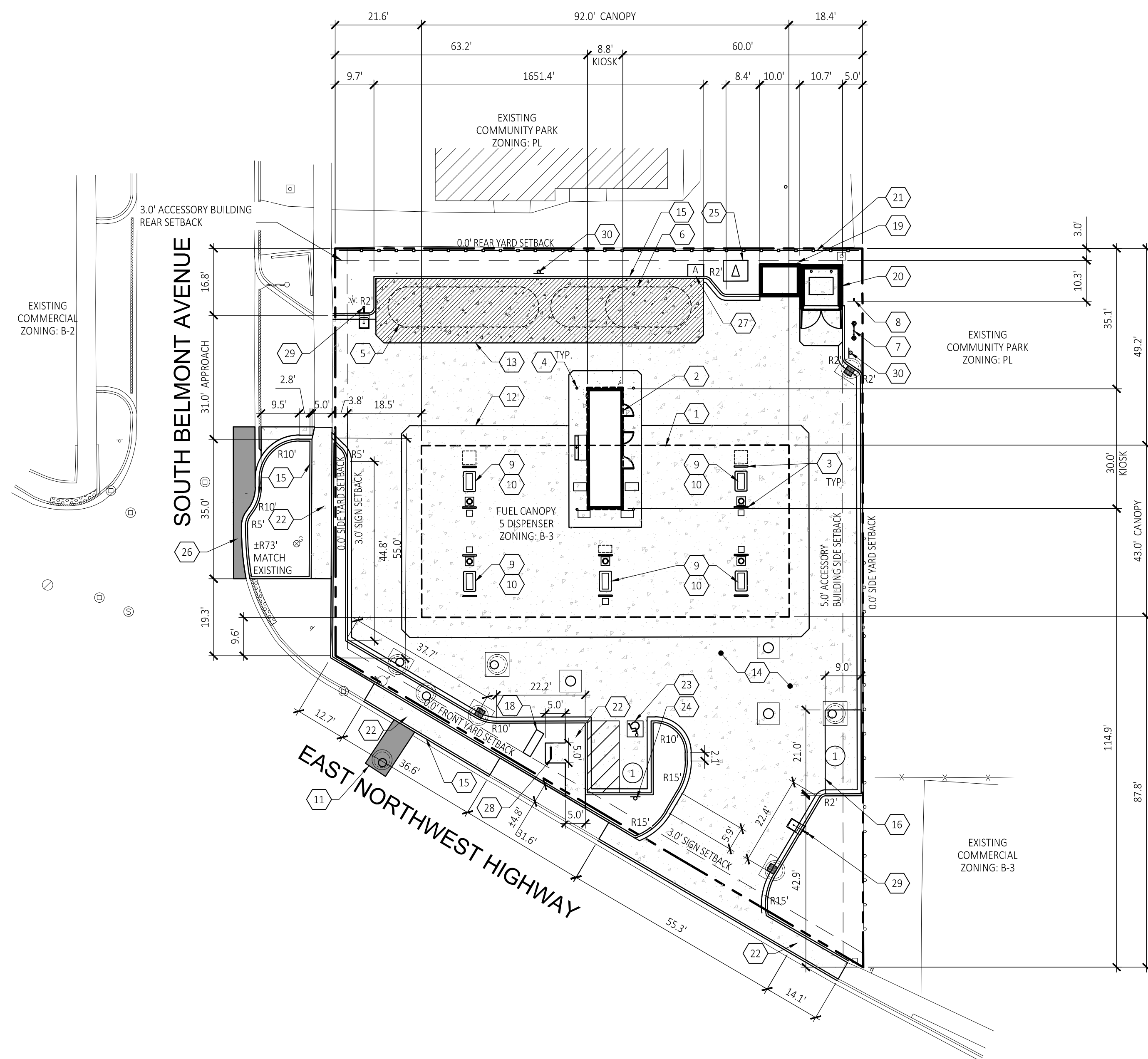
## SHEET MANAGEMENT

|                  |           |
|------------------|-----------|
| PROJECT NO.:     | 531-00501 |
| DATE:            |           |
| CAD FILE:        | C1.20     |
| PROJECT MANAGER: | T. KRATZ  |

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## SHEET NUMBER

## C1.20



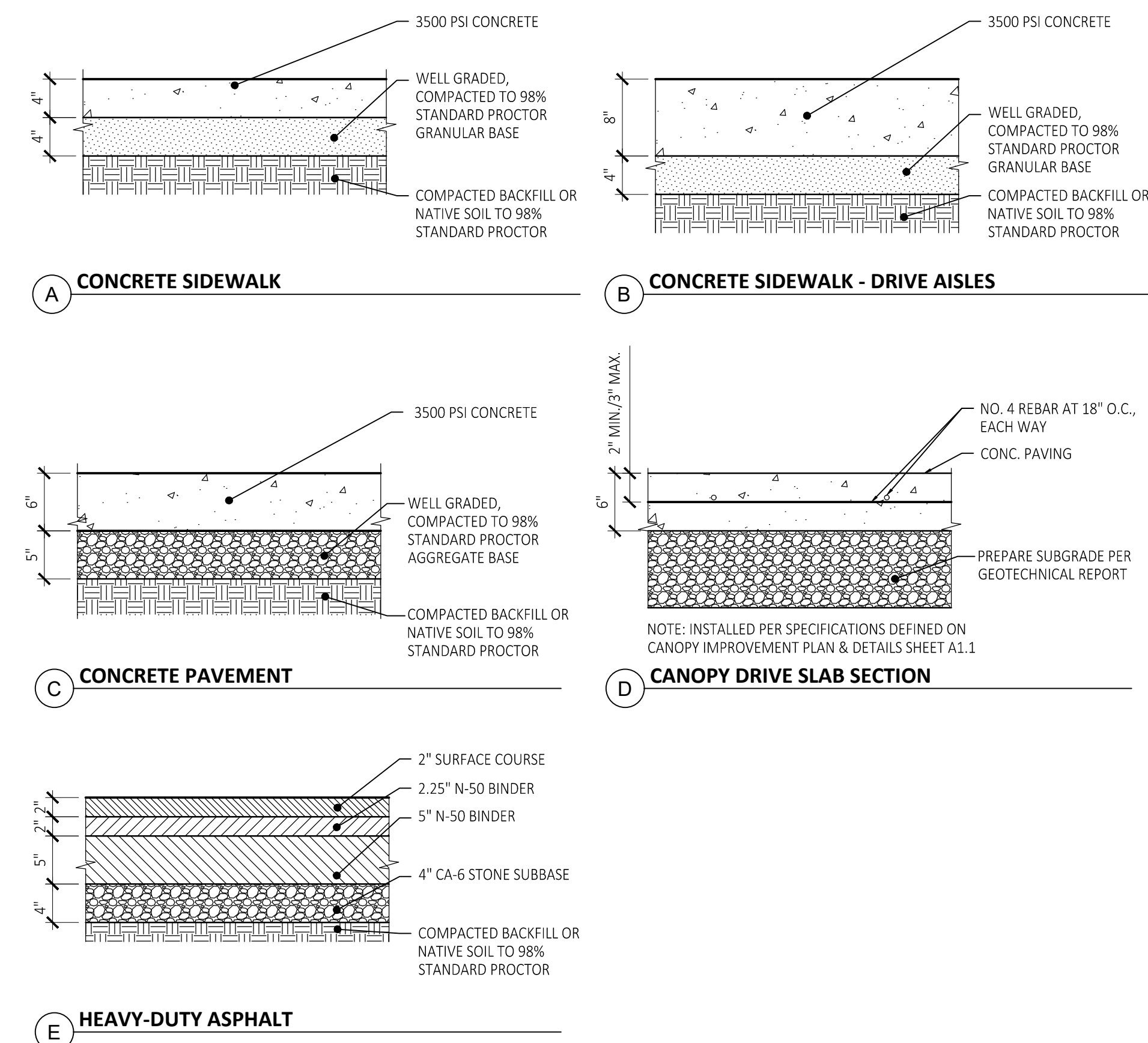
## DIMENSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"



- ## PROPOSED SITE IMPROVEMENTS

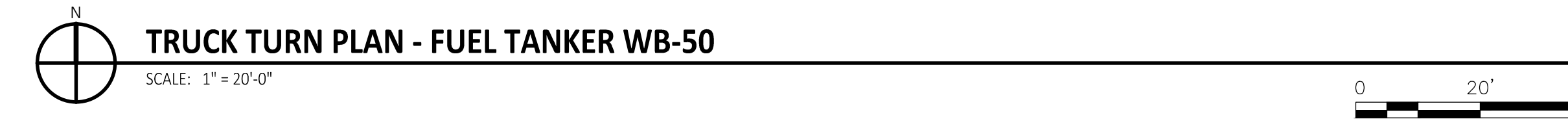
- 1 3,956 SF DISPENSER CANOPY, COLUMNS, AND FOOTINGS.
- 2 276 SF TRANSACTION KIOSK.
- 3 U-SHAPED BOLLARD AT CANOPY COLUMNS.
- 4 KIOSK BOLLARD.
- 5 20,000 GALLON DOUBLE-WALL UNDERGROUND STORAGE TANK (UNLEADED).
- 6 18,000 GALLON DOUBLE-WALL SPLIT UNDERGROUND STORAGE TANK 8,000 GALLONS PREMIUM/10,000 GALLONS DIESEL.
- 7 TANK VENT RISER.
- 8 TANK OVERFLOW ALARM.
- 9 3.00' X 5.00' DISPENSER ISLAND.
- 10 AUTOMOBILE MULTI-PRODUCT DISPENSER (3+1 GASOLINE/DIESEL) WITH CARD READER.
- 11 REPAIR EXISTING ROW PAVEMENT AS REQUIRED FOR SEWER SERVICE CONNECTION.
- 12 CONCRETE DISPENSER MAT.
- 13 CONCRETE TANK MAT.
- 14 CONCRETE PAVEMENT.
- 15 CONCRETE CURB.
- 16 4" PAINTED PARKING STRIPE. COLOR TO MATCH EXISTING.
- 17 NOT USED.
- 18 MONUMENT SIGN.
- 19 80 S.F. TECHNOLOGY BUILDING.
- 20 TRASH ENCLOSURE.
- 21 6 0" HIGH CEDAR PANEL PRIVACY FENCE.
- 22 CONCRETE SIDEWALK. MATCH EXISTING ADJACENT WIDTH.
- 23 BARRIER-FREE VAN ACCESSIBLE PARKING SPACE AND INTERNATIONAL PARKING SPACE SYMBOL. COLOR BLUE.
- 24 BARRIER-FREE VAN ACCESSIBLE PARKING SIGN.
- 25 TRANSFORMER PAD.
- 26 HEAVY-DUTY ASPHALT PAVEMENT.
- 27 AIR TOWER.
- 28 SURFACE MOUNTED BIKE RACK.
- 29 YARD LIGHT. SEE PHOTOMETRIC PLAN.
- 30 "NO PARKING / FIRE LANE" SIGN.



## PAVING CROSS-SECTIONS

SCALE: NONE











[illegible]

|  |
|--|
|  |
|--|

LICENSED PROFESSIONAL ENGINEER  
 TIMOTHY B. KRATZ  
 062.068956  
 STATE OF ILLINOIS  
 07/02/2020



**531-00501**  
**RETAIL FUEL CENTER**

**406 E NORTHWEST HWY  
ARLINGTON HEIGHTS, IL 60004**

( COOK COUNTY)

## GRADING PLAN

|                                                                                                                                                                                                                                                                                                                                                      |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| PROJECT NO.:                                                                                                                                                                                                                                                                                                                                         | 531-00501 |
| DATE:                                                                                                                                                                                                                                                                                                                                                | -         |
| CAD FILE:                                                                                                                                                                                                                                                                                                                                            | C1.20     |
| PROJECT MANAGER:                                                                                                                                                                                                                                                                                                                                     | T. KRATZ  |
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**C1.30**

|             |                           |
|-------------|---------------------------|
| TG          | GUTTER GRADE              |
| TC          | TOP OF CURB               |
| BW          | FINISHED GRADE AT WALL    |
| FG          | FINISHED GRADE            |
| FL          | DITCH FLOW LINE           |
| BI          | PUMP ISLAND BOTTOM        |
| TI          | PUMP ISLAND TOP           |
| TP          | TOP OF PAVEMENT           |
| RIM         | UNDERGROUND STRUCTURE RIM |
| TW          | TOP OF WALK               |
| FFE         | FINISHED FLOOR ELEVATION  |
| ME          | MATCH EXISTING            |
| <u>2.0%</u> | <u>PROPOSED SLOPE</u>     |

|                                                                                     |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | ASPHALT PAVEMENT.           |
|  | CONCRETE PAVEMENT TANK MAT. |
|  | CONCRETE PAVEMENT           |

SITE BENCHMARK #2:  
CROSS CUT ON TOP OF CURB WEST SIDE OF BELMOST AVENUE AND THE NORTHWEST CORNER OF THE  
SITE.  
ELEVATION =681.63

GENERAL CONTRACTOR SHALL REVIEW GRADES AT DISPENSER ISLANDS PRIOR TO CONSTRUCTION TO ENSURE TOP OF ISLAND TO BOTTOM OF ISLAND RELATIONSHIP WILL MATCH GALLOWAY DETAILS ON T-DRAWINGS.

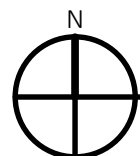
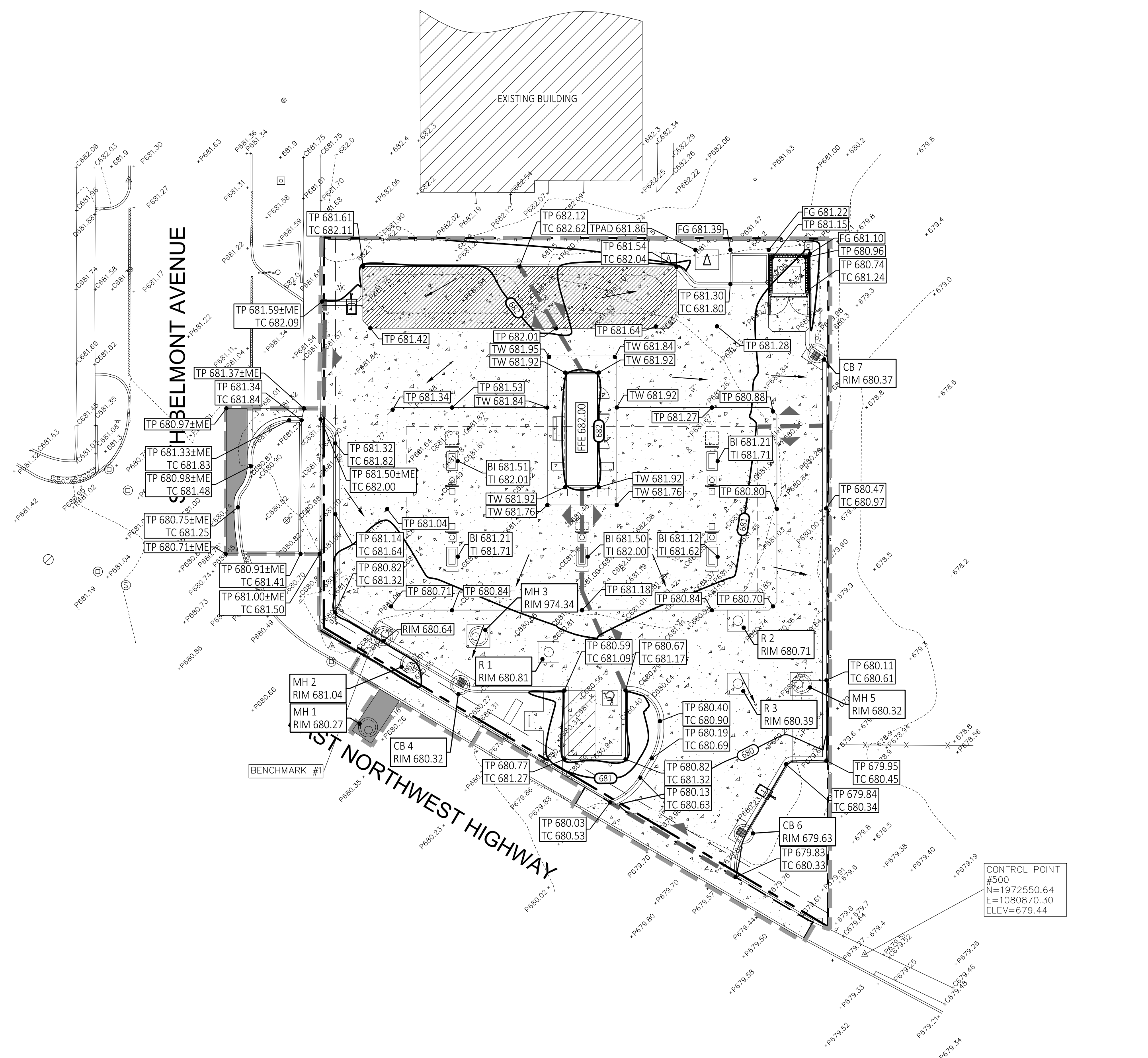
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0203 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170056 0203 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

10. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS AND MATERIALS OF CONSTRUCTION TO COMPLETE THE CONSTRUCTION PER THE DRAWINGS AND PROJECT MANUAL. ADDITIONALLY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, AS WELL AS THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE PROJECT.

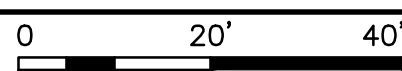
3. SPECIAL ATTENTION IS REQUIRED AT THE DOORWAY OF THE KIOSK. IN GENERAL, THE KIOSK FINISH FLOOR IS TO BE 1" HIGHER THAN THE SURROUNDING EXTERIOR GRADE. SLOPE DRIVEWAY PAVING TO MEET THE FINISH FLOOR GRADE AT ANY DOORWAY, AND COORDINATE WITH FUEL CENTER CONTRACTOR. ADA GUIDELINE MUST BE VERIFIED FOR DOOR ENTRANCES AND FOR THE CUSTOMER SERVICE DRAWER AT THE KIOSK WINDOW.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING SITE IMPROVEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION. THIS SHALL INCLUDE, AND IS NOT NECESSARILY LIMITED TO:

(A) EXISTING CURB THAT MAY BE DISTURBED DURING INSTALLATION OF VENT STANDS, AIR STANDS ETC.,  
(B) EXISTING ASPHALT THAT MAY BE DISTURBED DURING TANK INSTALLATION,  
(C) EXISTING LANDSCAPING,  
(D) EXISTING LIGHT STANDARD(S) AND WIRING.

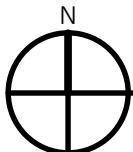


SCALE: 1" = 20'-0"





FILE NAME: \\Shared\Clients\Round's Supermarkets Inc\Design\531-00501-A\ConDoc\CL 1.1.dwg LAST SAVED BY: Jamerson, Austin SAVED DATE: 7/1/2020 1:35 PM PLOTTED: 7/1/2020 2:28 PM



## STORM WATER MANAGEMENT PLAN

SCALE: 1"= 20'-0"

|                                            |             |             |             |
|--------------------------------------------|-------------|-------------|-------------|
| Site Area =                                | 0.427 Acres | Pervious=   | 0.062 Acres |
| Allowed Release Rate (Area x 0.18cfs/Ac) = | 0.077 cfs   | Impervious= | 0.365 Acres |
| Weighted "C" Factor =                      | 0.885       | Water=      | 0.000 Acres |
|                                            |             | Synth Turf= | 0.000 Acres |

|                                  |             |             |             |
|----------------------------------|-------------|-------------|-------------|
| Site Area =                      | 0.427 Acres | Pervious=   | 0.062 Acres |
| Release Rate for 2" Restrictor = | 0.250 cfs   | Impervious= | 0.365 Acres |
| Weighted "C" Factor =            | 0.885       | Water=      | 0.000 Acres |
|                                  |             | Synth Turf= | 0.000 Acres |

| A                 | B              | C     | D                                      | E                     | F                         | G                  | H                  | J                        | K       |
|-------------------|----------------|-------|----------------------------------------|-----------------------|---------------------------|--------------------|--------------------|--------------------------|---------|
| Runoff Factor "C" | Storm Duration |       | Updated Rainfall Intensity "I" (in/hr) | Site Area "A" (acres) | Inflow Rate (CxlxA) (cfs) | Release Rate (cfs) | Storage Rate (cfs) | Storage Required (cu-ft) | (Ac-ft) |
| 0.885             | 5              | 0.083 | 12.34                                  | 0.427                 | 4.66                      | 0.077              | 4.59               | 1370                     | 0.031   |
| 0.885             | 10             | 0.167 | 10.80                                  | 0.427                 | 4.08                      | 0.077              | 4.00               | 2407                     | 0.055   |
| 0.885             | 15             | 0.25  | 9.26                                   | 0.427                 | 3.50                      | 0.077              | 3.42               | 3080                     | 0.071   |
| 0.885             | 30             | 0.50  | 6.34                                   | 0.427                 | 2.40                      | 0.077              | 2.32               | 4174                     | 0.096   |
| 0.885             | 60             | 1.00  | 4.03                                   | 0.427                 | 1.52                      | 0.077              | 1.45               | 5205                     | 0.119   |
| 0.885             | 120            | 2.00  | 2.49                                   | 0.427                 | 0.94                      | 0.077              | 0.86               | 6221                     | 0.143   |
| 0.885             | 180            | 3.00  | 1.83                                   | 0.427                 | 0.69                      | 0.077              | 0.61               | 6637                     | 0.152   |
| 0.885             | 360            | 6.00  | 1.07                                   | 0.427                 | 0.40                      | 0.077              | 0.33               | 7071                     | 0.162   |
| 0.885             | 720            | 12.00 | 0.62                                   | 0.427                 | 0.23                      | 0.077              | 0.16               | 6795                     | 0.156   |
| 0.885             | 1080           | 18.00 | 0.45                                   | 0.427                 | 0.17                      | 0.077              | 0.09               | 6030                     | 0.138   |
| 0.885             | 1440           | 24.00 | 0.36                                   | 0.427                 | 0.14                      | 0.077              | 0.06               | 5101                     | 0.117   |

Max Volume = 0.162 Acre-Ft  
= 7,071 cu-ft

### Orifice Computation

|                                  |             |                      |                |
|----------------------------------|-------------|----------------------|----------------|
| 1) Allowed Release Rate, Q(cfs)  | 0.077       | Free Flow            | Submerged Flow |
| 2) High Water Elevation          | 676.00      | 676.00               | 0.00           |
| 3) Outfall Water Elevation       | -           | -                    | 0.00           |
| 4) Invert Elevation              | 670.50      | 670.50               | 0.00           |
| 5) Diameter of Restrictor (inch) | 2.00        | 2.00                 | 0              |
| 6) Cross Section Area (sq ft)    | -           | 0.022                | 0.000          |
| 7) Head (ft) h =                 | 5.42        | 5.42                 | 0.00           |
| 8) Discharge Coefficient         | 0.61        | 0.61                 | 0.00           |
| Square Edge                      | 0.79 - 0.82 |                      |                |
| Round Edge                       | 0.93 - 0.98 |                      |                |
| Sharp Edge                       | 0.58 - 0.64 | <-- Most common=0.61 |                |
| Projecting                       | 0.50        |                      |                |

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = 0.25 \quad 0.000$$

## STORM WATER DETENTION CALCULATIONS

| A                 | B              | C     | D                                      | E                     | F                         | G                  | H                  | J                        | K       |
|-------------------|----------------|-------|----------------------------------------|-----------------------|---------------------------|--------------------|--------------------|--------------------------|---------|
| Runoff Factor "C" | Storm Duration |       | Updated Rainfall Intensity "I" (in/hr) | Site Area "A" (acres) | Inflow Rate (CxlxA) (cfs) | Release Rate (cfs) | Storage Rate (cfs) | Storage Required (cu-ft) | (Ac-ft) |
| 0.885             | 5              | 0.083 | 12.34                                  | 0.427                 | 4.66                      | 0.250              | 4.41               | 1319                     | 0.030   |
| 0.885             | 10             | 0.167 | 10.80                                  | 0.427                 | 4.08                      | 0.250              | 3.83               | 2303                     | 0.053   |
| 0.885             | 15             | 0.25  | 9.26                                   | 0.427                 | 3.50                      | 0.250              | 3.25               | 2924                     | 0.067   |
| 0.885             | 30             | 0.50  | 6.34                                   | 0.427                 | 2.40                      | 0.250              | 2.15               | 3863                     | 0.089   |
| 0.885             | 60             | 1.00  | 4.03                                   | 0.427                 | 1.52                      | 0.250              | 1.27               | 4583                     | 0.105   |
| 0.885             | 120            | 2.00  | 2.49                                   | 0.427                 | 0.94                      | 0.250              | 0.69               | 4975                     | 0.114   |
| 0.885             | 180            | 3.00  | 1.83                                   | 0.427                 | 0.69                      | 0.250              | 0.44               | 4769                     | 0.109   |
| 0.885             | 360            | 6.00  | 1.07                                   | 0.427                 | 0.40                      | 0.250              | 0.15               | 3334                     | 0.077   |
| 0.885             | 720            | 12.00 | 0.62                                   | 0.427                 | 0.23                      | 0.250              | -0.02              | -678                     | -0.016  |
| 0.885             | 1080           | 18.00 | 0.45                                   | 0.427                 | 0.17                      | 0.250              | -0.08              | -5181                    | -0.119  |
| 0.885             | 1440           | 24.00 | 0.36                                   | 0.427                 | 0.14                      | 0.250              | -0.11              | -9846                    | -0.226  |

Max Volume = 0.114 Acre-Ft  
= 4,975 cu-ft

### Orifice Computation

|                                  |             |                      |                |
|----------------------------------|-------------|----------------------|----------------|
| 1) Allowed Release Rate, Q(cfs)  | 0.250       | Free Flow            | Submerged Flow |
| 2) High Water Elevation          | 676.00      | 676.00               | 0.00           |
| 3) Outfall Water Elevation       | -           | -                    | 0.00           |
| 4) Invert Elevation              | 670.50      | 670.50               | 0.00           |
| 5) Diameter of Restrictor (inch) | 2.00        | 2.00                 | 0              |
| 6) Cross Section Area (sq ft)    | -           | 0.022                | 0.000          |
| 7) Head (ft) h =                 | 5.42        | 5.42                 | 0.00           |
| 8) Discharge Coefficient         | 0.61        | 0.61                 | 0.00           |
| Square Edge                      | 0.79 - 0.82 |                      |                |
| Round Edge                       | 0.93 - 0.98 |                      |                |
| Sharp Edge                       | 0.58 - 0.64 | <-- Most common=0.61 |                |
| Projecting                       | 0.50        |                      |                |

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = 0.249 \quad 0.000$$

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**DYODS™**  
Design Your Own Detention System

**CONTECH**  
CONSTRUCTION PRODUCTS INC.

**CONTECH**  
CMP DETENTION SYSTEMS

For design assistance, drawings, and pricing send completed worksheet to: [dyods@contech-cpi.com](mailto:dyods@contech-cpi.com)

### Project Summary

|                |                            |
|----------------|----------------------------|
| Date:          | 6/25/2020                  |
| Project Name:  | Mariano's M501             |
| City / County: | Arlington Heights, Cook    |
| State:         | IL                         |
| Designed By:   | TK                         |
| Company:       | Sevan Multi-Site Solutions |
| Telephone:     |                            |

Enter Information in Blue Cells

### Corrugated Metal Pipe Calculator

|                                              |       |
|----------------------------------------------|-------|
| Storage Volume Required (cf):                | 4,975 |
| Limiting Width (ft):                         | 24.00 |
| Invert Depth Below Asphalt (ft):             | 7.50  |
| Solid or Perforated Pipe:                    | Solid |
| Shape Or Diameter (in):                      | 66    |
| Number Of Headers:                           | 2     |
| Spacing between Barrels (ft):                | 2.75  |
| Stone Width Around Perimeter of System (ft): | 0     |
| Depth A: Porous Stone Above Pipe (in):       | 0     |
| Depth C: Porous Stone Below Pipe (in):       | 0     |
| Stone Porosity (0 to 40%):                   | 40    |

23.76 ft² Pipe Area

### System Sizing

|                                |       |         |
|--------------------------------|-------|---------|
| Pipe Storage:                  | 5,037 | cf      |
| Porous Stone Storage:          | 0     | cf      |
| Total Storage Provided:        | 5,037 | cf      |
| Number of Barrels:             | 3     | barrels |
| Length per Barrel:             | 56.0  | ft      |
| Length Per Header:             | 22.0  | ft      |
| Rectangular Footprint (W x L): | 22    | ft x 67 |

101.2% Of Required Storage

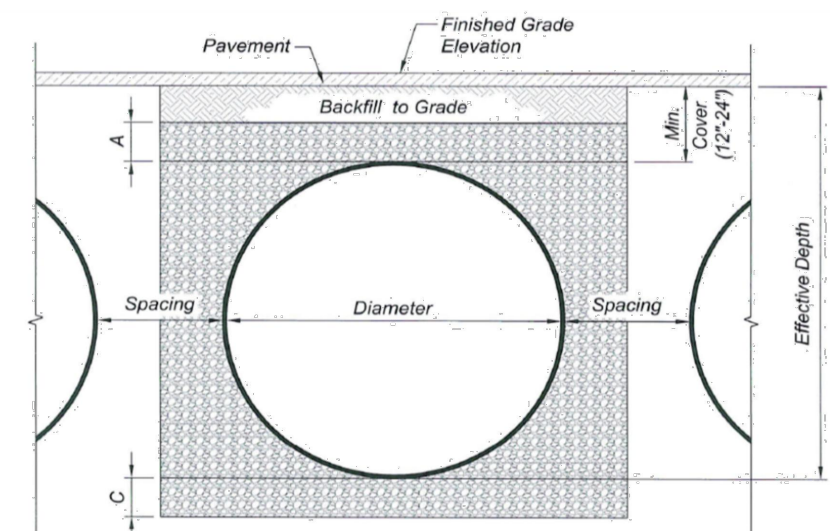
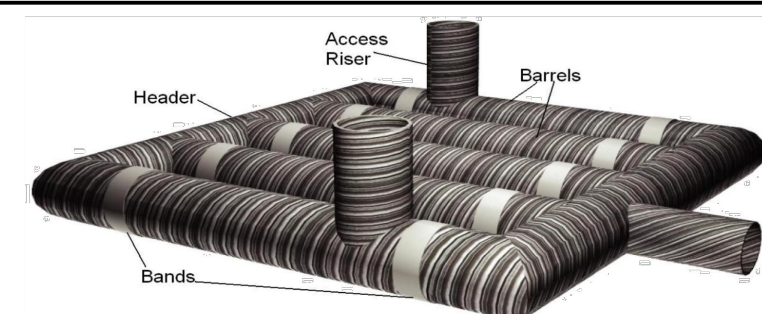
### CONTECH Materials

|                             |     |        |
|-----------------------------|-----|--------|
| Total CMP Footage:          | 212 | ft     |
| Approximate Total Pieces:   | 11  | pcs    |
| Approximate Coupling Bands: | 12  | bands  |
| Approximate Truckloads:     | 6   | trucks |

### Construction Quantities\*\*

|                                    |     |          |
|------------------------------------|-----|----------|
| Total Excavation:                  | 410 | cy       |
| Porous Stone Backfill For Storage: | 0   | cy stone |
| Backfill to Grade Excluding Stone: | 223 | cy fill  |

\*\*Construction quantities are approximate and should be verified upon final design



### System Layout

|           |    |
|-----------|----|
| Barrel 12 | 0  |
| Barrel 11 | 0  |
| Barrel 10 | 0  |
| Barrel 9  | 0  |
| Barrel 8  | 0  |
| Barrel 7  | 0  |
| Barrel 6  | 0  |
| Barrel 5  | 0  |
| Barrel 4  | 0  |
| Barrel 3  | 0  |
| Barrel 2  | 56 |
| Barrel 1  | 56 |

Barrel Footage (w/o headers)

**sevan**  
ENGINEERING

Regional Office:  
37704 Hills Tech Drive  
Farmington Hills, MI 48331  
734.367.4445 Telephone

Corporate Office:  
3025 Highland Parkway, Suite 850  
Downers Grove, IL 60515  
Info@sevan.com www.sevan.com  
INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

### REVISIONS

| NO. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| 0   | 05.15.2020 | SITE PLAN REVIEW    |
| 1   | 07.02.2020 | SITE PLAN REVISIONS |

### CONSULTANT

### SEAL



### CUSTOMER

**MARIANO'S**

### PROJECT DESCRIPTION

531-00501  
RETAIL FUEL CENTER

### PROJECT LOCATION

406 E NORTHWEST HWY  
ARLINGTON HEIGHTS, IL 60004

(COOK COUNTY)

### SHEET TITLE

STORM WATER  
MANAGEMENT PLAN

### SHEET MANAGEMENT

|                  |           |
|------------------|-----------|
| PROJECT NO.:     | 531-00501 |
| DATE:            | -         |
| CAD FILE:        | CL131     |
| PROJECT MANAGER: | T. KRATZ  |

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### SHEET NUMBER

C1.31

| NAME:    | DETAILS:                                                                               | DESCRIPTION:                                              |
|----------|----------------------------------------------------------------------------------------|-----------------------------------------------------------|
| CB 4     | RIM = 680.32<br>12 E INV OUT = 676.00                                                  | 4.0' DIA PRECAST CONCRETE CATCH BASIN WITH REMOVABLE HOOD |
| CB 6     | RIM = 679.63<br>12 N INV OUT = 676.25                                                  | 4.0' DIA PRECAST CONCRETE CATCH BASIN WITH REMOVABLE HOOD |
| CB 7     | RIM = 680.37<br>8 W INV IN = 676.00<br>12 S INV OUT = 676.50                           | 4.0' DIA PRECAST CONCRETE CATCH BASIN WITH REMOVABLE HOOD |
| DET IN 1 | RIM = 5.28<br>12 W INV IN = 675.75<br>66 NE INV IN = 670.50                            | DETENTION IN                                              |
| DET IN 2 | RIM = 680.97<br>12 E INV IN = 675.75<br>66 W INV IN = 670.50                           | DETENTION IN                                              |
| DET OUT  | RIM = 676.28<br>66 E INV IN = 670.50<br>12 W INV OUT = 670.50                          | DETENTION OUT                                             |
| MH 1     | RIM = 680.27<br>12 NE INV IN = 670.00                                                  | 4.0' DIA PRECAST CONCRETE MANHOLE                         |
| MH 2     | RIM = 681.04<br>12 E INV IN = 670.25<br>6 NW INV IN = 670.25<br>12 SW INV OUT = 670.25 | 4.0' DIA PRECAST CONCRETE MANHOLE                         |
| MH 3     | RIM = 974.34<br>12 E INV IN = 670.50<br>12 W INV OUT = 670.50                          | 4.0' DIA PRECAST CONCRETE OUTLET CONTROL STRUCTURE        |
| MH 5     | RIM = 680.32<br>12 N INV IN = 676.00<br>12 S INV IN = 676.00<br>12 W INV OUT = 676.00  | 4.0' DIA PRECAST CONCRETE MANHOLE                         |
| R 1      | RIM = 680.81<br>66 E INV IN = 670.50<br>66 E INV IN = 670.50<br>66 SW INV IN = 670.50  | 30" CMP RISER                                             |
| R 2      | RIM = 680.71<br>66 W INV IN = 670.50<br>66 W INV IN = 670.50                           | 30" CMP RISER                                             |
| R 3      | RIM = 680.39<br>66 E INV IN = 670.50<br>66 W INV IN = 670.50                           | 30" CMP RISER                                             |

### STORM STRUCTURE NOTES:

- ALL STORM STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND DETAILS UNLESS NOTED OTHERWISE.
- PROVIDE INLET FILTERS ON ALL PROPOSED INLETS. FILTER SHALL BE REGULARLY MAINTAINED AND REMAIN IN PLACE UNTIL FINAL GRADES HAVE BEEN ESTABLISHED. REFER TO SHEET CL1.11.

