



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 27, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. European Crystal Hotel - 4/11/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Napleton Repair Facility - 3650 N. Wilke Rd. - T1629
Rezoning from M-1 to B-3
- B. Taco Bell Redevelopment - 1530 & 1650 W. Algonquin Rd. - T1583
Planned Unit Development, Special Use Permit, Plat of
Subdivision
- C. Paragon Mechanical - 2400 S. Arlington Heights Rd. - T1631
Rezoning from R-1 to B-4

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: European Crystal Hotel - 4/11/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
European Crystal Hotel - 4/11/18	Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

April 11, 2018

Project Title: European Crystal Hotel
Address: 519 W. Algonquin Rd.
Petitioner: James Cazares
519 W. Algonquin Rd.
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a 62-room hotel in the M-2 Zoning District.

Variations Required:

1. Chapter 28, Section 11.4, Parking, to reduce the parking requirements from 177 spaces to 175 spaces.
2. Additional variations may be identified once detailed plans have been submitted.

Attendees:

Enrique Castel, Project Architect
James Cazares, Petitioner
Christina Cazares, Owner – European Crystal Banquet Hall
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject site is approximately 112,000 square feet (2.6 acres) and includes the existing European Crystal Banquet Hall. The banquet hall required a Land Use Variation, which was approved in 2000 via Ordinance 00-012. The current facility requires 171 parking spaces and there are 175 on site. The proposal is to add a 62 room 8-story hotel on the north end of the building (Ivy Hotel), which would involve the demolition of the four smaller auxiliary banquet rooms that are currently located in this area (the main banquet hall will not be altered). The Ivy Hotel will include a small coffee shop, exercise room, and business center on the ground floor. The number of parking spaces onsite would remain as they currently exist today.

The petitioner has appeared before the Plan Commission in October of 2017 for a similar concept, albeit a more intense proposal (126-room hotel with a 12th floor bar/lounge). This proposal was ultimately denied by the Village Board, primarily due to parking concerns. Since the project was denied by the Village Board, a new Plan Commission application will be required if this project is to proceed forward. The petitioner is seeking feedback from the Conceptual Plan Review Committee on their revised proposal.

Meeting Discussion:

Mr. Castel began by explaining that, in the time since plans were provided to the Conceptual Plan Review Committee, the design for the proposed hotel had been slightly modified. Specifically, that the number of rooms had been reduced from 62 to 60. The proposed hotel will be eight stories tall, and will be constructed from materials that match the design of the existing banquet hall.

Commissioner Green asked if the proposal provided code-required parking for the uses on-site.

Mr. Castel stated that code-required parking would be provided.

Commissioner Jensen stated that provision of adequate parking had been the only issue with previous hotel proposals at

the European Crystal site.

Mr. Castel explained that, by reducing the number of rooms from 62 to 60, code-required parking was reduced to the point where the site could accommodate all required parking.

Commissioner Green asked if the site now provided surplus parking.

Mr. Castel stated that the site met code requirements – 175 spaces were required and 175 were provided.

Commissioner Green asked Mr. Hubbard to present the Staff Report on the project.

Mr. Hubbard began by stating that this project had come before the Committee previously for review. The property is zoned M-2, which does not permit hotels. M-2 Zoning also does not permit banquet facilities, however the petitioner had received a land use variation in the early 2000s to allow the existing European Crystal Banquet Hall to be constructed. Similarly, the proposed hotel would also require a land use variation. Adding a 62-room hotel to the site would result in a code-required parking deficit of two spaces. However, by reducing the number of rooms to 60, the project would no longer require the two-space parking variation previously identified. Mr. Hubbard stated that the primary issue with previous hotel proposals at this site was provision of adequate parking. Members of the Staff Development Committee, and potentially members of the Plan Commission and Village Board, have attended events at the existing European Crystal banquet facility and been unable to find parking. Although some of the smaller, auxiliary banquet rooms would be removed to accommodate the proposed hotel, the addition of a 60-room hotel has the potential to result in a parking deficit in practicality, despite providing code-required parking. At this time, this potential parking deficit is the primary concern the Village has in respect to this project. Staff is supportive of a hotel use, in theory, at this location. Staff had provided the petitioner with comments on their traffic and parking study during their previous submittal, and some of those comments were re-iterated for this project. Staff has requested that the petitioner provide additional parking surveys, contingency plans addressing a situation in which overflow parking is needed, and details on how valet parking would function. Mr. Hubbard re-iterated that parking is the primary issue and concern with this project, and that while the current proposal provides code-required parking, Staff wants to ensure that this project does not result in a parking deficit that will create issues for the neighbors. Staff is supportive of the general use of a hotel at this site, however wants the requested additional data relevant to parking provided to ensure that, with the addition of a 60-room hotel, parking on this site will function well.

Commissioner Jensen asked what the economic impact would be of removing the two hotel rooms in order to meet parking requirements.

Mr. Cazares stated that \$37,000 of gross operating income, per room, would be lost.

Commissioner Jensen asked for clarification, that the removal of these two rooms would result in the loss of \$75,000 to \$80,000 per year.

Mr. Cazares confirmed that this is the case.

Commissioner Jensen acknowledged the fact that parking is a concern on this site, and that the Village would like to provide as much parking as possible for all proposed uses. However, he asked if the two additional code-required spaces for the two additional hotel rooms posed an increase significant enough that the Village would not recommend a parking variation.

Mr. Hubbard stated that it is hard for Staff to make a recommendation without seeing the updated traffic and parking studies. It is possible that these studies will show that the difference in parking generation between a 62-room and a 60-room hotel is negligible, and that wouldn't be a problem. It is his understanding that the petitioner wants to conform to Village parking requirements, which is why they are considering the removal of two rooms. However, Staff would be open to the concept of the two rooms remaining in the plan, provided that the parking studies show evidence that the two additional rooms would not create a parking deficiency on the site.

Commissioner Jensen asked if, in the instance a satisfactory parking study is provided showing the two additional rooms would not create a parking deficiency, Staff would not request that the two rooms be removed from the plan.

Mr. Hubbard said that if the parking study can demonstrate that a parking deficit will not occur given the addition of two rooms within the hotel, staff may be open to their inclusion. However, this would need to be a decision made by the Department, and not a decision made solely at his discretion. Ultimately it will be up to the discretion of the petitioner as to how many rooms they would like to propose.

Commissioner Jensen told the petitioner that they need to produce a careful, satisfactory study as requested by Staff. He would prefer that the petitioner not have to eliminate the two rooms as they would produce a significant amount of revenue, though on the other hand he has been at a number of events at the European Crystal facility and observed firsthand that parking has been an issue.

Ms. Cazares stated that they are trying to provide adequate parking for the project.

Commissioner Jensen stated that everyone had wanted to see this project move forward previously, including the Village Board and Plan Commission. In the end, the denial of the project stemmed from the parking issue on the site.

Ms. Cazares stated that she had attempted to negotiate parking agreements with neighboring property owners, specifically Brite-O-Matic, however they were not willing to sign any agreement that granted shared parking in perpetuity.

Mr. Cazares stated that, as part of this petition, he will be examining historic data on events at the banquet facility. He believes that an assumption is being made that the facility is always operating at capacity, when to his recollection there were only a several events at which the facility was at full occupancy. He will be reviewing record to provide evidence that the number of full-occupancy weekends is minimal. He anticipates he will be able to provide a contingency plan for overflow parking situations, in addition to reducing the number of valet parking spots from 45 to 24 to demonstrate greater on-site parking feasibility. While he will be unable to provide any perpetual parking leases, he anticipates that neighboring properties will continue to support the European Crystal facility with overflow parking, as they have for the last 17 years.

Commissioner Jensen noted that, in regard to reviewing historic usage of the banquet facility, since the proposed project will be eliminating all auxiliary banquet halls and adding a hotel with a different usage pattern, he does not see how providing data on historic usage of the banquet hall will be a worthwhile exercise. He asked Mr. Hubbard if he is of the same opinion.

Mr. Hubbard stated that what he believes the petitioner is trying to accomplish through this review of historic usage is to address any fears that the facility will be operating at a parking deficit every weekend they have an event. If the petitioner, as an example, reviews their data and is able to show that only 15% of the time the main banquet room is at capacity, any overflow parking accommodations (such as valet spaces or utilizing neighboring parking lots) will only have to be relied upon a small percentage of the time.

Commissioner Jensen added that the petitioner will also have some control over event scheduling.

Commissioner Green stated that he feels, even if the petitioner is able to demonstrate that full occupancy is a rare occurrence, it still can create a parking issue on those occurrences as the informal agreements with neighbors could be terminated at any given point. Parking should be appropriately accommodated, as the petitioner cannot expect the Village Board to accept a handshake agreement with neighbors for overflow parking when the expectation from the Village is a permanent parking agreement that runs with the property.

Mr. Castel explained that this is the reason they are currently proposing plans that would not require any parking variance. Any informal agreements with neighbors would be for extra parking beyond the code-requirement.

Commissioner Green stated that if the property already meets code this arrangement is perfect. He then asked to clarify that the 175 spaces are for both the large banquet hall as well as the hotel, per Village code.

Mr. Hubbard confirmed that Commissioner Green's statement in regard to required parking is correct.

Commissioner Jensen asked the petitioner if they were trying to meet or exceed parking requirements per code.

Mr. Cazares stated that they are meeting code under their most recent proposal.

Commissioner Jensen noted that the Staff Report provided to the Commission listed that they had a code-required parking deficit of two spaces.

Commissioner Green stated that he would recommend the petitioner meet parking requirements, as they were turned down previously for not meeting parking requirements. He would not risk having the project turned down over two parking spaces.

Commissioner Jensen asked the petitioner if they had a hotel location in Chicago.

Mr. Cazares stated that he had a location in Chicago, but that it had been sold.

Commissioner Jensen asked what their occupancy rate had been at the Chicago hotel.

Mr. Cazares stated that the occupancy rate was around 75% to 78%.

Commissioner Jensen asked if the petitioner expects similar occupancy at the proposed hotel.

Mr. Cazares stated that historical data would suggest that the occupancy for the proposed hotel would be 70% to 78%. He is unsure if this proposed hotel would be as busy as the Chicago location. He believes that a lot of the hotel users will be the same as the banquet users, such as a bride who has her wedding reception in the banquet hall and wants to spend the night in the hotel.

Commissioner Jensen stated that he believes that everyone would like to see this project go forward, and it seems like the petitioner is in a better position with this proposal.

Ms. Cazares stated that, with 17 years of experience running the European Crystal banquet facility, she is seeing customers choose other locations due to the absence of hotel rooms on-site. People would prefer not to drive if they have been drinking at an event, and would prefer to stay the night.

Mr. Cazares stated that this hotel would also allow them to attract additional clients, as they will offer a shuttle service to O'Hare. People could fly in for an event without having to worry about transportation.

Commissioner Jensen reiterated that he believes the petitioner is close to providing all the information needed.

Mr. Castel said he believes that the last proposal was too intense, that there was too much going on.

Commissioner Green stated that the last proposal had a large parking deficit, and he is glad to see this new proposal meeting parking requirements. He thinks that this is a great proposal, and that the petitioner should move forward.

Commissioner Jensen stated that his assumption was that Staff was supportive of this proposal as well.

Mr. Hubbard stated that Staff is supportive of the use, but would not be able to make a recommendation until parking study data is provided.

Commissioner Green stated that he liked the style of the proposed hotel as well.

Ms. Cazares stated that it is their intent to do a good job, and that the Village will not be ashamed of this building.

Mr. Cazares added that in the last 17 years there have been no complaints to police about parking issues or encroachment from neighboring property owners. Neighboring properties operate Monday through Friday, from 9 AM to 5 PM. European Crystal has a good relationship with its neighbors.

Ms. Cazares stated that she treats her neighbors like family.

Commissioner Green reiterated his support of the project.

Commissioner Jensen asked when the proposal would be heard before the Plan Commission.

Mr. Hubbard stated that it will depend on when the petitioner submits their application. He anticipates that it would not be heard for another 2 to 3 months.

Mr. Cazares stated that he anticipates application submittal within 3 weeks. He is currently in the process of working with a traffic consultant to obtain the required studies. He anticipates he will submit his application for the Design Commission review one week prior to the Plan Commission application.