## STORM STRUCTURE TABLE

### PROPOSED:

|                              |     |
|------------------------------|-----|
| COMBINED STORM/SANITARY      | CS  |
| STORM SEWER                  | STM |
| ROOF DRAIN                   |     |
| SANITARY SEWER               | SAN |
| WATER MAIN/SERVICE           | W   |
| GAS MAIN/SERVICE             | GAS |
| ELECTRIC SERVICE             | UGE |
| TELEPHONE SERVICE            | UGT |
| OVERHEAD UTILITIES           | OH  |
| PROPOSED UTILITIES BY OTHERS | STM |

|                    |              |
|--------------------|--------------|
| STORM MANHOLE      | TRANSFORMER  |
| CATCH BASIN        | LIGHT POLE   |
| YARD BASIN         | WATER VALVE  |
| FLARED END SECTION | FIRE HYDRANT |
| SANITARY MANHOLE   | FUEL VENT    |
| SANITARY CLEANOUT  | AIR TOWER    |

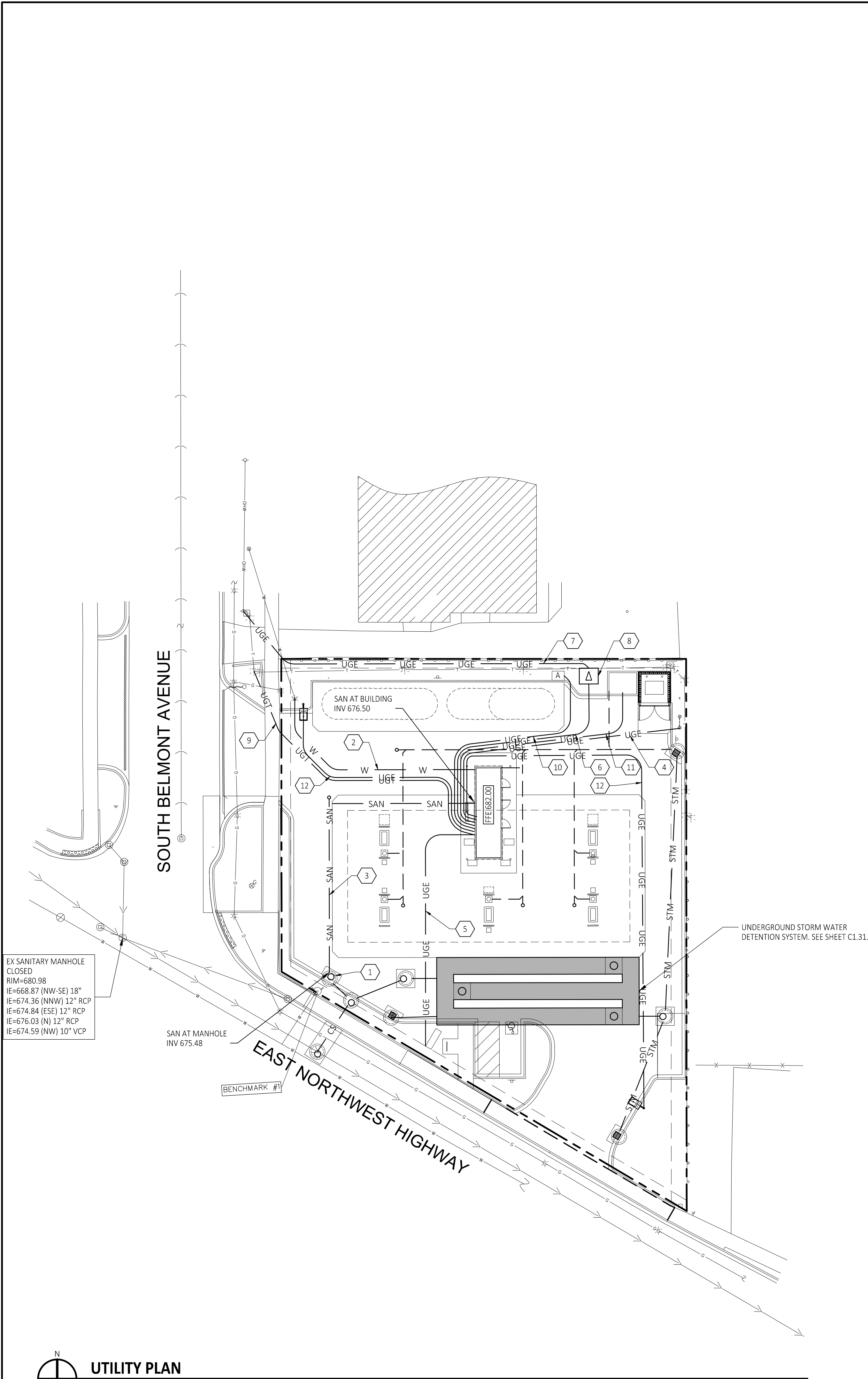
### EXISTING

|                             |                                 |
|-----------------------------|---------------------------------|
| MANHOLE                     | DOWN SPOUT                      |
| STORM STRUCTURE             | BORING HOLE                     |
| SANITARY MANHOLE            | MONITORING WELL                 |
| CLEANOUT                    | GATE POST                       |
| FLARED END SECTION          | BOLLARD POLE                    |
| TRANSFORMER PAD             | SIGN                            |
| ELECTRIC MANHOLE            | FLAG POLE                       |
| ELECTRIC BOX                | MAILBOX                         |
| ELECTRIC PEDESTAL           | SANITARY SEWER                  |
| ELECTRIC MARKER             | STORM SEWER                     |
| ELECTRIC METER              | WATER MAIN                      |
| UTILITY POLE                | GAS MAIN                        |
| UTILITY POLE W/LIGHT        | ELECTRIC LINE                   |
| UTILITY POLE W/TSF          | OVERHEAD WIRES                  |
| GUY POLE                    | TELEPHONE LINE                  |
| OVERHEAD TRAFFIC SIGNAL     | CONFEROUS TREE                  |
| TRAFFIC SIGNAL MANHOLE      | W/ APPROX. DIAMETER             |
| LIGHT                       | DECIDUOUS TREE                  |
| LIGHT POLE                  | W/ APPROX. DIAMETER             |
| HAND HOLE                   | W/ APPROX. DIAMETER             |
| VALVE VAULT                 | (DRIPLINE SHOWN IS APPROXIMATE) |
| FIRE HYDRANT                | + ELEVATION                     |
| IRRIGATION CONTROL VALVE    | CONCRETE SURFACE                |
| POST INDICATOR VALVE        | DEPRESSED CURB                  |
| SIAMSESE WATER CONNECTION   | GRAVEL SURFACE                  |
| WATER MARKER                | LANDSCAPE AREA                  |
| WATER METER                 | LANDSCAPE AREA                  |
| VALVE BOX                   | LANDSCAPE AREA                  |
| B/BOX                       | LANDSCAPE AREA                  |
| SPRINKLER CONTROL VALVE     | LANDSCAPE AREA                  |
| TELEPHONE MANHOLE           | LANDSCAPE AREA                  |
| TELEPHONE NETWORK INTERFACE | LANDSCAPE AREA                  |
| TELEPHONE MARKER            | LANDSCAPE AREA                  |
| TELEPHONE PEDESTAL          | LANDSCAPE AREA                  |
| CABLE TELEVISION PEDESTAL   | LANDSCAPE AREA                  |
| GAS METER                   | LANDSCAPE AREA                  |
| GAS VALVE                   | LANDSCAPE AREA                  |

## LEGEND



FILE NAME: \\Shared\Clients\Round's Supermarkets Inc\Design\531-00501\A\ConDoc\C1.40.dwg LAST SAVED BY: Jamerson, Austin SAVED DATE: 7/1/2020 2:06 PM PLOTTED: 7/1/2020 2:30 PM



#### BENCHMARKS:

REFERENCE BENCHMARK:

DM3899

THE STATION IS 59.1 FEET EAST OF THE EDGE OF THE CURB OF NEW WILKE ROAD, 14.8 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EDGE OF PARK SIDEWALK.  
DATUM: NAD83 NAVD88  
ELEVATION: 690.96

SITE BENCHMARK #1:

NORTH BONNET BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF NORTHWEST HIGHWAY AND BELMONT AVENUE.  
ELEVATION = 682.04

SITE BENCHMARK #2:  
CROSS CUT ON TOP OF CURB WEST SIDE OF BELMOST AVENUE AND THE NORTHWEST CORNER OF THE SITE.  
ELEVATION =681.63

#### PROPOSED SITE IMPROVEMENTS

- 1 PROVIDE AND INSTALL 48" DIAMETER CONCRETE SANITARY SEWER MANHOLE STRUCTURE.
- 2 PROVIDE AND INSTALL 1.5" TYPE 'K' COPPER WATER SERVICE LINE (MIN. DEPTH 5.5'); PROVIDE MINIMUM 18" CLEARANCE AT ALL UTILITY CROSSINGS. MAKE CONNECTION AT EXISTING WATER MAIN AND INSTALL CURB STOP BOX PER REQUIRED STANDARDS.
- 3 PROVIDE AND INSTALL 6" PVC SDR-35 SANITARY SEWER SERVICE WITH CLEANOUTS LOCATED 5.0' OUTSIDE OF FOUNDATION AND AT EVERY HORIZONTAL AND VERTICAL BEND. MINIMUM 1% SLOPE.
- 4 PROVIDE AND INSTALL TWO (2) 3/4" SCHEDULE 40 PVC CONDUITS FROM FUEL CENTER KIOSK TO TANK VENT.
- 5 PROVIDE AND INSTALL TWO (2) 3/4" SCHEDULE 40 PVC CONDUITS (WITH TWO (2) PULL STRINGS EACH) FROM THE FUEL CENTER KIOSK TO EACH SITE ID SIGN WHERE FUEL PRICING WILL BE INCORPORATED.
- 6 PROVIDE AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS (WITH TWO(2) PULL STRINGS EACH) FOR ELECTRIC SUPPLY FROM THE TRANSFORMER TO THE FUEL CENTER KIOSK. FIELD VERIFY AND COORDINATE EXACT CONDUIT ROUTING WITH KROGER CONSTRUCTION REPRESENTATIVE.
- 7 PROVIDE AND INSTALL TWO (2) 4" SCHEDULE 40 PVC CONDUITS (WITH ONE(1) PULL STRING EACH PER UTILITY COMPANY STANDARDS) FOR ELECTRIC SUPPLY FROM THE EXISTING SERVICE TO THE PROPOSED TRANSFORMER. UTILITY COMPANY TO PULL WIRES AND MAKE FINAL CONNECTION AS REQUIRED TO ENERGIZE TRANSFORMER
- 8 UTILITY COMPANY TO PROVIDE TRANSFORMER PAD TEMPLATE TO CONTRACTOR FOR CONDUIT STUB-UP LOCATIONS. GENERAL CONTRACTOR TO PROVIDE AND INSTALL PRE-CAST TRANSFORMER PAD.
- 9 PROVIDE AND INSTALL TWO (2) 3/4" PVC CONDUIT FOR TELEPHONE/DATA. COORDINATE WITH UTILITY COMPANY.
- 10 PROVIDE AND INSTALL ONE (1) 3/4" SCHEDULE 40 PVC CONDUIT FROM FUEL CENTER KIOSK TO AIR COMPRESSOR FOR 120V POWER.
- 11 PROVIDE AND INSTALL TWO (2) 3/4" SCHEDULE 40 PVC CONDUIT FROM FUEL CENTER KIOSK TO TECHNOLOGY BUILDING.
- 12 PROVIDE AND INSTALL ONE (1) 3/4" SCHEDULE 40 PVC CONDUIT FROM FUEL CENTER KIOSK TO YARD LIGHT FOR POWER.

#### UTILITY EASEMENT NOTE:

REFER TO BOUNDARY SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC FOR INFORMATION REGARDING EXISTING EASEMENTS.

#### UTILITY DEMOLITION NOTE:

EXISTING UNUSED UTILITIES SHALL BE ABANDONED PER MUNICIPAL STANDARDS.

#### PROPOSED:

|                              |              |
|------------------------------|--------------|
| COMBINED STORM/SANITARY      | — CS —       |
| STORM SEWER                  | — STM —      |
| ROOF DRAIN                   | — —          |
| SANITARY SEWER               | — SAN —      |
| WATER MAIN/SERVICE           | — W —        |
| GAS MAIN/SERVICE             | — GAS —      |
| ELECTRIC SERVICE             | — UGE —      |
| TELEPHONE SERVICE            | — UGT —      |
| OVERHEAD UTILITIES           | — OH —       |
| PROPOSED UTILITIES BY OTHERS | — STM —      |
| STORM MANHOLE                | TRANSFORMER  |
| CATCH BASIN                  | LIGHT POLE   |
| YARD BASIN                   | WATER VALVE  |
| FLARED END SECTION           | FIRE HYDRANT |
| SANITARY MANHOLE             | FUEL VENT    |
| SANITARY CLEANOUT            | AIR TOWER    |

#### EXISTING

|                           |                             |
|---------------------------|-----------------------------|
| MANHOLE                   | GAS MARKER                  |
| STORM STRUCTURE           | DOWN SPOUT                  |
| SANITARY MANHOLE          | BORING HOLE                 |
| CLEANOUT                  | MONITORING WELL             |
| FLARED END SECTION        | GATE POST                   |
| TRANSFORMER PAD           | BOLLARD POLE                |
| ELECTRIC MANHOLE          | SIGN                        |
| ELECTRIC BOX              | FLAG POLE                   |
| ELECTRIC PEDESTAL         | MAILBOX                     |
| ELECTRIC MARKER           | SANITARY SEWER              |
| ELECTRIC METER            | STORM SEWER                 |
| UTILITY POLE              | WATER MAIN                  |
| UTILITY POLE W/LIGHT      | GAS MAIN                    |
| UTILITY POLE W/TSF        | ELECTRIC LINE               |
| GUY POLE                  | OVERHEAD WIRES              |
| OVERHEAD TRAFFIC SIGNAL   | TELEPHONE LINE              |
| TRAFFIC SIGNAL MANHOLE    | CONIFEROUS TREE             |
| LIGHT                     | DECIDUOUS TREE              |
| LIGHT POLE                | HAND HOLE                   |
| HAND HOLE                 | VALVE VAULT                 |
| VALVE VAULT               | FIRE HYDRANT                |
| IRRIGATION CONTROL VALVE  | POST INDICATOR VALVE        |
| SIAMESE WATER CONNECTION  | WATER METER                 |
| WATER METER               | VALVE BOX                   |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
| TELEPHONE MANHOLE         | TELEPHONE NETWORK INTERFACE |
| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
| DOWN SPOUT                | BORING HOLE                 |
| MONITORING WELL           | GATE POST                   |
| BOLLARD POLE              | SIGN                        |
| FLAG POLE                 | MAILBOX                     |
| SANITARY SEWER            | STORM SEWER                 |
| WATER MAIN                | GAS MAIN                    |
| ELECTRIC LINE             | OVERHEAD WIRES              |
| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
| TELEPHONE MANHOLE         | TELEPHONE NETWORK INTERFACE |
| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
| DOWN SPOUT                | BORING HOLE                 |
| MONITORING WELL           | GATE POST                   |
| BOLLARD POLE              | SIGN                        |
| FLAG POLE                 | MAILBOX                     |
| SANITARY SEWER            | STORM SEWER                 |
| WATER MAIN                | GAS MAIN                    |
| ELECTRIC LINE             | OVERHEAD WIRES              |
| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
| TELEPHONE MANHOLE         | TELEPHONE NETWORK INTERFACE |
| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
| DOWN SPOUT                | BORING HOLE                 |
| MONITORING WELL           | GATE POST                   |
| BOLLARD POLE              | SIGN                        |
| FLAG POLE                 | MAILBOX                     |
| SANITARY SEWER            | STORM SEWER                 |
| WATER MAIN                | GAS MAIN                    |
| ELECTRIC LINE             | OVERHEAD WIRES              |
| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
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| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
| DOWN SPOUT                | BORING HOLE                 |
| MONITORING WELL           | GATE POST                   |
| BOLLARD POLE              | SIGN                        |
| FLAG POLE                 | MAILBOX                     |
| SANITARY SEWER            | STORM SEWER                 |
| WATER MAIN                | GAS MAIN                    |
| ELECTRIC LINE             | OVERHEAD WIRES              |
| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
| TELEPHONE MANHOLE         | TELEPHONE NETWORK INTERFACE |
| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
| DOWN SPOUT                | BORING HOLE                 |
| MONITORING WELL           | GATE POST                   |
| BOLLARD POLE              | SIGN                        |
| FLAG POLE                 | MAILBOX                     |
| SANITARY SEWER            | STORM SEWER                 |
| WATER MAIN                | GAS MAIN                    |
| ELECTRIC LINE             | OVERHEAD WIRES              |
| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
| TELEPHONE MANHOLE         | TELEPHONE NETWORK INTERFACE |
| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
| DOWN SPOUT                | BORING HOLE                 |
| MONITORING WELL           | GATE POST                   |
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| SANITARY SEWER            | STORM SEWER                 |
| WATER MAIN                | GAS MAIN                    |
| ELECTRIC LINE             | OVERHEAD WIRES              |
| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
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| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL | GAS METER                   |
| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
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| DECIDUOUS TREE            | HAND HOLE                   |
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| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
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| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
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| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
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| GAS METER                 | GAS VALVE                   |
| GAS VALVE                 | GAS MARKER                  |
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| TELEPHONE LINE            | CONIFEROUS TREE             |
| DECIDUOUS TREE            | HAND HOLE                   |
| VALVE VAULT               | FIRE HYDRANT                |
| POST INDICATOR VALVE      | WATER METER                 |
| VALVE BOX                 | B/BOX                       |
| SPRINKLER CONTROL VALVE   | TELEPHONE MANHOLE           |
| TELEPHONE MANHOLE         | TELEPHONE NETWORK INTERFACE |
| TELEPHONE MARKER          | TELEPHONE PEDESTAL          |
| CABLE TELEVISION PEDESTAL |                             |



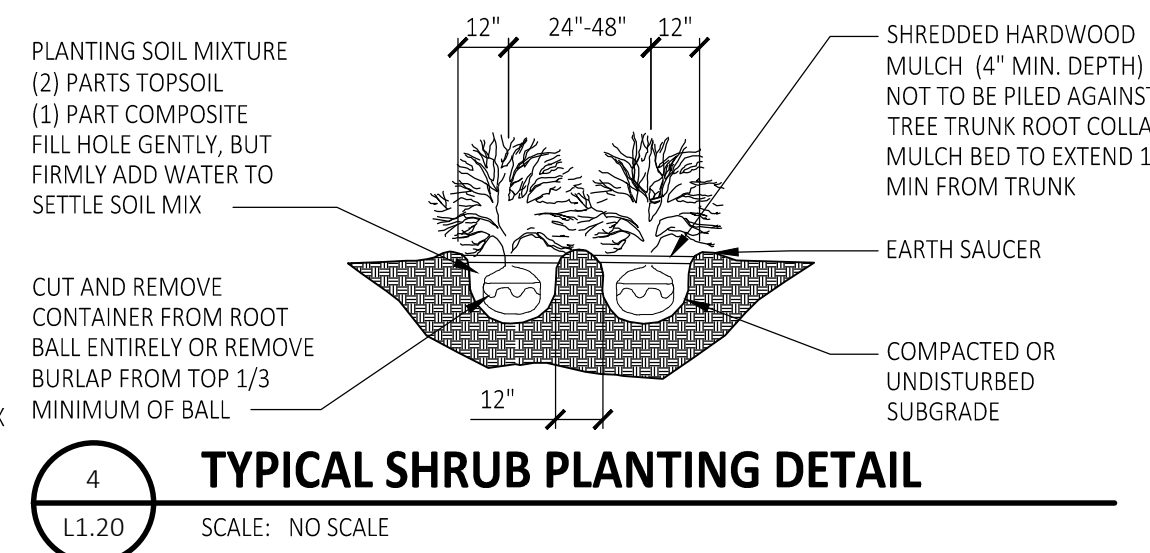
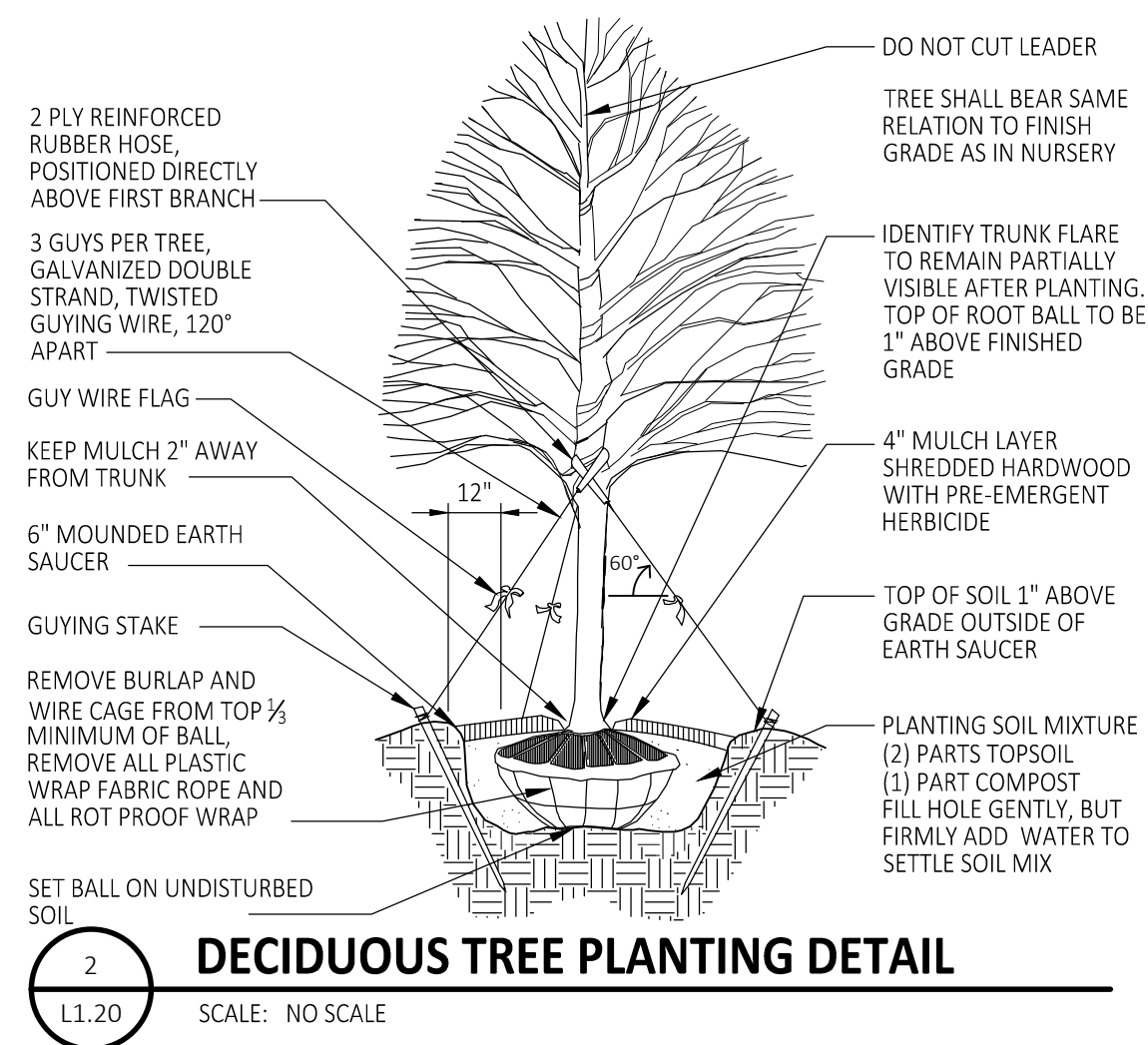
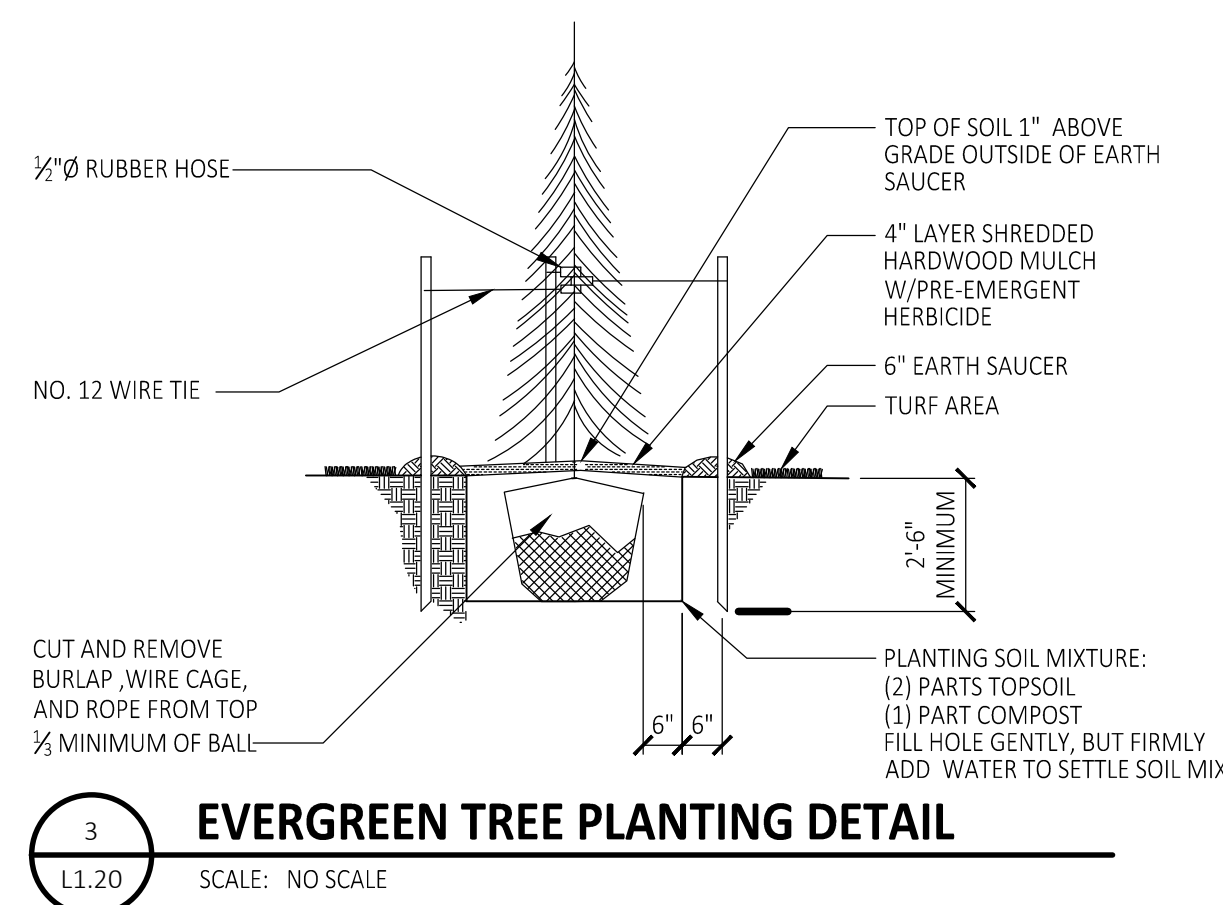
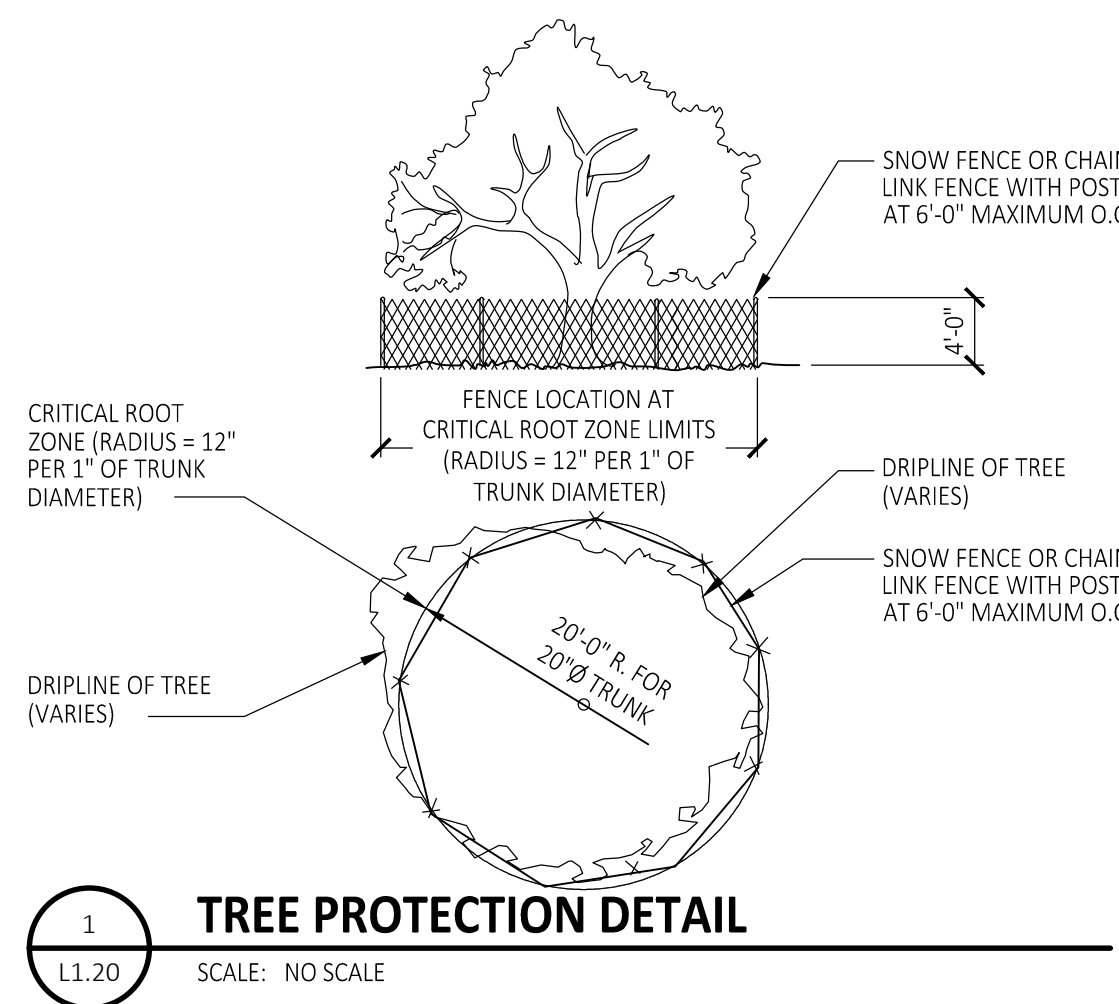
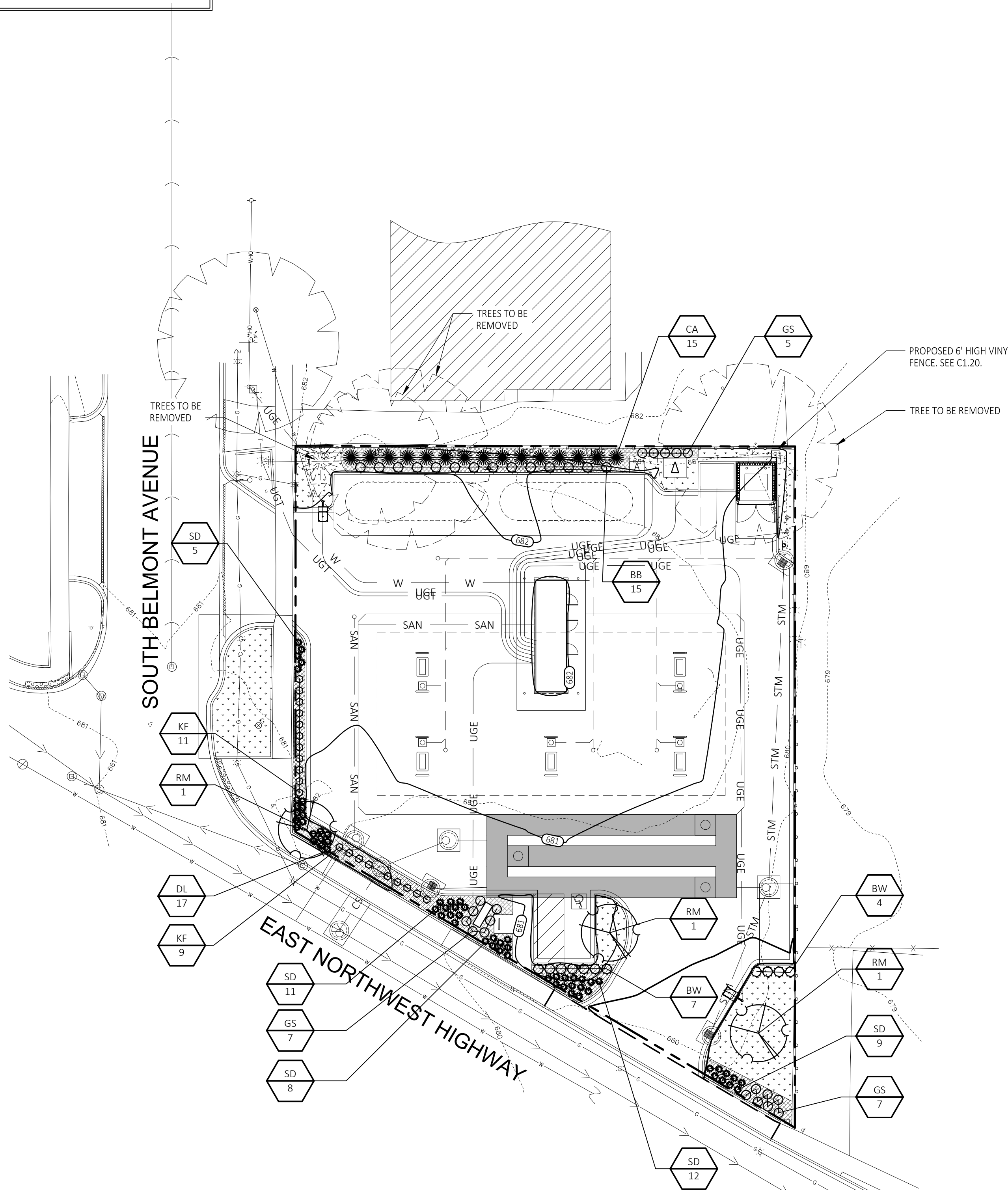
### PLANT AND MATERIAL SCHEDULE

|                  | KEY | QUANTITY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | ROOT      | NOTES                                  |
|------------------|-----|----------|--------------------------------------------|----------------------------------|-----------|-----------|----------------------------------------|
| DECIDUOUS TREE   | RM  | 3        | ACER RUBRUM                                | RED MAPLE                        | 10 FEET   | B&B       |                                        |
| EVERGREEN TREES  | CA  | 15       | THUI OCCIDENTALIS 'SMARAGD'                | EMERALD GREEN ABORVITAE          | 8 FEET    | B&B       | SPACE 5.0' O.C.<br>MATURE HEIGHT = 20' |
| SHRUBS           | BB  | 15       | EURONYMUS ALTAS 'COMPACTUS'                | DWARF BURNING BUSH               | 3 FT. HT. | CONTAINER | SPACE 5.0' O.C.                        |
|                  | BW  | 11       | MONROVIA                                   | BOXWOOD                          | 3 FT. HT. | CONTAINER |                                        |
|                  | GS  | 19       | SPIREA X BUMALDA 'GOLDFLAME'               | GOLDFLAME SPIREA                 | 3 FT. HT. | CONTAINER |                                        |
| PERENNIALS       | DL  | 17       | HEMEROCALLIS 'RED MAGIC'                   | RED MAGIC DAYLILY                | 1 GAL.    | CONTAINER |                                        |
|                  | SD  | 45       | HEMEROCALLIS 'SETLLA D'ORO                 | STELLA D'ORO RE-BLOOMING DAYLILY | 1 GAL.    | CONTAINER |                                        |
| ORNAMENTAL GRASS | KF  | 20       | CALA AGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER ORNAMENTAL GRASS   | 1 GAL.    | CONTAINER | SPACE 3.0' O.C.                        |

NOTES:  
1. ALL DISTURBED LANDSCAPE AREAS NOT TO BE RESTORED TO MATCH EXISTING

GENERAL NOTE:

ALL LANDSCAPE ISLANDS TO BE IRRIGATED.  
RAINBIRD CONTROLLER TO BE LOCATED IN KIOSK.



LANDSCAPE NOTES:

1. ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING.
2. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
3. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES, SPECIFICATION OR LOCATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
4. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED. SEE LANDSCAPE DETAILS.
5. PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" MIN. OF SHREDDED HARDWOOD WITH PRE-EMERGENT HERBICIDE. SEE DETAIL THIS SHEET.
6. DIG SHRUB PIT 1' FOOT LARGER THAN SHRUB ROOT BALLS AND THREE TIPS TWO FEET LARGER THEN ROOT BALL BACK FILL WITH TWO PARTS TOP SOIL AND ONE PART COMPOST.
7. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS, AND FROM TRUNKS.
8. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODED. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED. REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
9. LAWN TREES TO BE MULCHED WITH 4" WIDE MINIMUM OF 4" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
10. PROVIDE SOD FOR ALL NEW LAWN AREAS UNLESS NOTED OTHERWISE. TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET.
11. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. AT THE TIME OF SITE PREPARATION, ENGINEER TO REVIEW ALL EXISTING VEGETATION, AND TAG MATERIALS TO BE SAVED OR RELOCATED.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:

|                                                                   |         |
|-------------------------------------------------------------------|---------|
| a. SHADE TREES:                                                   | 5 FEET  |
| b. ORNAMENTAL AND EVERGREEN TREES:<br>(CRAB, PINE, SPRUCE, ETC.)  | 10 FEET |
| c. SHRUBS THAT ARE LESS THAN 1 FOOT TALL<br>AND WIDE AT MATURITY: | 2 FEET  |
15. LOCATE ALL UTILITIES PRIOR TO DIGGING, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
16. NO TREES, EVERGREENS, AND SHRUBS SHALL BE INSTALLED OVER ANY EXISTING OR PROPOSED UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
17. LAWN AND LANDSCAPE AREAS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEMS (TWO INCH AND CUE-5000) TO ESTABLISH, AND MAINTAIN GOOD AND HEALTHY TURF AND PLANT MATERIAL. PER THE KROGER CO. KROGER MASTER BUILDING SPECIFICATIONS, SECTION 32 84 00 - PLANTING/IRRIGATION OF THE PROCUREMENT AND CONTRACTING DOCUMENTS GROUP.
18. ALL LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE.
19. ALL SHRUB PLANTINGS WITHIN SITE TRIANGLE AREAS TO BE MAXIMUM HEIGHT OF THIRTY (30'), AND FIRST BRANCHING FOR PROPOSED TREES TO BE MINIMUM OF 7' ABOVE PROPOSED GRADES.
20. ALL DISEASED, DAMAGED OR DEAD PLANT MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS, AND LOCAL REGULATIONS.
21. PLANT FERTILIZER SHALL BE AGRIFORM 21 GRAIN TABLETS, SLOW RELEASE, 20-10-15 ANALYSIS AND/OR APPROVED EQUAL. RATES OF APPLICATION SHALL BE AS RECOMMENDED BY MANUFACTURER.

**sevan**  
ENGINEERING

**Regional Office:**  
**37704 Hills Tech Drive**  
**Farmington Hills, MI 48331**  
 734.367.4445 Telephone

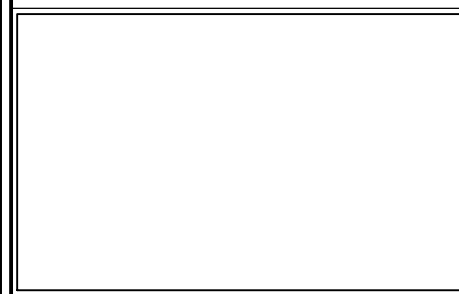
Corporate Office:  
**3025 Highland Parkway, Suite 850**  
**Downers Grove, IL 60515**  
 info@sevansolutions.com    www.sevansolutions.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

## REVISIONS

[illegible]

## CONSULTANT



## SEAL



**CUSTOMER**



## PROJECT DESCRIPTION

**531-00501**  
**RETAIL FUEL CENTER**

### PROJECT LOCATION

408 E NORTHWEST HWY  
ARLINGTON HEIGHTS, IL 60004

( COOK COUNTY)

**SHEET TITLE**

## LANDSCAPE PLAN

## SHEET MANAGEMENT

|                  |           |
|------------------|-----------|
| PROJECT NO.:     | 531-00501 |
| DATE:            | -         |
| CAD FILE:        | L1.20     |
| PROJECT MANAGER: | T. KRATZ  |

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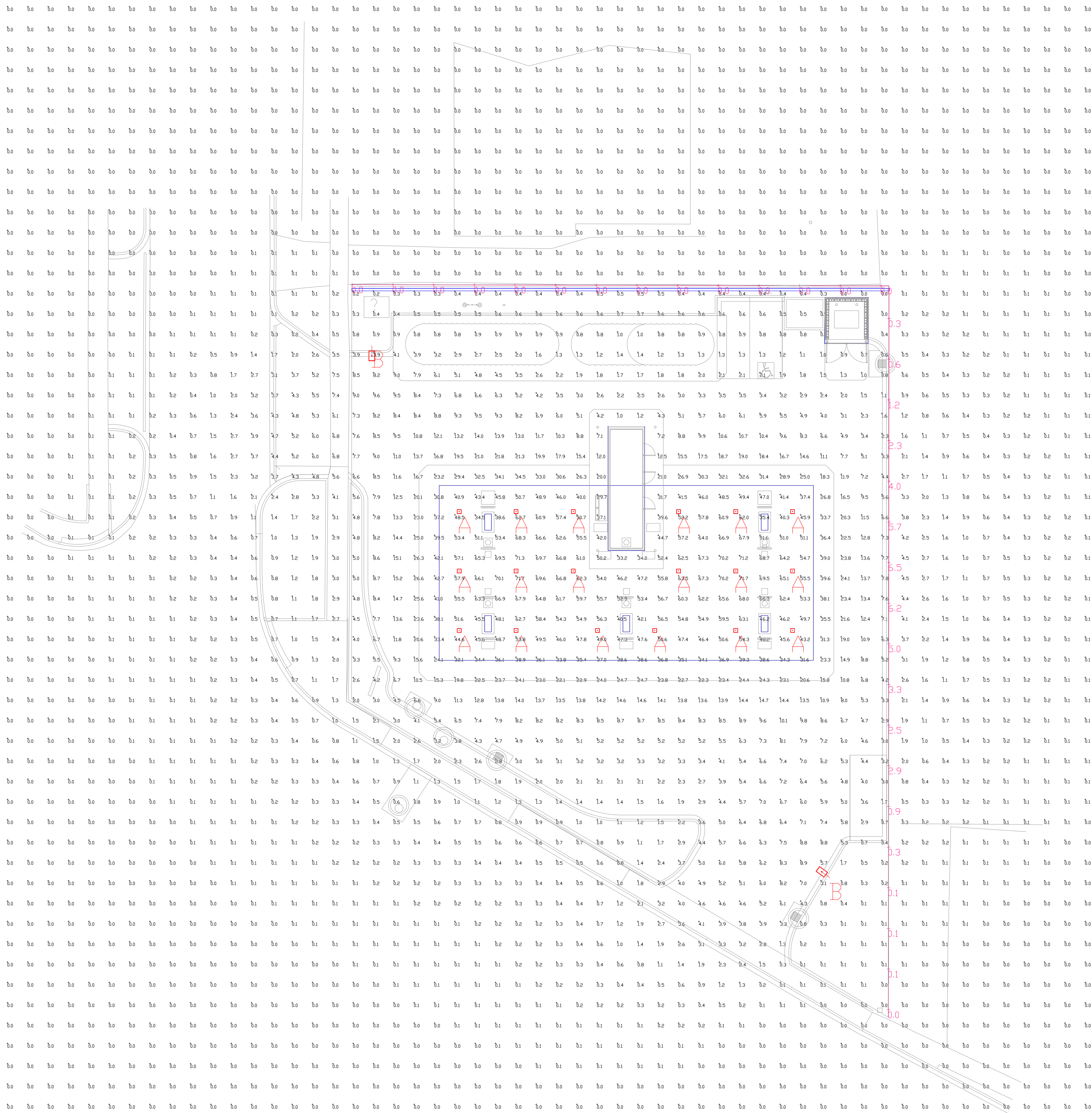
**SHEET NUMBER**

## L1.20





[Click image to open Product Page](#)



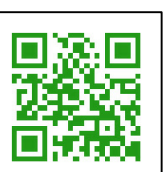
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, trees, etc. to casting shadows. Architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

| Luminaire Schedule                                                                    |     |       |             |                                               |       |       |       |                  |            |
|---------------------------------------------------------------------------------------|-----|-------|-------------|-----------------------------------------------|-------|-------|-------|------------------|------------|
| Symbol                                                                                | Qty | Label | Arrangement | Description                                   | LLD   | UDF   | LLF   | Arr. Lum. Lumens | Arr. Watts |
|  | 18  | A     | SINGLE      | CRUS-SC-LED-HD-50 - 15'MH                     | 1.000 | 1.000 | 1.000 | 18633            | 132.4      |
|  | 2   | B     | SINGLE      | SLM-LED-18L-SIL-FT-50-70CRI-1L-SINGLE - 16'MH | 1.000 | 1.000 | 1.000 | 12568            | 148.5      |

| Calculation Summary |             |       |      |      |      |         |         |
|---------------------|-------------|-------|------|------|------|---------|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min  | Avg/Min | Max/Min |
| CalcPts_1           | Illuminance | Fc    | N.A. | N.A. | N.A. | N.A.    | N.A.    |

Total Project Watts  
Total Watts = 2680.2



50 ALLIANCE RD. CINCINNATI, OH 45242 USA  
 (513) 793-3880 • FAX (513) 793-6823

LIGHTING PROPOSAL                      LD-151510-1

MARIAND'S #531, IL  
406 E NORTHWEST HWY  
ARLINGTON HEIGHTS, IL

0-151510-1

|        |               |               |         |
|--------|---------------|---------------|---------|
| BY:THC | DATE:6/9/2020 | REV:6/10/2020 | SHEET 1 |
|--------|---------------|---------------|---------|

SCALE: 1"=16'

16



[illegible]

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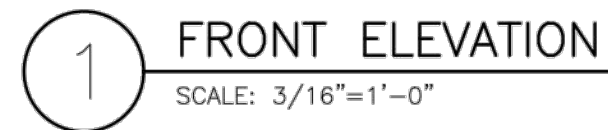
**531-00501**  
**RETAIL FUEL CENTER**

6 E NORTHWEST HWY  
NGTON HEIGHTS, IL 60004  
( COOK COUNTY)

## EL CENTER CANOPY ELEVATIONS & FLOOR PLAN

|                                                                                                                               |           |
|-------------------------------------------------------------------------------------------------------------------------------|-----------|
| PROJECT NO.:                                                                                                                  | 531-00501 |
| DATE:                                                                                                                         | C1.20     |
| PROJECT MANAGER:                                                                                                              | T. KRATZ  |
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## A2.0





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**ARIANO'S**

**531-00501**  
**RETAIL FUEL CENTER**

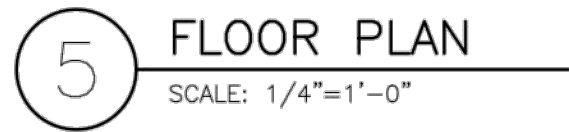
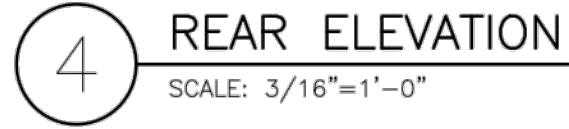
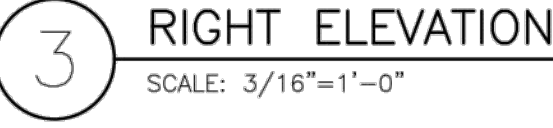
6 E NORTHWEST HWY  
INGTON HEIGHTS, IL 60004  
( COOK COUNTY)

## IT ROOM ELEVATIONS & FLOOR PLAN

| SHEET MANAGEMENT |           |
|------------------|-----------|
| CT NO.:          | 531-00501 |
| FILE:            | A2.1      |
| CT MANAGER:      | T. KRATZ  |

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## A2.1



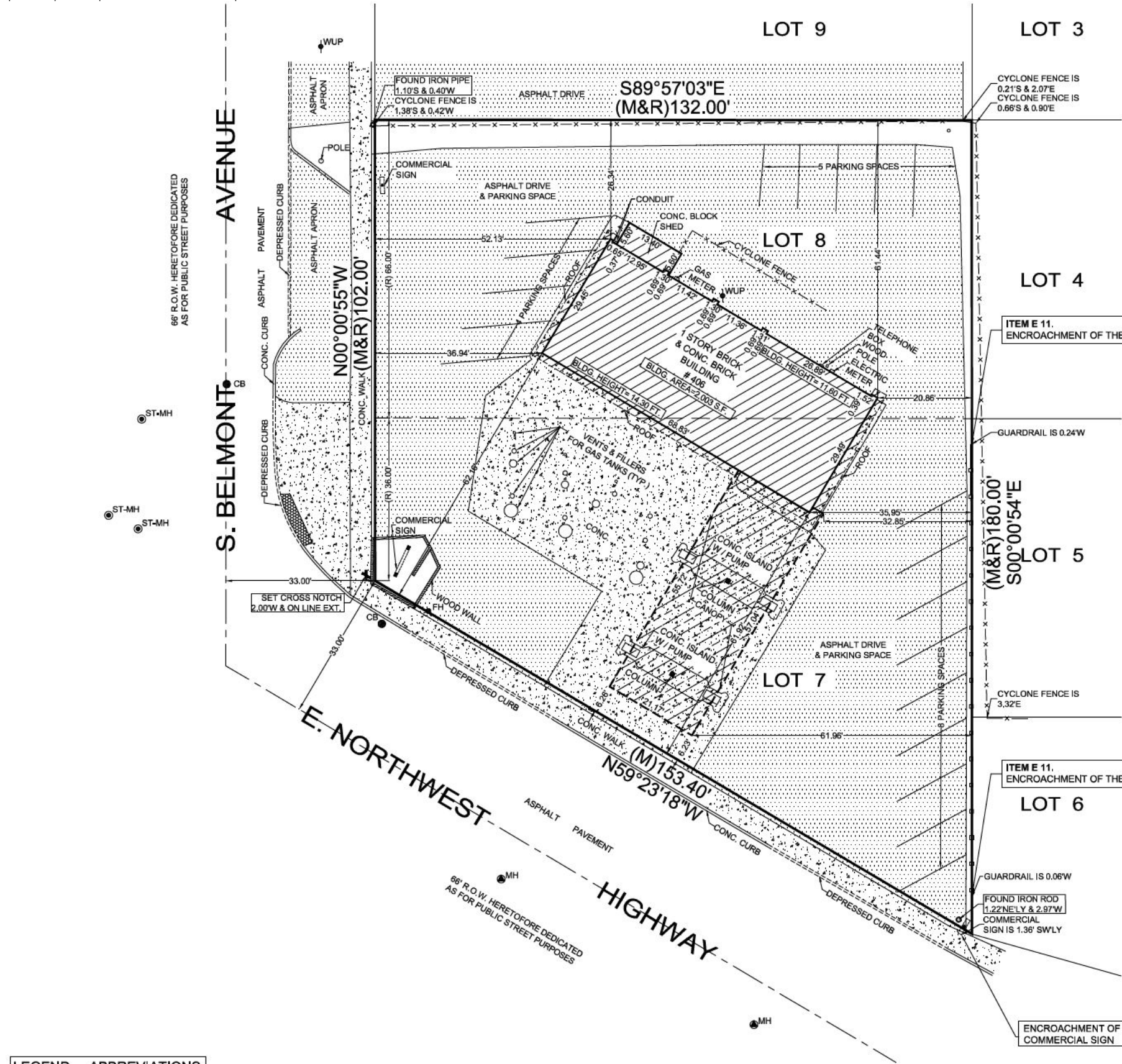
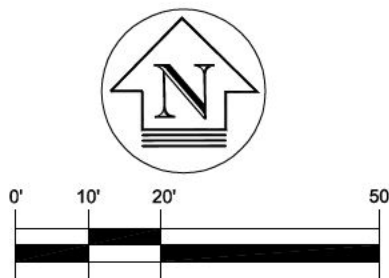




**MARIANO'S**  
Retail Fuel Center  
406 East Northwestern Hwy.  
Arlington Heights, IL

**sevan**  
MULTI-SITE SOLUTIONS





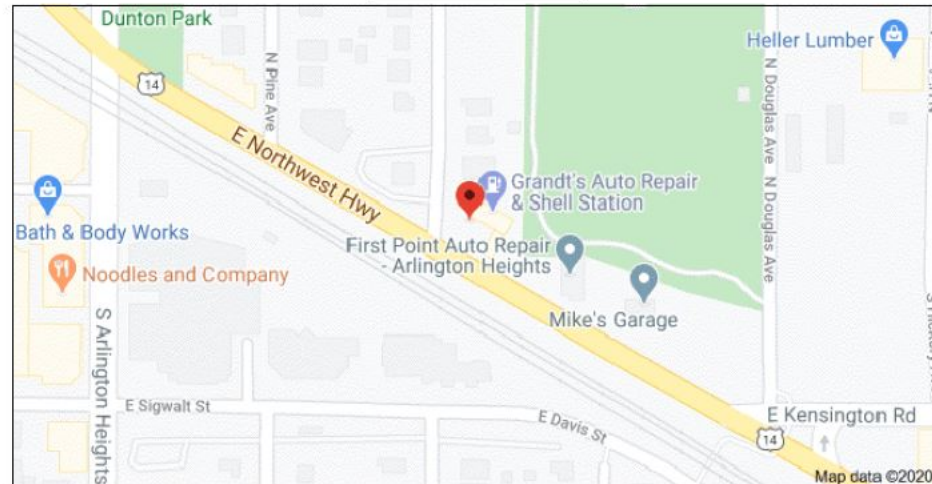
| LEGEND | ABBREVIATIONS |
|--------|---------------|
|        | ST-MH         |
|        | CB            |
|        | WUP           |
|        | MH            |
|        | FH            |
| (R)    | RECORD DATA   |
| (M)    | MEASURED DATA |

|                          |          |
|--------------------------|----------|
| ORDERED BY:              |          |
| TROUTMAN-DAMS            |          |
| SCALE : 1" = 15'         |          |
| DATE : FEBRUARY 19, 2020 |          |
| FILE No.:                |          |
| 2020 - 27397             |          |
| DATE                     | REVISION |

**FLOOD STATEMENT:**

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0203 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170056 0203 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

**LOCATION MAP**



**NOTES:**

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS E, NORTHWEST HIGHWAY AND S. BELMONT AVENUE.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**  
THERE ARE 17 STRIPED PARKING SPACES ON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**  
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 16 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 OF TABLE A**  
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- **ITEM # 20 FROM TABLE A**  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

**VILLAGE OF ARLINGTON HEIGHTS**  
33 S. ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005  
TEL 1.847.368.5000

**ZONING REQUIREMENTS:**  
B-3 - GENERAL SERVICE, WHOLESALE AND MOTOR VEHICLE DISTRICT

**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

**ALTA / NSPS**  
**LAND TITLE SURVEY**  
OF

LOTS 7 AND 8 IN BLOCK 3 IN KRAUSE'S SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE WEST 627 FEET OF THE EAST 992.45 FEET OF THE SOUTH 824.10 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF CHICAGO ROAD IN THE VILLAGE OF ARLINGTON HEIGHTS, AND INCLUDING ALSO LOT 1 IN BLOCK 5 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS NUMBER 2 IN COOK COUNTY, ILLINOIS.

KNOWN AS : 406 E. NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, ILLINOIS .

PERMANENT INDEX NUMBER: 03 - 29 - 351 - 009 - 0000

AREA= 18,612 SQ. FT. OR 0.427 ACRE

**NOTE:**  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

| PARKING SPACE TABLE |                |
|---------------------|----------------|
| TYPE OF SPACE       | TOTAL EXISTING |
| REGULAR             | 17             |
| HANDICAP            | 0              |
| TOTAL               | 17             |

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

COMMITMENT NO. : SC19031175  
EFFECTIVE DATE: OCTOBER 17, 2019

**ITEMS CORRESPONDING TO SCHEDULE B, PART II:**

**ITEMS 1 - D 10,**  
**NOT SURVEY RELATED**

**ITEM E 11.**  
ENCROACHMENT OF THE GUARD RAIL BEAM LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY BY 0.06 TO 0.24 FEET, AS REFERENCED ON ALTA NSPS SURVEY PREPARED BY UNITED SURVEY SERVICE LLC FEBRUARY 19, 2020 NO. 27397-2020  
**(PLOTTED ON THE DRAWING)**

**ITEM F 12.**  
ENCROACHMENT OF SIGN AND LIGHT ONTO PUBLIC WAY AT THE SOUTHEASTERLY CORNER BY 1.36' FEET, AS REFERENCED ON ALTA NSPS SURVEY PREPARED BY UNITED SURVEY SERVICE LLC FEBRUARY 19, 2020 NO. 27397-2020  
**(PLOTTED ON THE DRAWING)**

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 6TH DAY OF JUNE, 1986 KNOWN AS TRUST NUMBER 3601**

- **TROUTMAN & DAMS LLC**

- **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2020.

DATE OF PLAT: FEBRUARY 21, 2020.

BY:   
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2020  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2021





Project Opinion of Probable Cost

Developer: Mariano's  
 Project: Mariano's 501 Arlington Heights  
 Date: 07.01.2020

RECEIVED  
 JUL - 2 2020  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT

| Category                | Description                     | Quantity    | Unit | Cost        | Total Cost  |
|-------------------------|---------------------------------|-------------|------|-------------|-------------|
| Water:                  |                                 |             |      |             |             |
|                         | 1.5" Copper                     | 75 ft       |      | \$33.00     | \$2,475.00  |
|                         | Stop Box and Valve              | 1 each      |      | \$1,650.00  | \$1,650.00  |
| Sanitary Sewer:         |                                 |             |      |             |             |
|                         | 6" PVC                          | 110 ft      |      | \$23.10     | \$2,541.00  |
|                         | Sewer Tap                       | 1 each      |      | \$330.00    | \$330.00    |
|                         | 48" Monitoring Manhole          | 1 each      |      | \$3,850.00  | \$3,850.00  |
| Stormwater:             |                                 |             |      |             |             |
|                         | 12" CMP                         | 181 ft      |      | \$38.50     | \$6,968.50  |
|                         | 12" RCP                         | 20 ft       |      | \$34.10     | \$682.00    |
|                         | 48" Catch Basin                 | 3 each      |      | \$3,850.00  | \$11,550.00 |
|                         | 48" Manhole                     | 4 each      |      | \$3,850.00  | \$15,400.00 |
|                         | 6" PVC                          | 170 ft      |      | \$15.40     | \$2,618.00  |
|                         | 8" PVC                          | 90 ft       |      | \$23.10     | \$2,079.00  |
|                         | 66" CMP Detention Piping        | 212 ft      |      | \$88.00     | \$18,656.00 |
| Electrical and Conduit: |                                 |             |      |             |             |
|                         | 3/4"-2" PVC                     | 1,100 ft    |      | \$5.50      | \$6,050.00  |
|                         | 4" PVC                          | 450 ft      |      | \$8.80      | \$3,960.00  |
| Paving:                 |                                 |             |      |             |             |
|                         | Concrete Tank Mat w/ Reinf      | 1,325 Sq ft |      | \$7.15      | \$9,473.75  |
|                         | Concrete Dispenser Mat w/ Reinf | 5,215 Sq ft |      | \$5.78      | \$30,116.63 |
|                         | Heavy Duty Bituminous           | 250 Sq ft   |      | \$4.40      | \$1,100.00  |
|                         | Concrete Pavement - Heavy       | 12,440 Lump |      | \$4.95      | \$61,578.00 |
|                         | Signage/Markings                | 1 Lump      |      | \$550.00    | \$550.00    |
| Curb:                   |                                 |             |      |             |             |
|                         | 6" Concrete                     | 855 ft      |      | \$23.10     | \$19,750.50 |
| Sidewalk:               |                                 |             |      |             |             |
|                         | 4" Concrete                     | 600 Sq ft   |      | \$23.10     | \$13,860.00 |
|                         | 8" Concrete                     | 200 Sq ft   |      | \$35.20     | \$7,040.00  |
| Site Misc:              |                                 |             |      |             |             |
|                         | Trees                           | 18 Each     |      | \$275.00    | \$4,950.00  |
|                         | Shrubs                          | 107 each    |      | \$55.00     | \$5,885.00  |
|                         | Ornamental Grasses              | 1 Lump      |      | \$330.00    | \$330.00    |
|                         | Earthwork                       | 1 Lump      |      | \$11,000.00 | \$11,000.00 |
|                         | Soil Erosion                    | 1 Lump      |      | \$2,750.00  | \$2,750.00  |

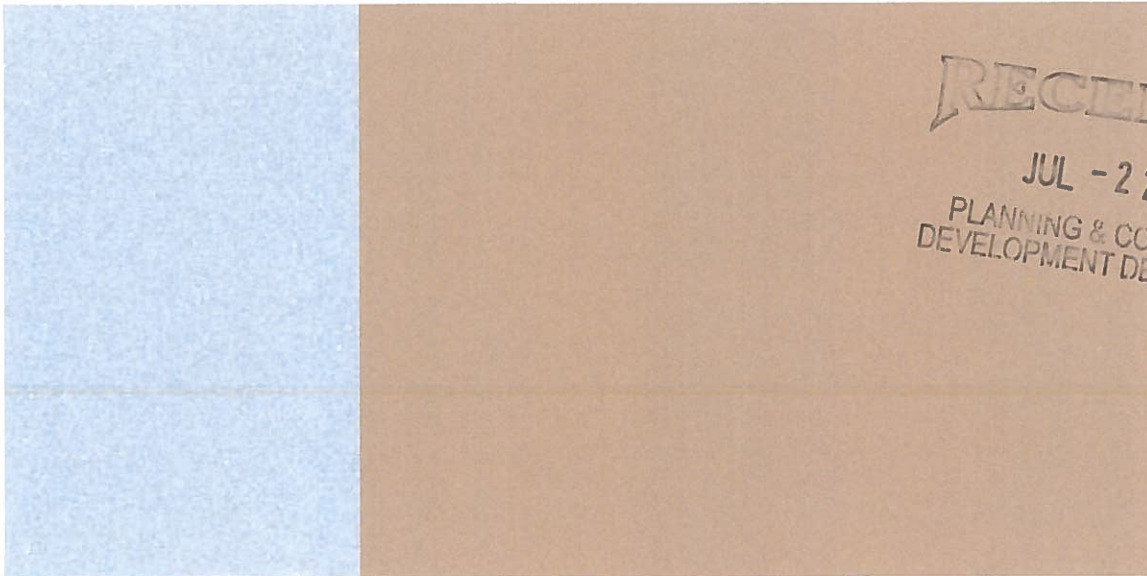
|                        |              |
|------------------------|--------------|
| Total Estimated Costs: | \$247,193.38 |
| Review Fee (3%)        | \$7,415.80   |