Commissioner Jensen stated that he is looking forward to their submittal.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

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



Item: Napleton Repair Facility - 3650 N. Wilke Rd. - T1629

Department: Planning & Community Development

Requested Action

1. Rezone the property from the M-1 District to B-3 District.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed rezoning from the M-1 District to the B-3 District and is supportive of the project subject to the following conditions:

1. The petitioner shall clarify if a variation is requested to waive the requirement for a traffic and parking study. If a variation is requested, the petitioner shall provide a response to each of the following hardship criteria:

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

2. Fully dimensioned site and floor plans shall be required.

3. The petitioner shall provide additional details on the proposed retaining wall.

4. A copy of Document #88530811 & #88530814 shall be provided relative to the shared use of the common access drive at the north end of the property. Additionally, the petitioner shall reach out to the Courtyard by Marriot hotel to make them aware of their plans for the site.

5. Preliminary Engineering plans will be required.
6. A code-compliant landscape plan will be required.
7. Photometric plans shall be required if any new parking lot lighting is proposed.
8. Bicycle parking spaces shall be required per Section 10.8 of the Zoning Code.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Conceptual Floor Plan
Conceptual Site Plan
Plat of Survey

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits
Exhibits



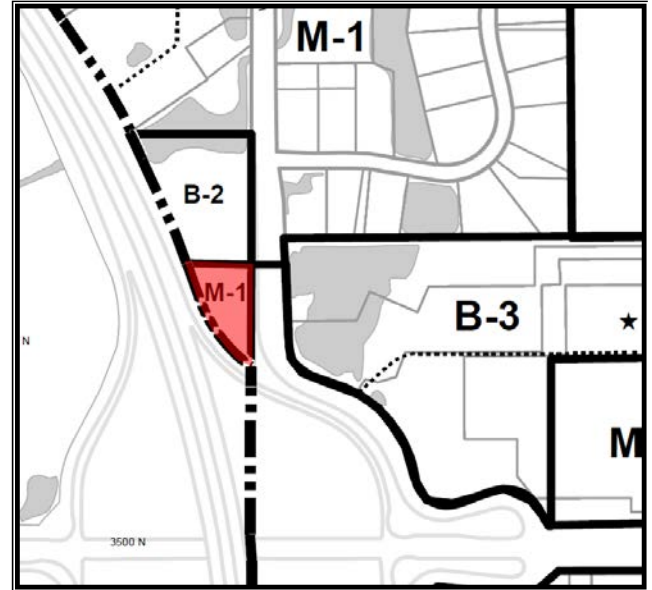
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1629
Project Title: Napleton Repair Facility
Address: 3650 N. Wilke Rd.
PIN: 02-01-401-021

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 27, 2018
Date Prepared: June 22, 2018

Petitioner: Rick Brandstatter
 Napleton Automotive Group
Address: One Oakbrook Terrace – Suite 600
 Oakbrook Terrace, IL 60181

Existing Zoning: M-1: Research, Development,
 and Light Manufacturing District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Retail District	Courtyard by Marriot Hotel	Mixed Use
South	- Village of Palatine -		
East	B-3: General Service, Wholesale, and Motor Vehicle District	Lexus Car Dealership	Commercial
West	- Village of Palatine -		

Requested Action:

1. Rezone the property from the M-1 District to B-3 District.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is approximately 76,228 square feet in size (1.75 acres) and currently occupied by two story industrial building. The site contains 30 parking spaces and has two full access driveways under stop sign control located on the east side of the site that provide ingress and egress to and from North Wilke Road. The southern of these driveways is entirely on the subject property, however, the north access drive is shared with the Courtyard Marriot Hotel to the north and subject to a reciprocal ingress and egress easement. The building is currently vacant and formerly occupied by Suburban Press, a commercial printing business.

Napleton Automotive Group, the petitioner, has purchased the site and is proposing to convert the existing building into a repair facility for their dealership located approximately 2,000 feet to the southeast at 1155 West Dundee Road. The facility would provide general repair work for new and used cars, as well as light trucks. The facility will help relieve some of the parking congestion at the Dundee dealership and will allow Napleton to offer additional servicing of Jeep and RAM small delivery and light trucks, which they cannot currently accommodate at the dealership facility due to space constraints. Work will include cleaning, detail, light touch up painting and some engine work. There will not be any major reconditioning, collision service or overall vehicle painting (no paint booth) at this location. The facility would have 12-14 employees and would not be open to the general public. Clients who need repairs or service would drop their cars off at the Napleton dealership and their vehicles would then get transported the Wilke repair facility by porters.

In order to convert the facility to the proposed use, Napleton would like to add additional parking areas to the south, north, and east sides of the building. In total, the onsite parking would increase by 42 spaces to offer a total of 72 exterior parking spaces. The interior of the building would have 10 service bays, including two heavy duty truck bays allowing for service on medium sized trucks. Additionally, Napleton is proposing minor cosmetic improvements to the building, such as painting, tuck-pointing, and new signage.

Zoning and Comprehensive Plan

The proposed use falls under the zoning category of “Minor Automobile Repair” as based on the scope of repairs that will be offered. The subject property is currently zoned M-1, Research, Development, and Light Manufacturing District and auto repairs are neither a permitted nor special use in the M-1 District. Therefore, the petitioner is requesting to rezone the property into the B-3 district which allows both “major” and “minor” auto repairs as a permitted uses. The minimum zoning district size for the B-3 district is four acres, and although the subject property is approximately 1.75 acres, it would be contiguous to a larger area of B-3 zoning to the east, which would make the district size here well over four acres and negate the need for a variation. The Comprehensive Plan designates this property as “Mixed Use”. Staff believes that the proposed rezoning is compatible to neighboring uses given that the property directly to the east is also within the B-3 District and is used as a car dealership that offers minor auto repair services.

Building, Site, Landscaping:

The existing building and site conform to all setback, bulk, and height restrictions of the B-3 District. The petitioner is encouraged to reach out to the Engineering Department to understand what stormwater upgrades will be required based on the proposed parking lot expansion. All work must conform to both Village and MWRD requirements, and a fully dimensioned site plan and preliminary engineering plans shall be required.

Additionally, this expansion will require landscape upgrades to the site and a code-compliant landscape plan will be required. The ends of all parking rows must contain a landscape island equal in size to one parking space and each island must contain a shade tree. Staff notes that one parking row appears to terminate in

an island that contains a transformer and the ability to add a shade tree within this island is questionable. The petitioner shall evaluate this layout and make adjustments to provide the code required island and shade tree. A photometric plan will be required if new parking lot lighting is proposed.

Relative to the building interior, fully dimensioned floor plans will be required as part of the Plan Commission application. These plans must also any basement and mezzanine/2nd level area. The floor plans shall clearly delineate the size and use of each space within the building and provide the total building square footage in order to allow staff to calculate the parking requirements for the site. The petitioner has indicated that they do not know how the 2nd level mezzanine area will be used, however, they must come up with a plan for this space at the time of application submittal, even if it is only tentative.

A copy of the document establishing reciprocal ingress and egress rights for the shared driveway entrance at the north of the property must be provided. Staff encourages the property owner to reach out to the Courtyard by Marriot hotel to make them aware of their plans for the subject property and address any concerns that they may have. Finally, the petitioner has indicated that a retaining wall along Wilke Road may be necessary in conjunction with the parking lot improvements in this area. Details on said retaining wall shall be required, including height, style, and materials.

Parking and Traffic:

Rezoning involving buildings with floor area over 5,000 square feet are required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets as per Section 6.12 of the Zoning Code. The petitioner should clarify if a variation from this section is requested. If so, the petitioner must provide a response addressing each of the hardship criteria for variation approval, summarized below.

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

Relative to parking, preliminary parking calculations are shown in **Table I** below:

Table I: Parking Calculations

Address	Tenant	Use	Square Feet	Number of Employees	Number of Bays	Parking Ratio	Parking Required
3650 N. Wilke Rd.	Napleton	Auto Service Station	Unknown	14	10	3 Spaces per Bay + 1 per employee	44
TOTAL SQUARE FOOTAGE						PARKING REQUIRED	44
<i>PARKING PROVIDED *</i>							81
<i>SURPLUS / (DEFICIT)</i>							37

* Includes 10 interior bays and 3 handicap parking stalls

Preliminary calculations indicate that the development will comply with all parking requirements.

Bicycle parking spaces shall be provided at a rate of one space per 6,000 square feet of floor area as required in Section 10.8 of the Zoning Code. Once a calculation for the overall floor area of the building has been provided, staff will calculate the number of bicycle parking spaces that will be required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from the M-1 District to the B-3 District and is supportive of the project subject to the following conditions:

1. The petitioner shall clarify if a variation is requested to waive the requirement for a traffic and parking study. If a variation is requested, the petitioner shall provide a response to each of the following hardship criteria:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Fully dimensioned site and floor plans shall be required.
3. The petitioner shall provide additional details on the proposed retaining wall.
4. A copy of Document #88530811 & #88530814 shall be provided relative to the shared use of the common access drive at the north end of the property. Additionally, the petitioner shall reach out to the Courtyard by Marriot hotel to make them aware of their plans for the site.
5. Preliminary Engineering plans will be required.
6. A code-compliant landscape plan will be required.
7. Photometric plans shall be required if any new parking lot lighting is proposed.
8. Bicycle parking spaces shall be required per Section 10.8 of the Zoning Code.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

June 22, 2018

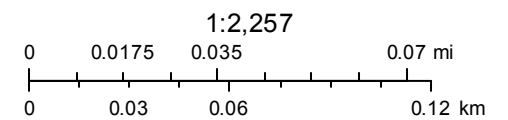
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1629

3650 N Wilke Rd



May 17, 2018





June 13, 2018

VIA PERSONAL DELIVERY

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: REQUEST FOR RE-ZONING
3650 N. Wilke Road, Arlington Heights, IL

Dear Mr. Hubbard:

This letter is for the purpose of describing the circumstances of our request for re-zoning the above property from M-1 (Limited Manufacturing District) to B-3 (General Merchandise, Wholesale and Motor Vehicles District).

Napleton needs this facility in order to provide general repair work for new and used cars and light trucks which come exclusively through its dealership located at 1155 W. Dundee.

The Wilke Road facility will help relieve some of the parking congestion at the Dundee dealership. Moreover, it will allow us to offer additional servicing of Jeep and RAM small delivery and light truck vehicles which we cannot currently accommodate. Work will include cleaning, detail, light touch up painting and some engine work. There will not be any major reconditioning, collision service or painting (no paint booth) at the location. We will have two bays to allow for repair work on medium duty trucks.

Vehicles will not be stored on the property. They will be located on site as they wait for repairs. Additional parking will be included per the attached plans. We will provide 3 ADA parking stalls and the facility will have 12-14 employees.

While we will not be making changes to the exterior of the structure, we are going to tuckpoint the masonry, repair the flashing and fix the staining of the paint and masonry.

Once again, we appreciate all of the help and cooperation we receive from Arlington Heights and look forward to our ongoing successful relationship.