# EXTERIOR COLORS/MATERIALS

KROGER

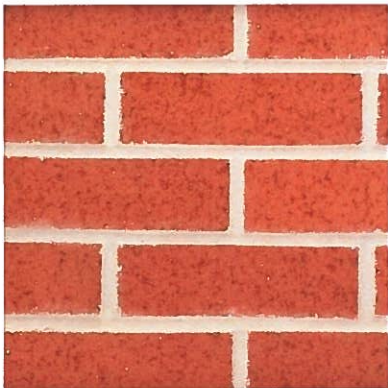
#RO-501

ARLINGTON HEIGHTS, IL



ACM FACIA  
PLATINUM

ACM FACIA & PAINT  
SANDSTONE (SW-7549 "TAUPE")



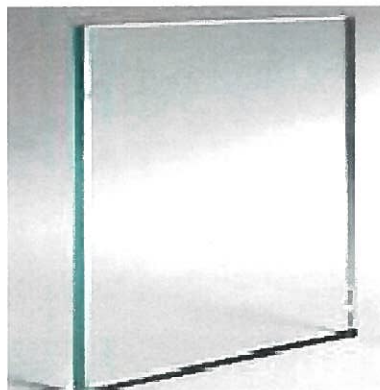
GLEN-GERY BRICK  
CLASSIC SERIES  
3 3/8"x7 5/8"x23 5/8"  
"900 RED MATT"  
TO MATCH STORE



ARRISCRAFT-RENNAISSANCE  
ROCK FACE FINISH  
FOR STONE WAINSCOTT  
"WHEAT"



ARRISCRAFT-RENNAISSANCE  
SMOOTH FACE FINISH  
FOR STONE SILL  
"WHEAT"



KIOSK CLEAR GLASS



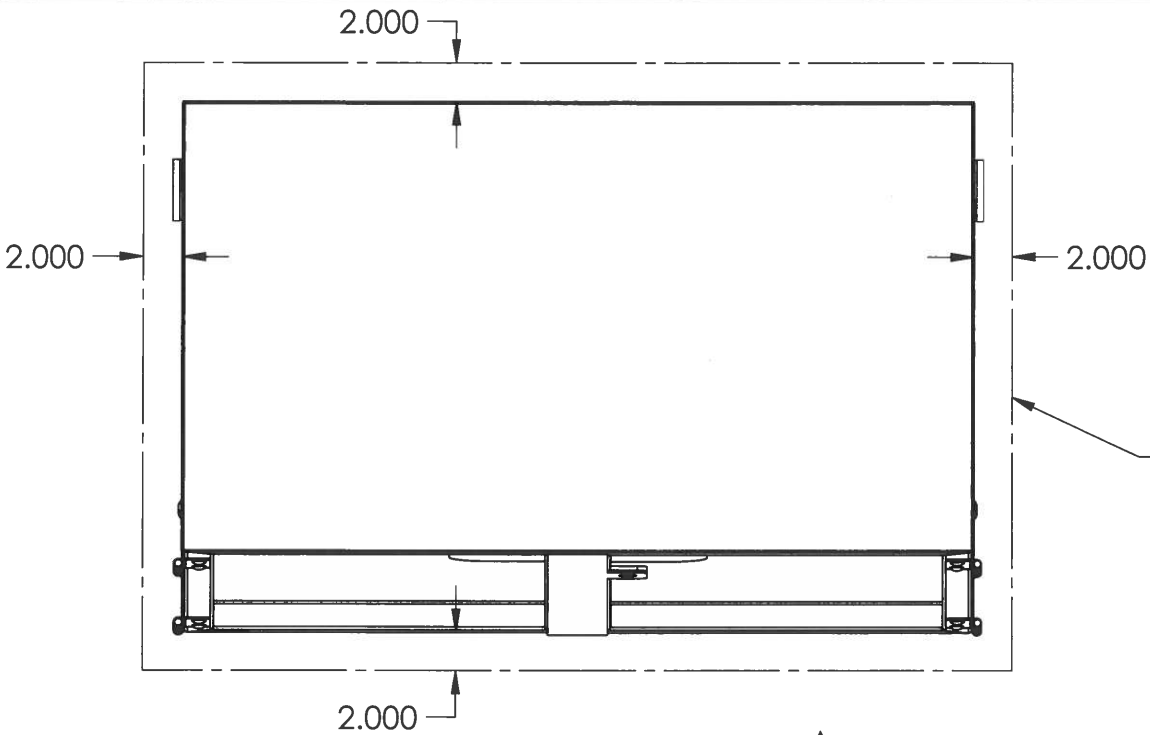
DATE: JUNE, 2020  
REV: JULY, 2020

## Galloway

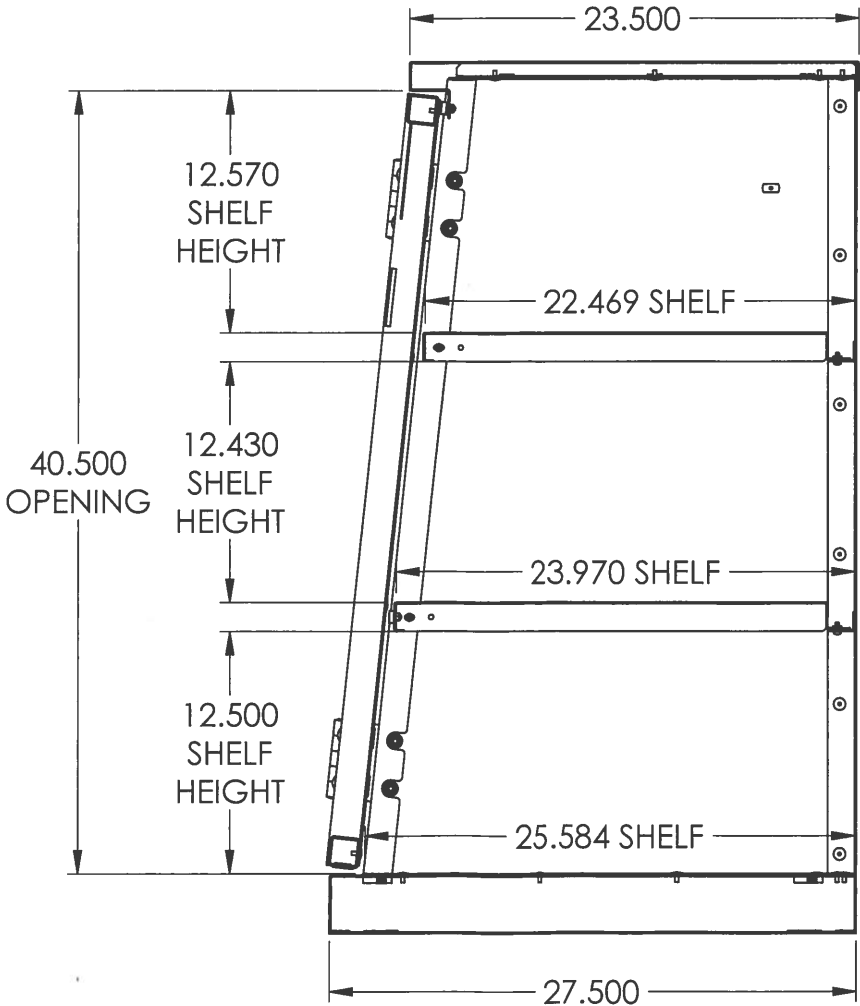
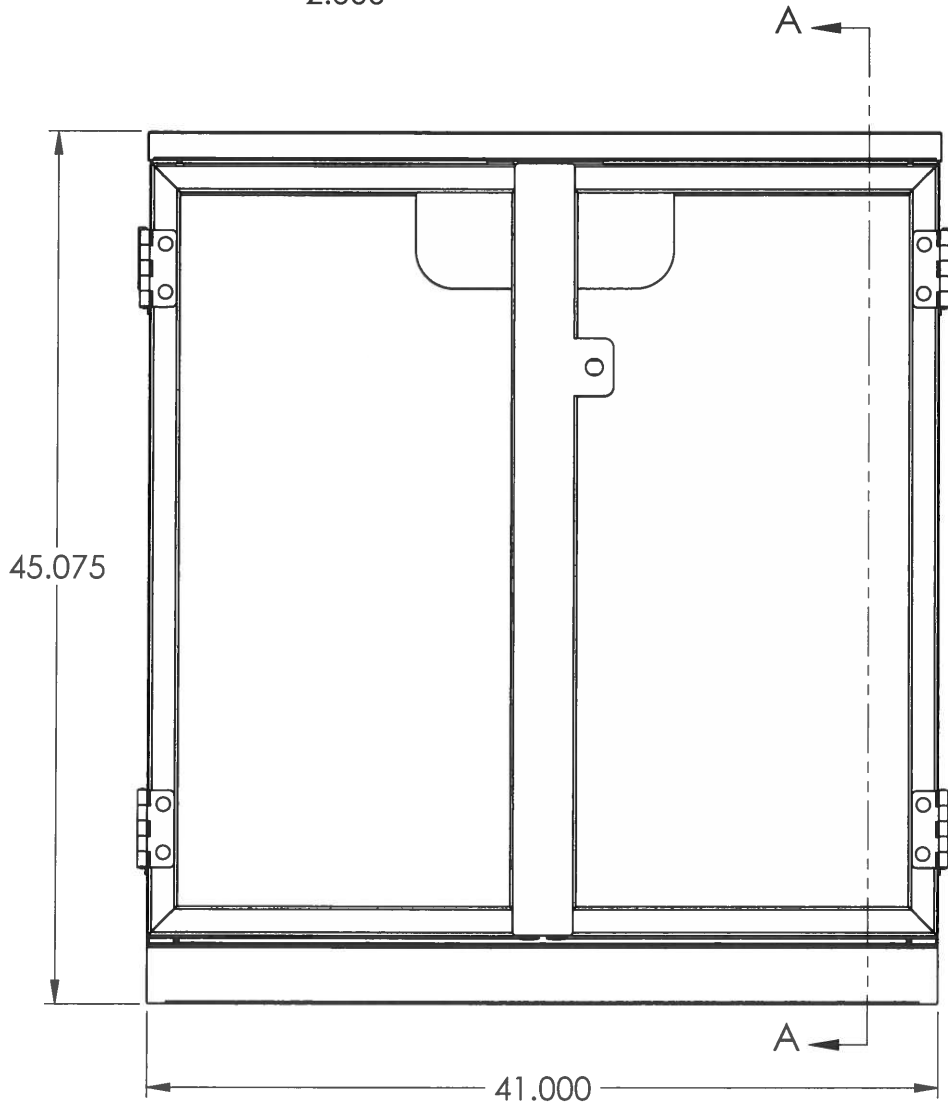
6162 S Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884  
[GallowayUS.com](http://GallowayUS.com)

KROR0501.40

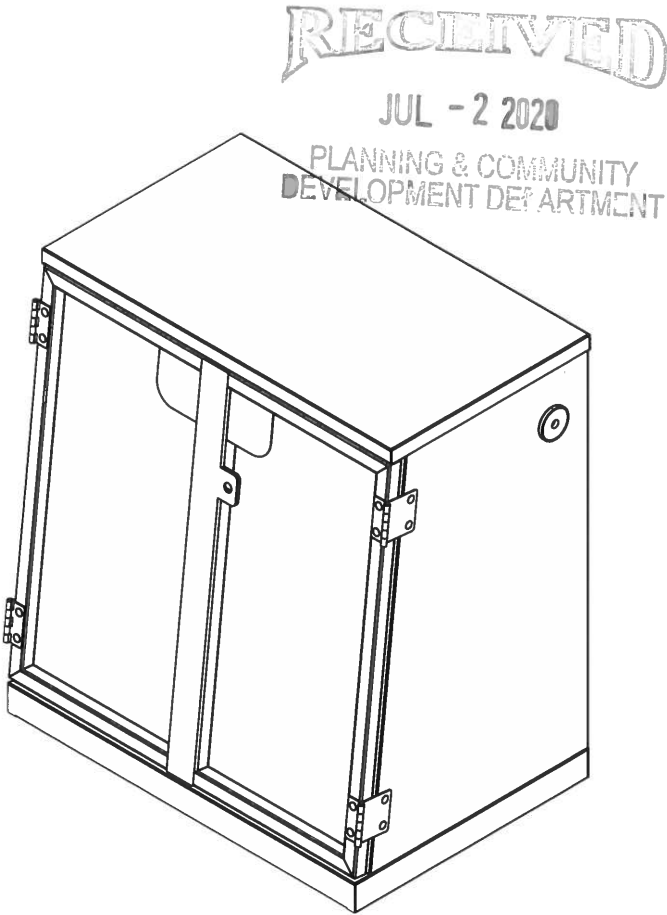
| REV | ECN # | DESCRIPTION       | DATE     | BY |
|-----|-------|-------------------|----------|----|
| A   |       | VISUAL FOR LAYOUT | 10/01/19 | JB |



PER KROGER, LEAVE 2" MINIMUM  
TO ANY SURROUNDING  
OBJECT/WALL/BOLLARD



SECTION A-A  
(SHOWING OPTIONAL SHELVES)



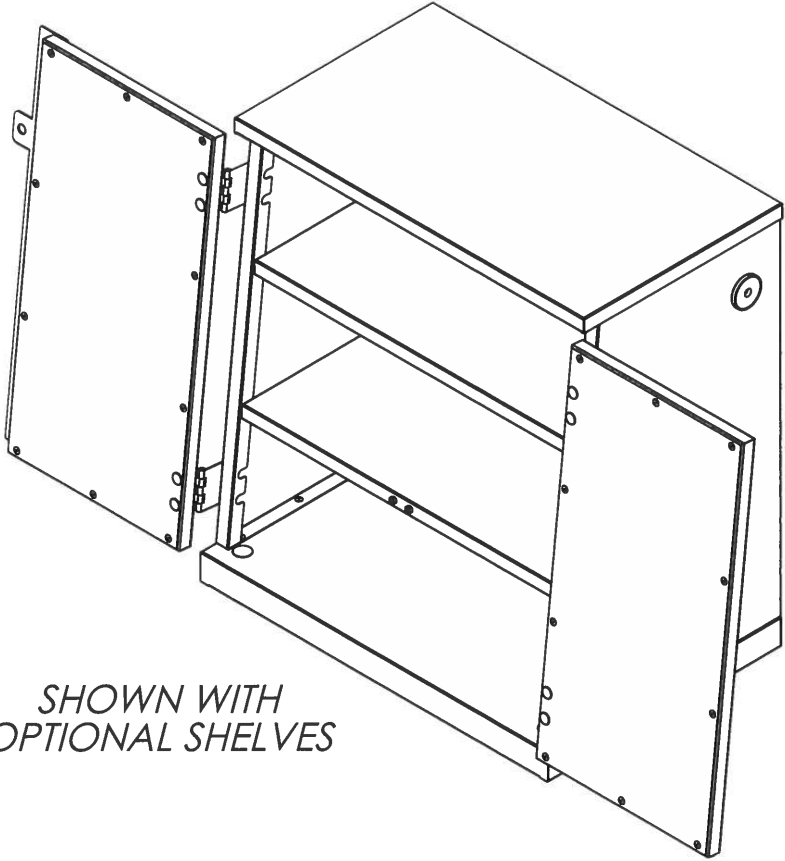
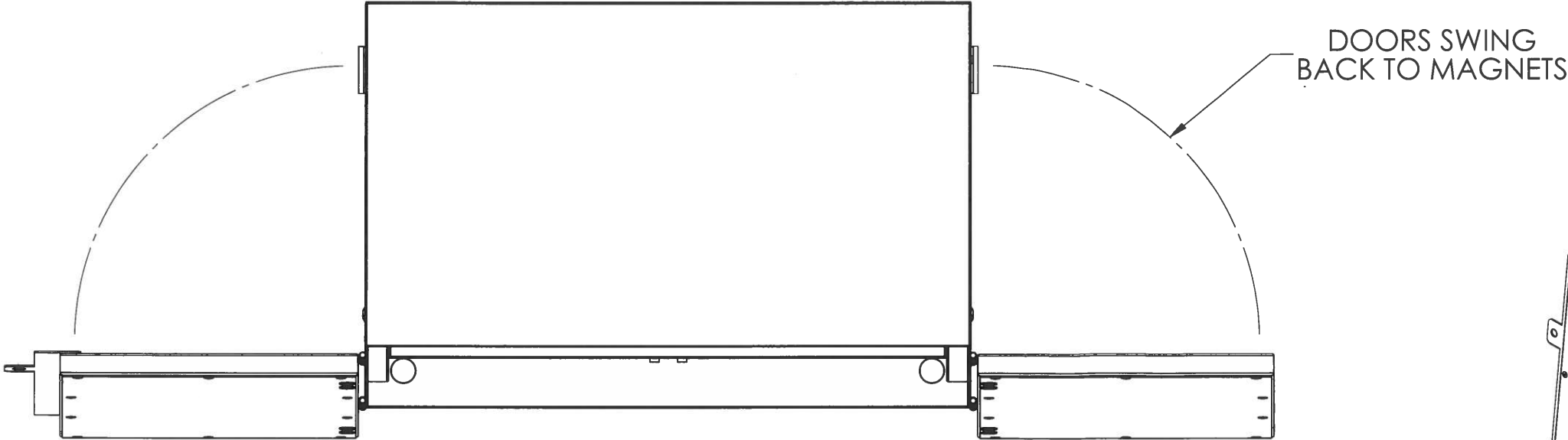
**CABINET**

WEIGHT: ~250 LBS (WITH SHELVES)  
WEIGHT: ~200 LBS (WITHOUT SHELVES)

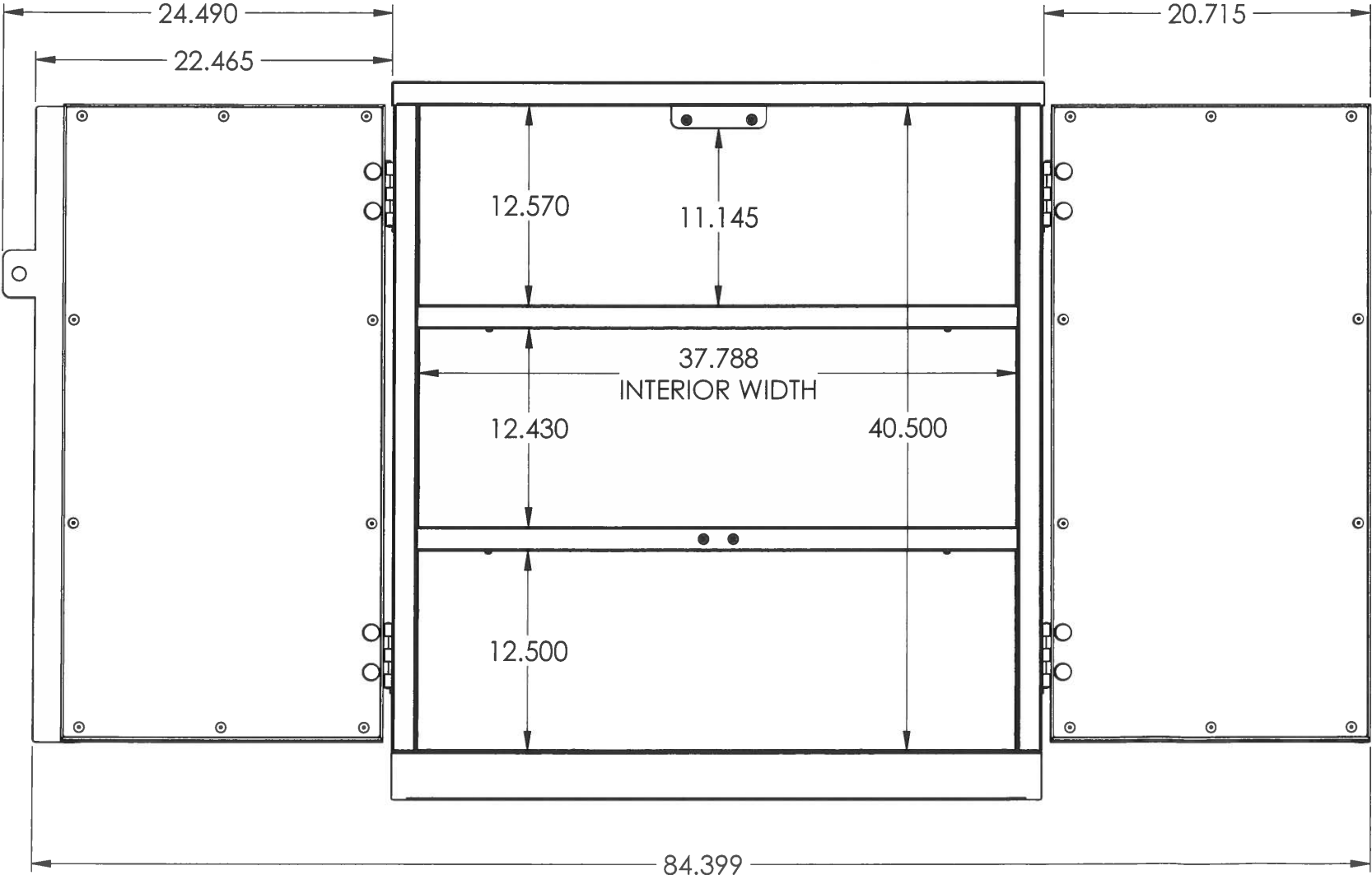
|                                                                                                 |                  |                                                                                                                                                             |                    |
|-------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |                    |
| DESIGNED<br>JB                                                                                  |                  | TITLE<br><b>KROGER CABINET LAYOUT</b>                                                                                                                       |                    |
| DATE<br>10/01/19                                                                                | DRAWN<br>TG      | MATERIAL<br>N/A                                                                                                                                             | PART NO<br>CABINET |
|                                                                                                 | DATE<br>10/01/19 | FINISH<br>N/A                                                                                                                                               | SHEET 1 OF 2       |



| REV | ECN # | DESCRIPTION       | DATE     | BY |
|-----|-------|-------------------|----------|----|
| A   |       | VISUAL FOR LAYOUT | 10/01/19 | JB |



SHOWN WITH  
OPTIONAL SHELVES

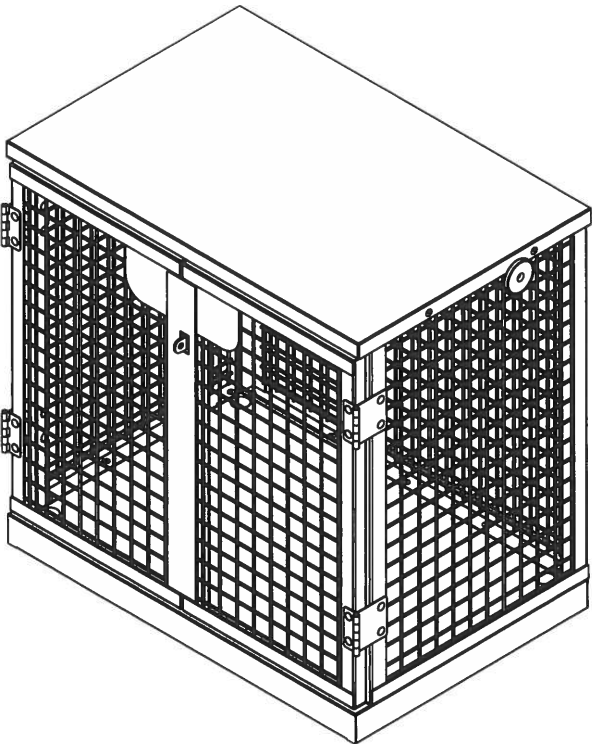
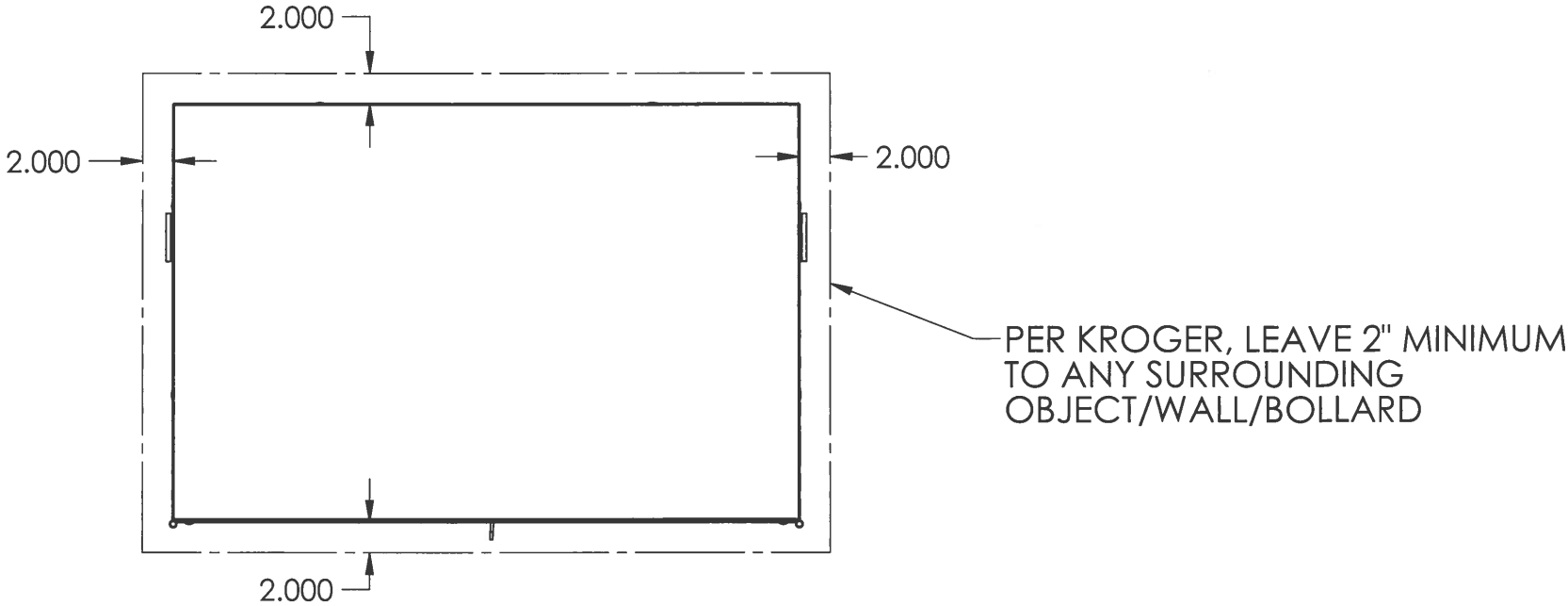


**CABINET**

WEIGHT: ~250 LBS (WITH SHELVES)  
WEIGHT: ~200 LBS (WITHOUT SHELVES)

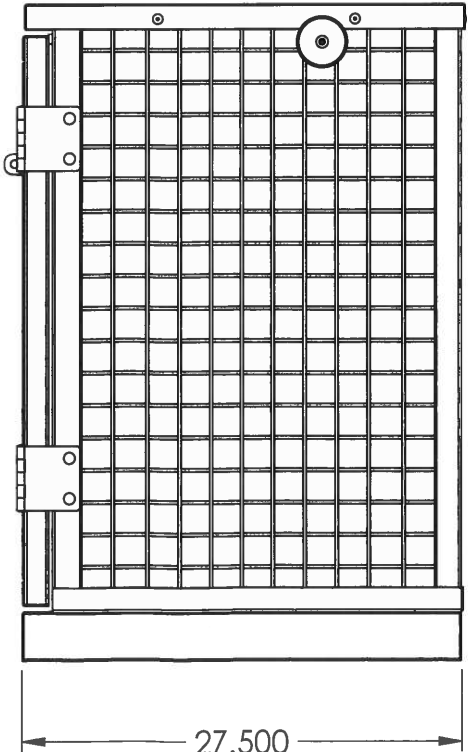
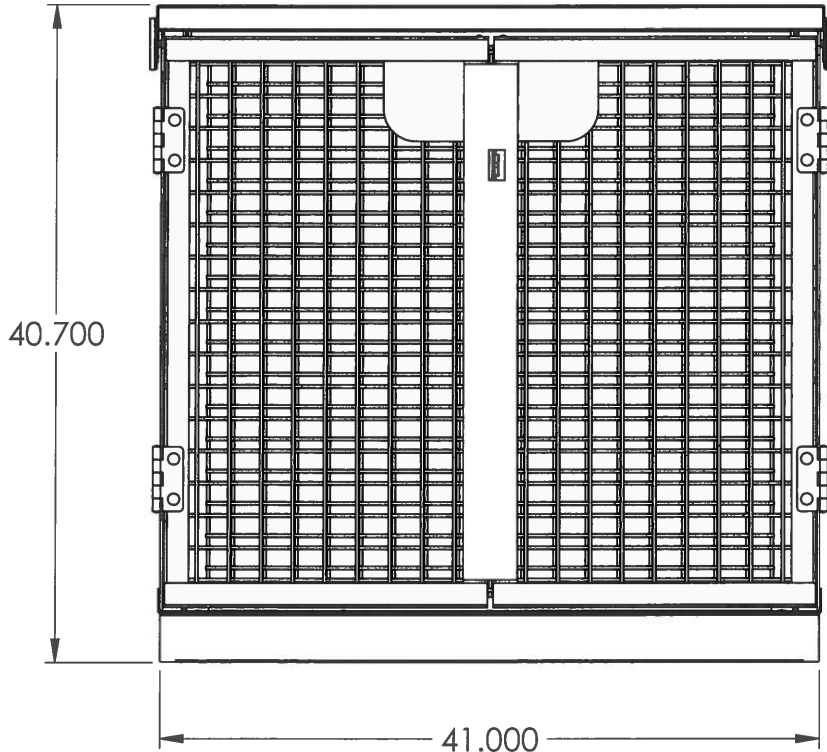
|                                                                                                 |                  |                                                                                                                                                        |                    |
|-------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  | <div> <div>AMD</div> <div>INDUSTRIES, INC.</div> </div> <div> <div>AMD Industries Inc.</div> <div>4620 West 19th Street, Cicero, IL 60804</div> </div> |                    |
| DESIGNED<br>JB                                                                                  |                  | <div>TITLE</div> <div>KROGER CABINET LAYOUT</div>                                                                                                      |                    |
| DATE<br>10/01/19                                                                                | DRAWN<br>TG      | MATERIAL<br>N/A                                                                                                                                        | PART NO<br>CABINET |
|                                                                                                 | DATE<br>10/01/19 | FINISH<br>N/A                                                                                                                                          | SHEET 2 OF 2       |

| REV | ECN # | DESCRIPTION   | DATE     | BY |
|-----|-------|---------------|----------|----|
| 1   |       | VISUAL LAYOUT | 10/01/19 | JB |



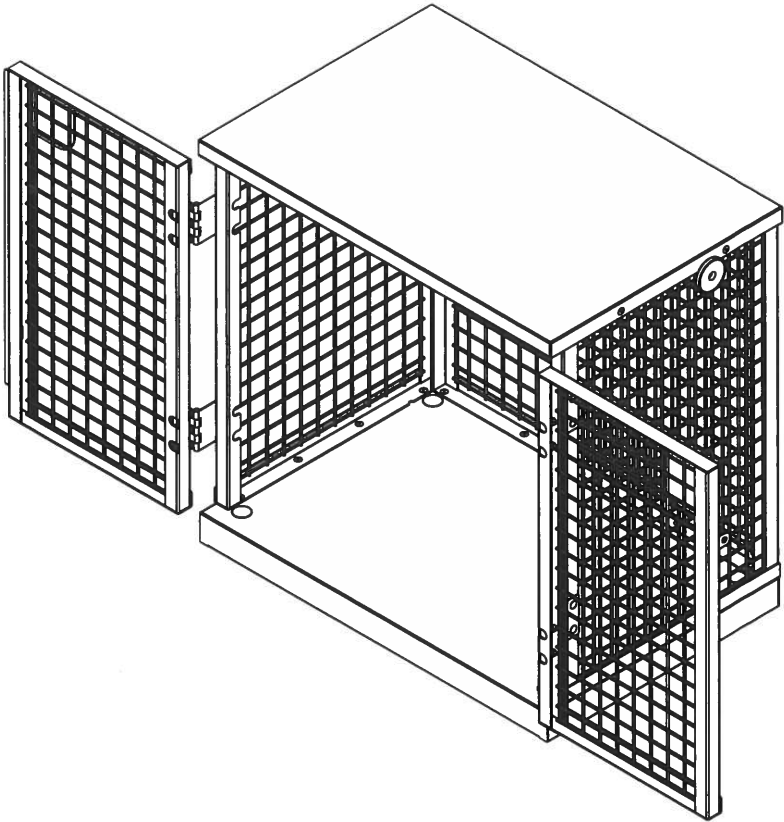
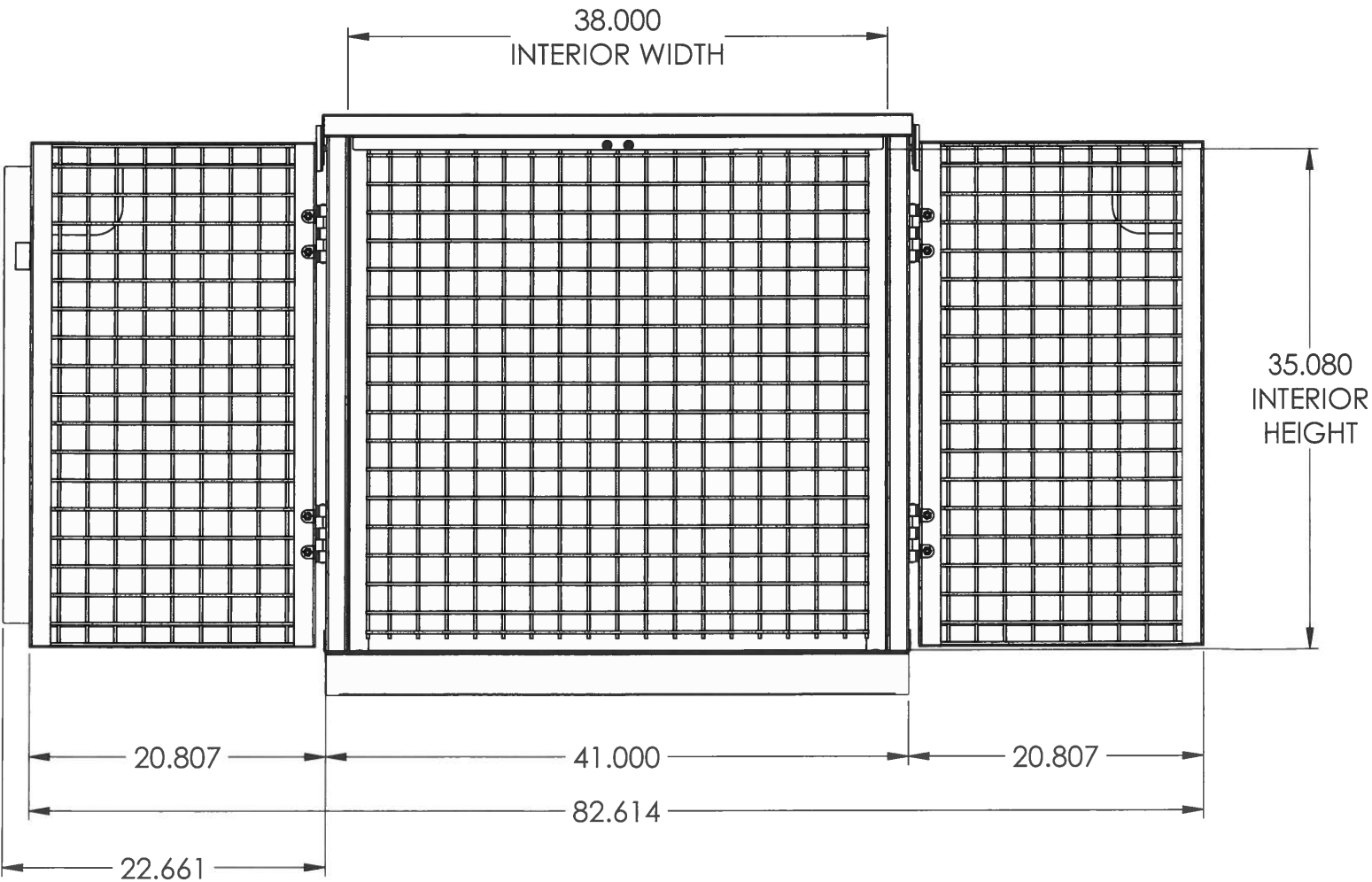
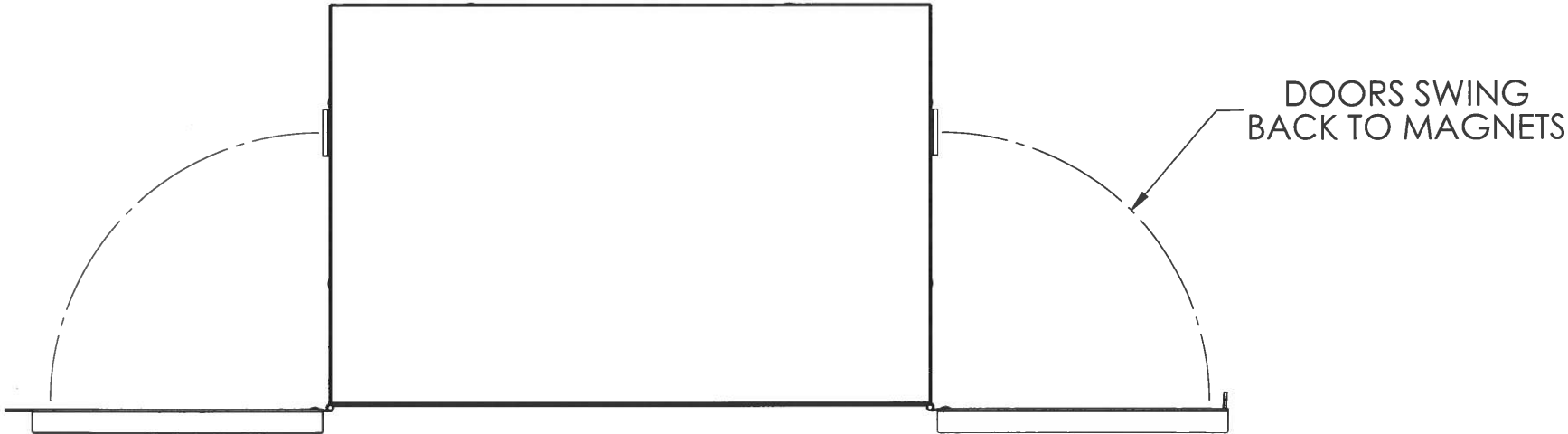
**FIREWOOD CAGE**

WEIGHT: ~200 LBS



|                                                                                                     |                  |                                                                                                                                                             |                          |
|-----------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br><br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |                          |
|                                                                                                     |                  | <b>TITLE</b><br>KROGER FIREWOOD CAGE LAYOUT                                                                                                                 |                          |
| DESIGNED<br>JB                                                                                      | DRAWN<br>FC      | MATERIAL<br>N/A                                                                                                                                             | PART NO<br>FIREWOOD CAGE |
| DATE<br>10/01/19                                                                                    | DATE<br>12/28/18 | FINISH<br>N/A                                                                                                                                               | SHEET 1 OF 2             |

| REV | ECN # | DESCRIPTION   | DATE     | BY |
|-----|-------|---------------|----------|----|
| 1   |       | VISUAL LAYOUT | 10/01/19 | JB |



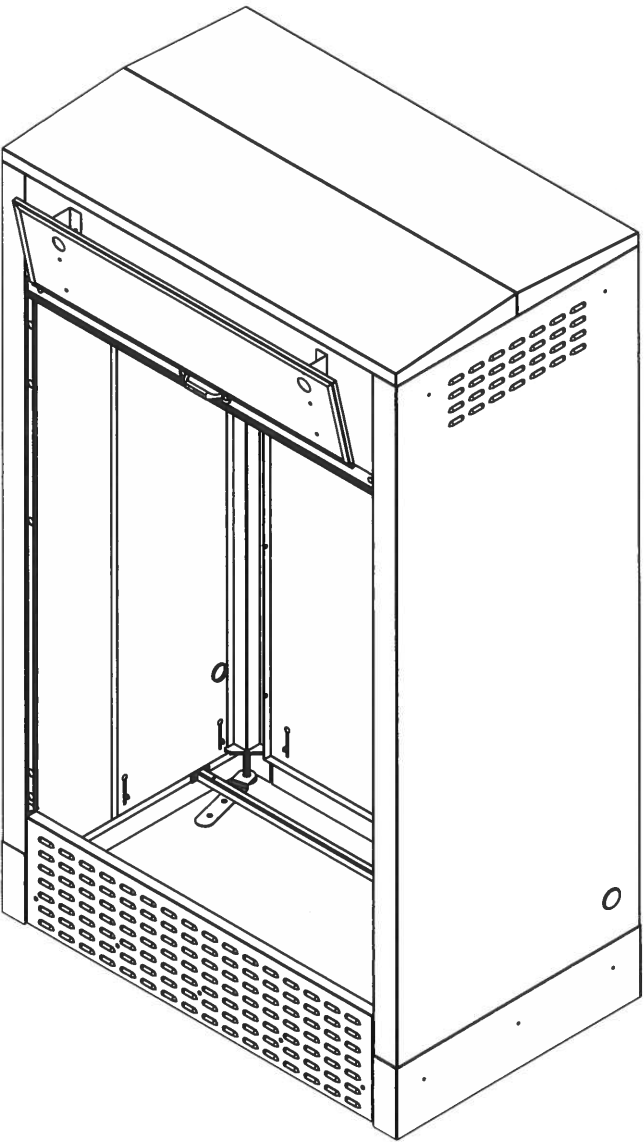
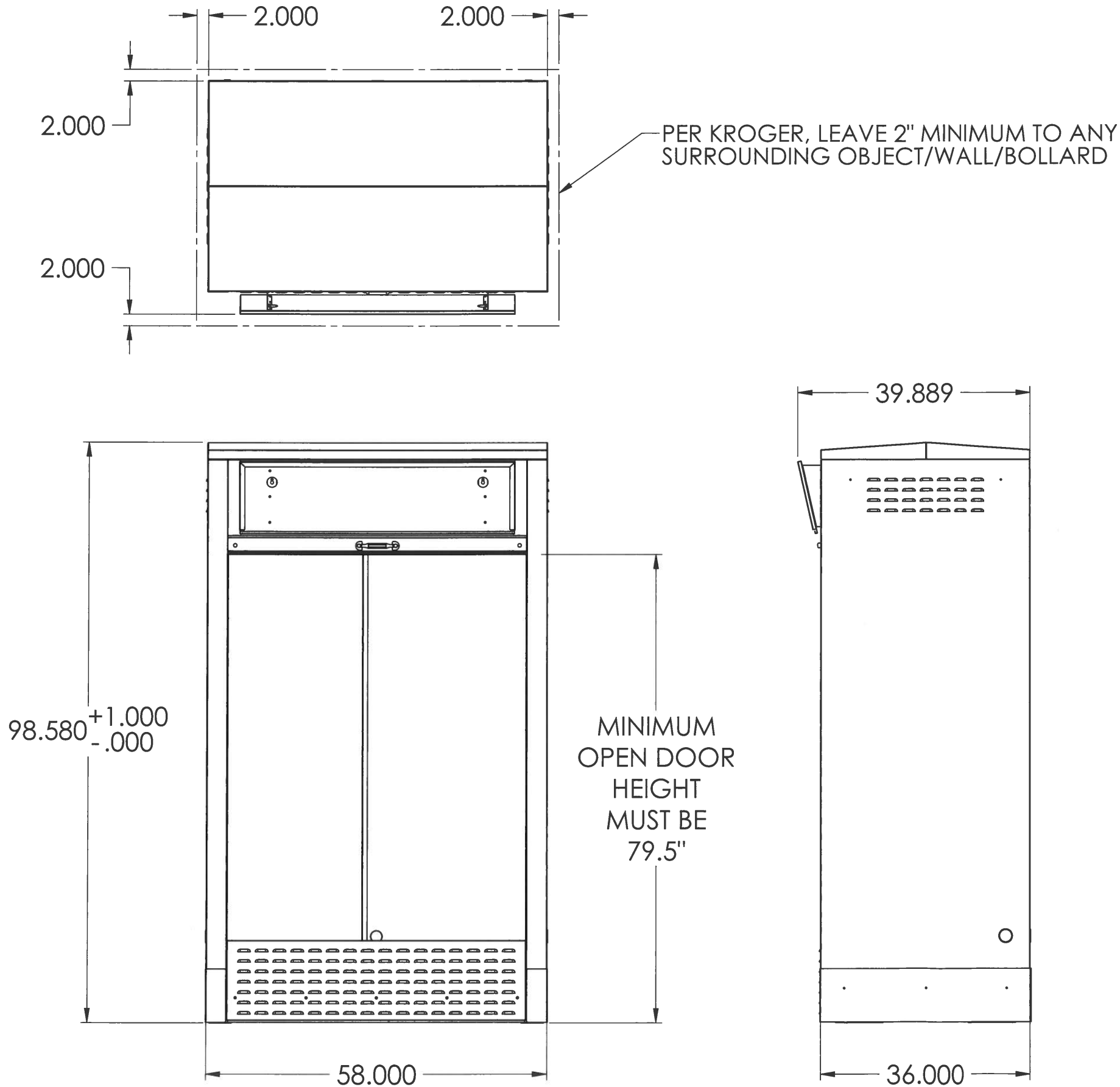
**FIREWOOD CAGE**

WEIGHT: ~200 LBS

|                                                                                                 |  |                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |  |
|                                                                                                 |  |                                                                                                                                                             |  |
| DESIGNED<br>JB                                                                                  |  | TITLE<br>KROGER FIREWOOD CAGE LAYOUT                                                                                                                        |  |
| DATE<br>10/01/19                                                                                |  | PART NO<br>FIREWOOD CAGE                                                                                                                                    |  |
| DRAWN<br>FC                                                                                     |  | SHEET 2 OF 2                                                                                                                                                |  |
| DATE<br>12/28/18                                                                                |  | FINISH<br>N/A                                                                                                                                               |  |
|                                                                                                 |  |                                                                                                                                                             |  |



| REV | ECN # | DESCRIPTION   | DATE     | BY |
|-----|-------|---------------|----------|----|
| A   |       | VISUAL LAYOUT | 10/02/19 | JB |

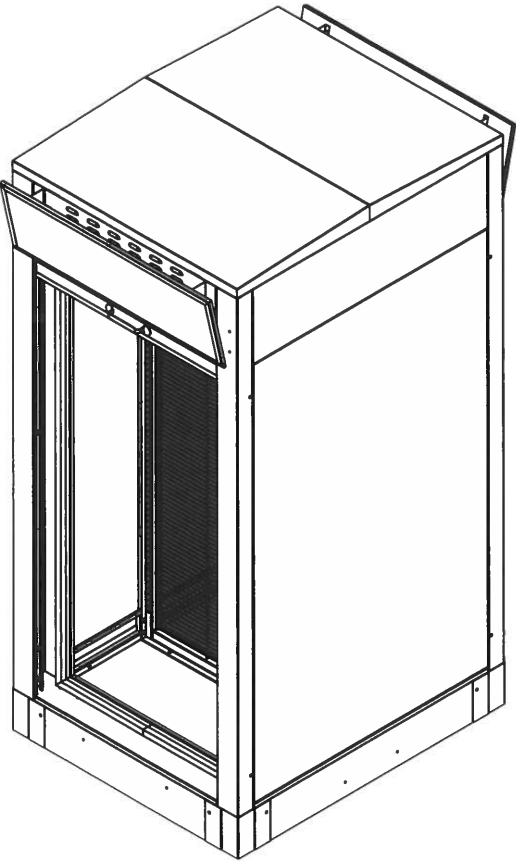
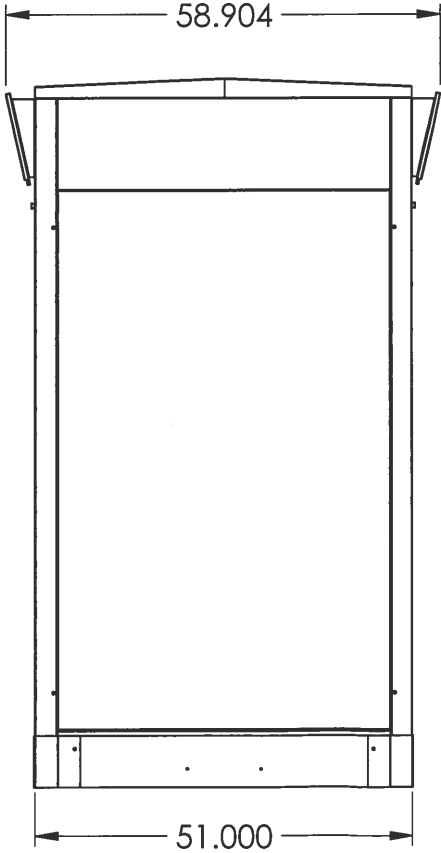
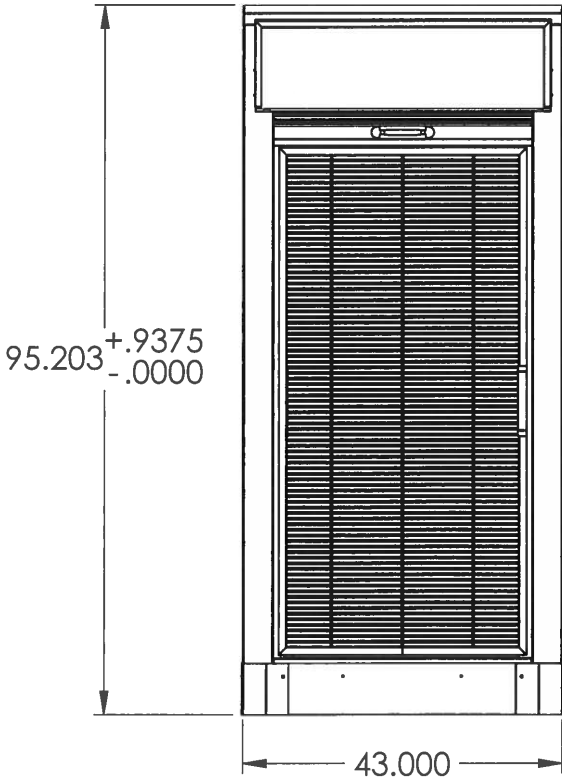
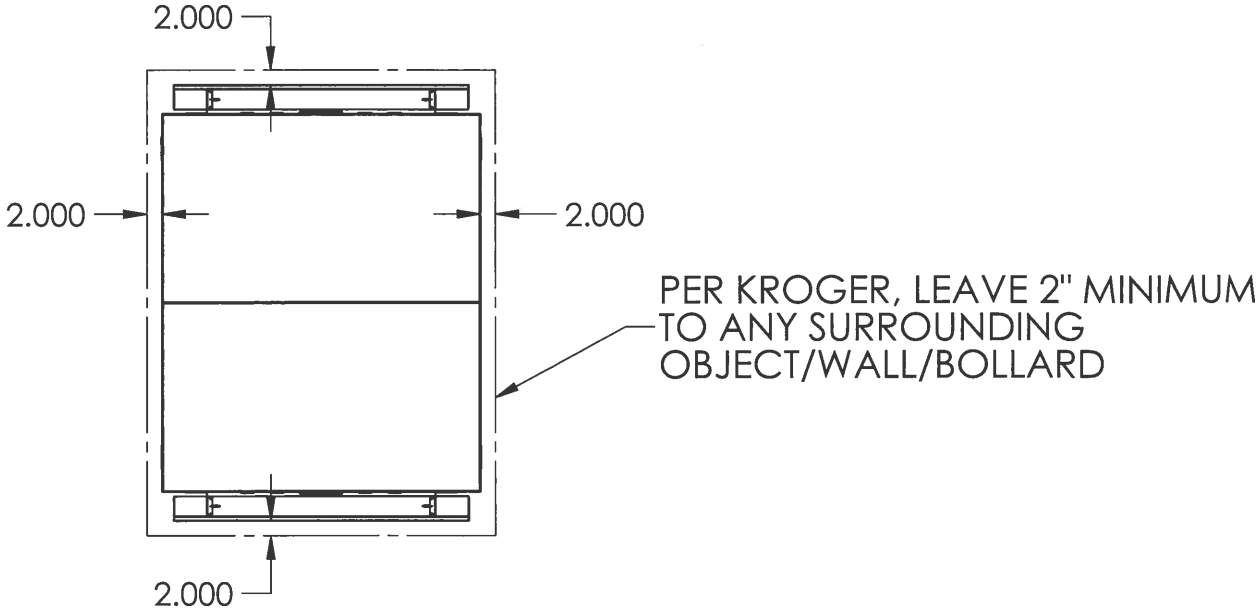


**HABCO COOLER SHROUD**

WEIGHT: ~460 LBS

|                                                                                                     |                  |                                                                                                                                                             |                         |
|-----------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br><br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |                         |
|                                                                                                     |                  | <b>TITLE</b><br>HABCO COOLER SHROUD (ESM46-BX)                                                                                                              |                         |
| DESIGNED<br>JB                                                                                      | DRAWN<br>JB      | MATERIAL<br>N/A                                                                                                                                             | PART NO<br>HABCO SHROUD |
| DATE<br>10/02/19                                                                                    | DATE<br>10/02/19 | FINISH<br>N/A                                                                                                                                               | SHEET 1 OF 1            |

| REV | ECN # | DESCRIPTION    | DATE     | BY |
|-----|-------|----------------|----------|----|
| 1   | XXXX  | VISUAL LAYOUTS | 10/01/19 | JB |

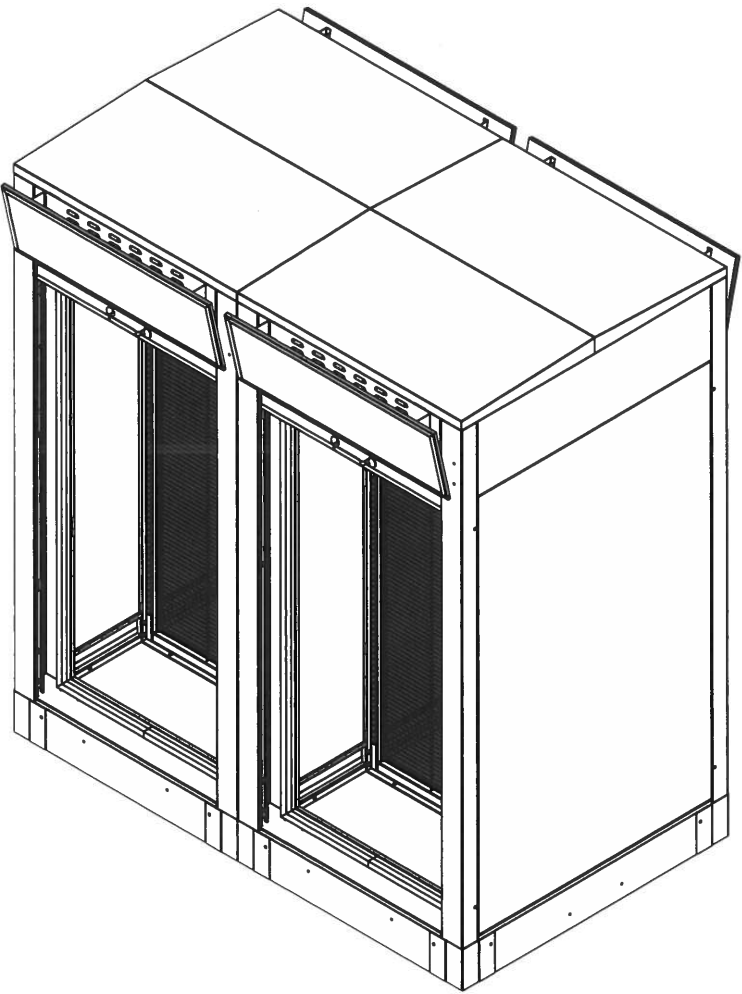
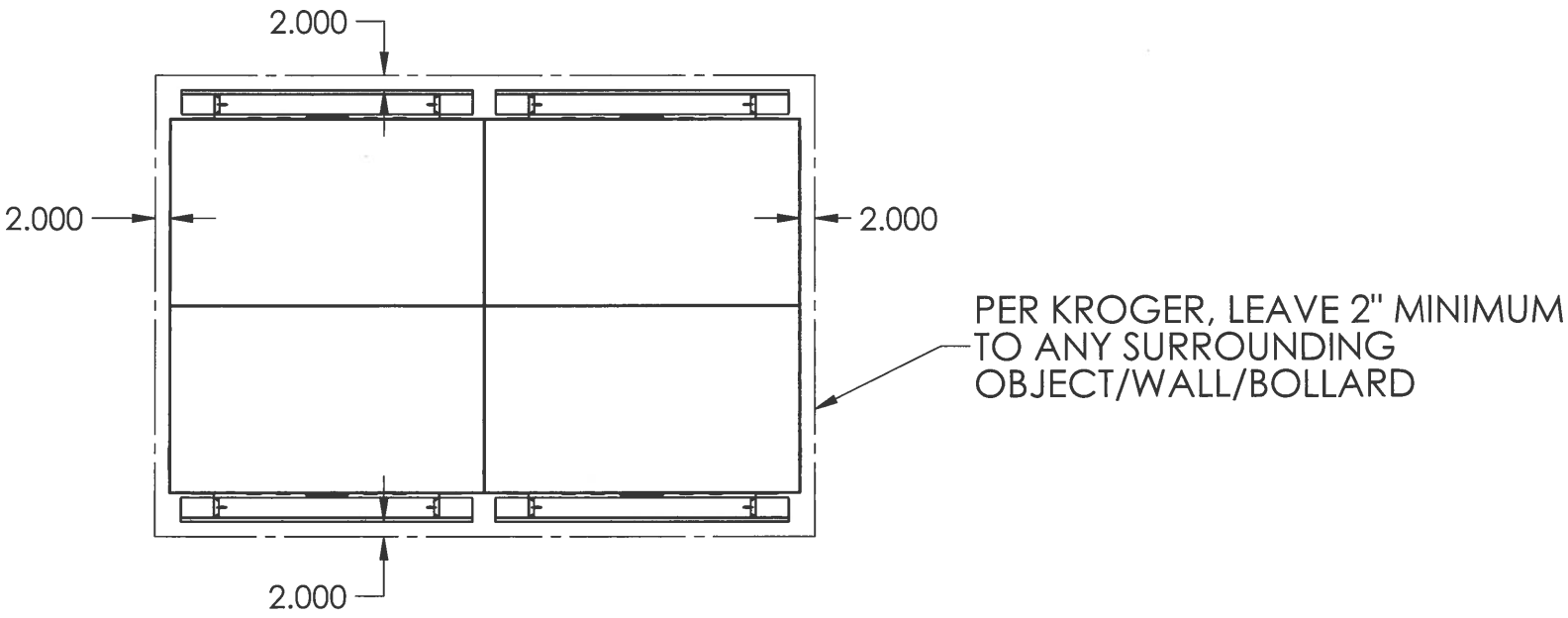


**1 RIM UNIT**

(SHELVES NOT SHOWN)  
WEIGHT: ~700 LBS

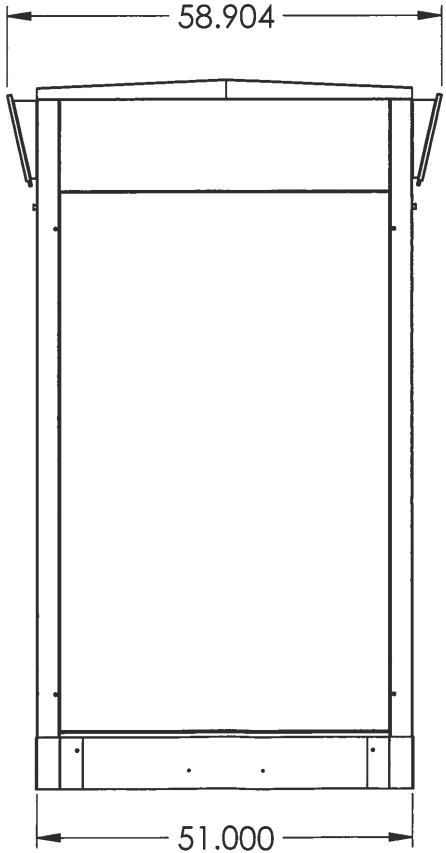
|                                                                                                     |                  |                                                                                                                                                             |                     |
|-----------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br><br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |                     |
|                                                                                                     |                  | TITLE<br><b>KROGER - 1 RIM UNIT</b>                                                                                                                         |                     |
| DESIGNED<br>JB                                                                                      | DRAWN<br>JB      | MATERIAL<br>N/A                                                                                                                                             | PART NO<br>RIM UNIT |
| DATE<br>10/01/19                                                                                    | DATE<br>XX/XX/15 | FINISH<br>XXXXXXXXXX                                                                                                                                        | SHEET 1 OF 3        |

| REV | ECN # | DESCRIPTION    | DATE     | BY |
|-----|-------|----------------|----------|----|
| 1   | XXXX  | VISUAL LAYOUTS | 10/01/19 | JB |



**2 RIM UNITS**

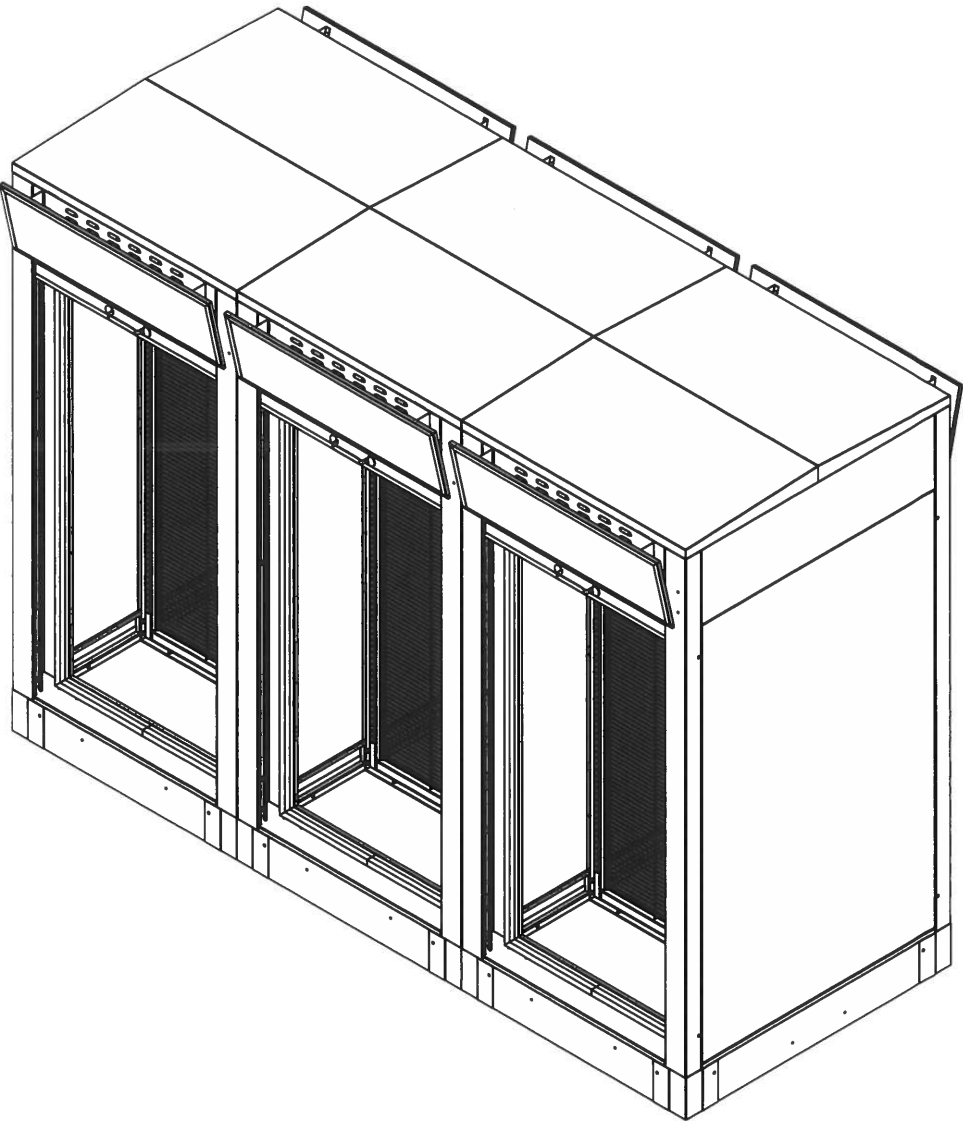
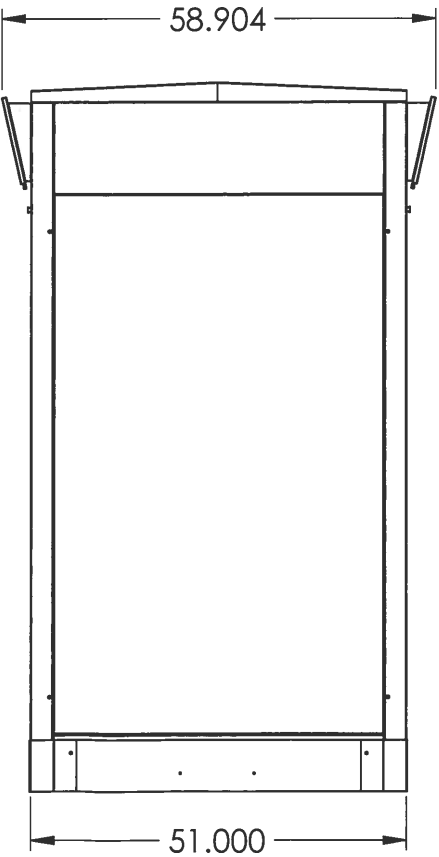
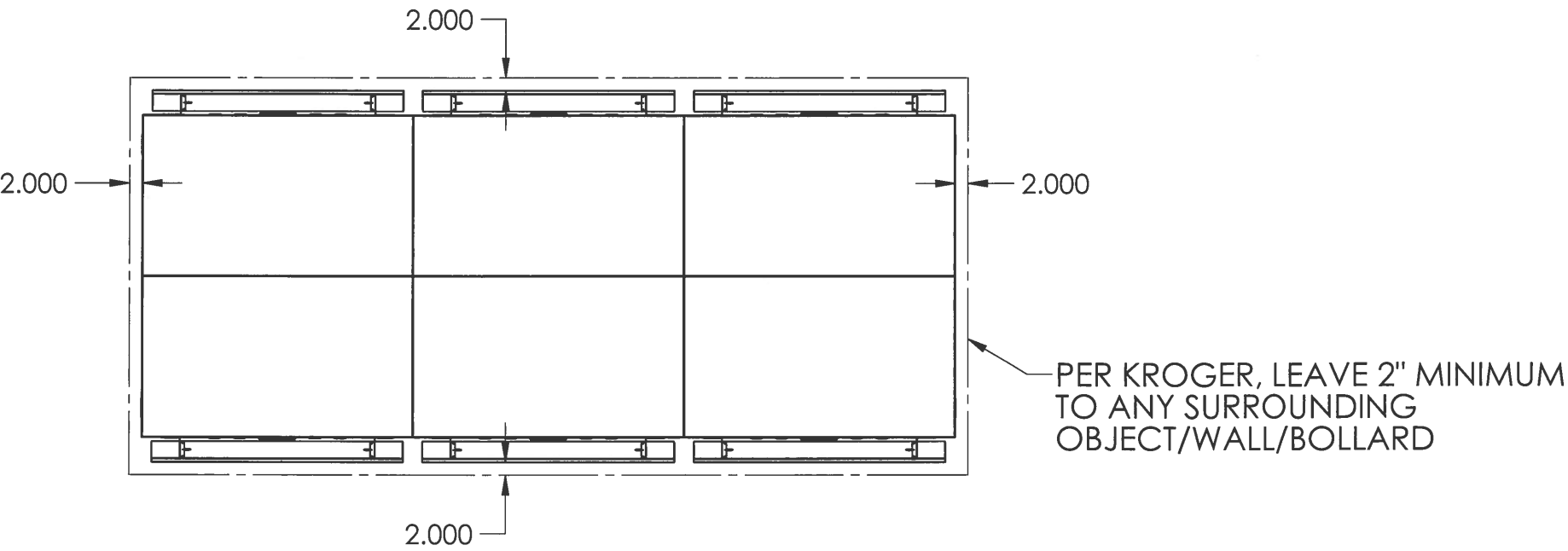
(SHELVES NOT SHOWN)  
WEIGHT: ~1400 LBS



|                                                                                                     |                  |                                                                                                                                                             |                     |
|-----------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br><br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |                     |
|                                                                                                     |                  | TITLE<br><b>KROGER - 2 RIM UNITS</b>                                                                                                                        |                     |
| DESIGNED<br>JB                                                                                      | DRAWN<br>JB      | MATERIAL<br>N/A                                                                                                                                             | PART NO<br>RIM UNIT |
| DATE<br>10/01/19                                                                                    | DATE<br>XX/XX/15 | FINISH<br>XXXXXXXXXX                                                                                                                                        | SHEET 2 OF 3        |