Very truly yours,

Ryan B. Ponton
Assistant General Counsel

Enclosure
cc: Richard P. Brandstatter, Director of Real Estate



EXPANSION of NAPLETON
ARLINGTON HEIGHTS CDJR
3650 Wilke Road
Arlington Heights, IL 60004

1ST FL - EQUIPMENT PLAN

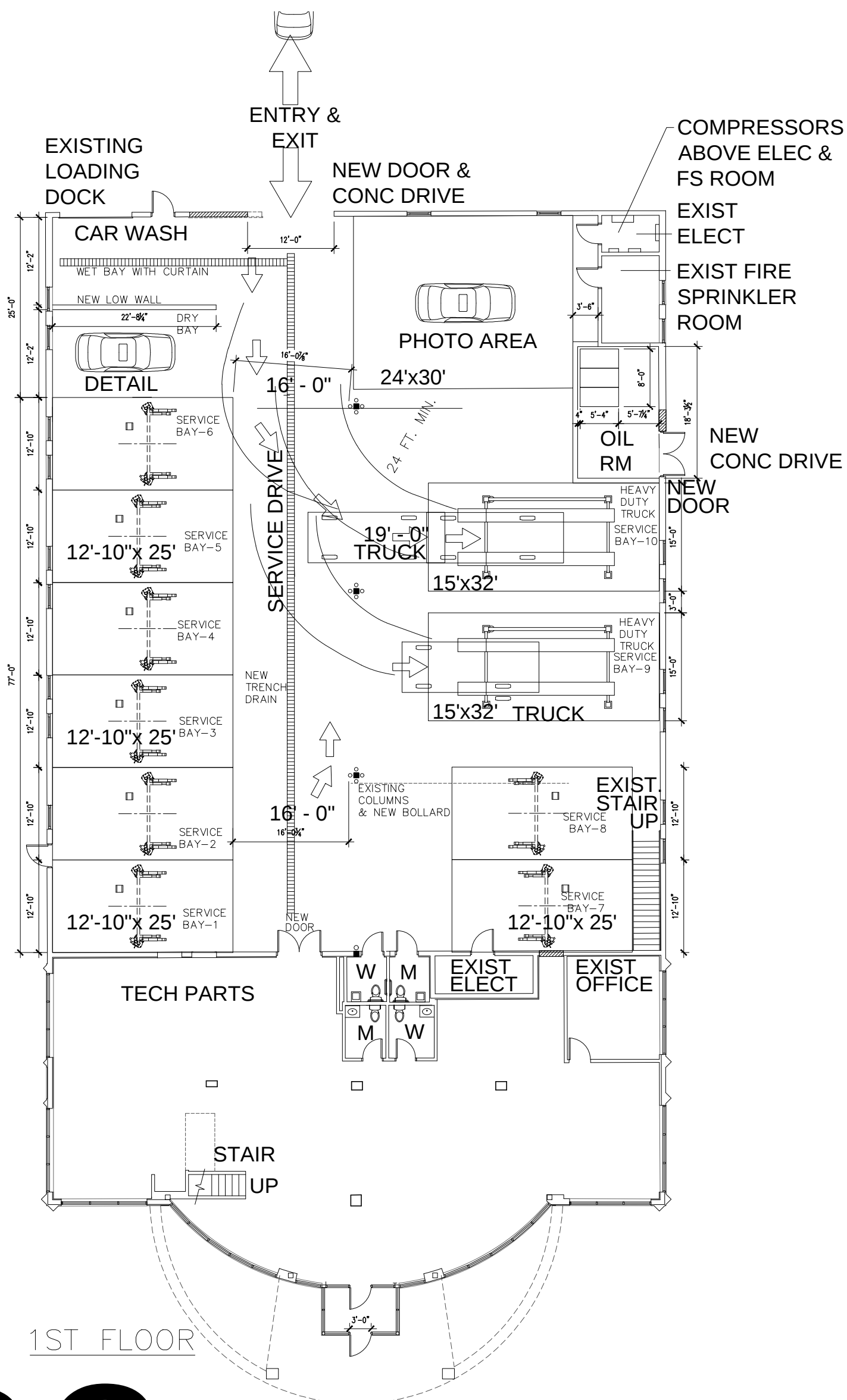
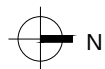
REVISED SCHEME B	4-20-18
REV'D BAY SPACING	6-11-18

PROJECT NO:	09-008-83
DRAWN BY:	DG

DWG DATE:	4-05-18
DWG SCALE:	Not To Scale

COPYRIGHT 2018

B3.0



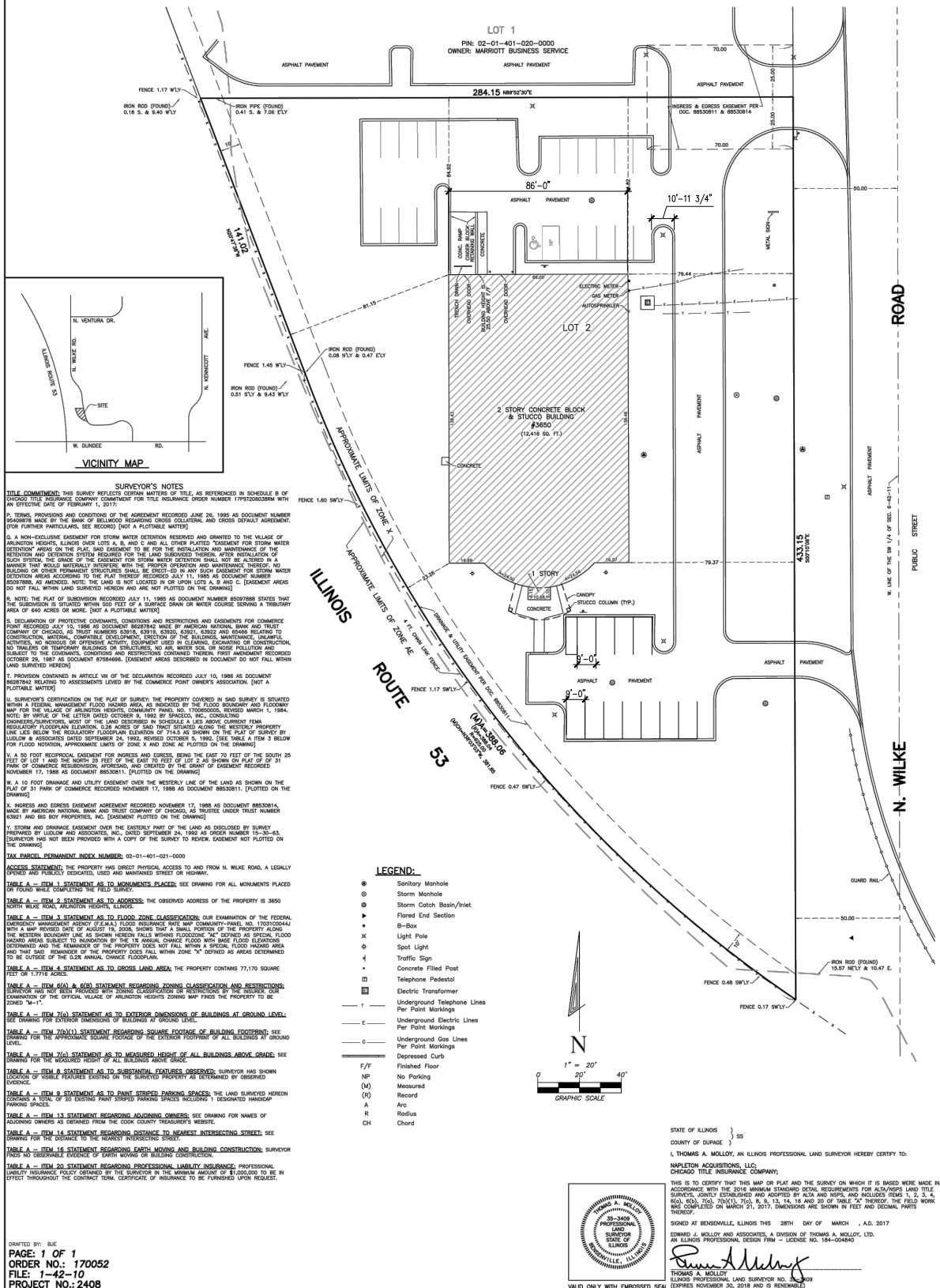
B2

ADDRESS: 3650 N. WILKE RD.
ARLINGTON HEIGHTS, IL

EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2800 Fax (630) 595-4700
e-mail: tmolloy@jmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF
LOT 2 IN 31 PARK OF COMMERCE, BEING A RESUBDIVISION OF LOT 31 IN 53 PARK OF COMMERCE, BEING A SUBDIVISION OF
PART OF GOVERNMENT LOTS 1 AND 2 IN THE WEST 1/2 OF SECTION 8 TOWNSHIP 42 NORTH, RANGE 11 AND THE EAST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 1 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED NOVEMBER 17, 1988 AS DOCUMENT #8830811, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 3650 N. WILKE ROAD, ARLINGTON HEIGHTS, ILLINOIS





Item: Taco Bell Redevelopment - 1530 & 1650 W. Algonquin Rd. - T1583

Department: Planning & Community Development

Requested Action

1. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow for redevelopment of the site.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed amendment to Special Use ordinances #83-14 and #91-082 to allow for redevelopment of the site with a new Taco Bell restaurant including a drive-thru and is supportive of the project subject to the following conditions:

1. A future access easement that provides two-way access to the property to the west shall be provided, which shall be implemented once the property to the west redevelops and provides reciprocal access to the subject property.
2. The petitioner shall evaluate the location of the proposed rear dumpster enclosure and work to relocate the dumpster enclosure closer to the building and away from the residential areas to the rear.
3. The petitioner shall provide additional details on the proposed retaining wall and outdoor seating area, including size of outdoor seating area and number of seats.
4. A copy of Document #26759365 shall be provided.
5. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drive-through stacking, parking, and impacts to public streets shall be required.
6. A Design Commission application will be required.

7. Preliminary Engineering plans will be required.
8. A landscape and tree preservation plan will be required.
9. The petitioner shall provide additional details on the number of employees and anticipated delivery and refuse collection times.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plan

Plat of Survey

Project Narrative

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Correspondence



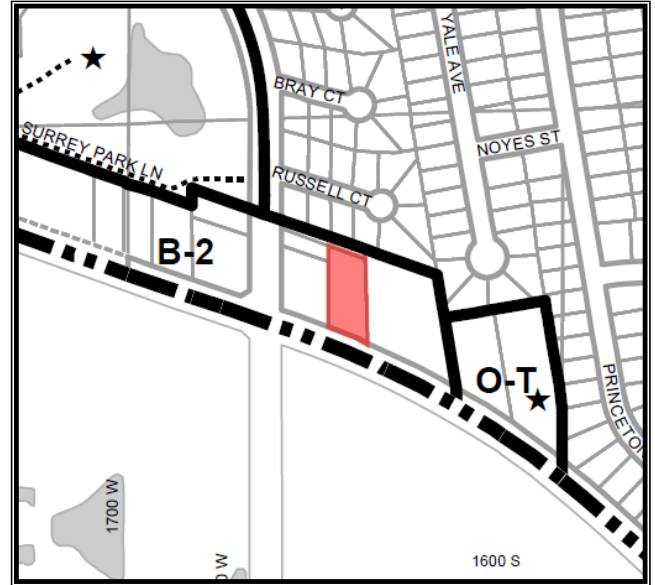
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1583
Project Title: Taco Bell Redevelopment
Address: 1530 W. Algonquin Rd.
PIN: 08-08-401-064

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 27, 2018
Date Prepared: June 22, 2018

Petitioner: Mario Valentini
 MRV Architects, Inc.
Address: 5105 Tollview Dr. – Suite 209
 Rolling Meadows, IL 60008

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Rear access drive to site and neighboring grocery store	Commercial
South	- City of Rolling Meadows -		
East	B-2, General Business District	Grocery Store (Ruffolo Fresh Market)	Commercial
West	B-2, General Business District	Gas Station (Citgo)	Commercial

Requested Action:

1. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow for redevelopment of the site.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is 28,750 square feet in size (0.66 acres) and is currently occupied by a Taco Bell restaurant with a drive-thru. This restaurant and drive-thru were originally granted approval via a Special Use Permit in 1983, which was amended in 1991 to allow for an expansion of the seating area within the building. The current building is approximately 2,050 square feet and the site contains 26 parking spaces. Access to the site comes from a non-signalized full access driveway along Algonquin Road. The property is also served by a drive aisle at the rear of the site that provides non-signalized full ingress and egress to New Wilke Road. This drive aisle is located on property owned by the grocery store to the east, however, an existing easement over the drive aisle gives the subject property the rights for use of the drive aisle.

The petitioner is proposing the demolition of the current Taco Bell and redevelopment of the site with a new 2,112 square foot Taco Bell restaurant, which would include a drive-thru and 23 parking spaces. The building would contain 40 seats and hours of operation would be between 7:00am – 1:00am Sunday thru Thursday and 7:00am – 2:00am on Friday and Saturday. The dining room will close at 11:00pm daily, but the drive-thru would stay open until final closing of the restaurant for the evening. The building will feature the new prototype design for Taco Bell, which includes an updated interior and exterior that would be an enhancement over the current dated design of the building.

Zoning and Comprehensive Plan

The subject property is currently zoned B-2, General Business District and restaurants are classified as special uses within the B-2 District. The proposed use as a restaurant under the 4,000 square foot threshold would normally qualify the project for a Special Use Waiver, however, the inclusion of the drive-thru will require the petitioner to go through the full Special Use Permit approval process via the Plan Commission and Village Board. The Comprehensive Plan designates this property as “Commercial” and the proposed use is therefore compatible with the Comprehensive Plan.