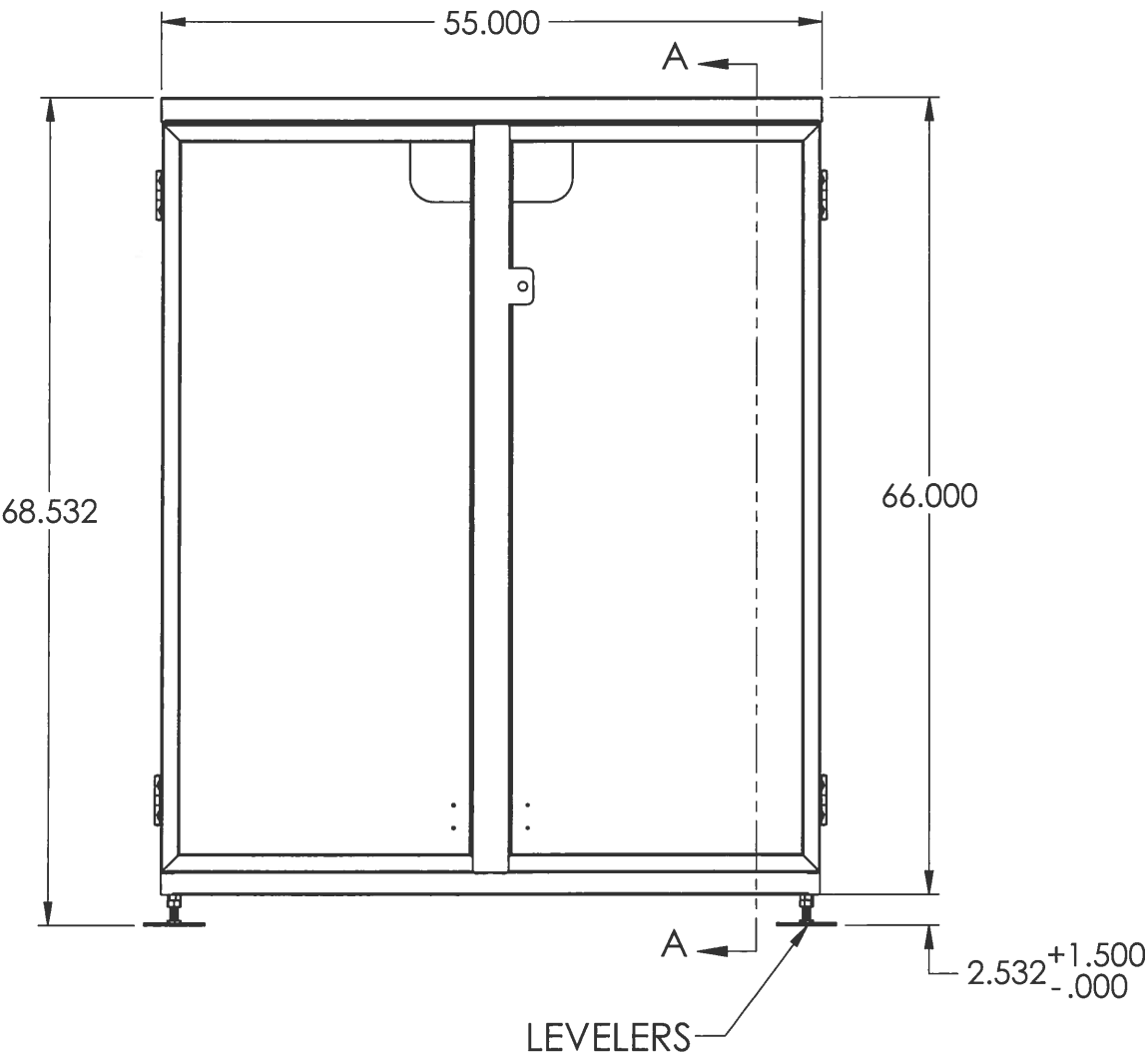
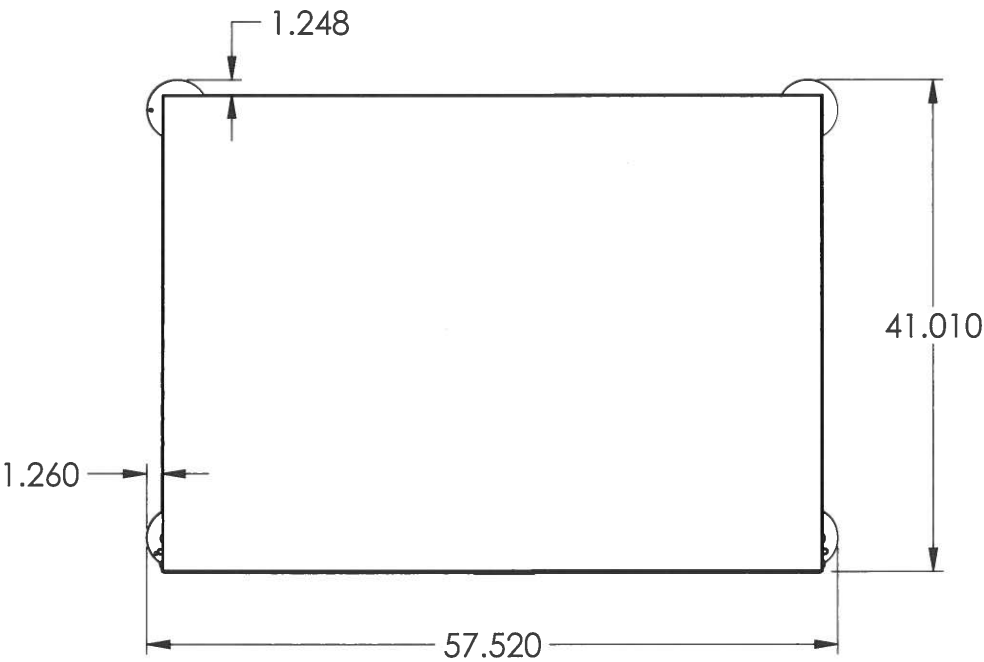
| REV | ECN # | DESCRIPTION    | DATE     | BY |
|-----|-------|----------------|----------|----|
| 1   | XXXX  | VISUAL LAYOUTS | 10/01/19 | JB |



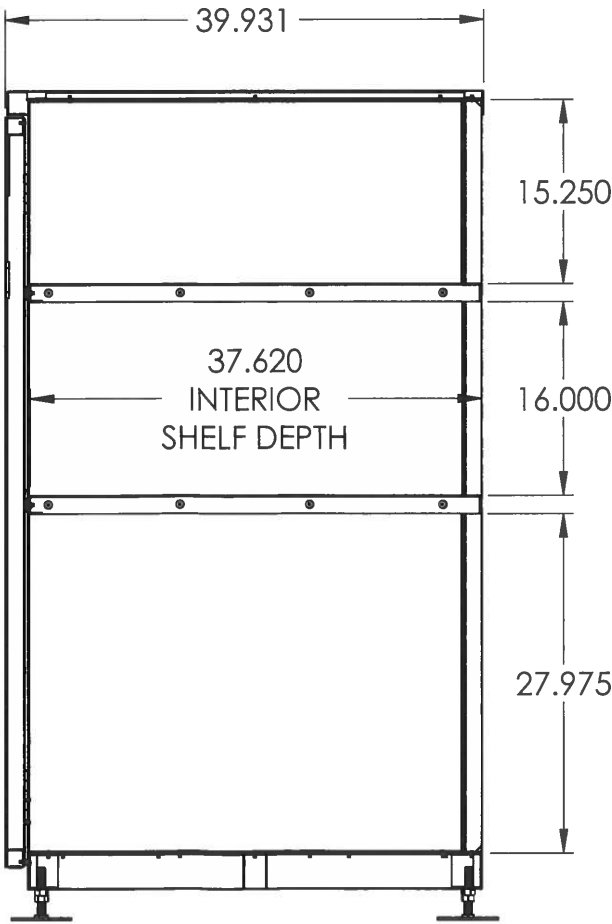
**3 RIM UNITS**  
 (SHELVES NOT SHOWN)  
 WEIGHT: ~2100 LBS

|                                                                                                     |                  |                                                                                                                                                             |                      |  |
|-----------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br><br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 | TITLE                |  |
|                                                                                                     |                  |                                                                                                                                                             | KROGER - 3 RIM UNITS |  |
| DESIGNED<br>JB                                                                                      | DRAWN<br>JB      | MATERIAL<br>N/A                                                                                                                                             | PART NO<br>RIM UNIT  |  |
| DATE<br>10/01/19                                                                                    | DATE<br>XX/XX/15 | FINISH<br>XXXXXXXXXX                                                                                                                                        | SHEET 3 OF 3         |  |

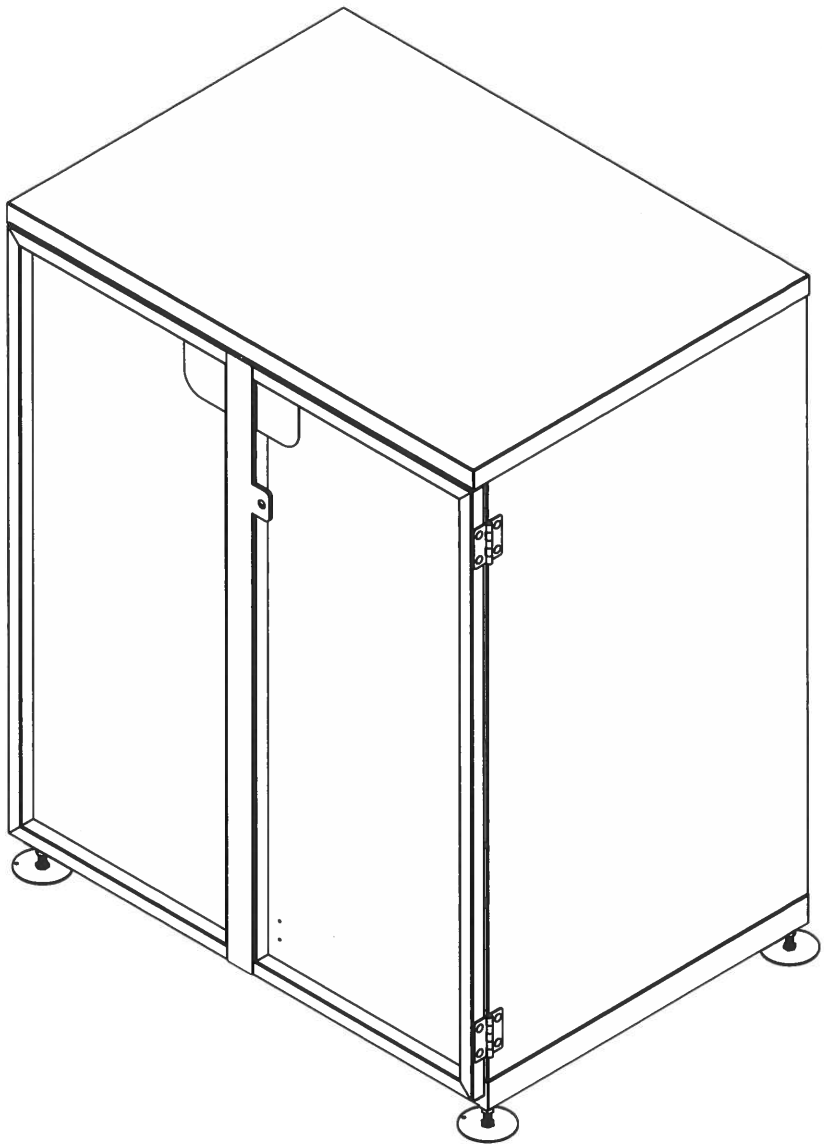
| REV | ECN # | DESCRIPTION        | DATE     | BY |
|-----|-------|--------------------|----------|----|
| A   |       | VISUAL FOR LAYOUTS | 10/01/19 | JB |



LEVELERS



SECTION A-A

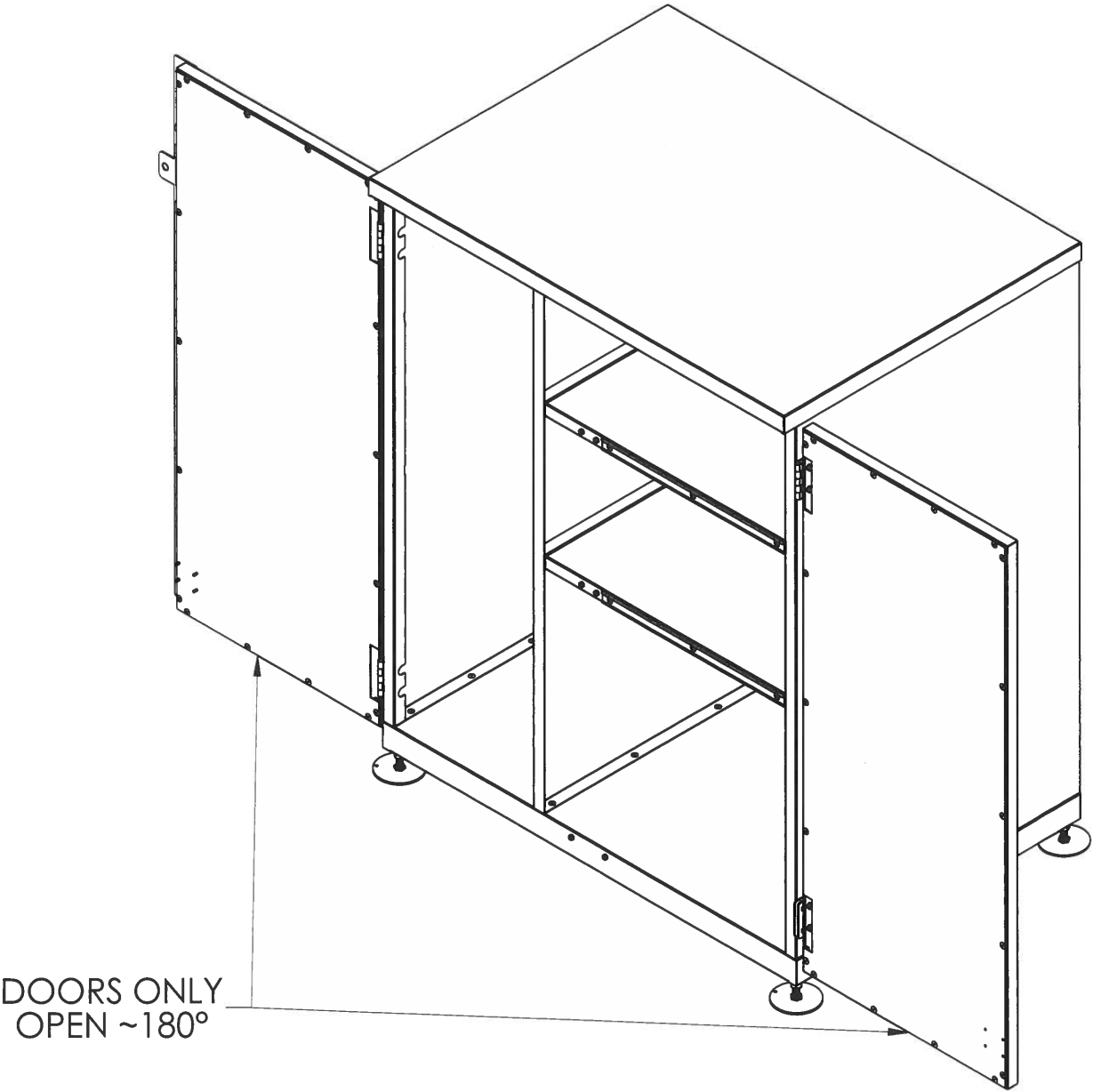
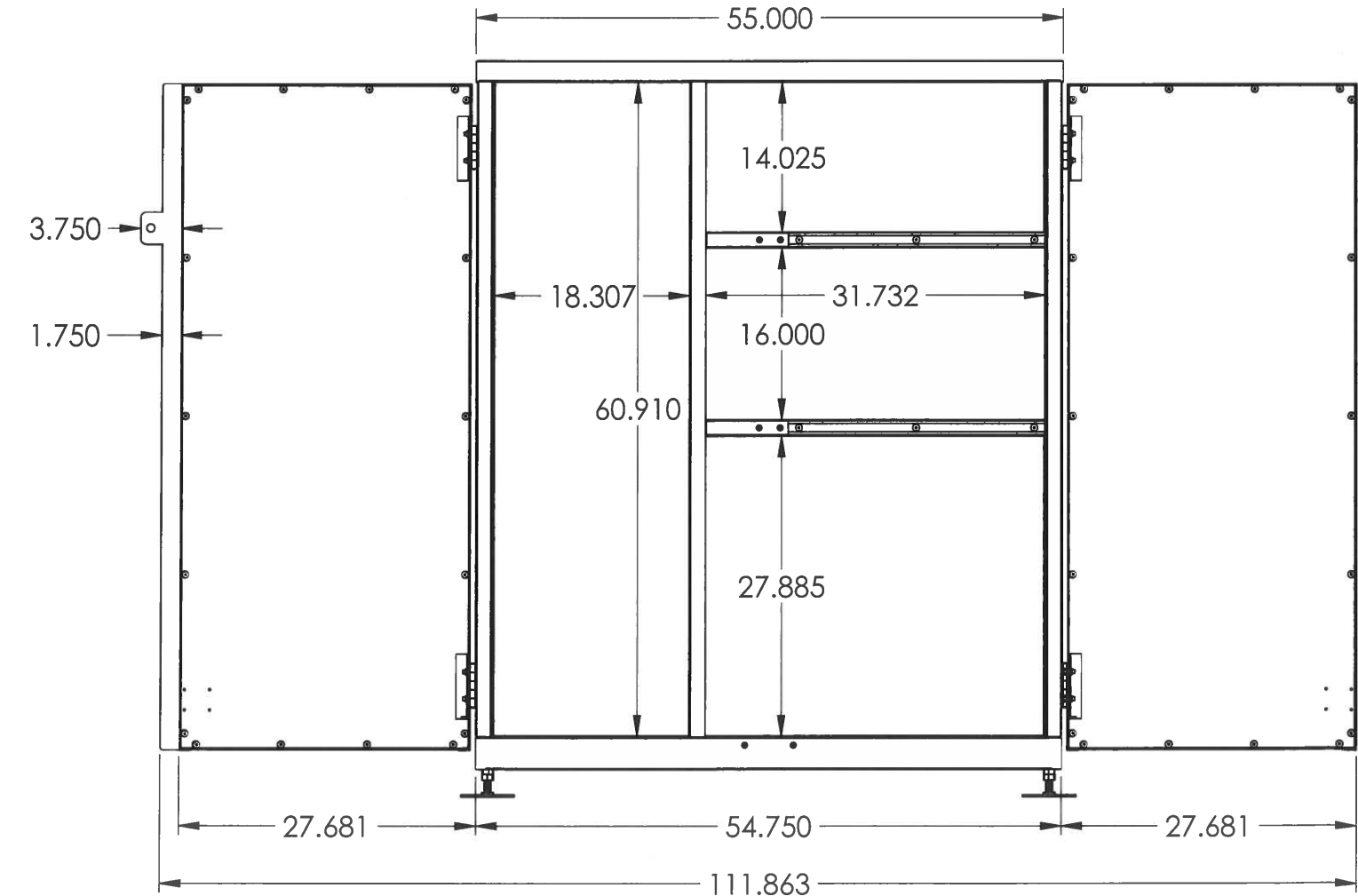
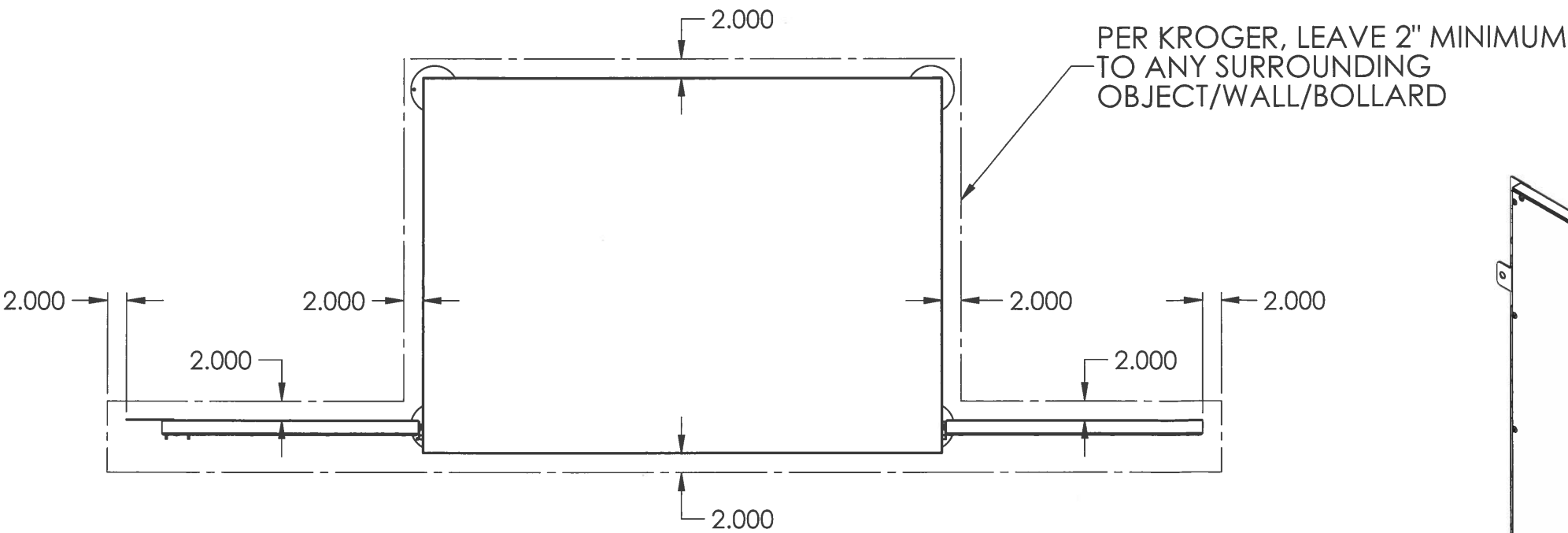


**KROGER SPILL CABINET**

WEIGHT: ~510 LBS

|                                                                                           |                  |                 |  |                                                                       |  |
|-------------------------------------------------------------------------------------------|------------------|-----------------|--|-----------------------------------------------------------------------|--|
| TOLERANCES UNLESS OTHERWISE NOTED<br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |                  |                 |  | <b>AMD</b> Industries Inc.<br>4620 West 19th Street, Cicero, IL 60804 |  |
| TITLE<br>KROGER SPILL CABINET LAYOUT                                                      |                  |                 |  | PART NO<br>SPILL CABINET                                              |  |
| DESIGNED<br>JB                                                                            | DRAWN<br>TG      | MATERIAL<br>N/A |  | SHEET 1 OF 2                                                          |  |
| DATE<br>10/01/19                                                                          | DATE<br>10/01/19 | FINISH<br>N/A   |  |                                                                       |  |

| REV | ECN # | DESCRIPTION        | DATE     | BY |
|-----|-------|--------------------|----------|----|
| A   |       | VISUAL FOR LAYOUTS | 10/01/19 | JB |

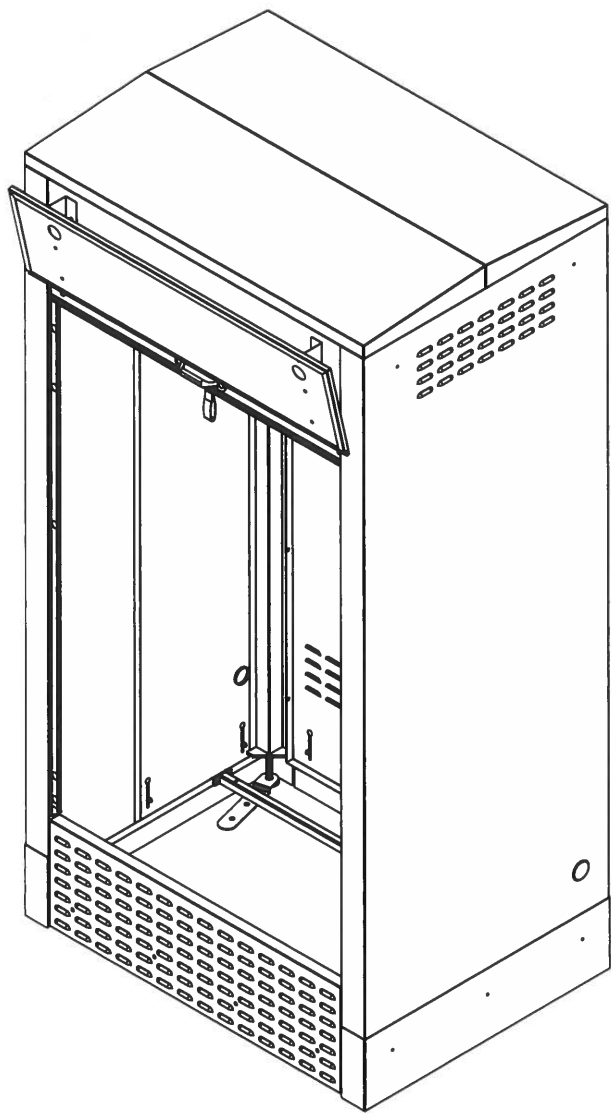
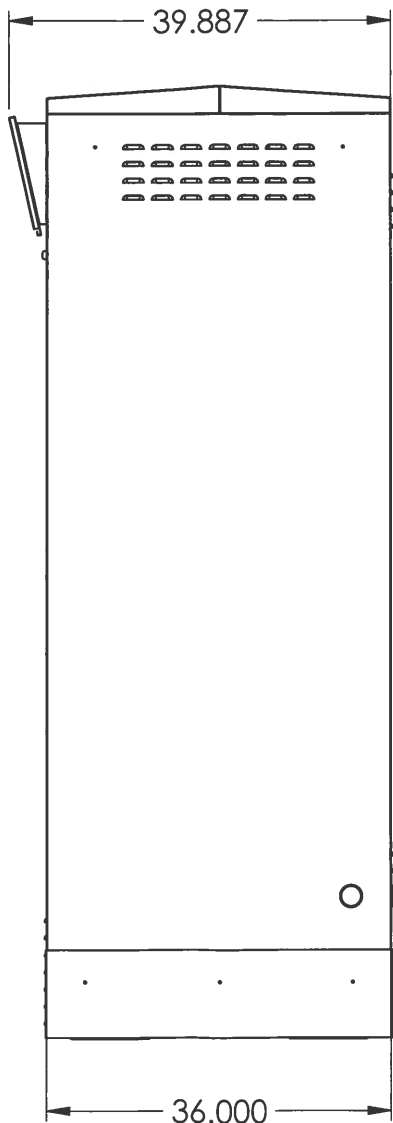
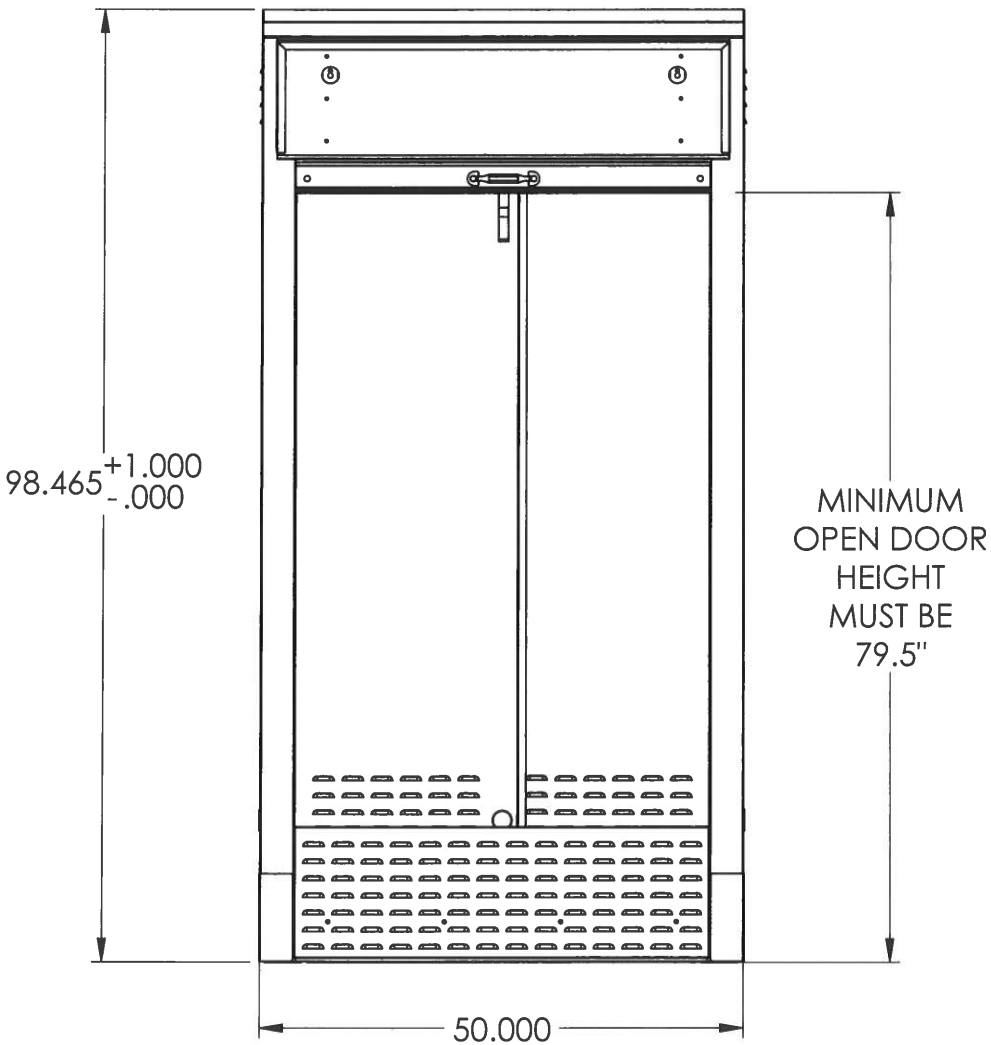
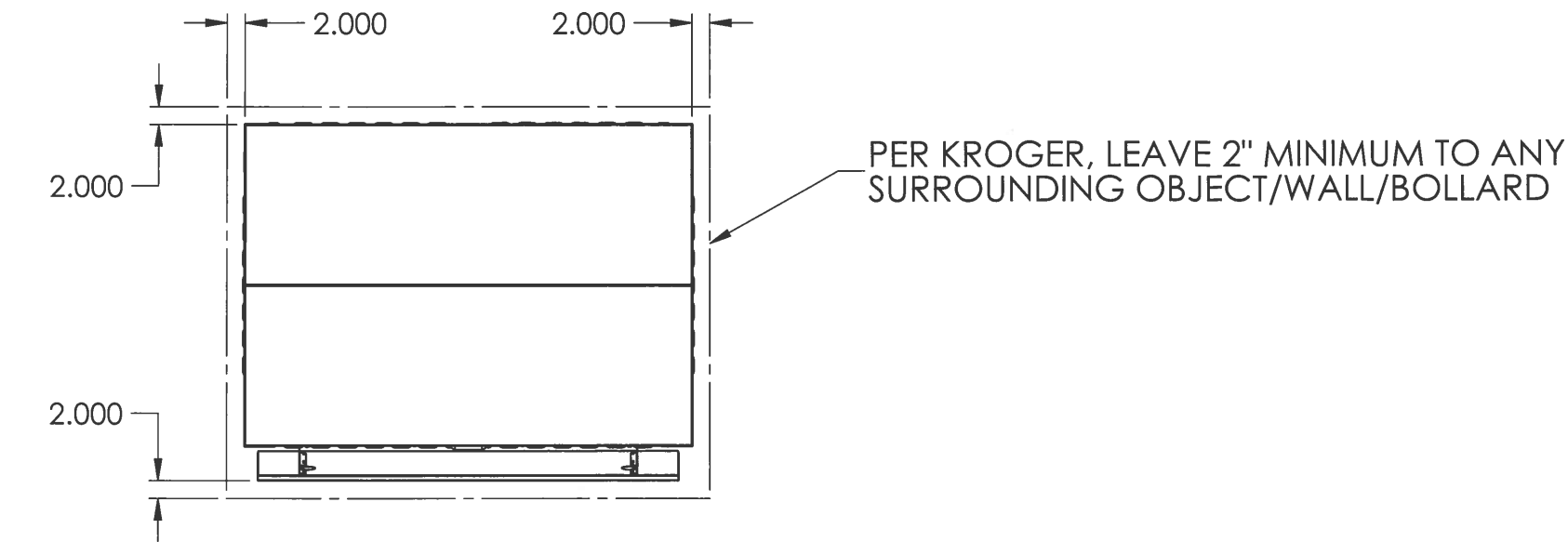