As part of the special use permit process, the petitioner will need to provide details on the overall number of employees and anticipated delivery and trash collection times. A market study will not be required since the proposal is to replace the existing Taco Bell restaurant with an updated restaurant of a similar size, and the existence of the current Taco Bell, along with the desire to redevelop the site with a similar facility, adequately demonstrates a market demand for the use.

Building, Site, Landscaping:

Based on a preliminary analysis, the site appears to conform to all setback, bulk, and height restrictions as outlined within the B-2 district. A comprehensive analysis will be completed during the Plan Commission process once detailed plans are submitted. The conceptual site plan shows a retaining wall at the rear of the restaurant, which appears to delineate an outdoor seating area. The petitioner will need to provide details on the retaining wall (height, color, material) and details any exterior seating, including the size of the outdoor seating area and number of seats. A Design Commission application for the new building will be required.

A code complaint tree preservation and landscape plan shall also be required as part of this development, including parking lot perimeter landscaping, landscaping around the dumpster enclosure, and parking lot landscape islands in equal width to a parking space at the end of all parking rows. Staff notes that there are several trees at the rear of the site that are proposed for removal to accommodate for the revised site layout. Preliminary engineering and a photometric plan will also be required.

Relative to the site layout, the Village will require the petitioner to provide a 24' wide access easement to the benefit of the property to the west, which will be implemented if and when that property is redeveloped and provides reciprocal access to the subject property. The petitioner is showing this future easement on the conceptual plans, however, they should analyze how two-way traffic will function in this area as they are currently showing a double lane of single direction traffic exiting the drive-through and traveling one way through the future easement area. This easement should be designed to accommodate for two directional travel. Additionally, staff requests the petitioner to evaluate the placement of the dumpster enclosure at the rear of the site to see if an alternative location is viable adjacent to and behind the building, which would keep this element further away from the residential areas to the rear of the property. Finally, the petitioner must provide fire-truck auto turn exhibits as part of the redevelopment plans.

Parking and Traffic:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drive-through stacking, parking, and impacts to public streets. The petitioner is encouraged to reach out to IDOT as additional ROW may be needed by IDOT along Algonquin Road due to future intersection improvements that have been discussed with the Village. Although the current plans show no modifications to the existing access to Algonquin Road, as this street is under IDOT jurisdiction, the petitioner should be aware that any modifications to the existing access point will require IDOT review and approval. Finally, the petitioner must provide a copy of Document #26759365, which establishes the easement along the property to the north that gives the subject property access to New Wilke Road. The petitioner should also clarify who the responsible party is for maintaining this rear access drive.

Final required parking will be determined once detailed plans are submitted for the interior of the restaurant since parking for restaurants is determined by the size of the seating area. The petitioner should note that any exterior seating areas will also factor into the parking requirement for the site. Based on a preliminary analysis of the restaurant size, assuming that the interior seating area will be 50% of the overall building size, parking appears to be compliant. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Address	Tenant	Use	Square Feet	Seating Area	Parking Ratio	Parking Required
1530 W. Algonquin Rd.	Taco Bell	Restaurant	2,112	1,056	1 per 45 SF of Seating Area	23
TOTAL SQUARE FOOTAGE			2,112	PARKING REQUIRED *		23
PARKING PROVIDED						23
SURPLUS / (DEFICIT)						(0)

* Does not include exterior seating area. When details on the exterior seating area are provided, this number may increase.

Per the Village's recently adopted bicycle parking regulations, two bicycle parking spaces must be provided on the site.

RECOMMENDATION

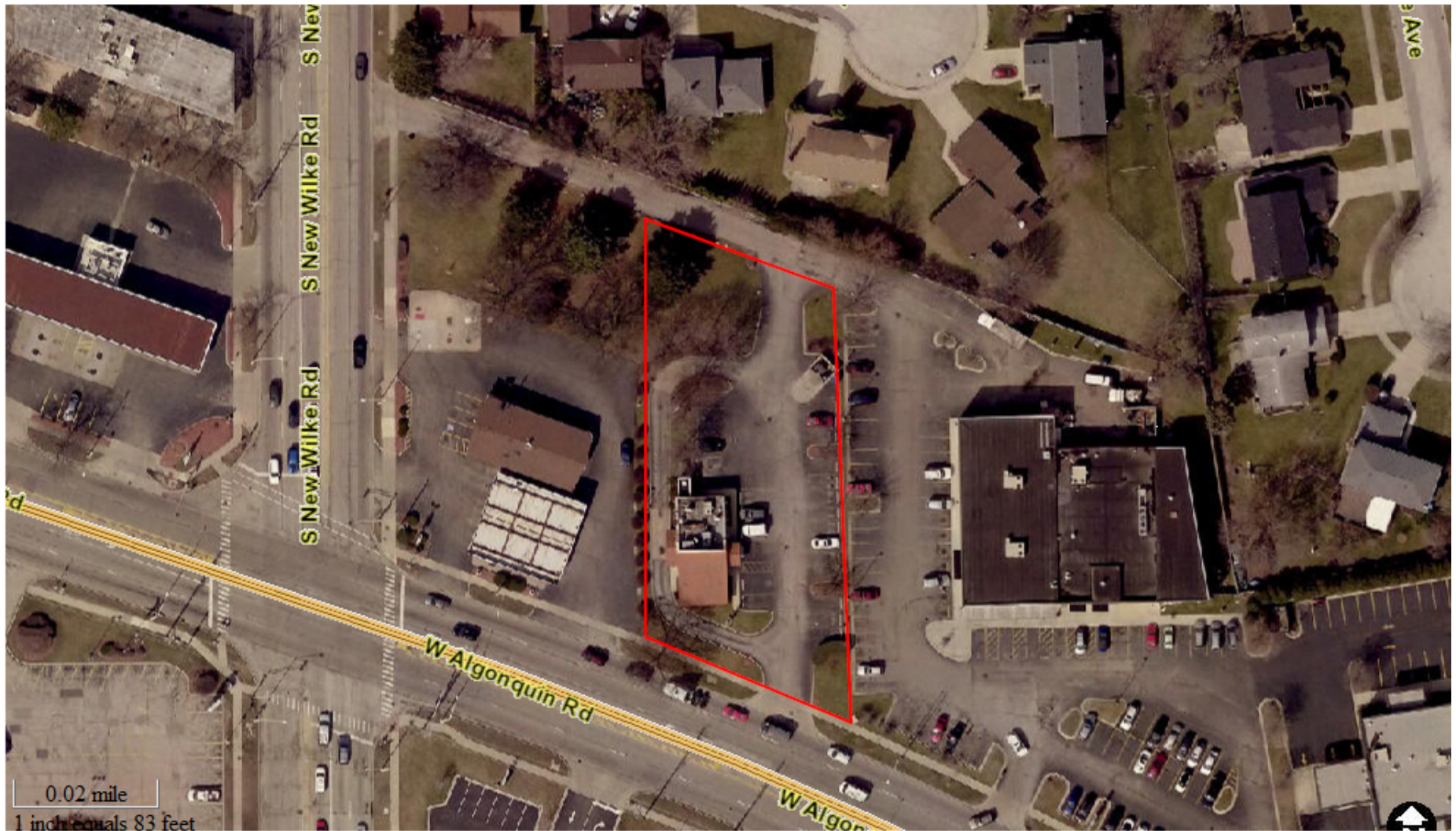
The Staff Development Committee reviewed the proposed amendment to Special Use ordinances #83-14 and #91-082 to allow for redevelopment of the site with a new Taco Bell restaurant including a drive-thru and is supportive of the project subject to the following conditions:

1. A future access easement that provides two-way access to the property to the west shall be provided, which shall be implemented once the property to the west redevelops and provides reciprocal access to the subject property.
2. The petitioner shall evaluate the location of the proposed rear dumpster enclosure and work to relocate the dumpster enclosure closer to the building and away from the residential areas to the rear.
3. The petitioner shall provide additional details on the proposed retaining wall and outdoor seating area, including size of outdoor seating area and number of seats.
4. A copy of Document #26759365 shall be provided.
5. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drive-through stacking, parking, and impacts to public streets shall be required.
6. A Design Commission application will be required.
7. Preliminary Engineering plans will be required.
8. A landscape and tree preservation plan will be required.
9. The petitioner shall provide additional details on the number of employees and anticipated delivery and refuse collection times.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

June 22, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1583



Map created on June 21, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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