**KROGER SPILL CABINET**

WEIGHT: ~510 LBS

|                                                                                           |  |                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| TOLERANCES UNLESS OTHERWISE NOTED<br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |  |
| DESIGNED<br>JB                                                                            |  | TITLE<br><b>KROGER SPILL CABINET LAYOUT</b>                                                                                                                 |  |
| DRAWN<br>TG                                                                               |  | MATERIAL<br>N/A                                                                                                                                             |  |
| DATE<br>10/01/19                                                                          |  | PART NO<br><b>SPILL CABINET</b>                                                                                                                             |  |
| DATE<br>10/01/19                                                                          |  | FINISH<br>N/A                                                                                                                                               |  |
|                                                                                           |  | SHEET 2 OF 2                                                                                                                                                |  |

| REV | ECN # | DESCRIPTION   | DATE     | BY |
|-----|-------|---------------|----------|----|
| A   |       | VISUAL LAYOUT | 10/02/19 | JB |



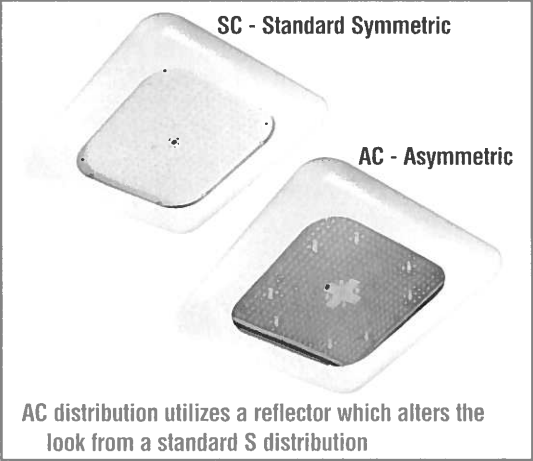
## TRUE COOLER SHROUD

WEIGHT: ~400 LBS

|                                                                                                 |  |                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| TOLERANCES<br>UNLESS<br>OTHERWISE NOTED<br>XXX ± .015<br>XX ± .030<br>HOLE ± .005<br>ANGLE ± 1° |  |  <b>AMD Industries Inc.</b><br>4620 West 19th Street, Cicero, IL 60804 |  |
| DESIGNED<br>JB                                                                                  |  | TITLE<br>TRUE COOLER SHROUD (GDM-33CPT-GASI-SB-LD)                                                                                                          |  |
| DATE<br>10/02/19                                                                                |  | PART NO<br>TRUE SHROUD                                                                                                                                      |  |
| DRAWN<br>JB                                                                                     |  | FINISH<br>N/A                                                                                                                                               |  |
| DATE<br>10/02/19                                                                                |  | SHEET 1 OF 1                                                                                                                                                |  |



LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS  
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

US & Int'l. patents pending.

**HOUSING** - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

**LEDS** - Features an array of select, mid-power, high brightness, high efficiency LED chips; 3000K, 4000K and 5000K color temperatures, 70 CRI (nominal).

**DRIVE CURRENT** - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

**OPTICS / DISTRIBUTION** - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

**OPTICAL UNIT** - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**PRESSURE STABILIZING VENT** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**HAZARDOUS LOCATION** - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

**DRIVER** - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

**DRIVER HOUSING** - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

**OPERATING TEMPERATURE** - -40°C to 50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

**FINISH** - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**INSTALLATION** - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

**SHIPPING WEIGHT** - 27 pounds (single pack), 48 pounds (double pack).

**EXPECTED LIFE** - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**LISTING** - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

Consult Factory

**Class 1, Division 2** – Available on LW and SS

**T5 Temperature Classification** – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

**Gas Groups A,B,C, and D** – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

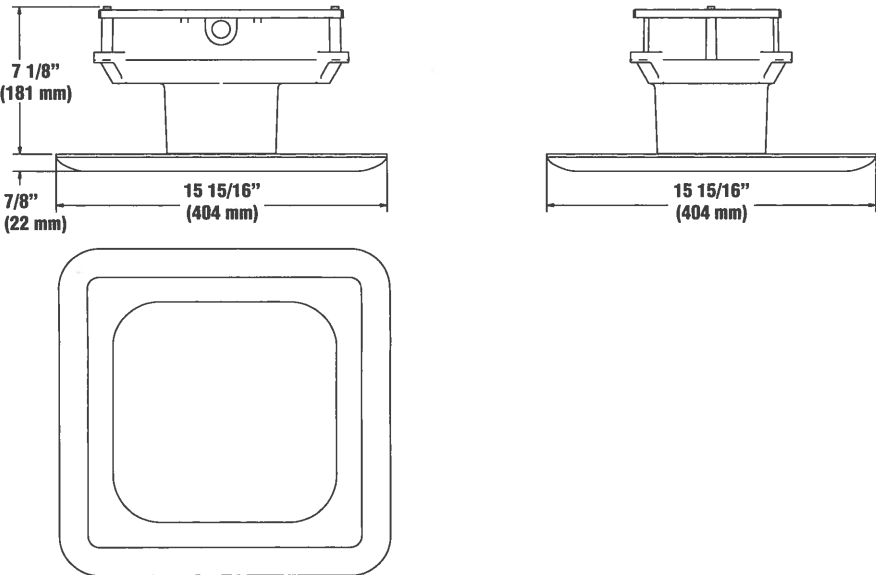
|                        |                          |
|------------------------|--------------------------|
| TYPICAL ORDER EXAMPLE: | CRUS SC LED HO 50 UE WHT |
|------------------------|--------------------------|

| Prefix | Distribution <sup>1</sup>                     | Light Source | Drive Current                                                                                          | Color Temperature                      | Input Voltage                                             | Finish                                     | Options                                           |
|--------|-----------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------------|--------------------------------------------|---------------------------------------------------|
| CRUS   | SC - Standard<br>Symmetric<br>AC - Asymmetric | LED          | VLW - Very Low Watt<br>LW - Low Watt<br>SS - Super Saver<br>HO - High Output<br>VHO - Very High Output | 30 - 3000K<br>40 - 4000K<br>50 - 5000K | UE - Universal<br>Voltage<br>(120-277V)<br><br>347 - 480V | WHT - White<br>BRZ - Bronze<br>BLK - Black | HL - Hazardous location<br>available on LW and SS |

FOOTNOTES:  
1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

| ACCESSORY ORDERING INFORMATION (Accessories are field installed) |              |                                                                      |              |
|------------------------------------------------------------------|--------------|----------------------------------------------------------------------|--------------|
| Description                                                      | Order Number | Description                                                          | Order Number |
| Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel     | 525946       | Kit - Hole Plugs and Silicone (enough for 25 retrofits) <sup>1</sup> | 1320540      |
| Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel          | 530281       | 1 - Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV     |              |
| Retrofit 2x2 Cover Panel Blank (no holes)                        | 357282       |                                                                      |              |
| Retrofit RIC Cover Panel Blank (no holes)                        | 354702       |                                                                      |              |

DIMENSIONS



| DELIVERED LUMENS* |              |                  |          |             |                  |          |             |                  |          |             |            |
|-------------------|--------------|------------------|----------|-------------|------------------|----------|-------------|------------------|----------|-------------|------------|
| Lumen Package     | Distribution | 3000K CCT        |          |             | 4000K CCT        |          |             | 5000K CCT        |          |             | Avg. Watts |
|                   |              | Delivered Lumens | Efficacy | BUG Ratings | Delivered Lumens | Efficacy | BUG Ratings | Delivered Lumens | Efficacy | BUG Ratings |            |
| VLW               | SC           | 7933             | 130      | B3-U0-G1    | 7977             | 131      | B3-U0-G1    | 9055             | 148      | B3-U0-G1    | 61         |
|                   | AC           | 6687             | 110      | B2-U0-G1    | 6723             | 110      | B2-U0-G1    | 7632             | 125      | B2-U0-G2    |            |
| LW                | SC           | 9221             | 125      | B3-U0-G1    | 9272             | 125      | B3-U0-G1    | 10525            | 142      | B3-U0-G1    | 74         |
|                   | AC           | 7783             | 105      | B2-U0-G1    | 7826             | 106      | B2-U0-G1    | 8884             | 120      | B2-U0-G2    |            |
| SS                | SC           | 11980            | 122      | B3-U0-G1    | 12046            | 128      | B3-U0-G1    | 13674            | 140      | B3-U0-G1    | 98         |
|                   | AC           | 10159            | 104      | B3-U0-G2    | 10215            | 104      | B3-U0-G2    | 11595            | 118      | B3-U0-G2    |            |
| HO                | SC           | 16325            | 124      | B3-U0-G1    | 16415            | 124      | B3-U0-G1    | 18633            | 141      | B3-U0-G1    | 132        |
|                   | AC           | 13269            | 101      | B3-U0-G2    | 13342            | 101      | B3-U0-G2    | 15145            | 115      | B3-U0-G2    |            |
| VHO               | SC           | 19641            | 124      | B4-U0-G2    | 19749            | 124      | B4-U0-G2    | 22418            | 141      | B4-U0-G2    | 159        |
|                   | AC           | 15124            | 95       | B3-U0-G2    | 15207            | 96       | B3-U0-G2    | 17262            | 109      | B3-U0-G2    |            |



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

05/14/20  
© 2020  
LSI INDUSTRIES INC.

MEMORANDUM TO: Natalie Mouw  
The Kroger Company

FROM: Andrew Bowen  
Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: May 14, 2020

SUBJECT: Traffic Impact Statement  
Proposed Mariano's Fuel Center  
Arlington Heights, Illinois



This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Mariano's fuel center to be located in Arlington Heights, Illinois. The development site, which currently contains a Shell Gas Station and Auto Repair, is located in the northeast corner of the intersection of Northwest Highway (US Route 14) with Belmont Avenue. The plans call for redeveloping the site with a fuel center with 10 fueling positions and a small kiosk. Access to the site will continue to be provided off Northwest Highway and Belmont Avenue. **Figure 1** shows an aerial view of the site.

The purpose of this evaluation is to evaluate the trip generation characteristics of the proposed development and to evaluate the adequacy of the proposed access system.

### Existing Traffic Conditions

As indicated earlier, the site is located in the northeast corner of the intersection of Northwest Highway with Belmont Avenue. Land uses within the vicinity of the site are primarily residential north and south of the site with multiple commercial developments located along Northwest Highway including First Point Auto Repair and Mike's Garage east of the site and Wayne Griffin Travel and Favia Family Dental west of the site. An existing Mariano's grocery store is located approximately one-quarter of a mile to the east on the north side of Northwest Highway. Recreation Park borders the site to the east. The characteristics of the two roadways that front the site are as follows:

*Northwest Highway (US Route 14)* is a northwest-southeast, minor arterial roadway that provides two lanes in each direction. At its unsignalized intersection with Belmont Avenue, Northwest Highway provides a through lane and a shared through/right-turn lane on the northwest-bound approach and a through lane and a shared through/left-turn lane on the southeast-bound approach. According to the Illinois Department of Transportation (IDOT), Northwest Highway carries an annual average daily traffic (AADT) volume of 15,900 vehicles (IDOT 2019). Northwest Highway is under the jurisdiction of IDOT, is not designated as a Strategic Regional Arterial (SRA), and has a posted speed limit of 30 miles per hour.



Aerial View of Site

Figure 1



*Belmont Avenue* is a north-south, local roadway that extends north from Northwest Highway and provides one lane in each direction. At its unsignalized intersection with Northwest Highway, Belmont Avenue provides one outbound lane and is under stop sign control. Belmont Avenue is under the jurisdiction of the Village of Arlington Heights and has no posted speed limit.

### Existing Shell Gas Station and Auto Repair

The site currently contains a Shell Gas Station and Auto Repair Center with eight fueling positions and four auto repair bays. Access to the site is provided as follows:

- A full movement access drive off Northwest Highway located approximately 65 feet east of Belmont Avenue. This access drive provides one inbound lane and one outbound lane and is approximately 33 feet wide.
- A full movement access drive off Northwest Highway located approximately 145 feet east of Belmont Avenue. This access drive provides one inbound lane and one outbound lane and is approximately 52 feet wide.
- A full movement access drive off Belmont Avenue located approximately 80 feet north of Northwest Highway. This access drive provides one inbound lane and one outbound lane and is approximately 47 feet wide.

### Traffic Characteristics of the Proposed Development

The plans call for redeveloping the site with a Mariano's fuel center with 10 fueling positions and a small kiosk. Access to the site will be provided via the following:

- The existing full movement access drive off Northwest Highway located approximately 145 feet east of Belmont Avenue. This access drive will remain unchanged.
- The exiting full movement access drive off Belmont Avenue located approximately 80 feet north of Northwest Highway. This access drive will be reduced to 31 feet across, increasing the distance between the access drive and Northwest Highway, and will continue to provide one inbound lane and one outbound lane.

It should be noted that as part of the development, the exiting western access drive off Northwest Highway will be removed. The removal of this access drive will reduce the number of conflict points on Northwest Highway and will serve to improve safety and traffic flow. A copy of the preliminary site plan is included in the Appendix.

### Development Traffic Generation

The number of trips estimated to be generated by the proposed fuel center was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). The "Gasoline/Service Station" (Land-Use Code 944) rate was used for the 10 fueling positions.

It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to fuel centers are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Furthermore, the proposed Mariano's fuel center is expected to share some patrons with the nearby Mariano's grocery store. However, while these reductions will reduce the new volume of traffic on the roadway system, they will not change the volume of traffic utilizing the access drives and no reduction was taken.

**Table 1** tabulates the vehicle trips anticipated for this development on a typical weekday as well as during the weekday morning and weekday evening peak hours.

Table 1

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

| Land Use                            | Size                 | Weekday Morning Peak Hour |     |       | Weekday Evening Peak Hour |     |       | Average Daily Traffic |
|-------------------------------------|----------------------|---------------------------|-----|-------|---------------------------|-----|-------|-----------------------|
|                                     |                      | In                        | Out | Total | In                        | Out | Total |                       |
| Gasoline/Service Station<br>LUC 944 | 10 Fueling Positions | 52                        | 51  | 103   | 70                        | 70  | 140   | 1,720                 |

### Trip Generation Comparison

The number of peak hour trips estimated to be generated by the proposed fuel center was compared to the number of trips that is expected to be generated by the current Shell Gas Station and Auto Repair Center on a typical day. The number of trips estimated to be generated by the Shell Gas Station and Auto Repair Center was based on vehicle trip generation rates contained in ITE's *Trip Generation Manual*, 10<sup>th</sup> Edition and are shown in Table A in the Appendix. **Table 2** compares the projected traffic to be generated by the proposed fuel center to the existing land use.

Table 2

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

| Land Use                                   | Weekday Morning Peak Hour |     |       | Weekday Evening Peak Hour |     |       | Average Daily Traffic |
|--------------------------------------------|---------------------------|-----|-------|---------------------------|-----|-------|-----------------------|
|                                            | In                        | Out | Total | In                        | Out | Total |                       |
| Proposed Mariano's Fuel Center             | 52                        | 51  | 103   | 70                        | 70  | 140   | 1,720                 |
| Existing Shell Gas Station and Auto Repair | 49                        | 45  | 94    | 67                        | 64  | 131   | 1,536                 |
| <b>Difference</b>                          | +3                        | +6  | +9    | +3                        | +6  | +9    | +184                  |

## Evaluation

The area roadway system and proposed access system are expected to adequately accommodate site-generated traffic based on the following:

- The estimated increase in average daily traffic volume to be generated by the proposed fuel station is 184 vehicles, or one percent of the AADT on Northwest Highway
- Not all traffic generated by the proposed fuel center will be new traffic, as many patrons will be patrons of the existing gas station and some of the trips will be diverted from existing traffic on Northwest Highway or be traffic captured from the customers of the existing Mariano's grocery store or other commercial developments.
- When compared to the traffic generated by the existing Shell station the increase in traffic will be minimal, translating into an average of approximately one trip every six minutes.
- Based on Federal Highway Administration (FHWA) guidelines, four-lane signalized highways have an AADT capacity of 27,000 vehicles or greater in order to operate at a Level of Service of B. Northwest Highway currently operates at approximately 59 percent of this capacity under existing conditions and, as such, has more than adequate reserve capacity to accommodate the increase in traffic resulting from the proposed development..
- Belmont Avenue is a local residential roadway and carries a low volume of traffic. As such, vehicles entering and exiting the site at the access drive off Belmont Avenue will be able to do so efficiently with minimal impact on existing traffic.
- Outbound movements from the site and Belmont Avenue should be able to continue to exit onto Northwest Highway with acceptable delays given the following:
  - Belmont Avenue is a local residential roadway and, as such, carries a low volume of traffic.
  - Outbound left-turn and right-turn movements will continue to be permitted from the site as well as Belmont Avenue, allowing for flexible access.
  - The existing signals on Northwest Highway at its intersections with Arlington Heights Road to the west and Kensington Road to the east create gaps in the traffic stream which allows vehicles to exit more efficiently.

## Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed Mariano's fuel center will generate comparable volumes of traffic to the existing Shell gas station and auto repair.
- Northwest Highway has adequate capacity to accommodate the minimal increase in traffic resulting from the proposed fuel center.
- The proposed access system with access off Northwest Highway as well as Belmont Avenue will be adequate in accommodating site traffic.
- The removal of the western access drive off Northwest Highway will reduce the number of conflict points on Northwest Highway and will serve to improve safety and traffic flow.



# Appendix

Table A

## ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

| Land Use                                        | Size                     | Weekday Morning<br>Peak Hour |           |           | Weekday Evening<br>Peak Hour |           |            | Average<br>Daily<br>Traffic |
|-------------------------------------------------|--------------------------|------------------------------|-----------|-----------|------------------------------|-----------|------------|-----------------------------|
|                                                 |                          | In                           | Out       | Total     | In                           | Out       | Total      |                             |
| Gasoline/Service<br>Station<br>LUC 944          | 8 Fueling<br>Positions   | 41                           | 41        | 82        | 56                           | 56        | 112        | 1,376                       |
| Quick<br>Lubrication<br>Vehicle Shop<br>LUC 941 | 4 Servicing<br>Positions | 8                            | 4         | 12        | 11                           | 8         | 19         | 160                         |
| <b>Total New Trips</b>                          |                          | <b>49</b>                    | <b>45</b> | <b>94</b> | <b>67</b>                    | <b>64</b> | <b>131</b> | <b>1,536</b>                |









## **Village of Arlington Heights Building & Life Safety Department**

### **Interoffice Memorandum**

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**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department  
**Subject:** 406 E Northwest Hwy – Mariano's Gas Station: SUP for an Auto Service Station  
**PC#:** 20-009– Round 1  
**Date:** June 12, 2020

**General Comments:**

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

Sam –

I do not have any objections to the SUP for the auto service station with the following comments:

1. Each restroom shall have the proper turning radius. The men's appears to be too small with the mop sink in the room.
2. A baby changing station is required in both the men's and women's restrooms.



## Village of Arlington Heights, IL Building & Life Safety Department

### Fire Safety Review

Date: 6/2/2020

P.C. Number: 20-009

Project Name: SUP for an Auto Gas Station

Project Location: 406 E. Northwest Hwy

Planning Department Contact: Sam Hubbard, Planning and Community Development

#### General Comments:

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

1. All currently adopted codes shall apply.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
4. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Connection shall be direct to fire dispatch center.
5. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
6. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
7. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
8. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
9. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
10. Underground tanks that have been out of service for a period of one year shall be removed from the ground.

Date 04-16-18

Reviewed By:

  
Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Planning & Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: June 16, 2020  
Subject: 403 E Northwest Highway, PC# 20-009

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With regard to the new construction for Mariano's Gas Station, I have the following comments:

1. Minimum depth of the proposed water service is 5.5' nor 5' as proposed.
2. There will be 2 RPZ's required and they will be sized upon submittal of plumbing plans.
3. The irrigation will utilize one of the two required RPZ's.
4. Sidewalk abutting Route 14 should be 7' wide.

If you have any questions, please feel free to contact me.

C. file

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

|                                                               |                                                                  |
|---------------------------------------------------------------|------------------------------------------------------------------|
| Petition #: P.C. <u>20-009</u>                                | P.I.N.# <u>03-29-351-009-0000</u>                                |
| Petitioner: <u>Roundy's Supermarkets, Inc.   Mariano's</u>    | Location: <u>406 E. Northwest Hwy</u>                            |
| <u>875 E Wisconsin Ave</u>                                    | Rezoning: <u>      </u> Current: <u>B-3</u> Proposed: <u>B-3</u> |
| <u>Milwaukee, WI 53202</u>                                    | Subdivision: <u>      </u>                                       |
| Owner: <u>Roger W. Grandt</u>                                 | # of Lots: <u>      </u> Current: <u>2</u> Proposed: <u>2</u>    |
| <u>646 N. Kaspar</u>                                          | PUD: <u>      </u> For: <u>      </u>                            |
| <u>Arlington Heights, IL 6004</u>                             | Special Use: <u>✓</u> For: <u>Fuel Center</u>                    |
| Contact Person: <u>Tim Kratz   Sevan Multi-Site Solutions</u> | Land Use Variation: <u>      </u> For: <u>      </u>             |
| Address: <u>37704 Hills Tech Drive</u>                        | Land Use: <u>      </u> Current: <u>Fuel/Service Sta</u>         |
| <u>Farmington Hills, MI</u>                                   | Proposed: <u>Fuel Center</u>                                     |
| Phone #: <u>586.630.7212</u>                                  | Site Gross Area: <u>0.43 AC</u>                                  |
| Fax #: <u>      </u>                                          | # of Units Total: <u>0</u>                                       |
| E-Mail: <u>tim.kratz@sevansolutions.com</u>                   | 1BR: <u>      </u> 2BR: <u>3BR: 4BR:</u>                         |

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

## 1. PUBLIC IMPROVEMENTS

| REQUIRED: .....          | YES | NO        | COMMENTS |
|--------------------------|-----|-----------|----------|
| a. Underground Utilities |     |           |          |
| Water .....              |     | <u>NO</u> |          |
| Sanitary Sewer .....     |     | <u>NO</u> |          |
| Storm Sewer .....        |     | <u>NO</u> |          |
| b. Surface Improvement   |     |           |          |
| Pavement .....           |     | <u>NO</u> |          |
| Curb & Gutter .....      |     | <u>NO</u> |          |
| Sidewalks .....          |     | <u>NO</u> |          |
| Street Lighting .....    |     | <u>NO</u> |          |
| c. Easements             |     |           |          |
| Utility & Drainage ..... |     | <u>NO</u> |          |
| Access .....             |     | <u>NO</u> |          |

## 2. PERMITS REQUIRED OTHER THAN VILLAGE:

|              |               |         |               |
|--------------|---------------|---------|---------------|
| a. MWRDGC    | <u>X</u>      | b. IDOT | <u>X</u>      |
| c. ARMY CORP | <u>      </u> | d. IEPA | <u>      </u> |
| e. CCHD      | <u>      </u> |         |               |

|                                            | YES                 | NO         | COMMENTS                |
|--------------------------------------------|---------------------|------------|-------------------------|
| 3. R.O.W. DEDICATIONS? .....               |                     | <u>X</u>   |                         |
| 4. SITE PLAN ACCEPTABLE? .....             |                     | <u>X</u>   |                         |
| 5. PRELIMINARY PLAT ACCEPTABLE? .....      |                     | <u>N/A</u> |                         |
| 6. TRAFFIC STUDY ACCEPTABLE? .....         |                     | <u>X</u>   |                         |
| 7. STORM WATER DETENTION REQUIRED? .....   | <u>BY VILLAGE X</u> | <u>X</u>   | <u>VERIFY NOT REQ'D</u> |
| 8. CONTRIBUTION ORDINANCE EXISTING? .....  |                     | <u>X</u>   |                         |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? ..... |                     | <u>X</u>   |                         |
| 10. WETLAND EXISTING? .....                |                     | <u>X</u>   |                         |

## GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SEVEN ENGINEERS Michael R. Kratz 6/16/2020

DATE OF PLANS: 5/15/2020 Director VILLAGE ENGINEER Date



**PLAN COMMISSION PC #20-009**  
**Mariano's Gas Station**  
**SUP for an Auto Service Station**  
**406 E Northwest Highway**  
**Round 1**

**RECEIVED**  
**JUN 16 2020**  
**PLANNING & COMMUNITY**  
**DEVELOPMENT DEPARTMENT**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

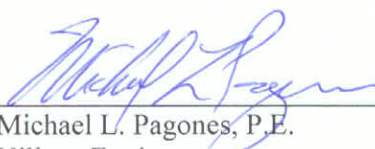
|                               |                                                  |
|-------------------------------|--------------------------------------------------|
| Projected Coordinate System:  | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection:                   | Transverse_Mercator                              |
| False_Easting:                | 984250.00000000                                  |
| False_Northing:               | 0.00000000                                       |
| Central_Meridian:             | -88.33333333                                     |
| Scale_Factor:                 | 0.99997500                                       |
| Latitude_Of_Origin:           | 36.66666667                                      |
| Linear Unit:                  | Foot_US                                          |
| Geographic Coordinate System: | GCS_North_American_1983                          |
| Datum:                        | D_North_American_1983                            |
|                               | Prime Meridian: Greenwich                        |
|                               | Angular Unit: Degree                             |

13. Provide the MWRD's determination letter.
14. It is expected that detention and volume control will not be required by the MWRD since the site is under 0.5 acre, however; the Village's detention requirements must be met. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use  $C=0.50$  for pervious areas,  $C=0.95$  for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
15. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cut sheets for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
18. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
19. All right-of-way improvements along Northwest Highway shall be reviewed and approved by the Illinois department of Transportation (IDOT).
20. Belmont Ave narrows at Northwest Highway. Adjust the alignment of the curb to create a bump out at the northeast corner of Northwest Highway.
21. The sidewalk through the entrances shall be 8" thick. In the event a traffic control device (stop sign) will be installed at the entrance / exit locations, ADA detectable warning panels shall be installed at the crossing. All ADA related items shall meet the requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG).
22. The pavement adjacent to the new curb on Belmont Ave shall be repaired to Village's heavy duty pavement section (see comment no. 18).
23. Water and sewer services shall be a minimum of 10 ft apart, or construct the sanitary sewer service in water main quality pipe.
24. The existing utilities shall be abandoned. Revise the plans accordingly.
25. Provide invert elevations for the proposed utilities.
26. The site is tributary to a combined sewer system. Provide fuel spill protection to prevent fuel from entering the combined sewer.
27. Per Chapter 20, Section 20-106 of the Municipal Code, the applicant shall pay a permit fee for the plan inspection in review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost for the site development and shall be collected prior to approval of the final engineering plans. Please prove an Engineer's Estimate for the site development construction cost.

#### TRAFFIC

28. The site plan used to create the fuel tanker turning exhibit does not match the proposed site plan in the submitted civil plans. Provide an updated turning exhibit with revised location of the fuel tanks showing ingress and egress of a fuel tanker as described in the Project Narrative.

  
Michael L. Pagones, P.E.      6/16/2020  
Village Engineer      Date





# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Mariano's Gas Station**  
**406 E Northwest Highway**  
**Special Use Permit**

#### Round 1 Review Comments

**06/15/2020**

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

There are no traffic problems at this location.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

**5. Traffic problems that may be created by the development.**

6. With the increase of number of pumps at the location, we may see an increase in vehicular traffic off of Northwest Highway to the station. Traffic study has been ordered and should address this adequately.

**7. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
- Pertaining to the kiosk: will there be sale of alcohol and/or tobacco products?

*A.O.* #330

Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

*D. H. J.* #557

Supervisor's Signature



## HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-009  
Petitioner: Roundy's Supermarkets, Inc. | Mariano's  
875 E Wisconsin Ave  
Milwaukee, WI 53202  
Owner: Roger W. Grandt  
646 N. Kaspar  
Arlington Heights, IL 6004  
Contact Person: Tim Kratz | Sevan Multi-Site Solutions  
Address: 37704 Hills Tech Drive  
Farmington Hills, MI  
Phone #: 586.630.7212  
Fax #: \_\_\_\_\_  
E-Mail: tim.kratz@sevansolutions.com

P.I.N.# 03-29-351-009-0000  
Location: 406 E. Northwest Hwy  
Rezoning: \_\_\_\_\_ Current: B-3 Proposed: B-3  
Subdivision: \_\_\_\_\_  
# of Lots: \_\_\_\_\_ Current: 2 Proposed: 2  
PUD: \_\_\_\_\_ For: \_\_\_\_\_  
Special Use: ✓ For: Fuel Center  
Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
Land Use: \_\_\_\_\_ Current: Fuel/Service Sta  
Proposed: Fuel Center  
Site Gross Area: 0.43 AC  
# of Units Total: 0  
1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

1. GENERAL COMMENTS:

No comments.

[Signature] 6-12-20  
Environmental Health Officer Date

[Signature] 6/12/20 Direc  
for Date

# Planning & Community Development Dept. Review

June 17, 2020



## REVIEW ROUND 1

Project: Mariano's Gas Station  
406 E. Northwest Highway

Case Number: PC 20-009

### General:

7. The Plan Commission must review and approve the following actions:
  - a. Special Use Permit to allow an "Automobile Service Station"
  - b. Variation to Chapter 28, Section 6.13, to allow a 6' tall solid fence within a front yard (please see below).
8. Have you reached out to the property owner to the north to discuss the proposed plan? Contact information can be provided upon request. The style, height, and location of the proposed fence may need to be adjusted based upon their preferences.
9. Please revise the project narrative to include information on any proposed green features/sustainable design elements that will be included. If none are proposed, please state such.
10. Please provide additional details on expected deliveries and loading times. How many deliveries are expected per week? At what time do these occur? Please note that deliveries between the hours of 10:00pm and 7:00am shall be prohibited.
11. Please ensure that all plans resubmitted for a second round of review incorporate any changes as required by the Design Commission.
12. On all future revisions, please ensure that all plans and studies include a revision date.
13. IDOT approval will be required for any changes to the curb along Northwest Highway.

14. Please provide a photometric plan including catalog cuts for all proposed fixtures, both ground and building mounted.

**Site/Building Related:**

15. Please verify that all drive aisles where two-way traffic is proposed include the minimum 24' width. It appears some areas at the north of the site may not have sufficient space to provide 24'.
16. Where will the required tank vent stacks be located? It is recommended that they be sited at the northeast corner of the property to be screened by the fence and trash corral.
17. Please add a note to the plan outlining where the two required bike parking spaces will be located.
18. Please include a note on the site plan that calls out the square footage of the kiosk and the canopy overhead.
19. The existing ground sign location is encroaching into the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site). The sign location is required to be moved to avoid the 12 foot visibility triangle.
20. Landscaping within the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site) is limited to a maximum of 18 inches in height.
21. The location of the proposed transformer is not appropriately located so close to the public sidewalk. Please re-evaluate the proposed location and, if feasible, relocate to the northeast corner of the site.
22. The proposed 6' tall fence along the north property line requires a variation as it extends into a front yard, where fence heights are restricted to 3'. Staff is supportive of a variation for this fence as it provides a buffer for the property to the north, however, you must justify the need for this variation per the criteria below. Please provide a response to each criteria.
- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
  - b. 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.
  - c. The proposed variation is in harmony with the spirit and intent of this Chapter.

d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Prepared by:  \_\_\_\_\_



Mariano's Gas Station  
406 E. Northwest Highway  
PC #20-009  
June 12, 2020

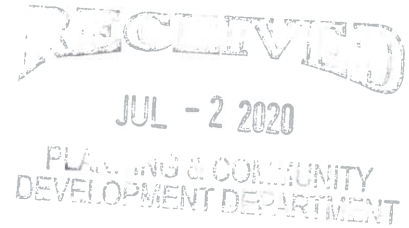
#### Landscape Comments

1. Increase the size of the proposed shrubs. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.
2. It is recommended that two additional shade trees be provided along Northwest Highway. In addition, increase the size of the proposed Red Maple located in the southeast corner.
3. Provide landscaping along the east property line. As proposed, the pavement extends up to the property line.
4. In the northwest corner, provide landscaping adjacent to the transformer. All mechanical equipment must be fully screened with landscaping.
5. On the site plan there is a dispenser canopy and columns identified in the southeast corner. Please provide additional information and details.



June 10, 2020

**Recipient:** Sam Hubbard  
Development Planner  
Department of Planning and Community Development  
33 S. Arlington Heights Rd  
Arlington Heights, IL 60005



**RE:** PC #20-009  
Mariano's Auto Service Station

**Location:** 406 E Northwest Hwy

We have received and reviewed the **Village of Arlington Heights** staff comments dated June 18, 2020 on our site plan review submittal. Please find attached responses to the comments below in **red bold text**.

**Arlington Heights Building & Life Safety Department – General Comments**

1. Each restroom shall have the proper turning radius. The men's appears to be too small with the mop sink in the room.  
**Acknowledged. The turning radius will be indicated on the full submittal for building permit review.**
2. A baby changing station is required in both the men's and women's room.  
**Acknowledged. This will be reflected on the full submittal for building permit review.**

**Village of Arlington Heights Public Works Department**

1. Minimum depth of the proposed water service is 5.5', not 5' as proposed.  
**The minimum depth has been revised to 5.5', see sheet C1.40.**
2. There will be 2 RPZ's required and they will be sized upon submittal of plumbing plans.  
**Acknowledged. The RPZ's will be shown on the full building plans.**
3. The irrigation will utilize one of the two required RPZ's.  
**Acknowledged. The RPZ's will be shown on the full building plans.**
4. Sidewalk abutting Route 14 should be 7' wide.  
**Acknowledged. The proposed 4.8' wide sidewalk as shown matches the existing width of the sidewalk and is existing 1' outside of the property line. Any widening of the sidewalk will further limit the amount of landscaping area available in the front yard, and will require an easement. The sidewalk has not been widened in this submittal. If it is still required, it can be added on subsequent submittals.**

## **Engineering**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.  
**Acknowledged.**
12. Final engineering plans shall be georeferenced by using the State Plane Coordinate System – Illinois East.  
**The engineering plans have been georeferenced using the State Plane Coordinate System – Illinois East.**
13. Provide the MWRD's determination letter.  
**The meeting minutes, along with MWRD's written acceptance of them, have been included in this submittal.**
14. It is expected that detention and volume control will not be required by the MWRD since the site is under 0.5 acres, however; the Village detention requirements must be met. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/ac. Use  $C=0.50$  for pervious areas,  $C=.95$  for impervious area. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.  
**The stormwater management plan has been revised, with the storage required, storage provided, and restrictor sizing calculations. An outlet control detail has been included on sheet C1.31. It is acknowledged the fee in lieu of detention will be required for final approval.**
15. The proposed detention/retention facility will be a private system as such will not be the Village's responsibility to main. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.  
**Acknowledged.**
16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cut sheets for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.  
**The site photometric plan has been included in this submittal, as well as the associated catalog cut sheets.**

17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible direction of travel. Attached are the specifications for the tower apparatus.  
**A truck turn plan for the village fire truck has been provided. See sheet C1.21.**
18. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2.25" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.  
**Acknowledged. As all paving will be concrete on site, an alternative heavy-duty concrete paving section has been supplied. See sheet C1.20.**
19. All right-of-way improvements along Northwest Highway shall be reviewed and approved by the Illinois department of Transportation (IDOT).  
**Acknowledged. This project is currently being reviewed by IDOT, reference no. 016-94986.**
20. Belmont Ave narrows at Northwest Highway. Adjust the alignment of the curb to create a bump out at the northeast corner of Northwest Highway.  
**The alignment of the curb has been revised to create a bump out at the northeast corner of Northwest Hwy.**
21. The sidewalk through the entrances shall be 8" thick. In the event a traffic control device (stop sign) will be installed at the entrance/exit locations, ADA detectable warning panels shall be installed at the crossing. All ADA related items shall meet the requirement of the Public Rights-of-Way Accessibility Guidelines (PROWAG).  
**The thickness of sidewalk through entrances has been increased to 8". See detail 2/C5.00.**
22. The pavement adjacent to the new curb on Belmont Ave shall be repaired to Village's heavy-duty pavement section (see comment no. 18.)  
**A heavy-duty asphalt section has been added to detail 2/C5.00, and a keynote has been added to C1.20.**
23. Water and sewer services shall be a minimum of 10 ft apart, or construct the sanitary sewer service in water main quality pipe.  
**Water and sewer services have been revised to provide 10' of clearance.**
24. The existing utilizes shall be abandoned. Revise the plans accordingly.  
**A note has been added to C1.40 indicating the existing utilities will be abandoned. A full demolition plan will be provided as part of the construction documents.**
25. Provide invert elevations for the proposed utilities.  
**The invert elevations for all storm structures can be found on sheet C1.31. The sanitary inverts at the kiosk and manhole are labelled on sheet C1.40**
26. The site is tributary to a combined sewer system. Provide fuel spill protection to prevent fuel from entering the combined sewer.



**All catch basins will have removeable snout oil-water-debris separator, see sheet C1.31.**

27. Per Chapter 20, Section 20-106 of the Municipal code, the applicant shall pay a permit fee for the plan inspection in review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost for the site development and shall be collected prior to approval of the final engineering plans. Please provide an Engineer's Estimate for the site development construction cost.

**The civil cost estimate has been included in this submittal.**

#### **Traffic**

27. The site plan used to create the fuel tanker turning exhibit does not match the proposed site plan in the submitted civil plans. Provide an updated turning exhibit with revised location of the fuel tanks showing ingress and egress of a fuel tanker as described in the Project Narrative.

**An updated truck turn plan has been included in this submittal, showing the village fire truck as well as the fuel delivery vehicle. See sheet C1.21.**

#### **Arlington Heights Police Department – Round 1 Review Comments**

1. The character of use is consistent with the area is not a concern.  
**Acknowledged.**
2. Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.  
**Acknowledged.**
3. There are no traffic problems at this location.  
**Acknowledged.**
4. This is not a problem area in relation to traffic accidents.  
**Acknowledged.**
5. With the increase of number of pumps at the location, we may see an increase in vehicular traffic off Northwest Highway to the station. Traffic study has been ordered and should address this adequately.  
**The traffic study has been included for reference in this submittal.**
6. Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.  
**Acknowledged. An emergency information card will be filed upon final approval.**
7. Pertaining to the kiosk: will there be sale of alcohol and/or tobacco products?  
**The kiosk will not sell any alcohol products, although tobacco products will be available.**

### **Health Department**

1. General Comments – No comments.  
**Acknowledged.**

### **Arlington Heights Fire Department**

1. Building is to be sprinkled per code.  
**Acknowledged.**
2. The Fire Department Connection if needed per the system design shall be located at the front of the building, be fully visible, and within a maximum travel distance of 100 feet to the nearest fire hydrant.  
**Acknowledge.**
3. A Knox Box shall be mounted near the main entrance of the building in a visible location.  
**Acknowledged.**
4. A fire alarm zoning indicator panel and associated controls or fire alarm control panel (full functioning auxiliary panel) shall be located within the closest proximity to the main entrance of the building.  
**Acknowledged.**

### **Arlington Heights Building & Life Safety Department – Fire Safety Review**

1. All currently adopted codes shall apply.  
**Acknowledged.**
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.  
**Acknowledged.**
3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.  
**Acknowledged.**
4. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Connection shall be direct to fire dispatch center.  
**Acknowledged.**
5. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.  
**Acknowledged.**

6. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.  
**Acknowledged.**
7. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.  
**Acknowledged.**
8. Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.  
**Acknowledged. Fire Lane signs are now shown on the north and east edges of the site, see sheet C1.20.**
9. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.  
**Acknowledged.**
10. Underground tanks that have been out of service for a period of one year shall be removed from the ground.  
**Acknowledged.**

**Planning and Community Development Dept. Review**

**General**

7. The Plan Commission must review and approve the following actions:
  - a. Special Use Permit to allow an “Automobile Service Station”  
**Acknowledged.**
  - b. Variation to Chapter 28, Section 6.13, to allow a 6’ tall solid fence within a front yard (please see below).  
**Acknowledged.**
8. Have you reached out to the property owner to the north to discuss the proposed plan? Contact information can be provided upon request. The style, height, and location of the proposed fence may need to be adjusted based upon their preferences.  
**There is a meeting scheduled with the property owner. Supplemental information will be provided after the meeting.**
9. Please revise the project narrative to include information on any proposed green features/sustainable design elements that will be included. If none are proposed, please state such.  
**The project narrative has been updated to include any proposed sustainable design elements.**
10. Please provide additional details on expected deliveries and loading times. How many deliveries are expected per week? At what time do these occur? Please note that deliveries between the hours of 10:00pm and 7:00am shall be prohibited.  
**Acknowledged. Deliveries for fuel are need based. No deliveries will be made between the hours of 10:00 pm and 7:00 am.**

11. Please ensure that all plans resubmitted for a second round of review incorporate any changes as required by the Design Commission.

The below comments were provided by the Design Commission:

- a. Match the brick and mortar to the grocery.  
**The brick and mortar has been revised to match the store. See sheet A2.0.**
  - b. Move the sign as presented  
**The sign location has been revised. See sheet C1.20.**
  - c. Provide staff review for a natural cedar fence.  
**The fence has been revised as requested. Additional details will be coordinated with staff for final approvals.**
  - d. Pay close attention to screening transformer and IT room  
**The transformer location has been revised to allow for better screening. See sheet C1.40. The IT shack is screened by the proposed fence, as well as the landscaping shown on sheet L1.20.**
  - e. Submit specific fixtures and cut sheets of sales items. Guarantee they will not be moved or enhanced  
**Cut sheets have been submitted for the outdoor sales items. No outdoor sales items will be moved from the location shown on the plan.**
  - f. Submit staff review a detailed photometric plan  
**A photometric plan has been included as a part of this submittal.**
  - g. Ensure type of arborvitae provide a solid screen that is higher than 15'  
**The arborvitae type has been revised to provide a solid screen that is higher than 15' at mature height, see sheet L1.20.**
  - h. Requirement that the buyer make every effort possible to sell, give or preserve the rocket to the historical society. (Arlington Heights Art Commission)  
**Acknowledged.**
12. On all future revisions, please ensure that all plans and studies include a revision date  
**All plans and studies will have revisions dates when applicable.**
13. IDOT approval will be required for any changes to the curb along Northwest Highway.  
**Acknowledged. This project is currently being reviewed by IDOT, reference no. 016-94986.**
14. Please provide a photometric plan including catalog cuts for all proposed fixtures, both ground and building mounted.  
**The site photometric plan has been included in this submittal, as well as the associated catalog cut sheets.**

#### Site/Building Related

15. Please verify that all drive aisles where two-way traffic is proposed include the minimum 24' width. It appears some areas at the north of the site may not have sufficient space to provide 24'.



**The ADA space has been moved to the southern portion of the site to allow for 24' drive aisles to the north.**

16. Where will the required tank vent stacks be located? It is recommended that they be sited at the northeast corner of the property to be screened by the fence and trash corral.  
**The tank vent stack has been moved to the northeast corner of the property. See sheet C1.20.**
17. Please add a note to the plan outlining where the two required bike parking spaces will be located.  
**A bike rack is now shown on sheet C1.20, see keynote 28.**
18. Please include a note on the site plan that calls out the square footage of the kiosk and the canopy overhead.  
**The keynotes for the canopy and kiosk have been updated with their respective square footages.**
19. The existing ground sign location is encroaching into the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site). The sign location is required to be moved to avoid the 12 foot visibility triangle.  
**The existing ground sign will not be re-used, and a new monument sign is proposed further to the east. See sheet C1.20 for new monument location.**
20. Landscaping within the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site) is limited to a maximum of 18 inches in height.  
**Acknowledged. All landscaping within the 12' clear vision triangle is less than 18" tall, see sheet L1.20.**
21. The location of the proposed transformer is not appropriately located so close to the public sidewalk. Please re-evaluate the proposed location and, if feasible, relocate to the northeast corner of the site  
**The transformer has been relocated to the northeast corner of the site.**
22. The proposed 6' tall fence along the north property line requires a variation as it extends into a front yard, where fence heights are restricted to 3'. Staff is supportive of a variation for this fence as it provides a buffer for the property to the north, however, you must justify the need for this variation per the criteria below. Please provide a response to each criteria.
  - a. 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 6' tall fence will not alter the essential character of the surrounding uses. The fence will provide additional screening for the property to the north without impacting the uses.**
  - b. 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 additional screening height is a benefit due to the transition from the existing fuel station use to existing residential use.**
  - c. The proposed variation is in harmony with the spirit and intent of this Chapter.  
**The 6' tall fence variation meets the spirit of the Chapter and will provide additional screening for the transition from commercial to residential use.**

d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

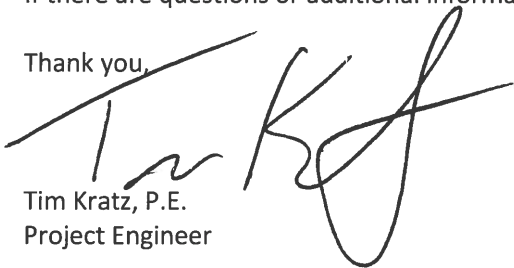
**The 6' tall fence will provide opacity from the commercial activity.**

### Landscape Comments

1. Increase the size of the proposed shrubs. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.  
**The size of the proposed shrubs along the ROW has been revised to 3', see sheet L1.20.**
2. It is recommended that two additional shade trees be provided along Northwest Highway. In addition, increase the size of the proposed Red Maple located in the southeast corner.  
**Two additional shade trees have been provided along Northwest Highway. The size of the proposed red maple has also been increased to 10', see sheet L1.20.**
3. Provide landscaping along the east property line. As proposed, the pavement extends up to the property line.  
**There is a curb proposed along the east property line. Given the restrictive nature of the site, drive aisle width could not be maintained if a landscape island was included along the eastern property line.**
4. In the northwest corner, provide landscaping adjacent to the transformer. All mechanical equipment must be fully screen with landscaping.  
**The transformer has been relocated the northwest to provide better screening. Landscape screening has been provided along the rear, see sheet L1.20. The front and sides of the transformer require 3' of clear space for maintenance access.**
5. On the site plan there is a dispenser canopy and columns identified in the southeast corner. Please provide additional information and details.  
**Elevations of the proposed dispenser canopy and kiosk have been included in this submittal.**

If there are questions or additional information is required, please let us know.

Thank you,



Tim Kratz, P.E.  
Project Engineer



## Village of Arlington Heights Building & Life Safety Department

### Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department  
**Subject:** 406 E Northwest Hwy – Mariano's Gas Station: SUP for an Auto Service Station  
**PC#:** 20-009– Round 2  
**Date:** July 14, 2020

**General Comments:**

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

Sam –

I do not have any additional comments.

**RECEIVED**  
JUL 15 2020  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL  
Building & Life Safety Department**

**Fire Safety Review**

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Date: 7/8/2020

P.C. Number: 20-009 Rev 2

Project Name: SUP for an Auto Gas Station

Project Location: 406 E. Northwest Hwy

Planning Department Contact: Sam Hubbard, Planning and Community Development

**General Comments:**

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

1. No additional comments.

Date 07-08-20

Reviewed By:

  
Fire Safety Supervisor



## Memorandum

To: Sam Hubbard, Planning & Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: July 14, 2020  
Subject: 403 E Northwest Highway, PC# 20-009 Round 2

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With regard to the new construction for Mariano's Gas Station, I have the following comments:

No further comments until plans are submitted for the building.

If you have any questions, please feel free to contact me.

C. file

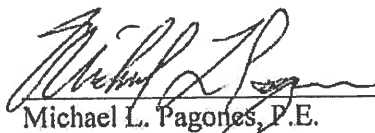
**PLAN COMMISSION PC #20-009**  
**Mariano's Gas Station**  
**SUP for an Auto Service Station**  
**406 E Northwest Highway**  
**Round 2 (revised)**

29. The petitioner's response to Comment No. 11 is acceptable.
30. The petitioner's response to Comment No. 12 is noted. The plans have been georeferenced to the State Plan Coordinate System in the Engineer's CAD files. This information shall be provided on the final engineering plans at time of permit.
31. The petitioner's response to Comment No. 13 is noted. The minutes were provided of the meeting with the MWRD.
  - a. Although an MWRD permit is not required for detention or volume control, the MWRD had several comments pertaining to the emergency overflow and the combined sewer. Provide a written response to the MWRD's comments.
  - b. The plans currently show the sanitary sewer service and the storm sewer connecting to a combined manhole onsite before connecting to the combined sewer along Northwest Highway. The Village is verifying with the MWRD that separate sewer connections at the main are not required.
32. The petitioner's response to Comment No. 14 is noted.
  - a. The detention storage system located under pavement must be designed to AASHTO HS-25 loading standard.
  - b. Regarding the outlet control structure, a hood should be constructed over the outlet pipe. For reference, enclosed is a removable hood detail from the Metropolitan Water Reclamation District.
  - c. The restrictor shall be revised per the attached outlet control structure detail.
  - d. The detention calculation are acceptable. The storage required is 7,071 cu ft, the storage provided is 5,037 cu ft. The deficiency of 2,034 cu ft can be paid as money in lieu of detention at the rate of \$1.00 per cu ft.
33. The petitioner's response to Comment No. 15 is acceptable.
34. The petitioner's response to Comment No. 16 is noted. Proposed LED yard lights should be shielded or optically controlled as to not create a nuisance on any adjacent property, or for any driver traveling past the site. This can be addressed at final engineering.
35. The petitioner's response to Comment No. 17 is noted. The exhibit must show all possible directions of travel. The exhibit shall be revised to show the tower truck accessing the site from eastbound Northwest Highway and from northbound and southbound Belmont Ave to the Belmont driveway.
36. The petitioner's response to Comment No. 18 is noted. Concrete shall be 8" thick for the heavy duty pavement cross section. Revise the heavy duty pavement cross section.
37. The petitioner's response to Comment No. 19 is noted. The Village is in receipt of the July 9, 2020 IDOT review comments.

38. The petitioner's response to Comment Nos. 20, 21 and 22 are acceptable.
39. The petitioner's response to Comment No. 23 is noted. Dimensions for the separation of the water and sewer services shall be provided at final engineering.
40. The petitioner's response to Comment No. 24 is acceptable.
41. The petitioner's response to Comment No. 25 is noted.
- a. The inverts shown for CB 7 on sheet C 1.31 show a west in elevation at 676.0, south out elevation of 676.5. Verify the inverts for CB 7.
  - b. The outlet control structure detail on sheet C 1.31 shows an elevation of 876.0. Revise elevations accordingly.
42. The petitioner's response to Comment No. 26 is acceptable.
43. The petitioner's response to Comment No. 27 is noted. The review comments from the Village and IDOT may result in changes to the Engineer's Estimate of Cost. Provide an updated Engineer's Estimate of Cost.
44. The petitioner's response to Public Works Department Comment No. 4 is not acceptable. Provide a 7 ft sidewalk and the necessary easement.

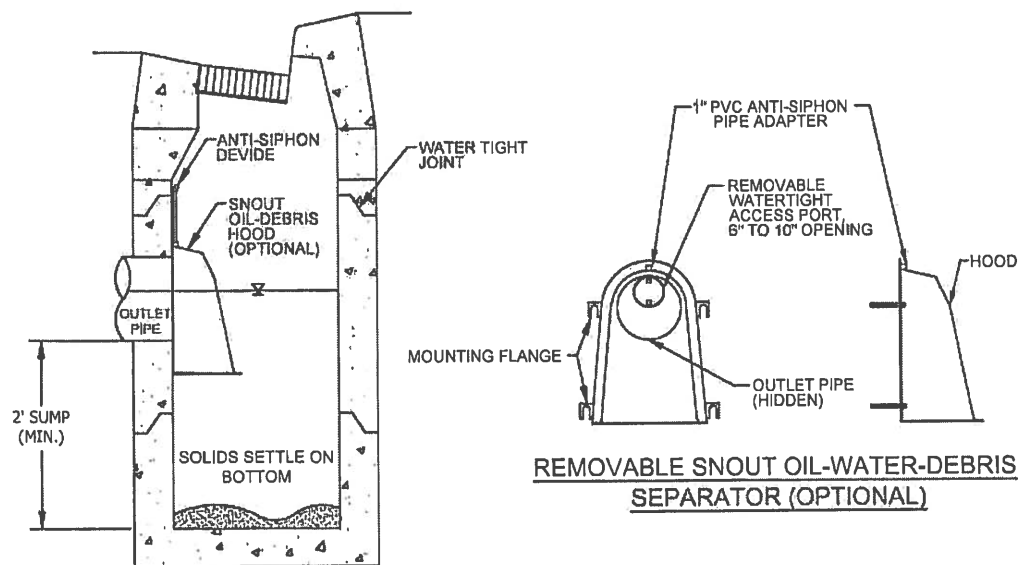
#### TRAFFIC

45. The petitioner's response to Comment No. 28 is acceptable.
46. The proposed Red Maple tree at the southwest corner of the property is within 12' of intersection street lines (right-of-way lines) and presents the risk of becoming a sight obstruction for vehicles on Belmont Ave. Proposed sign and trees along Northwest Highway should be evaluated for sight obstructions, and for their location within the a southbound Belmont driver's clear sight triangle when stopped at the existing stop sign. Revise site plan as required, or provide supporting documents that show that trees and sign placed along the Northwest Highway frontage do not obstruct a southbound driver's view from the stop sign.

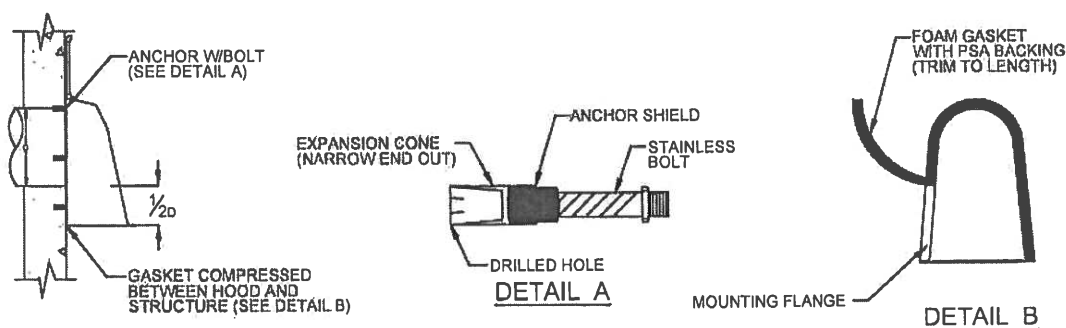
  
Michael L. Pagones, P.E.      7/15/2020  
Village Engineer      Date

#### Attachment:

MWRD Removable Hood Detail  
Outlet Control Structure Detail



CATCH BASIN WITH OPTIONAL HOOD



OUTLET PIPE

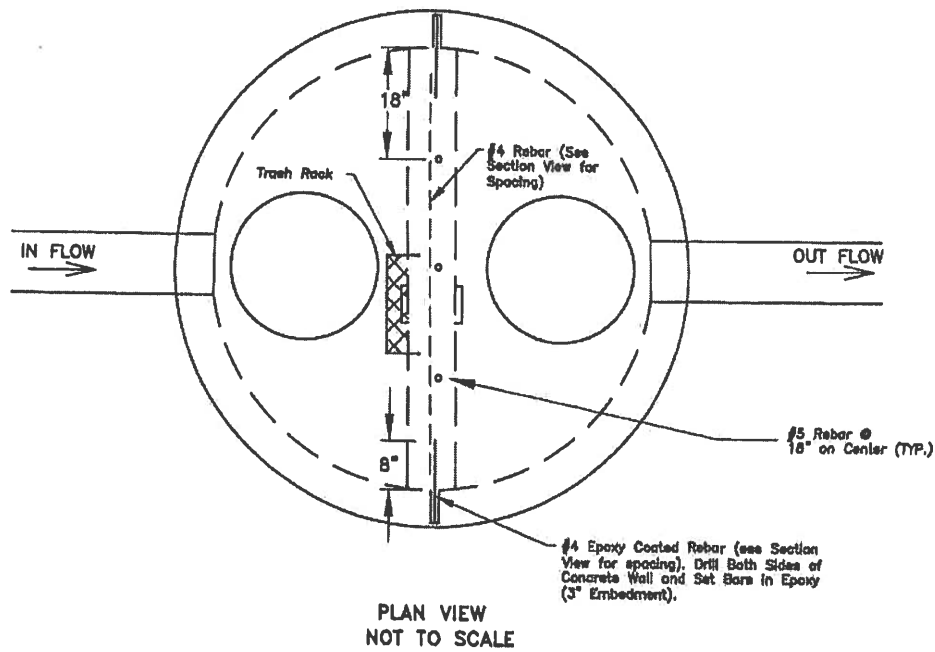
NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOOT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO  $\frac{1}{2}$  THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER  $\frac{3}{8}$ " STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF  $\frac{1}{2}$ " OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".
9. RESTRICTOR AND SNOOT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOOT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOOT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

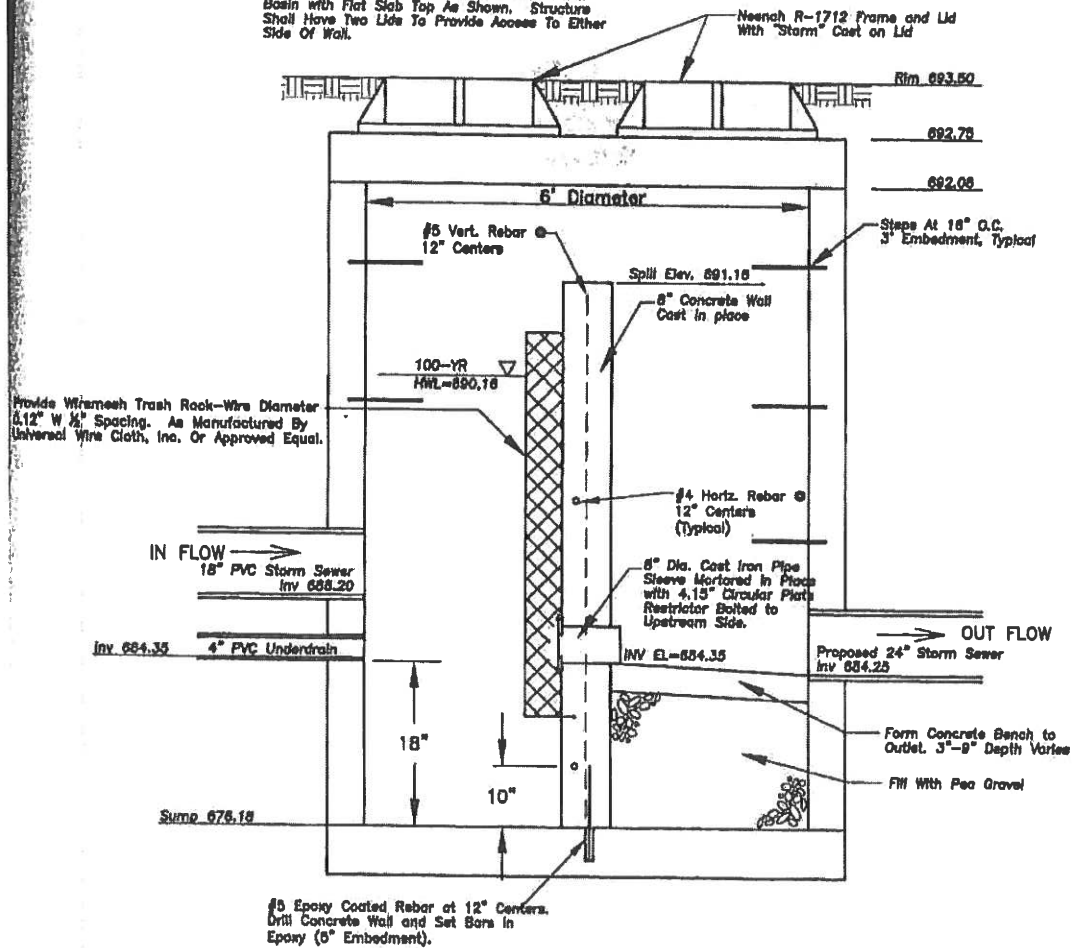
NOT TO SCALE







Note:  
Structure Shall Be Modified 6" Diameter Catch  
Basin with Flat Slab Top As Shown. Structure  
Shall Have Two Lids To Provide Access To Either  
Side Of Wall.



## OUTLET CONTROL STRUCTURE



## Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-009

Project Name

Mariano's Gas Station

Project Location

406 E. Northwest Highway

Planning Department Contact Sam Hubbard

### General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date July 6, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Mariano's Gas Station**  
**406 E Northwest Highway**  
**Special Use Permit**

#### Round 2 Review Comments

**07/13/2020**

1. **Character of use:**  
Nothing further.
2. **Are lighting requirements adequate?**  
Nothing further.
3. **Present traffic problems?**  
Nothing further.
4. **Traffic accidents at particular location?**  
Nothing further.
5. **Traffic problems that may be created by the development.**  
Nothing further.
6. **General comments:**  
Nothing further.

RECEIVED  
JUL 15 2020  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

A.O. #330  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

D. Hage #557  
Supervisor's Signature

# Planning & Community Development Dept. Review

July 15, 2020



## REVIEW ROUND 2

Project: Mariano's Gas Station  
406 E. Northwest Highway

Case Number: PC 20-009

### **General:**

22. The response to comments # 7, 8, 9, 12, 13, 16, 17, 18, 20, 21,
23. Your response to comment #10 is noted. Please provide additional clarity, during a week with peak sales, many tank refilling deliveries would occur per day/week?
24. The response to comment #11 is noted. Please note that the relocated sign, as required by the Design Commission, must comply with all sight-line restrictions as outlined by the Engineering Division.
25. The response to comment #14 is noted. Illumination levels along the eastern property line where the property abuts the park exceed the maximum allowed by code. Please revise to conform with the maximum code allowance of 5 foot-candles along a property line abutting a park.
26. The response to comment #19 is noted. Please note that the relocated sign, as required by the Design Commission, must comply with all sight-line restrictions as outlined by the Engineering Division.

Prepared by:

*[Handwritten Signature]*

Mariano's Gas Station  
406 E. Northwest Highway  
PC #20-009  
July 14, 2020

**Landscape Comments**

1. In order to maintain sight lines, the shrubs and perennials should be maintained so that they do not exceed a height of 3 feet.
2. The location of the proposed Red Maple will need to be evaluated. As proposed, there are concerns with the sight lines near the corner of Northwest Highway and Belmont Avenue. Consider relocating the Red Maple to the northwest corner of the site.
3. Along the north property line, identify the size, species and condition of the trees that are proposed for removal. Can the tree located in the northeast corner be preserved?
4. A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.