△
△
△
△
△
△
△
△
△
△

CONTRACT DATE:	XX.XX.XXX
BUILDING TYPE:	EXP4
PLAN VERSION:	MAY, 20
SITE NUMBER:	XXX-XX
STORE NUMBER:	X

TACO BELL
ALGONQUIN RD. & NEW WILKE RD.
ARLINGTON HEIGHTS, IL

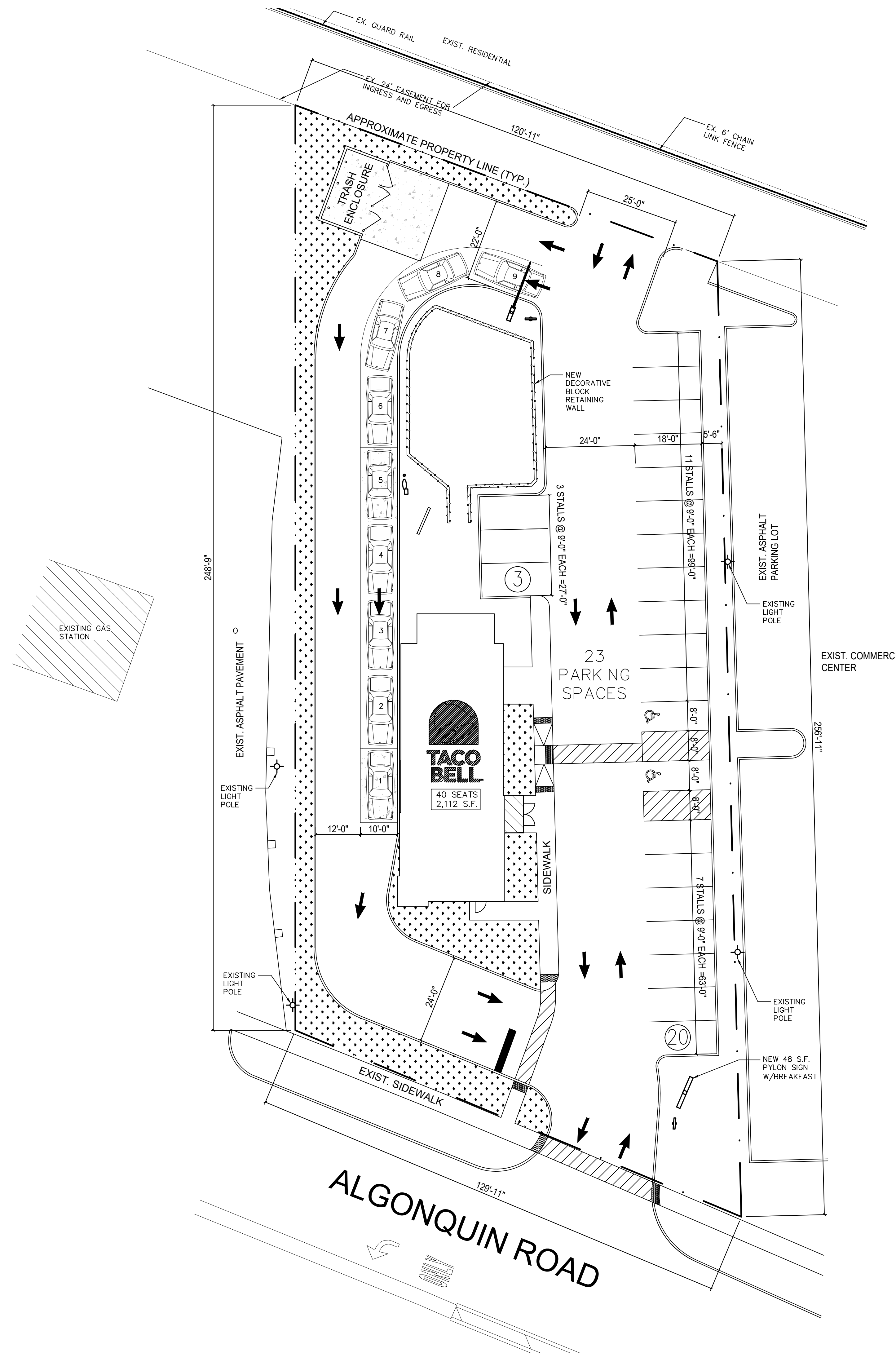
PROPOSED SITE PLAN

SP1.0



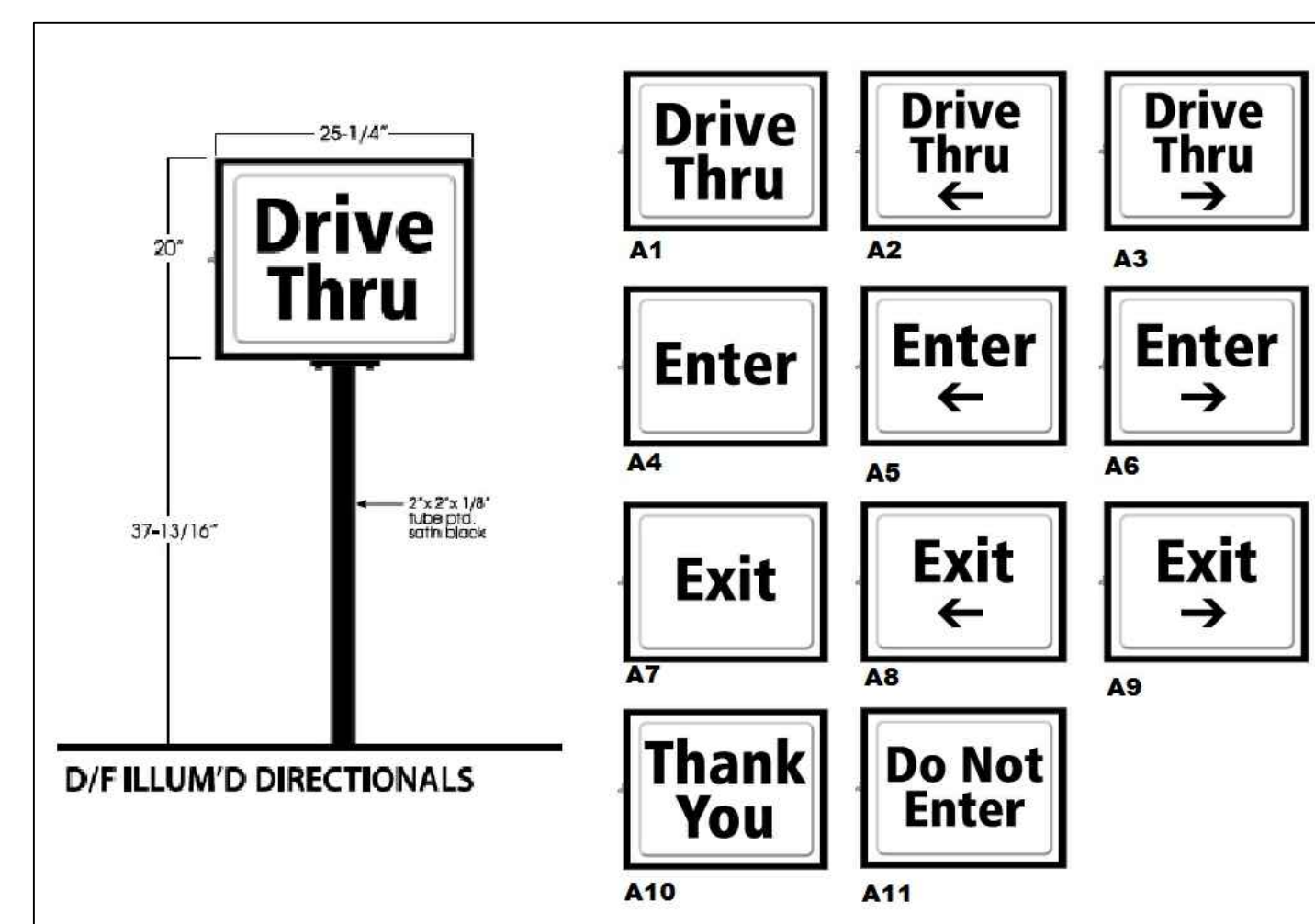
SITE PLAN	1/16" = 1'-0"	1
------------------	---------------	----------

--	--



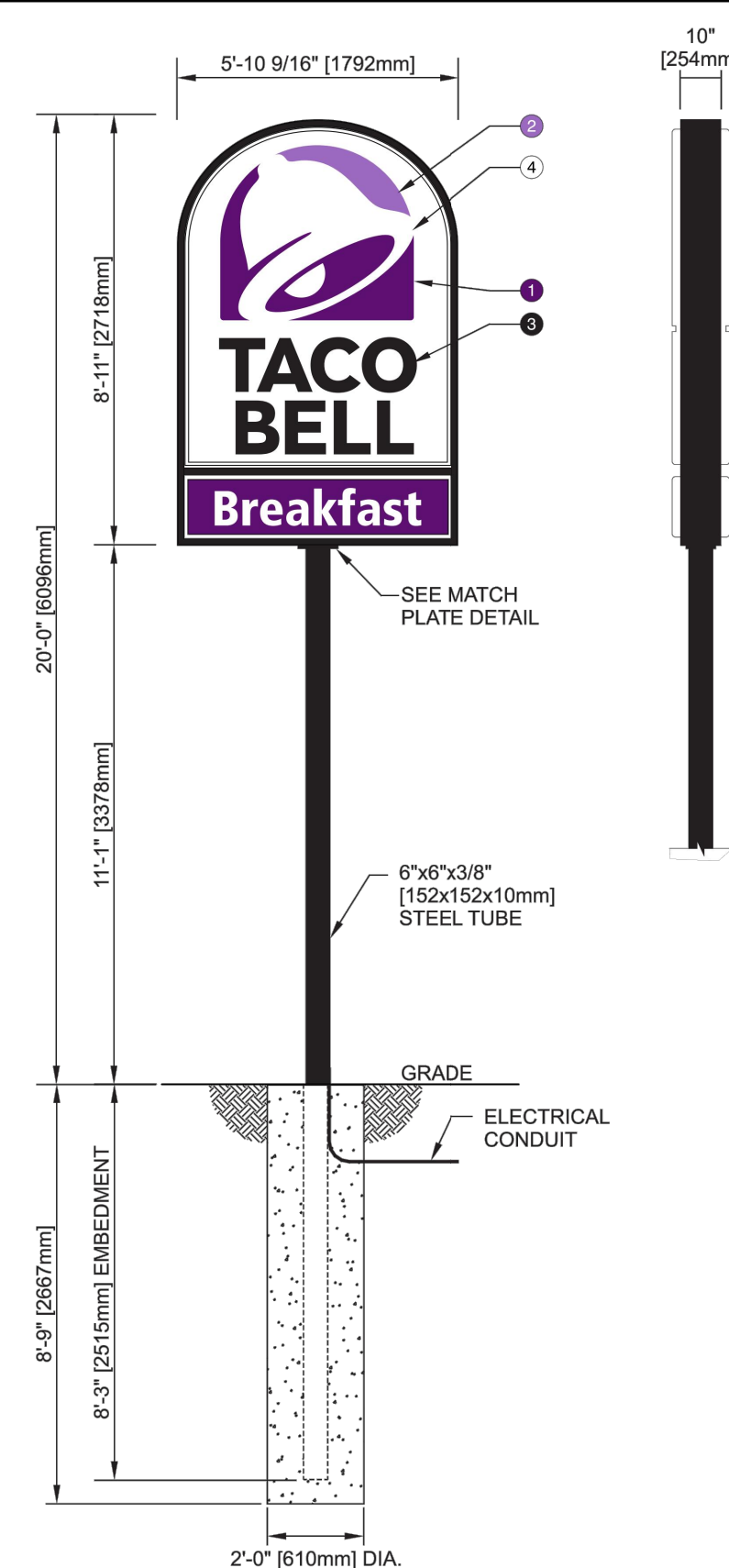
NOT USED

4



DIRECTIONAL SIGN DETAILS

NTS

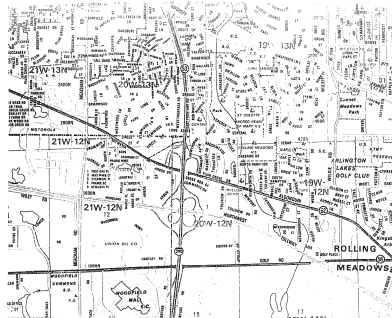
[illegible]

1.02 CU. YDS.
CONCRETE REQ'D

PYLON SIGN

NTS

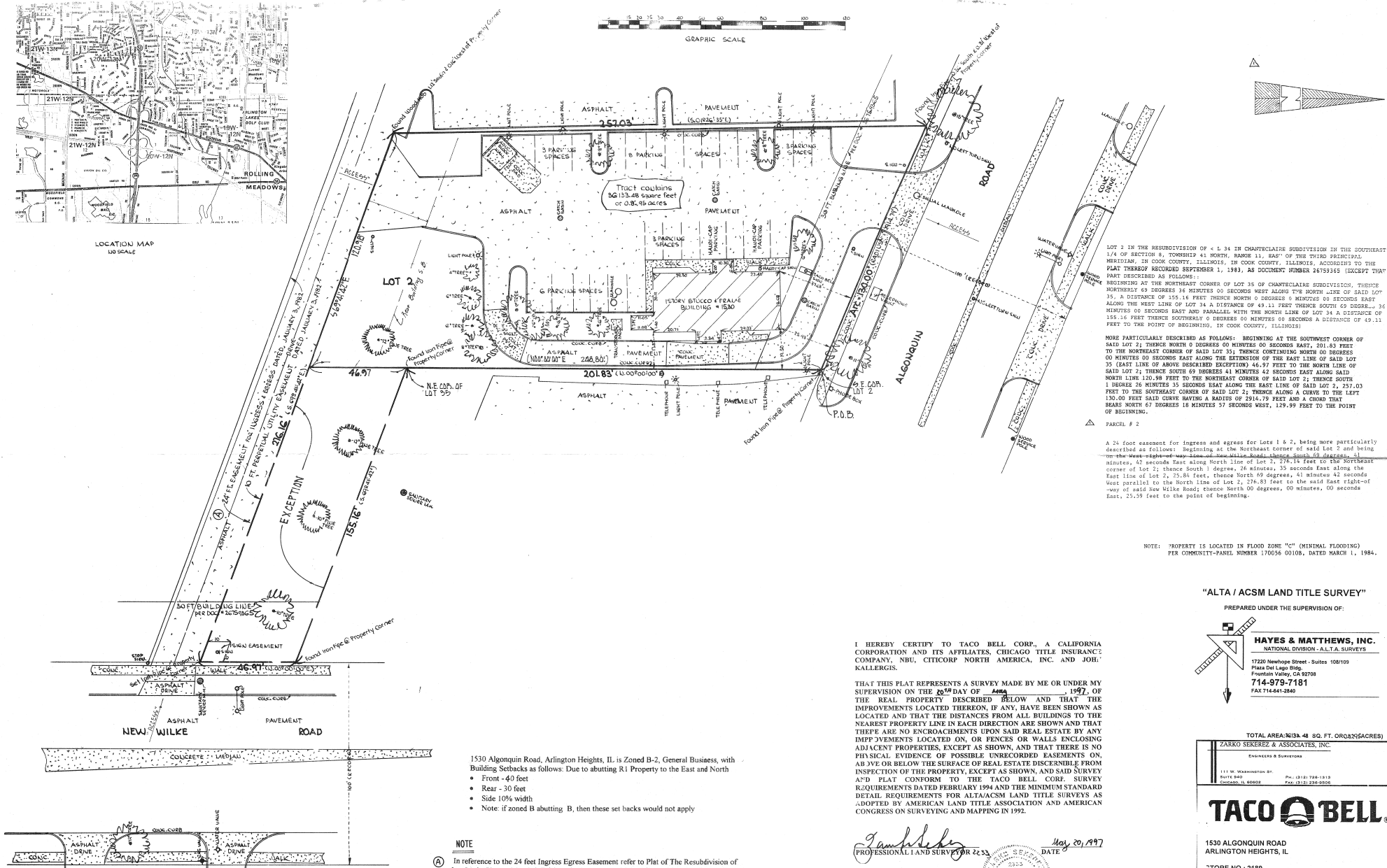
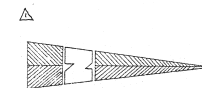
2



LOCATION MAP
1/4" = 100'



GRAPHIC SCALE



LOT 2 IN THE RESUBDIVISION OF < 1/4 SEC 34 IN CHANTECLAIRE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1983, AS DOCUMENT NUMBER 26759365 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 35 OF CHANTECLAIRE SUBDIVISION, THENCE NORTHERLY 69 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 155.16 FEET THENCE NORTH 0 DEGREES 0 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 34 A DISTANCE OF 49.11 FEET THENCE SOUTH 69 DEGREES 36 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF LOT 34 A DISTANCE OF 155.16 FEET THENCE SOUTHERLY 0 DEGREES 0 MINUTES 00 SECONDS A DISTANCE OF 49.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS)

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 201.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT 35 (EAST LINE OF ABOVE DESCRIBED EXCEPTION) 46.97 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 69 DEGREES 41 MINUTES 42 SECONDS EAST ALONG SAID NORTH LINE 120.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 1 DEGREE 26 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, 257.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG A CURVE TO THE LEFT BEARS NORTH 67 DEGREES 18 MINUTES 57 SECONDS WEST, 129.99 FEET TO THE POINT OF BEGINNING.

PARCEL # 2

A 24 foot easement for ingress and egress for Lots 1 & 2, being more particularly described as follows: Beginning at the Northeast corner of said Lot 2 and being to the West-Southwest 1/4 Sec 34, 274.14 feet to the Northeast corner of Lot 2; thence South 1 degree, 26 minutes, 35 seconds East along the East line of Lot 2, 25.94 feet; thence North 69 degrees, 41 minutes 42 seconds West parallel to the North line of Lot 2, 274.83 feet to the said East right-of-way of said New Wilke Road; thence North 00 degrees, 00 minutes, 00 seconds East, 25.94 feet to the point of beginning.

NOTE: PROPERTY IS LOCATED IN FLOOD ZONE "X" (MINIMAL FLOODING) PER COMMUNITY-PANEL NUMBER 170536 0010, DATED MARCH 1, 1984.

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED UNDER THE SUPERVISION OF:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYS
17220 Newhope Street - Suites 100/109
P.O. Box 9100
Fountain Valley, CA 92708
714-979-7181
FAX 714-441-2640

I HEREBY CERTIFY TO TACO BELL CORP., A CALIFORNIA CORPORATION AND ITS AFFILIATES, CHICAGO TITLE INSURANCE COMPANY, NBU, CITICORP NORTH AMERICA, INC. AND JOH. KALLERGIS.

THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE 20th DAY OF MAY, 1997, OF THE REAL PROPERTY DESCRIBED BELOW AND THAT THE IMPROVEMENTS LOCATED THEREON, IF ANY, HAVE BEEN SHOWN AS LOCATED AND THAT THE DISTANCES FROM ALL BUILDINGS TO THE NEAREST PROPERTY LINE IN EACH DIRECTION ARE SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID REAL ESTATE BY ANY IMPROVEMENTS LOCATED ON, OR FENCES OR WALLS ENCLOSING ADJACENT PROPERTIES, EXCEPT AS SHOWN, AND THAT THERE IS NO PHYSICAL EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS ON, ABOVE OR BELOW THE SURFACE OF REAL ESTATE DISCERNIBLE FROM INSPECTION OF THE PROPERTY, EXCEPT AS SHOWN, AND SAID SURVEY AND PLAT CONFORM TO THE TACO BELL CORP. SURVEY REQUIREMENTS DATED FEBRUARY 1994 AND THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992.

James H. Kelly
PROFESSIONAL LAND SURVEYOR #253 DATE May 20, 1997



1530 Algonquin Road, Arlington Heights, IL is Zoned B-2, General Business, with Building Setbacks as follows: Due to abutting R1 Property to the East and North

- Front - 40 feet
- Rear - 30 feet
- Side 10% width
- Note: if zoned B abutting B, then these set backs would not apply

NOTE

- (A) In reference to the 24 feet Ingress Egress Easement refer to Plat of The Resubdivision of Lot 34, in Chanteclaire Subdivision, in the S.E. 1/4 of Sec 8-41-11, in Cook County, Illinois. It was recorded September 1, 1983 per Title Commitment as document #26759365

T.BELL.CRT

TOTAL AREA: 3134.48 SQ. FT. (0.0725 ACRES)
TACO BELL & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

111 W. WASHINGTON ST.
SUITE 200
CHICAGO, IL 60602
TEL: (312) 782-1313
FAX: (312) 226-9306

TACO BELL

1530 ALCONQUIN ROAD
ARLINGTON HEIGHTS, IL

STORE NO.: 2189

SCALE: 1" = 20'	DRAWN BY: F.R.	REV. PER TITLE COMPLY	SHEET: 1 of 1
DATE: MAY 20, 1997	CHECKED BY: J.B.		

N 9388

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 209, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

June 13, 2018

Plan Commissioners
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Proposed scrape and rebuild of existing Taco Bell restaurant, Algonquin Road and New Wilke Road
Conceptual Plan Review Submittal

Statement of Intent

The applicants, The Twins Group, Inc. and Hamra Enterprises, intend to scrape and rebuild the existing Taco Bell building with an accessory drive-thru at the above noted location. Looking ahead, the development is estimated to be completed by November. As a part of the redevelopment, we are required to request a review of the Conceptual Plan for the property. We believe that the development and operation of the restaurant with an updated image will enhance the current intersection, while providing the typical Quick Services Restaurant service in a high-quality environment the brands is known to deliver.

The franchise group owns and operates many drive-thru locations throughout the United States. The Twins Group's upper management team consists of many multi-unit managers who have well over 15 years of Quick Service Restaurant experience each.

This location qualifies for the new prototypical style category for Taco Bell. Here, they will be unveiling a new prototypical design for this building which will have a full menu offering; functioning as a typical free-standing building.

We understand the sensitivity to create a building with an architecturally pleasing exterior appearance while also offering a comfortable, while functional, interior environment. The introduction of more modern elements to the exterior works in combination with interior items such as soft seating to create a very wholesome experience. The use of quality construction materials sets these buildings apart from other brands and other buildings within the same brand.

Items such as directional signs and a menu board are also essential to a well-functioning drive-thru facility and have been integrated into the overall site design. A drive-thru would be an added convenience for customers that are not intending on dining in. And, unlike the site's current drive-thru configuration, an additional bypass lane will be added to provide relief with the removal of an otherwise inconvenient choke-point. To help ensure public safety, warning stripes are to be painted wherever pedestrians may come into contact with drive-thru traffic.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 209, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

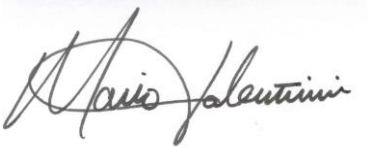
The drive-thru speaker systems typically used are adjustable to comply with any village restrictions and can be accessed by a manager at any time as needed to control the volume. They can also be set for day and night sound levels to prevent any noise from carrying to the surrounding properties at the quieter hours of the night.

In general, the expected number of full time employees would amount to 30 employees. Hours of operation would begin at 7am and will close at 1am from Sunday-Thursday. On weekends however, the closing time would most likely be extended to 2am. When the dining room closes at 11pm daily, the drive-thru window will operate until closing.

Overall, the addition of this building and drive-thru will prove beneficial to the community by providing a valuable service. Taco Bell will be able to accommodate the customers as needed while having little disruption to the surrounding area. The exterior and interior lighting, signage, materials and proposed plan will maintain the character of the design and surrounding area while creating a more enjoyable experience. We look forward to presenting this project to you and hearing your feedback.

Please feel free to contact me with any further questions regarding the request for review.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mario Valentini", is written over a light blue rectangular background.

Mario Valentini
Principal,
MRV Architects, Inc.



Item: Paragon Mechanical - 2400 S. Arlington Heights Rd. - T1631

Department: Planning & Community Development

Requested Action

1. Rezoning from R-1, One-family Dwelling District to the B-4, Limited Service District.

Variations Required

1. No variations are identified at this time, however, certain variations may be identified once formal plans are submitted.

Recommendation

The Staff Development Committee (SDC) has reviewed the proposed plans for a land use variation to allow a contractor shop within the R-1, One-Family Dwelling District, and cannot support the request for the following reasons:

1. The proposed land use variation is not consistent with the criteria for land use variation approval. Specifically, a contractor shop will not be compatible with the existing uses and zoning of nearby properties.
2. The proposed land variation is not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop would not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.
3. The proposed land use variation is not compatible with the South Arlington Heights Corridor Plan in that that plan calls for commercial uses on the subject property, and the proposed contractor shop does not comply with this recommended land use. Additionally, outdoor storage of work vehicles will not enhance the appearance of the corridor.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Plat of Survey

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits



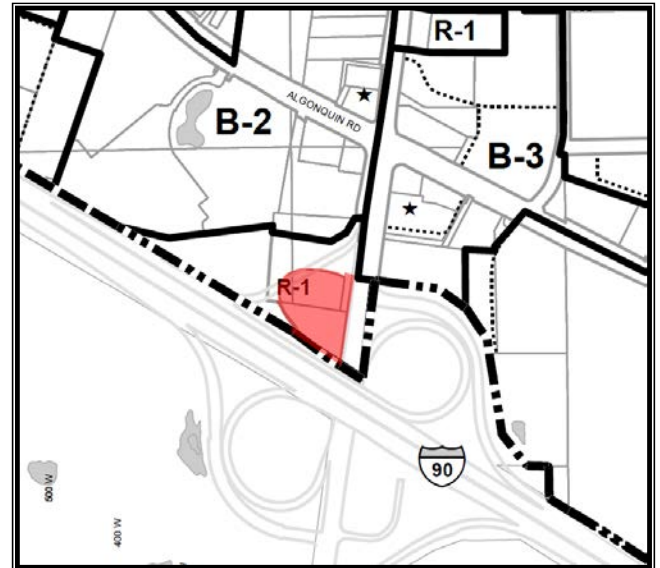
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1631
Project Title: Paragon Mechanical LUV
Address: 2400 S. Arlington Heights Rd.
PIN: 08-16-400-033, 08-16-400-035

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 27, 2018
Date Prepared: June 22, 2018

Petitioner: Kevin Polka
 Paragon Mechanical, Inc.
Address: 11 N. Arlington Heights Road
 Arlington Heights, IL 60004

Existing Zoning: R-1: One-Family Dwelling District
Comprehensive Plan: Open Space



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling District	Detention Area, Highway On-ramp	Open Space
South	- Elk Grove Village -		
East	- Unincorporated Cook County -		
West	R-1, One Family Dwelling District	Detention Area, Highway On-ramp	Open Space

Requested Action:

1. Rezoning from R-1, One-family Dwelling District to the B-4, Limited Service District.

Variations Required:

1. No variations are identified at this time, however, certain variations may be identified once formal plans are submitted.

Project Background:

The subject property is 102,991 square feet in size (2.36 acres) and is currently occupied by the Elk Grove Township facility. The petitioner has purchased the site from Elk Grove and allowed them to continue occupying the space, with an expected move-out date approximately six months from now. The site is occupied by a single-story building of approximately 12,567 square feet, as well as two auxiliary storage garages, a salt dome, and children's bicycle safety/training area. Primary access to the site comes from a full access signalized intersection with Arlington Heights Road. There are 59 parking spaces on the site, not including any of the indoor garage spaces.

The petitioner is proposing the establishment of Paragon Mechanical on the subject property, which is a mechanical contracting business that services both residential and commercial clients. They specialize in design services, installations, and repair services for systems such as tankless water heaters, geothermal systems, hybrid heating systems, solar systems, and smart products. Paragon is presently located at 11 N. Arlington Heights Road where they received a land use variation to establish their business in 2010. They are currently in the process of selling that building and planning to relocate on the subject property.

Paragon's business plan consists of two phases. The first phase involves the relocation of their business to the subject property where they propose to occupy the current site as is. Use of the site during this phase would consist of approximately 1,200 square feet of office space where they would manage their day-to-day functions (accounting, scheduling, sales), 1,200 square feet of training space which they would use to train Paragon installers and technicians on new equipment and installation/repair techniques, and 2,400 square feet of storage space where they would keep materials and tools, and use as a staging area for upcoming jobs. Hours of operation would be between 7:00am and 4:00pm and there would be six employees working out of the site, as well as six technicians and installers that work out in the field and only come to the site as needed (grand total of 12 employees). Exterior storage of work vehicles is proposed in the front parking lot along Arlington Heights Road. The remaining 60% of the building would sit vacant for the first two years while the petitioner finalizes details for phase two of their business plan.

Phase two entails the launching of an "in-home Smart Hub" which would provide hands-on assistance to customer in choosing the right products for their home or business. This location would have an array of products and systems installed and fully-operational for both residential and commercial customers to view and experience to help them make a well-informed decision before purchasing or scheduling an installation. Ultimately, Paragon envisions expanding to satellite locations throughout the Chicagoland suburbs, all of which would report back to the "Smart Hub" location on the subject property. The training center may expand to offer training for individuals outside of the Paragon organization. Buildout of the Hub would take place approximately two years after occupancy of the site. Details on this building are not yet determined, although it would likely involve a substantial interior remodel and exterior site alterations.

Zoning and Comprehensive Plan

The subject property is currently zoned R-1, One-Family Dwelling District. The proposed use of the property falls under the definition of a "Contractor Shop", which is only a permitted use within the B-4, Limited Service District, as well as the M-1 and M-2 Manufacturing Districts. Since M-1 and M-2 districts are not appropriate for this location along the primarily office/commercial Arlington Heights Road corridor, the petitioner would need B-4 zoning to allow for the proposed use. However, the B-4 district allows a range of service related uses that would not be appropriate in this location, such as automobile driving schools, machinery sales and service, non-automobile repair shops, security and guard firms, and carpet & cleaning services. Rather than rezone the property into a district that would allow for uses that are not compatible with the

commercial/office development pattern of the South Arlington Heights Road corridor, staff believes that a land use variation would be the most appropriate zoning method to address the proposed use. Furthermore, the minimum zoning district size for the B-4 District is four acres, and since the subject property is only 2.36 acres in size, a variation to the B-4 standards would be required if the property were rezoned. The Comprehensive Plan designates this property as “Open Space”.

In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner must provide written justification to the following hardship criteria:

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

Based on a preliminary analysis of these standards, staff does not believe that a contractor shop, which is a quasi-industrial/service related use, is compatible with the essential character of the locality. To the north of the subject property there are multiple office buildings, a retail business (guitar center), a restaurant (Denny’s), a gas station, a bank (currently vacant), and a general retail building (currently vacant). To the south is the tollway and forest preserve. The east and west is occupied by tollway onramps, office buildings, and a hotel (Doubletree). A contractor shop does not fit with the pattern of development in the area, and the exterior storage of contractor trucks will be unsightly and a detriment to surrounding properties.

Furthermore, relative to the spirit and intent of the zoning code, Section 2.14 states that one of the intents of the code is to “provide for the gradual elimination of non-conforming uses of land, buildings and structures which are adversely affecting the character and value of desirable development in each district.” While the proposed use would eliminate the Elk Grove Township maintenance use, it would establish a similar use that would have comparable adverse effects on the character of this area.

For these reasons, staff is not supportive of the requested land use variation.

South Arlington Heights Road Corridor Plan:

In May of 2018, the Village adopted the South Arlington Heights Corridor Plan, which outlined the Village’s vision and strategies for improvement to this important gateway into the Village. The subject property was specifically mentioned in the plan, which outlined that the site was suitable for commercial uses. The proposed contractor shop is not compatible with this land use designation within the plan. Additionally, due to the location of the property at the southern edge of the corridor and as the first property within Arlington Heights that visitors will see as they exit the tollway or travel northbound on Arlington Heights Road, the plan identified the site as an important opportunity to enhance the appearance of the southernmost portion of the corridor. Staff does not believe that a contractor shop, which will include outdoor storage of commercial vehicles, will help to realize the goals of the South Arlington Heights Corridor Plan.

Building, Site, Landscaping:

The petitioner is not proposing any site alterations during phase one of their plans and have not yet determined what improvements phase two will involve. A detailed zoning analysis will be conducted as part of any Plan Commission application, and any non-conformities relative to setbacks, bulk, and lot coverage regulations should be addressed as part of the Plan Commission process. In order to evaluate the use of the

building during phase one, a detailed floor plan for the existing spaces shall be required (including the exterior storage structures), which must identify the size and use of each space within the building. Once the specifics of phase two have been developed, detailed plans will be required and an amendment to any land use variation granted for phase one will be required (i.e. Plan Commission and Village Board approval would be required for phase two).

Traffic and Parking:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.

Based on a preliminary analysis, the phase one use will comply with parking requirements. **Table I** below illustrates these requirements.

Table I: Parking Calculations

PARKING CALCULATION							
Address	Tenant	Use	Square Feet	Employees	# of Vehicles	Parking Ratio	Parking Required
2400 S. Arlington Heights Rd.	Paragon Mechanical	Office	1,200	N/A	N/A	1 per 300 SF	12
		Training	1,200	N/A	N/A	1 per 300 SF	12
		Warehouse/Storage	2,500	0	5	1 per vehicle + 1 per every 2 employees	5
		Unused Space	7,667	N/A	N/A	1 per 300 SF	26
TOTAL SQUARE FOOTAGE			12,567	PARKING REQUIRED			54
PARKING PROVIDED *							59
SURPLUS / (DEFICIT)							5

*Does not include any interior garage spaces. When details on the number of interior garage spaces is provide, this number may increase.

Parking for phase two cannot be determined since plans have not yet been developed. The petitioner should note that 25 parking spaces on the south side of the site encroach outside of the property boundaries and no easement allowing this encroachment is shown on the Plat of Survey. This encroachment would need to be addressed during the phase two redevelopment.

Per the Village's recently adopted bicycle parking regulations, six bicycle parking spaces must be provided on the site.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed plans for a land use variation to allow a contractor shop within the R-1, One-Family Dwelling District, and cannot support the request for the following reasons:

1. The proposed land use variation is not consistent with the criteria for land use variation approval. Specifically, a contractor shop will not be compatible with the existing uses and zoning of nearby properties.

2. The proposed land variation is not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop would not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.
3. The proposed land use variation is not compatible with the South Arlington Heights Corridor Plan in that that plan calls for commercial uses on the subject property, and the proposed contractor shop does not comply with this recommended land use. Additionally, outdoor storage of work vehicles will not enhance the appearance of the corridor.

June 22, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1631



Map created on June 21, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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

Proposed: Paragon Mechanical, Inc. Corporate Headquarters / "In-home Smart Hub"

Paragon Mechanical, Inc is a mechanical contracting business serving both the residential and commercial markets. Our customers are typically looking to achieve smart, energy-efficient spaces. We specialize in design services, installations, and repair services for systems such as tankless water heaters, geothermal systems, hybrid heating systems, solar systems, and smart products.

As a mechanical contracting company, our business emphasizes marketing to new customers as much as specializing in building superior mechanical systems. Our 5-year plan is to establish satellite locations throughout the Chicagoland suburbs, including the northern, northwest, southwest, and south suburbs. These offices would all be equipped with an Office Manager and a Project Manager who would report to the corporate headquarters, here in Arlington Heights. These smaller remote offices would establish a local presence to the given community and would add awareness to the Arlington Heights "Smart Hub" headquarters.

Through our daily interactions, we have observed that consumers in today's digital world still possess a strong desire to purchase in-home services from established "local" service providers. The Arlington Heights location will serve as headquarters for this operation and will be referred as the "Smart Hub" for smart and energy efficient products for both homes and businesses. Customers from all over the Chicagoland area will converge on Arlington Heights to tour our smart hub to make educated decisions about products which provide comfort and consume energy for their home and/or business facility. As technology advances and products evolve, customers increasingly seek assistance in choosing the right products for their property's unique needs. Our Arlington Heights "in-home smart hub" will provide hands-on assistance for the customer to choose the right products for their home or business. This location will have an array of products and systems installed and fully-operational for both residential and commercial customers to view and to experience them to make a well-informed decision before making a purchase or scheduling an installation.

While the display and demonstration of products for our new and existing customers will be vital to our operation, almost equally as important will be the new technical training center which will help us to build a team of great technicians and installers. Our staff will be able to learn and improve at their own pace and without the time constraints typically imposed by third-party training facilities. We will be constantly updating and evolving the training center to provide training on the newest technology for both service technicians and installers.

This training center will serve two purposes:

1. The training center will allow us to educate our technicians and installers on new and old products and services. This industry, along with the nature of field work, is dangerous and requires precision, attention to detail, and a great deal of experience. Our service team is tasked with fixing all systems they service, and our installers are responsible for installing systems which will withstand the test of time. These duties are not to be taken lightly and success requires a regimented education system which includes hands-on training capabilities. Our training facility

will provide the training required to deliver the level of quality we are expected to provide to all our customers. At the same time, our customers may be educated by touring the training center while learning about the products and services they are interested in purchasing.

2. This training center will convey, to the touring customer, the level of quality we are looking to achieve on every project. This training facility place a strong emphasis on what it takes to provide quality work, day in and day out. In our industry, customers are all-to-often solely focused on the products being installed, rather than the craftsmanship needed to install this dangerous equipment correctly, safely, reliably, and to achieve system longevity. With this new facility we aim to bridge that gap between expectations, education, and results.

Our new training center will require a great amount of thought, planning, and detail to allow it to flow smoothly yet be flexible enough to adapt to evolving products. It will also inherently require a large amount of financial resources which we plan to accomplish by completing the project in the following two phases:

PHASE 1:

The building, during this first phase of occupancy, will be utilized as it currently stands without any modification. The building will serve as the base for our marketing and office staff. We will develop the plans for the building over the course of two years to ensure we are able to incorporate all the mechanical and smart options for both commercial and residential customers. The goal is to ensure the building flows effectively and when customers are walking through, they will have the ability to view the operation of the office. We will also design the training center for the technicians and installers during this time. We will only be staffing this building, during the first phase, with approximately 6 people. These are our six key personnel and are those who will contribute greatly to the design of this space, so that it is successful in its goal to clearly demonstrate all these products. The space left unused during this phase will be kept clean and tidy but will be vacant. The location of the building is perfect for this project and the designs will be carefully drawn to guarantee we utilize the space effectively and capture our audience.

PHASE 2:

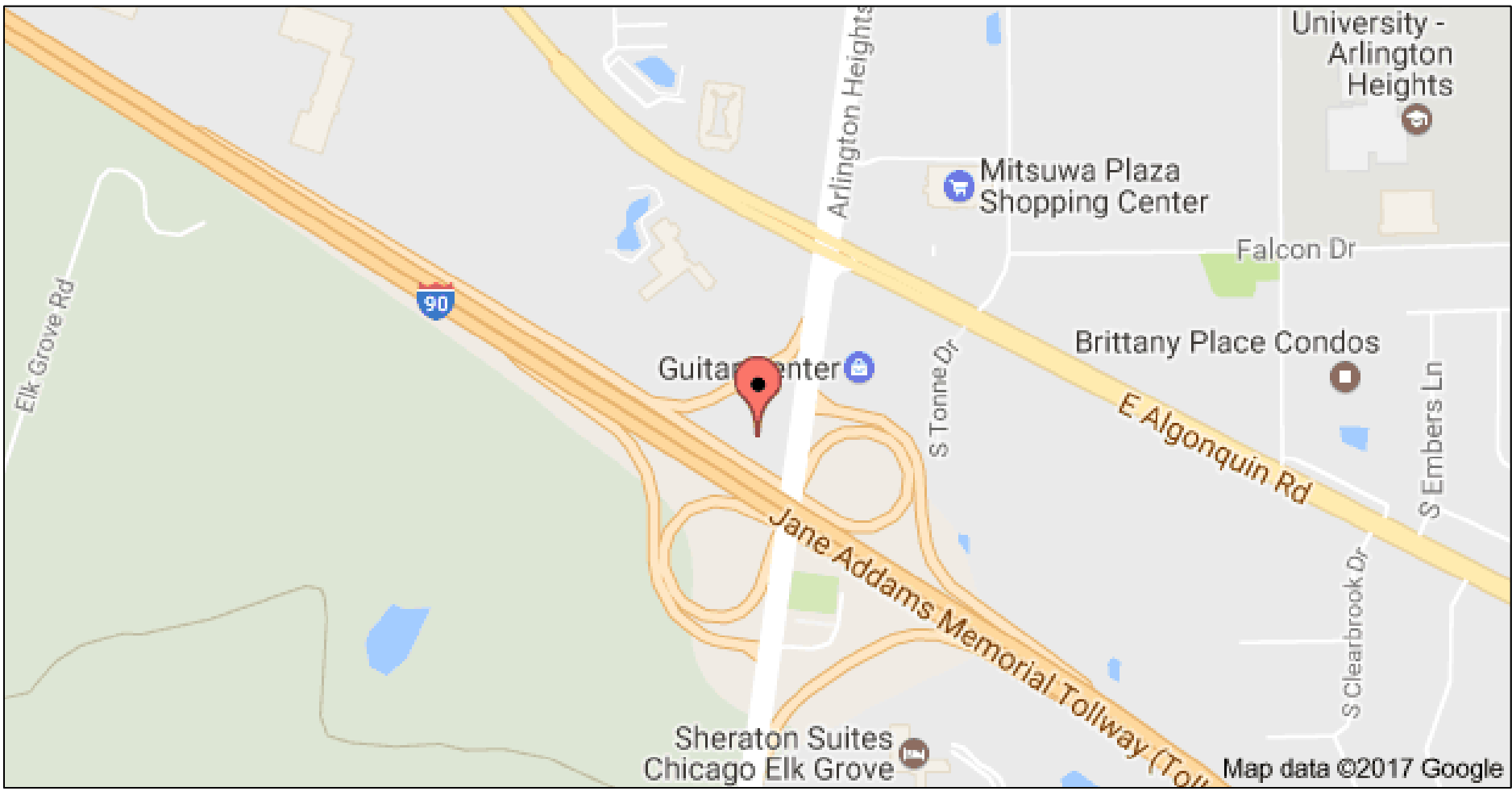
In the second phase we will have detailed drawings made which will show the redevelopment of this entire site, to incorporate our outlined vision. At this time, we cannot exactly detail what the redevelopment will entail, but we know it will involve a redevelopment of the entire site.

Note:

We feel this project will fall in line with exactly what the design commission is looking to accomplish in redeveloping the south corridor. In this first phase, it is important that Arlington Heights properly rezone this property, as it is currently zoned for residential use and is not, nor it has ever been, utilized for a residential purpose. The Village of Elk Grove has utilized this facility for the past 10 years and it was also used by the Village and Tollway Services for the salt trucks. This redevelopment will bring a new group of people into Arlington Heights, and to the south corridor, which is what the goal seems to be from the meeting. In addition, when fully occupied, this property will provide additional tax revenue that has otherwise not been realized until this point. We strongly recommend that the property be properly

rezoned to allow for this development which will ultimately better serve the community and the nearby
tax paying property and business owners.

LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY

OF
PARCEL 1:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE OF LOT 7 A DISTANCE OF 160.80 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 44.70 FEET, WHICH FORMS AN ANGLE AT POINT OF TANGENT OF 104° 11' 50" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.00 FEET FOR AN ARC DISTANCE OF 182.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7; THENCE A EASTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 118.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE CONTINUING EASTWARD ALONG SAID SOUTH LINE FOR A DISTANCE OF 178.01 FEET TO A POINT; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE 166.87 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 179.48 FEET WHICH FORMS AN ANGLE AT A POINT OF TANGENT OF 79° 42' 48" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHERLY ALONG A LINE, SAID LINE BEING PARALLEL WITH THE LAST DESCRIBED NORTH LINE FOR A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 8 (LYING NORTHERLY OF THE NORTHERLY LINE OF THAT PART OF SAID LOT 8 CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED OCTOBER 15, 1956 AS DOCUMENT 16726440) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LOT 8 THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY WARRANTY DEED RECORDED APRIL 21, 1970 AS DOCUMENT 21139137 AND RECORDED MAY 3, 1970 AS DOCUMENT 21154328, AND ALSO EXCEPTING FROM SAID LOT 8 THAT PART TAKEN BY CONDEMNATION IN CASE 96L50469 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440; THENCE ON AN ASSUMED BEARING OF NORTH 58 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440 A DISTANCE OF 33.75 FEET; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST 255.25 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 8 A DISTANCE OF 27.48 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 269.24 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE FINAL JUDGMENT ORDER RECORDED MARCH 17, 1999 AS DOCUMENT 99260978) IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF LOT 7 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 82 DEGREES 56 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST, 61.80 FEET; THENCE NORTH 3 DEGREES 56 MINUTES 06 SECONDS EAST, 116.50 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 15 SECONDS WEST, 44.00 FEET; THENCE SOUTH 7 DEGREES 44 MINUTES 45 SECONDS WEST, 7.92 FEET TO A POINT ON A NON TANGENTIAL CURVE, HAVING A RADIUS OF 420.00 FEET, CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 09 SECONDS, A CHORD LENGTH OF 26.04 FEET AND A CHORD BEARING OF SOUTH 74 DEGREES 25 MINUTES 16 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 26.04 FEET; THENCE SOUTH 7 DEGREES 03 MINUTES 57 SECONDS WEST, 166.87 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, 23.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2400 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005**

PERMANENT INDEX NUMBERS:
08 - 16 - 400 - 033 - 0000 (AFFECTS PARCELS 1 & 2)
08 - 16 - 400 - 034 - 0000 (AFFECTS <PLC 4 AND OTHER PROPERTY)
08 - 16 - 400 - 035 - 0000 (AFFECTS PARCEL 3)

AREA SUMMARY:
PARCEL 1
AREA = 15,878 SQ. FT. OR 0.364 ACRE

PARCEL 2
AREA = 30,301 SQ. FT. OR 0.696 ACRE

PARCEL 3
AREA = 52,478 SQ. FT. OR 1.205 ACRE

PARCEL 4
AREA = 4,254 SQ. FT. OR 0.098 ACRE

TOTAL AREA = 102,911 SQ. FT. OR 2.363 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	52
HANDICAP	6
TOTAL	58

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
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:

- **HVAC EQUIPMENT SALES, LLC**

- **TOWN OF ELK GROVE**,
A QUASI MUNICIPAL CORPORATION AS TO PARCELS
1, 2 AND 3 AND ELK GROVE TOWNSHIP, AS TO PARCEL 4

- **CHICAGO 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(a), 6(b), 7(a), 7(b)(1),7(c), 8, 9,11,14, 16, 17, 18 AND 20 OF **TABLE A** THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 14, 2017.

DATE OF PLAT: DECEMBER 18, 2017

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031C0211J**, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0211 J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **S. ARLINGTON HEIGHTS ROAD**.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- EXCEPT AS SHOWN ON THE SURVEY, 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 # 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.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: **1401 008984077 D2**
EFFECTIVE DATE: **NOVEMBER 29, 2017**

ITEMS CORRESPONDING TO SCHEDULE B :

ITEMS 1 - 12.
NOT SURVEY RELATED.

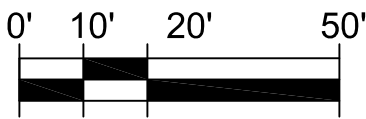
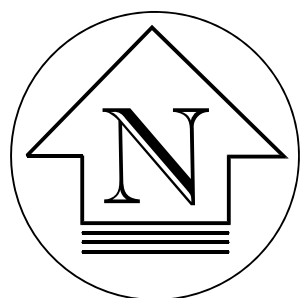
ITEM N 13.
EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 7, 1966 AS DOCUMENT NO. 19936622.
(AFFECTS THE SOUTHERLY 25 FEET, MEASURED PERPENDICULARLY, OF THAT PART OF LOT 8, LYING NORTHERLY OF THE ILLINOIS STATE TOLL ROAD WHERE THE SAME CROSSES LOT 8 AS CONVEYED IN DOCUMENT 16726440)
(AFFECTS PARCEL 3)

ITEMS 14-15.
NOT SURVEY RELATED.

ITEM Y 16.
ENCROACHMENT OF THE CYCLONE FENCES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY, WESTERLY AND SOUTHERLY BY VARYING AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.

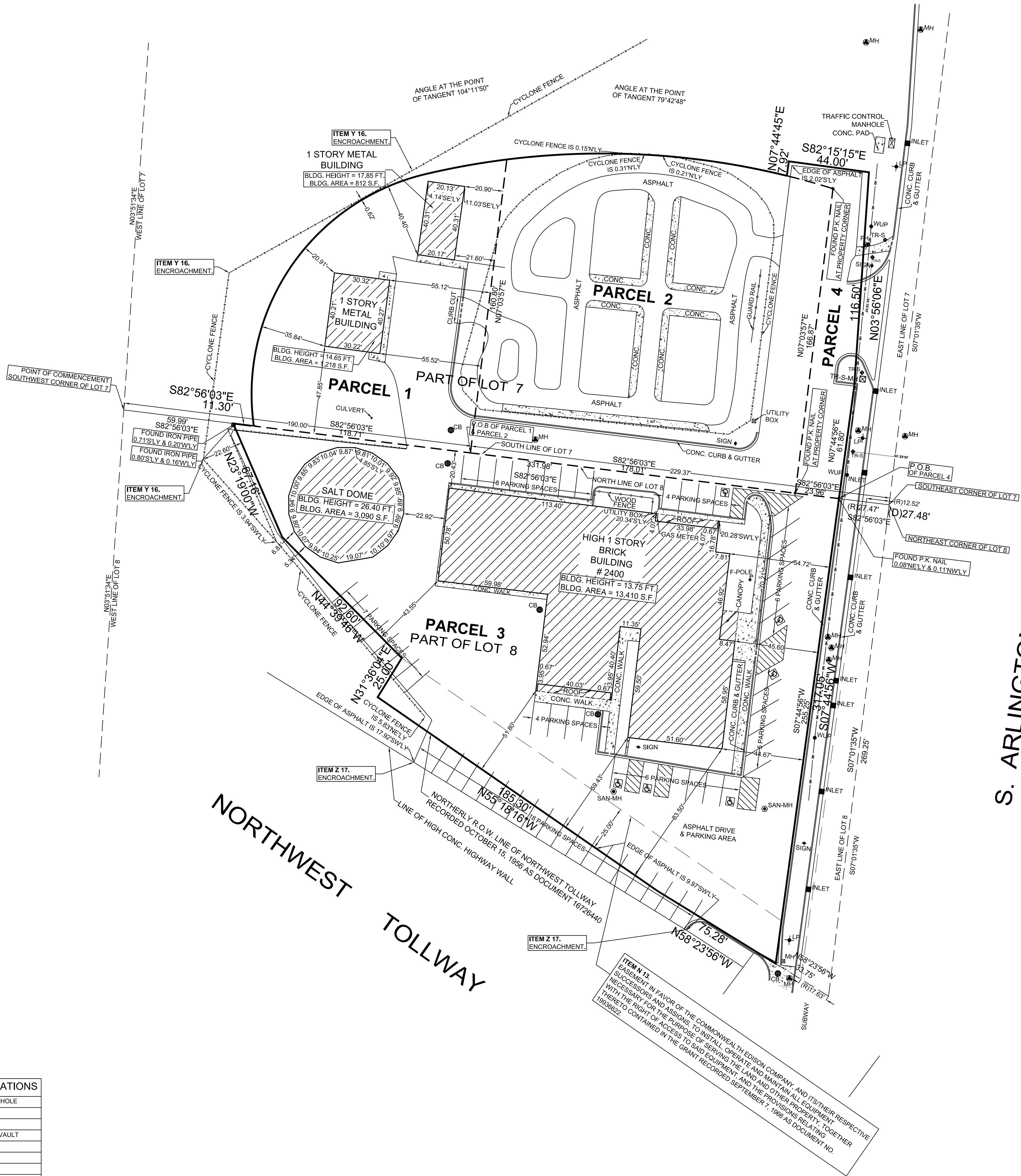
ITEM Z 17.
ENCROACHMENT OF THE ASPHALT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHERLY AND ADJOINING BY APPROXIMATELY 17.92 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.
(PLOTTED ON THE DRAWING)

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



S. ARLINGTON HEIGHTS ROAD
R.O.W. VARIES - HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION