



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 14, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Pride Gas Station - 3460 W. Euclid Ave. - T1790
PUD Amendment, Special Use Permit for Gas Station, Variations
- B. BIBIBOP Asian Grill - 715 E. Palatine Rd. - T1814
Special Use Permit for a Restaurant with Drive-Through
- C. Kygryz Community Center - 1114 N. Arlington Heights Rd. -
T1815
Land Use Variation for Auditorium/Meeting Hall, Banquet Hall,
Amendment to PUD Ord. 99-038

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
6/14/2023

Item: Pride Gas Station - 3460 W. Euclid Ave. - T1790

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinances 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs and permit construction of a gas station with a convenience store and brew pub and modifications to the commercial buildings in Zone D of the PUD.
2. Land Use Variation to allow a prohibited use (Automobile Service Station) within the Euclid Avenue / Rohlwing Road Overlay District.
3. Special Use Permit to allow a Brew Pub.

Variations Required

1. Chapter 28, Section 5.1-19.1c, to allow a parking lot to be less than 15' setback from Euclid Avenue.
2. Additional variations may be identified once formal plans are submitted.

Recommendation

The Staff Development Committee has reviewed the proposed amendment to the Arlington Downs PUD and recommends denial for the following reasons:

1. The proposed automobile service station use is prohibited per Section 5.1-19.1d of the Zoning Code and is inconsistent with the approved Arlington Downs PUD and the purpose and allowances of the Euclid / Rohlwing Overlay District.
2. The proposed automobile service station is not a desirable use given the gateway location of the subject property and potential for future redevelopment in this area.
3. The proposed land use variation is not consistent with the criteria for land use variation approval. Specifically, an automobile service station is not compatible

with the existing uses within the Arlington Downs PUD, is not in harmony with the spirit and intent of the Zoning Code, and the plight of the owner is not due to unique circumstances. An automobile services station would be contrary to the goals and permitted uses within the Overlay District.

4. The proposed PUD amendment is inconsistent and incompatible with the Comprehensive Plan.

5. The sale of alcohol is not allowed within gas stations and the proposed use includes a brew pub that is integrated into the gas station concept.

The Staff Development Committee recommends development of a high-quality, dense, walkable development on the subject property that is consistent with the Zoning Code, Arlington Downs PUD, and Comprehensive Plan, and is compatible with existing uses in the vicinity.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Narrative	Correspondence
Conceptual Site Plan, Floor Plan, Rendering	Exhibits
Preliminary Tax Projections - Per Petitioner	Exhibits
Arlington Downs PUD Zone Map	Exhibits
Pictures of Existing Pride Locations	Exhibits
Pride Gas Station Competitor Map	Exhibits
Preliminary Village Feedback #1	Correspondence
Preliminary Village Feedback #2	Correspondence
Preliminary Village Feedback #3	Correspondence
Preliminary Village Feedback #4	Correspondence



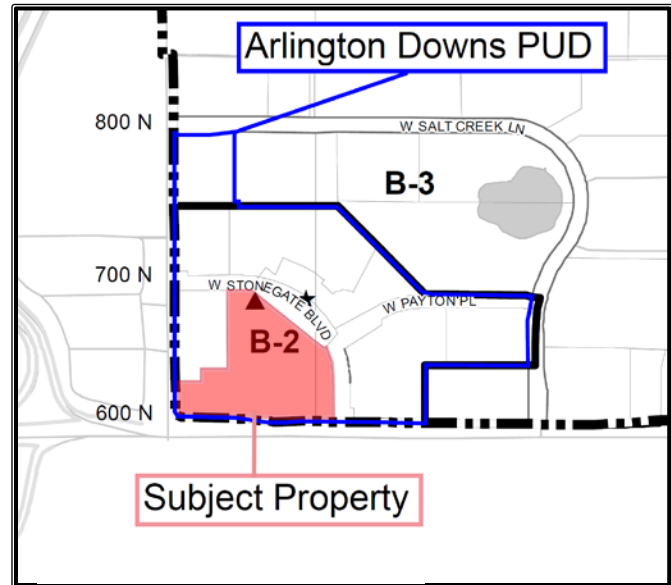
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1790
Project Title: Pride of Arlington Heights
Address: 3460 W. Euclid Ave.
PIN: 02-26-201-020

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 14, 2023
Date Prepared: June 9, 2023

Petitioner: Megan Moore
 JDS Professional Services, Inc.
Address: 1400 E Touhy Avenue Suite 215
 Des Plaines, IL 60018

Existing Zoning: B-2: General Business District
Comprehensive Plan: Mixed-Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Mixed-use commercial/multi-family residential	Mixed-Use
South	- City of Rolling Meadows -		
East	B-2, General Business District	5-story multi-family residential building	Mixed-Use
West	- City of Rolling Meadows -		

Requested Action:

1. Amendment to PUD Ordinances 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs and permit construction of a gas station with a convenience store and brew pub and modifications to the commercial buildings in Zone D of the PUD.
2. Land Use Variation to allow a prohibited use (Automobile Service Station) within the Euclid Avenue / Rohlwing Road Overlay District.
3. Special Use Permit to allow a Brew Pub.

Variations Required:

1. Chapter 28, Section 5.1-19.1c, to allow a parking lot to be less than 15' setback from Euclid Avenue.
2. Additional variations may be identified once formal plans are submitted.

Project Background:

The subject property is part of the Arlington Downs PUD, located at the northeast corner of Euclid Avenue and Rohlwing Road and consisting of several land parcels that have a combined area of 27 acres. The Arlington Downs PUD was originally approved in 2012 and subsequently amended in 2014, 2015, and 2018 in response to modifications proposed to the approved development plan. The overall PUD plan currently includes five different use zones; Zone A - Residential/Office; Zone B - Residential and First Ascent Climbing Facility; Zone C - Senior Living Residential; Zone D - Commercial and hotel; and Zone E - Residential. A map of the different zones is included at the end of this report. When combined, the current PUD for the Arlington Downs mixed-use development includes:

- 837 luxury apartment units, combined between One Arlington (214 units), ADR II (263 units), and ADR-IV (up to 360 units)
- 180 Senior Living units in Zone C
- 116 limited-service hotel rooms in Zone D
- Reopening of the former water park as a recreational climbing facility (First Ascent)
- Approx. 50,275 sq. ft. of commercial/retail space dispersed between Zones D, A, and B
- 2,333 parking spaces

The intent of the original PUD for this site, along with each subsequent amendment, has been to create a unique, high-quality, one-of-a-kind mixed-use gateway development into the Village of Arlington Heights.

Current Request

The petitioner is proposing modifications to the approved PUD development plan, which requires the following zoning approvals as outlined below:

- PUD Amendment to allow modifications to the development plan for Zone D, including a reduction of commercial square footage from 30,300 square feet to approximately 27,000 square feet, construction of a gas station/convenience store/brew pub, and additional modifications to the approved site that are inconsistent with the goals and intent of the original PUD.
- Land Use Variation to allow a prohibited land use (gas station) within the Euclid / Rohlwing Overlay Zoning District
- Special Use Permit to allow a Brew Pub on the subject property. It should be noted that there are liquor license issues with a brew pub that is attached to a gas station, which shall be discussed later within this report.
- A modification to the parking variation for the Arlington Downs PUD may be required, along with additional variations, which will be evaluated upon submission of detailed plans

Specifically, the petitioner has proposed the establishment of the “Pride of Arlington Heights” gas station at the southwest corner of the site adjacent to the intersection of Euclid Avenue and Rohlwing Road, which would include eight double sided gas pumps (16 total), four EV charging stations, and an approximately 4,000 square foot convenience store that is attached to an approximately 7,000 square foot brew pub. Also located on the subject property would be three outlot buildings totaling 16,000 square feet of commercial space to be developed in future phases. Abutting to the subject property and also within Zone D (but under separate ownership and not a part of the current application), a 116-room hotel is entitled and planned for construction by a separate entity. The proposal also includes a new right-in/right-out access point along Euclid Avenue, as well as a right-in access point along Rohlwing Road.

Zoning & Arlington Downs PUD History:

The subject property is located in both the B-2, General Business Zoning District, as well as the Euclid / Rohlwing Overlay Zoning District. As the petitioner's proposal involves substantial modifications to the approved PUD master development plan, an amendment to the PUD is required. The Euclid / Rohlwing Overlay Zoning District was established in 2012 to encourage high-quality, dense, mixed-use development within this important gateway into the Village of Arlington Heights. Section 5.1-19 of Chapter 28 sets forth the goals and objectives of the Overlay District, which is shown below:

5.1-19 Overlay Zoning District – Euclid Avenue / Rohlwing Road. The purpose of the overlay district is to encourage a high quality, high density, mixed use development given the area's proximity to Route 53 and Arlington Park / Metra station. The following conditions of use shall supplement the underlying zoning for the area, but supersede the underlying zoning where different.

In order to accomplish the redevelopment vision within the overlay zone, certain uses that would have been contrary to the purpose and intent of the Overlay District were expressly prohibited by Section 5.1-19.1d. Specifically, the following uses are prohibited from locating within the Overlay District and the Arlington Downs PUD:

d. Prohibited Uses:

The following uses shall be prohibited:

Automobile Service Stations:

Motor Vehicle Repair, Minor;

Motor Vehicle Sales and Incidental Rental of Motor Vehicles;

Motor Vehicle Sales Lots;

Pawn Shop / Cash Converter;

Currency Exchanges.

Funeral Parlors / Mortuary;

Animal Hospitals.

As such, the proposed gas station is not permitted and would require a Land Use Variation. Brew pubs are classified as special uses within the B-2 District and accordingly, a Special Use Permit is required for the proposed brew pub use.

Since its initial approval in 2012, the Village has been responsive to market conditions and external factors impacting this development and has supported several amendments that have aligned with the original development vision and were compatible with the underlying zoning regulations. Each previous modification has continued to provide a high-quality, dense, pedestrian friendly mixed-use development.

Incompatible Zoning & Land Use

The Staff Development Committee (SDC) does not support the requested PUD amendment as the proposed automobile service station is not compatible with the vision for walkable redevelopment within this important gateway into the Village and is not compliant with the overlay zoning regulations or approved PUD. Gas stations are auto-oriented uses that do not contribute to the dense, pedestrian friendly intent of

the Euclid / Rohlwing Overlay District regulations, and for this reason, these uses were prohibited from locating within the district.

The subject property is classified as appropriate for Mixed-Use development as per the land use map within the Comprehensive Plan. In consideration of the remaining uses within the Arlington Downs PUD, the proposed development qualifies as mixed-use. However, the Comprehensive Plan also establishes several goals and policies relating to future land uses within the Village. These goals and policies are intended to establish the basis for continuity of the decision-making process relative to any proposed land uses. The following graphic outlines several of these goals and policies:

 Land Use Goals	 Land Use Policies
1 To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.	1 To require quality planning in new developments utilizing advanced land planning and development concepts. Encourage mixed land use concepts in proper locations consistent with the Village's Land Use Map.
2 The remaining limited amount of undeveloped land shall be utilized in a manner which benefits the community.	3 The rezoning of land should be considered only where such rezoning is supported by detailed studies.
4 Incompatible zoning should be avoided.	7 Revitalize declining areas through rehabilitation, redevelopment, and In-fill strategies as appropriate.
5 Only well planned commercial and industrial developments should be built.	

The proposed gas station is not compatible with these goals and accordingly, the Staff Development Committee finds the proposal to be inconsistent with the Village of Arlington Heights Comprehensive Plan.

The Village of Arlington Heights shall only approve a land use variation when it complies with four standards of approval as outlined within the Zoning Code. All variations must comply with four standards of approval, which standards have been outlined 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.**

Based on a preliminary analysis of these standards, staff does not believe that an automobile service station is compatible with the essential character of the locality, which is primarily established by the dense, walkable, and mixed-use Arlington Downs PUD of which the subject property is part of. A gas station does not fit with the pattern of development in the area and redevelopment vision within the PUD, and an automobile-oriented use is not compatible with the purpose of the Overlay Zoning District.

Furthermore, the Staff Development Committee does not find the proposed automobile service station is in harmony with the spirit and intent of the Zoning Code. Specifically, one of the purposes of the Zoning Code is to ***“prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts.”*** The Euclid / Rohlwing Overlay District was specifically established to

foster a dense, walkable, and high-quality development in this gateway location, and as a means to accomplish this vision, automobile service stations were prohibited from locating within the Arlington Downs PUD. Approval of a use that is incompatible with the character of development and intended uses within the Overlay District is contrary to the spirit and intent of the Zoning Code.

Additionally, the SDC finds that the plight of the owner is not due to unique circumstances. Prior to their purchase of the property, the petitioner was advised both verbally and in writing that the proposed development was inconsistent with the redevelopment vision for this area and was prohibited by the Overlay District regulations and that the Village would recommend denial of the application.

The petitioner should be aware that liquor sales and consumption are not allowed within a gas station per Village liquor license regulations. The Village will need to evaluate the ability to grant a liquor license to the brew pub as it is attached to and integrated within the gas station concept.

In sum, the Staff Development Committee notes that the Arlington Downs PUD is situated in a dynamic area of the Village that has the potential to see large scale changes in the future, and the SDC **recommends denial** of the proposed land use, which is contrary to the Overlay District and redevelopment vision for this area, would alter the essential character of the area, is not compatible with the Comprehensive Plan, and is not in harmony with the spirit and intent of the Zoning Code.

Appropriate Site Plan Development:

The SDC recommends development of an appropriate, high-quality site development plan that is consistent with the Arlington Downs PUD, Euclid / Rohlwing Overlay District, and the Comprehensive Plan. On a conceptual basis, an appropriate site development plan should be prepared meeting the required minimum standards, such as but not limited to:

- The gas station use is not appropriate for this site and shall be eliminated.
- The gateway feature at the corner of Euclid Avenue / Rohlwing Road needs to be significantly enhanced. The proposed Village of Arlington Heights signage is not consistent with the high quality and well-designed gateway amenity/feature in this location as included within prior PUD approvals.
- Retail Building B does not face Euclid Avenue and needs to be reconfigured to have a stronger orientation towards the street. Additional details are needed on the proposed uses within the commercial buildings to evaluate the parking, circulation, and site design.
- The Arlington Downs PUD has been designed with primary site access to come from Stonegate Boulevard, which provides good internal access into and through Zone D. The two newly proposed access points/curb cuts shall be eliminated.
- Building location and setbacks are inconsistent with the Overlay District regulations.
- Dumpster enclosures are proposed in high-visible locations and should be relocated for enhanced screening.
- Compliance with prior PUD conditions of approval shall be required.
- Additional details are needed on traffic generation and shared parking.

A Design Commission application and review of all proposed buildings shall be required.

Traffic and Parking:

Any PUD amendment will require provision of 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.

Parking within Zone D has been designed to accommodate for the demand of both the hotel and commercial uses within this portion of the PUD. Moreover, the Arlington Downs PUD was approved with a shared parking model where many of the tenants within the PUD would share access and usage of parking stalls as peak parking demand for the mix of uses would occur at different times. Commercial tenants within the One Arlington tower have occasionally used the existing pavement in Zone D for parking. Additionally, during large events at First Ascent, parking demand has caused an overflow of patron and customer parking within Zone D. As part of any Plan Commission review, the petitioner would need to verify where formal rights for shared parking have been established and to whom they benefit, and based upon the results of the traffic and parking study, modifications to the shared parking agreements/Declarations within the PUD could be required.

Given that the proposed PUD amendment would reduce the parking supply within Zone D, any traffic and parking study must verify whether the parking supply can accommodate for the anticipated demand of all uses within Zone D (inclusive of the hotel), along with excess demand anticipated from the other uses within the PUD. Additionally, the developer would need to provide an estimate for the anticipated floor area to be leased by restaurant uses within the future phase retail buildings in Zone D (Buildings B, C, and D), which would need to be taken into account within any traffic and parking study prepared for this project.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed amendment to the Arlington Downs PUD and recommends **denial** for the following reasons:

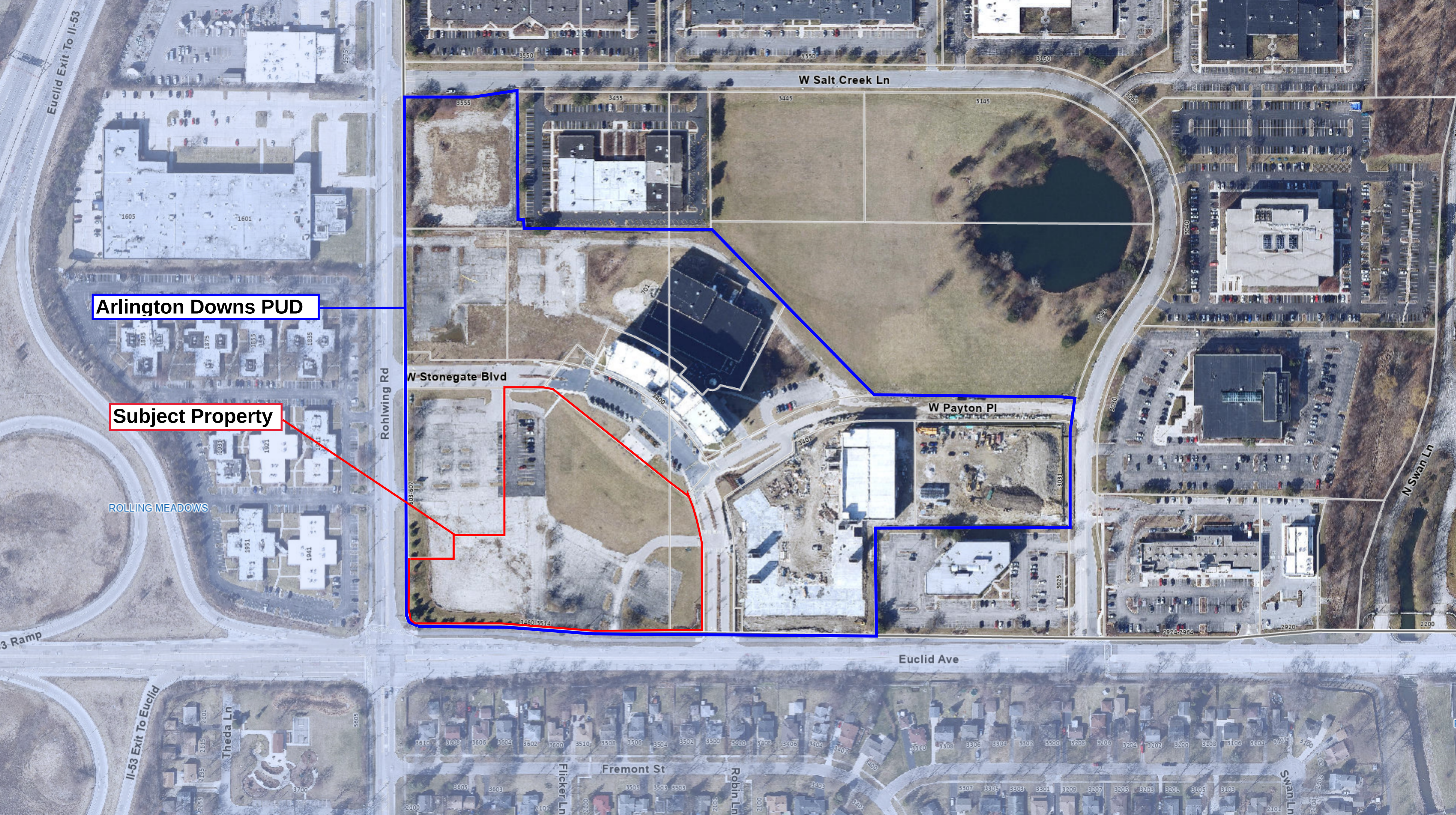
1. The proposed automobile service station use is prohibited per Section 5.1-19.1d of the Zoning Code and is inconsistent with the approved Arlington Downs PUD and the purpose and allowances of the Euclid / Rohlwing Overlay District.
2. The proposed automobile service station is not a desirable use given the gateway location of the subject property and potential for future redevelopment in this area.
3. The proposed land use variation is not consistent with the criteria for land use variation approval. Specifically, an automobile service station is not compatible with the existing uses within the Arlington Downs PUD, is not in harmony with the spirit and intent of the Zoning Code, and the plight of the owner is not due to unique circumstances. An automobile services station would be contrary to the goals and permitted uses within the Overlay District.
4. The proposed PUD amendment is inconsistent and incompatible with the Comprehensive Plan.
5. The sale of alcohol is not allowed within gas stations and the proposed use includes a brew pub that is integrated into the gas station concept.

The Staff Development Committee recommends development of a high-quality, dense, walkable development on the subject property that is consistent with the Zoning Code, Arlington Downs PUD, and Comprehensive Plan, and is compatible with existing uses in the vicinity.

June 9, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1790



Arlington Downs PUD

Subject Property

ROLLING MEADOWS



The PRIDE of Arlington Heights Project Narrative

CIMA Developers, LP is proposing to not only redevelop but greatly enhance the gateway to Arlington Heights located on the northeast corner of Rohlwing Road and Euclid Avenue. This 5.73-acre lot was purchased by CIMA earlier this year. The site was previously the parking field for the former Sheraton Hotel and exists today in significant disrepair. The site lies within the B-2 (General Business) base zoning district, Arlington Downs Planned Unit Development (PUD), and Euclid Avenue/Rohlwing Road overlay district. The proposed commercial development will take place over multiple phases and will involve the construction of a fuel station/microbrewery as well as possible retail, office and/or mixed-use buildings.

The first phase of development will be comprised of an approximate 8,000 square foot convenience store and microbrewery operated by The PRIDE Stores with their 93 Octane Brewery. The project will provide secondary benefits of 8 fuel pumps and 4 EV charging stations which will provide a needed service to this area. The microbrewery is anticipated to be two-story construction, providing upgraded architectural amenities and outdoor seating. The prominent elevation will be that of the microbrewery with notable landscape and signage enhancements to provide an appropriate emphasis to this community gateway. The PRIDE will be pursuing a Brew Pub License which will include the production of beer at the Premises for on-site and off-site consumption along with the sale of beer, wine, and liquor for on and off-site consumption that is purchased from a licensed distributor. They have a similar license at their current brewery in St. Charles, IL. Eighty-eight (88) parking spaces are proposed to serve customer demand for this use only but parking will be shared throughout the development.

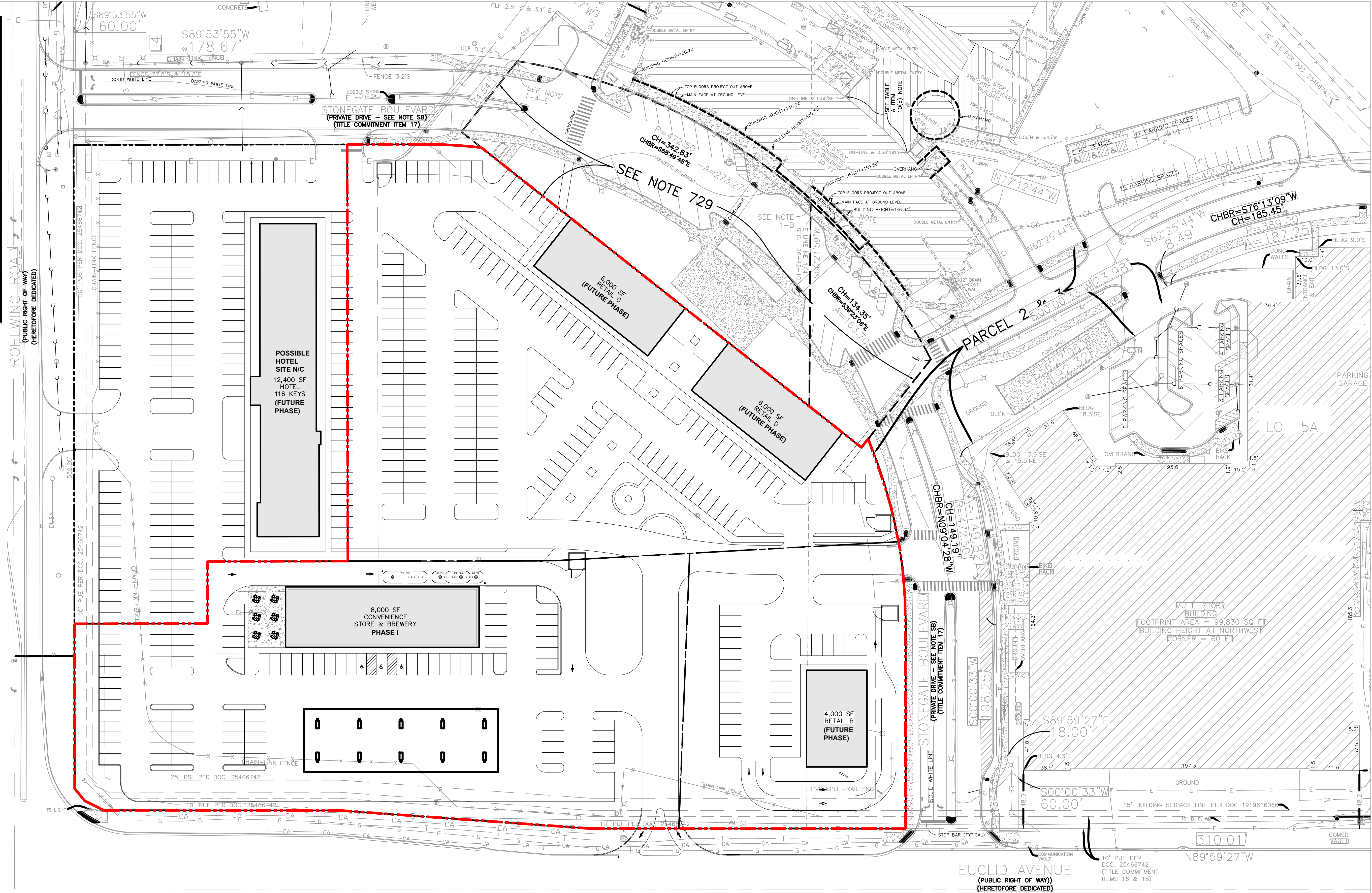
The PRIDE Stores is not your typical convenience store. The PRIDE Stores owns 17 locations throughout the Chicagoland area. The PRIDE Stores is the retail arm of Parent Petroleum, a 40-year-old second-generation family-owned company that supplies fuel and lubricants throughout the Chicagoland area.

Future phases of development include three additional buildings (two 6,000 square foot buildings and one 4,000 square foot drive-thru building). Parking for these future phases of development will result in approximately one hundred seventy-six (176) parking spaces and an approximate 32,000 square feet in greenspace area.

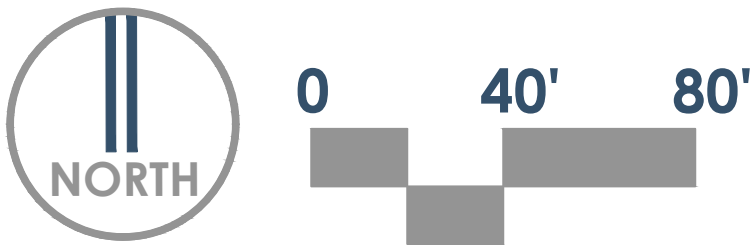
A proposed hotel by a third party is located at the northwest corner of the site. The hotel positioning and connection points to the project have been actively discussed with the potential hotel developer.

Will Serve Letters have been provided by Nicor Gas and the Village of Arlington Heights Public Works and Engineering Department. Oncor Electric has confirmed that they will provide electrical service for this property. The Developer will work with the Metropolitan Water Reclamation District (MWRD) of Greater Chicago for the site. MWRD has provided previously approved stormwater plans and Watershed Permits for the Developer's reference.

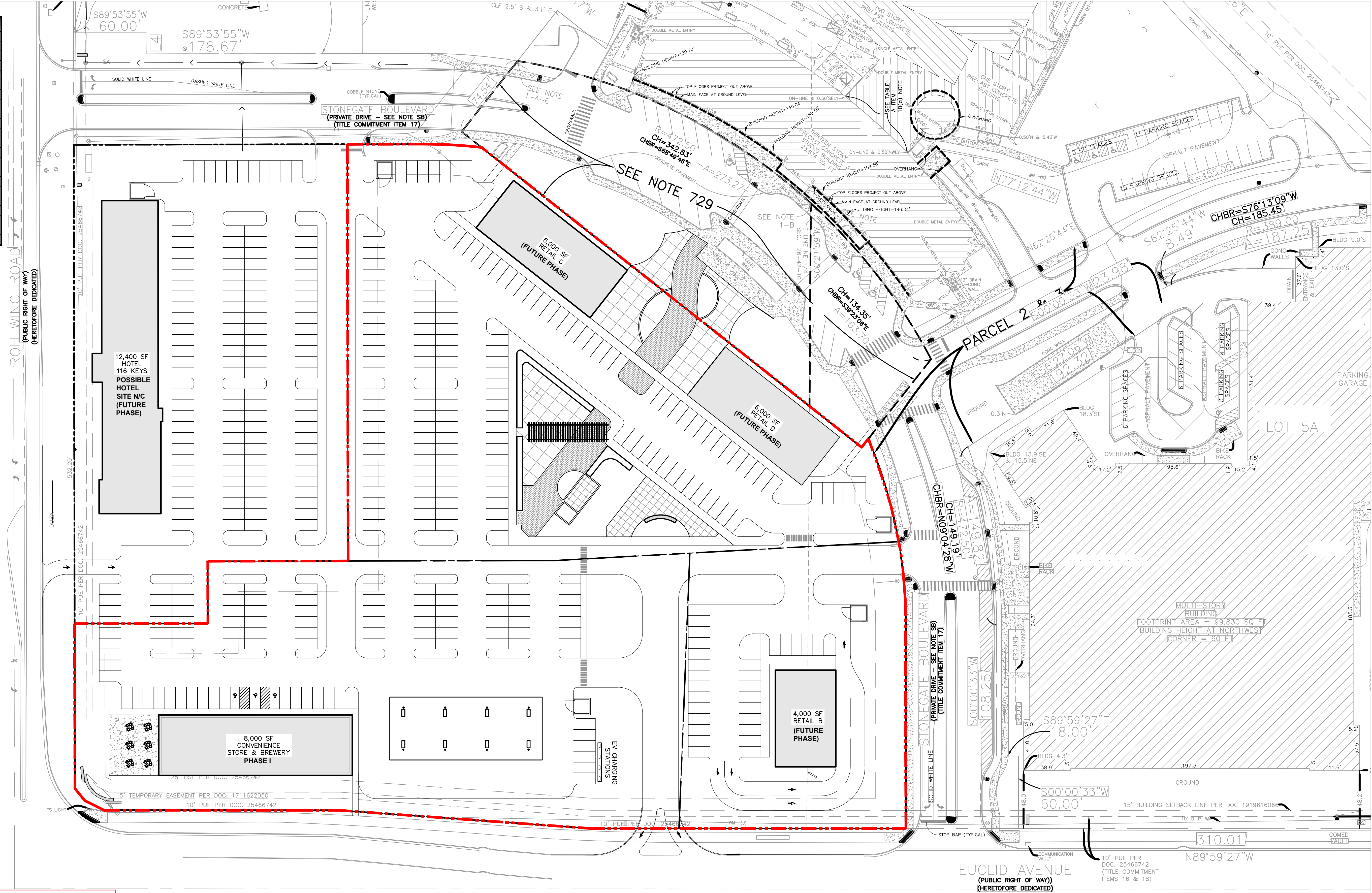
SITE INFORMATION BLOCK	
SITE ADDRESS	ROHLING ROAD & EUCLID AVENUE
PROPERTY ACREAGE	
BREWERY & FUEL CENTER	2.32 ACRES
OUTLOTS	3.41 ACRES
HOTEL	1.91 ACRES
BUILDING SQUARE FOOTAGE	
BREWERY & FUEL CENTER	8,000 SF
RETAIL B	4,000 SF
RETAIL C	6,000 SF
RETAIL D	6,000 SF
HOTEL	12,400 SF
NUMBER OF PARKING STALLS	
BREWERY & FUEL CENTER	84
OUTLOTS	179
HOTEL	152
BREWERY & FUEL CENTER	
PROPOSED IMPERVIOUS SURFACE AREA	101,121 SF
PROPOSED PERVIOUS SURFACE AREA	19,171 SF
OUTLOTS	
PROPOSED IMPERVIOUS SURFACE AREA	116,144 SF
PROPOSED PERVIOUS SURFACE AREA	32,395 SF
HOTEL	
PROPOSED IMPERVIOUS SURFACE AREA	83,199 SF
PROPOSED PERVIOUS SURFACE AREA	17,651 SF



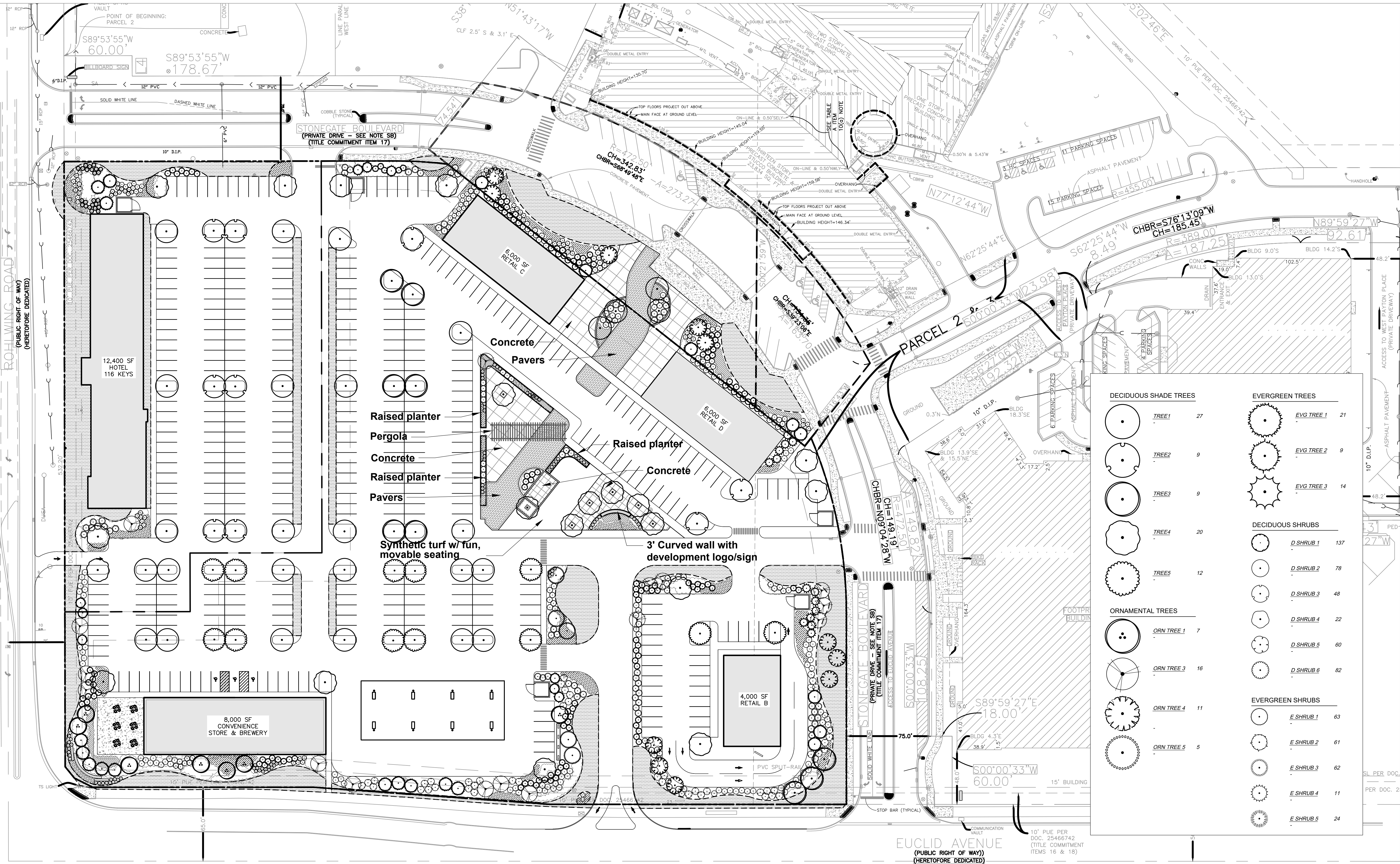
ORIGINAL SITE PLAN

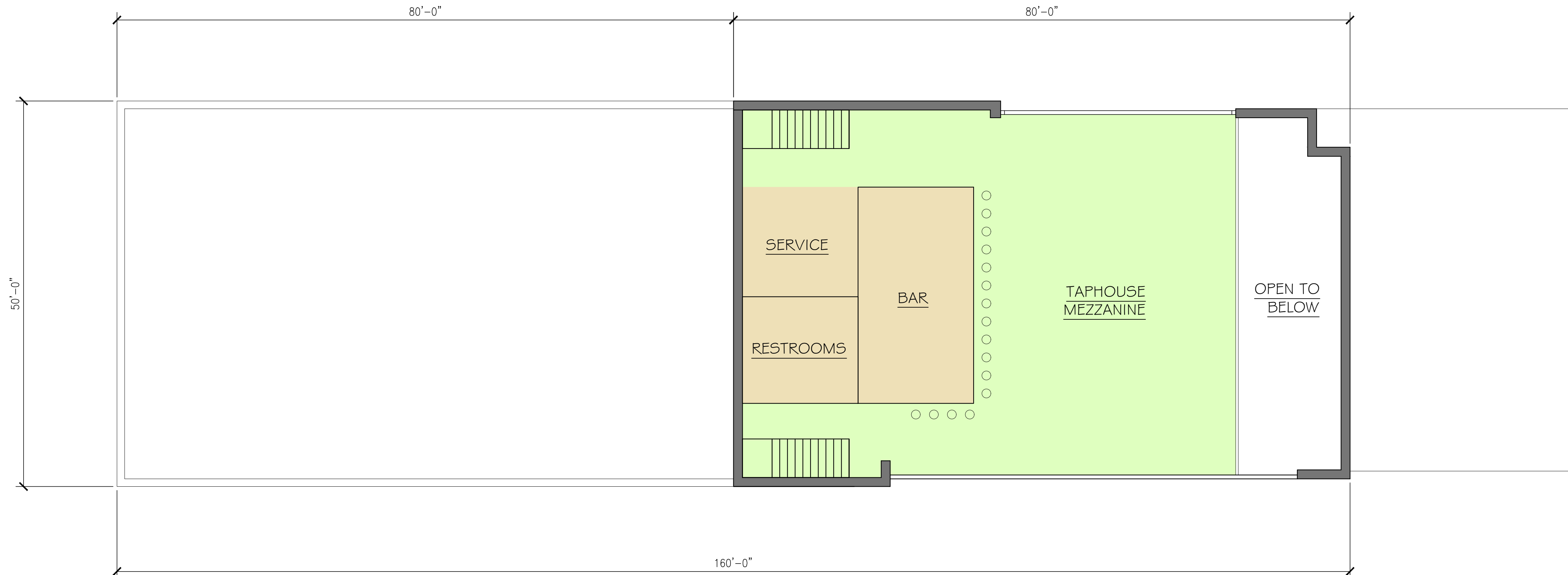


SITE INFORMATION BLOCK	
SITE ADDRESS	ROHLWING ROAD & EUCLID AVENUE
PROPERTY ACREAGE	
BREWERY & FUEL CENTER	2.32 ACRES
OUTLOTS	3.41 ACRES
HOTEL	1.91 ACRES
BUILDING SQUARE FOOTAGE	
BREWERY & FUEL CENTER	8,000 SF
RETAIL B	4,000 SF
RETAIL C	6,000 SF
RETAIL D	6,000 SF
HOTEL	12,400 SF
NUMBER OF PARKING STALLS	
BREWERY & FUEL CENTER	88
OUTLOTS	176
HOTEL	131
EASEMENTS	
10' PUE SETBACK PER DOC. 25466742	
25' BUILDING SETBACK PER DOC. 25466742	
15' TEMPORARY EASEMENT PER DOC. 1711622050	

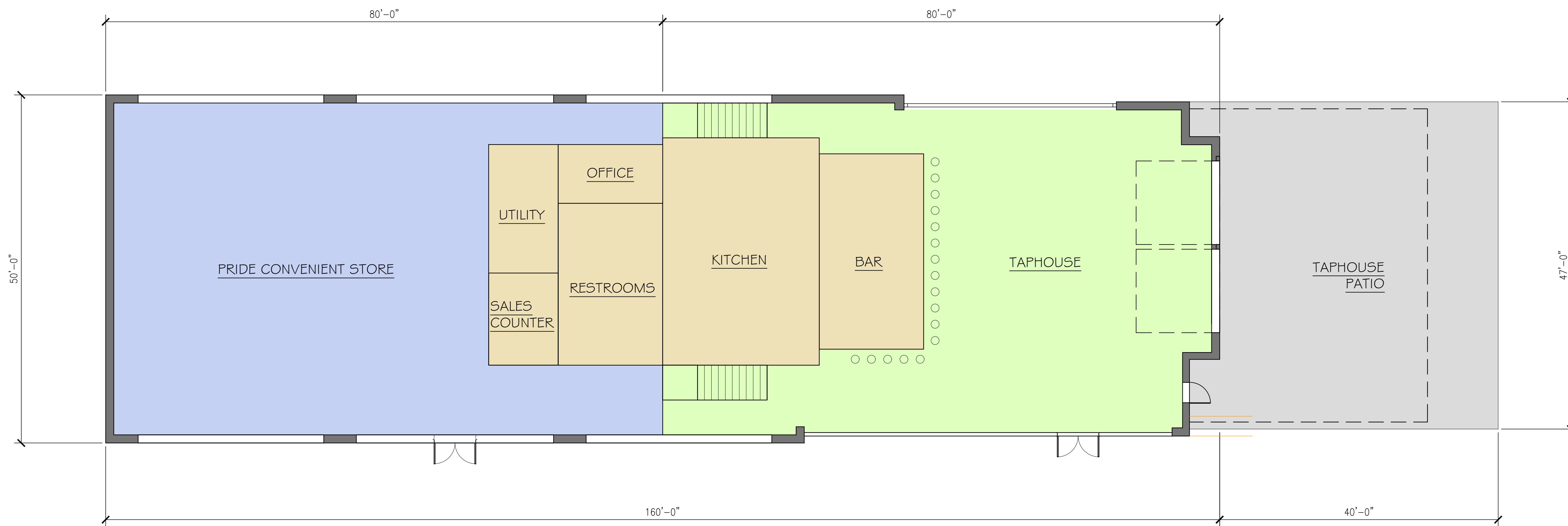
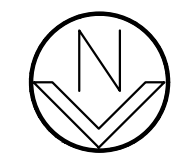


File: C:\2022\2211680\DWG\Landscapes Plans.dwg Layout: Conceptual Land Plan User: msinichski Plotted: Apr 05, 2023 8:46am Xref's: 22-11680 Pride of Arlington Heights





PRELIMINARY MEZZANINE PLAN



PRELIMINARY GROUND FLOOR PLAN





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 1





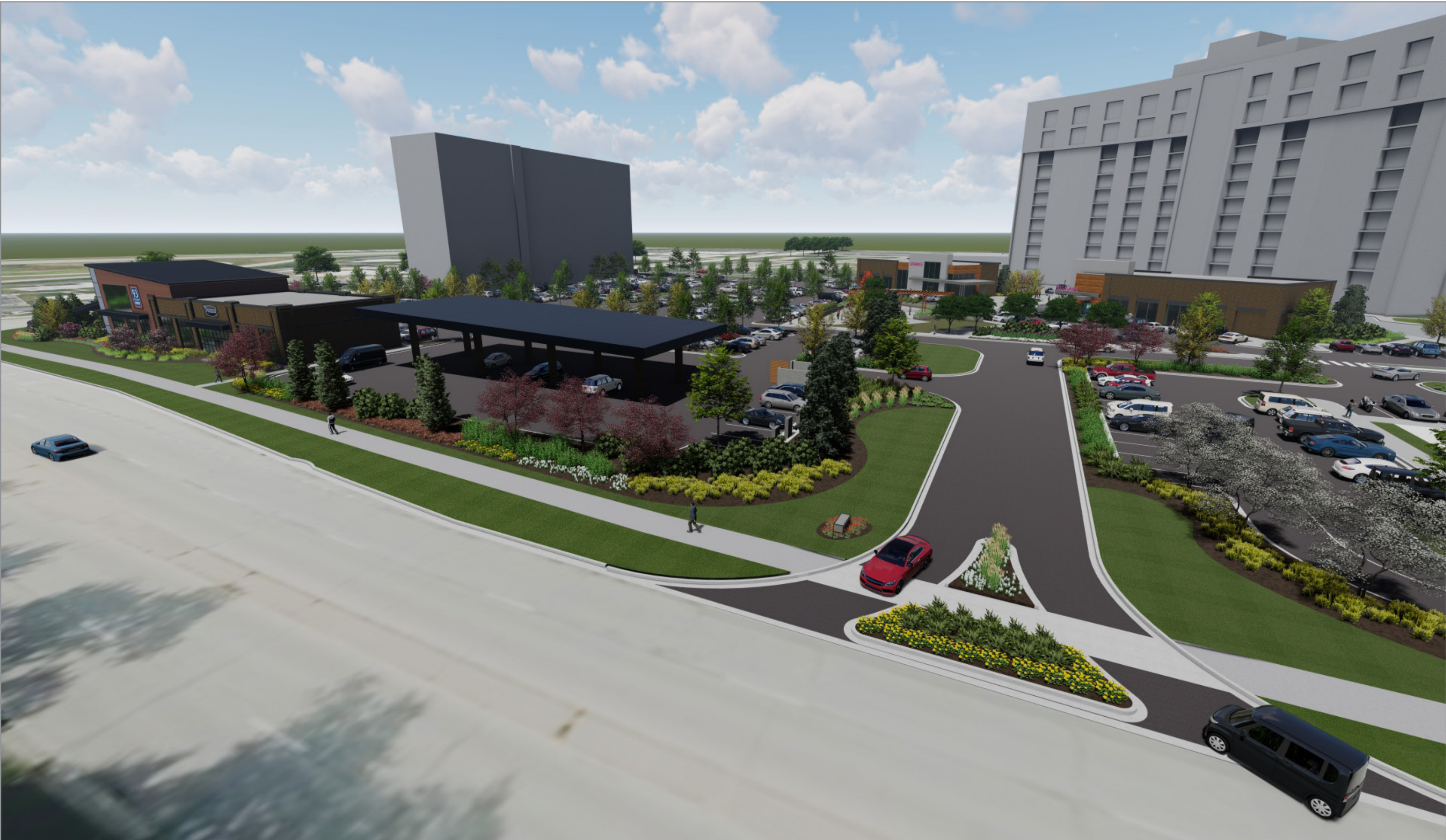
PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 2





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 3





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

IMAGE 4

DATE: 04.14.2023





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 5





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 6





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

IMAGE 7

DATE: 04.14.2023





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 8





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

DATE: 04.14.2023

IMAGE 9





PRIDE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS, IL

IMAGE 10

DATE: 04.14.2023



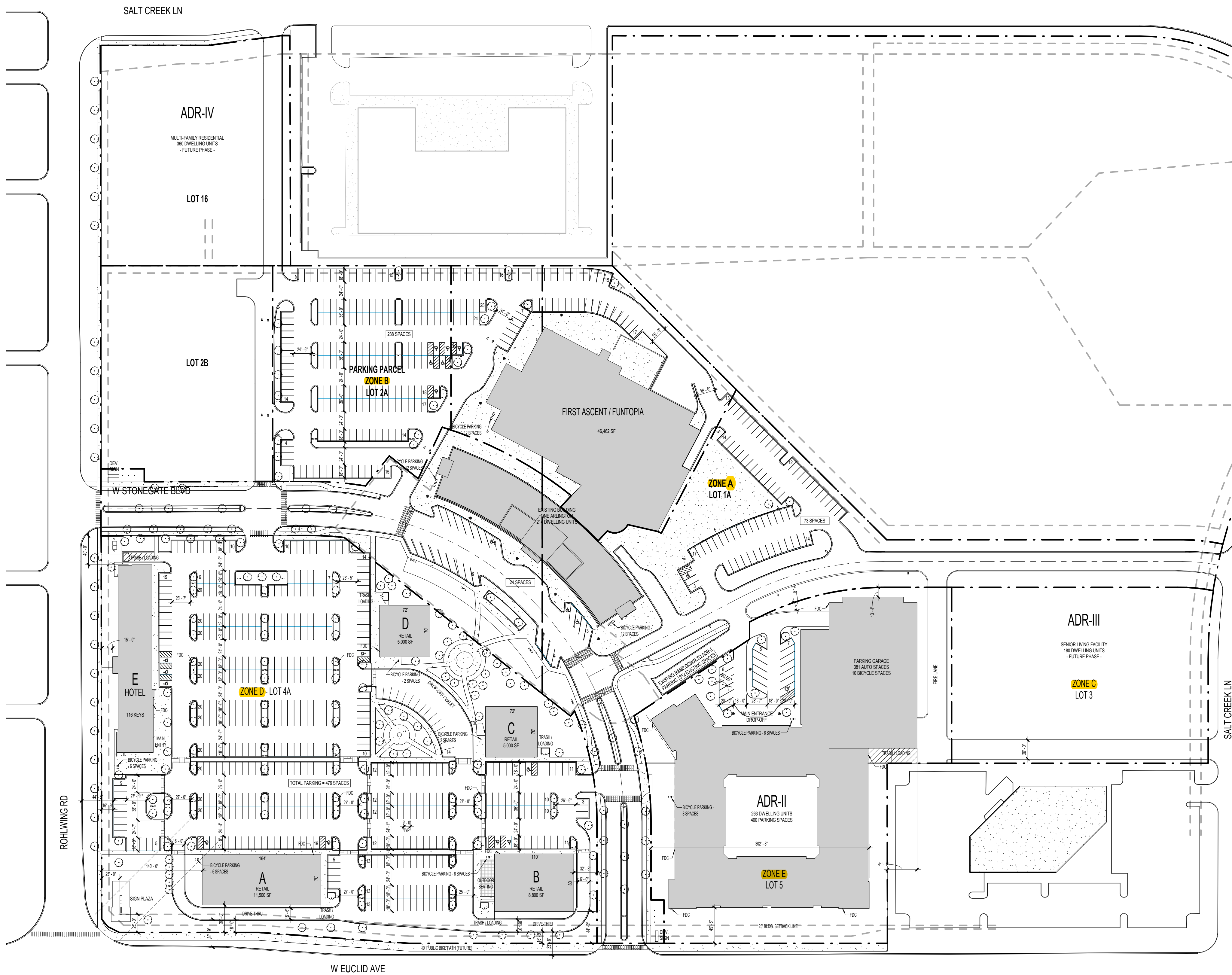
PROJECTED Tax Collected for The PRIDE of Arlington Heights

	<u>Fuel & General Merchandise</u>	<u>Food, Drugs and Medical</u>	<u>10.0% TAX</u>	<u>2.25% TAX</u>	<u>TOTAL TAX</u>	<u>MOTOR FUEL TAX (GAS) *</u>	<u>MOTOR FUEL TAX (DIESEL) *</u>
JANUARY	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
FEBRUARY	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
MARCH	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
APRIL	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
MAY	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
JUNE	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
JULY	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
AUGUST	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
SEPTEMBER	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
OCTOBER	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
NOVEMBER	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
DECEMBER	\$2,730,000.00	\$20,000.00	\$273,000.00	\$450.00	\$273,450.00	188,160.00	9,340.00
TOTALS			\$3,276,000.00	\$5,400.00	\$3,281,400.00	\$2,257,920.00	\$112,080.00

* Does not include Real Estate Taxes

TOTAL SALES & MOTOR FUEL TAX = \$5,651,400.00 *

Projected Sales Monthly: 480,000 Gallons of Gasoline & 20,000 Gallons of Diesel at an average \$5.00 per gallon \$250,000 of Inside Sales



DENSITY TABLE				
LOT AREA	ONE ARLINGTON	ADR-II	ADR-III	ADR-IV
TOTAL NUMBER OF UNITS	214	263	180	360
STUDIO & 1-BEDROOM UNITS	168	137	TBD	TBD
2-BEDROOM UNITS	46	89	TBD	TBD
3-BEDROOM UNITS	0	27	TBD	TBD

PARKING TABLE								
LOT	USE	AREA	REQUIRED PARKING	PROVIDED PARKING	REQUIRED HANDICAP	PROVIDED HANDICAP	REQUIRED BICYCLE	PROVIDED BICYCLE
16 / 2B	ADR IV (RESIDENTIAL)	360 UNITS	720	540 (FUTURE)	11	FUTURE	FUTURE	FUTURE
1A / 2A	ONE ARLINGTON (RESIDENTIAL) 25 N COWORKING (OFFICE) FIRST ASCENT/FUNTOPIA	214 UNITS 11,722 SF 46,463 SF	310 39 343	312 (GARAGE) 335 (SURFACE) 647 TOTAL	13 TOTAL	6 3 7 16 TOTAL	21 2 11 33	36
16 / 2B	ADR III (RESIDENTIAL)	180 UNITS	360	540 (FUTURE)	7	FUTURE	FUTURE	FUTURE
4A	RETAIL RESTAURANT BUILDING E (HOTEL) - 116 KEYS HOTEL MEETING ROOMS HOTEL BAR	10,300 SF 23,000 SF 116 ROOMS 90 PERSONS 138 SF	34 289 116 27 3	476 TOTAL	9 TOTAL	2 2 1 3 7	2 1 1 2 7	6 8 2 6 24
5	ADR II (RESIDENTIAL)	263 UNITS	526	381 (GARAGE) 19 (SURFACE) 400 (TOTAL)	8 (GARAGE) 1 (SURFACE) 9 (TOTAL)	8 (GARAGE) 1 (SURFACE) 9 (TOTAL)	26	16 (SURFACE) 10 (GARAGE) 137 (INDOOR)

LOT COVERAGE TABLE								
SITE AREA / ZONE	LOT AREA	LOT ACREAGE	LOT ACREAGE	BUILDING FOOTPRINT	LOT COVERAGE	IMPERVIOUS COVERAGE	BUILDING F.A.R.	BUILDING HEIGHT
ZONE A	256,150 SF	5.9 AC	RESIDENTIAL TOWER	NO CHANGE OFFICE: 11,000 SF	24,000 SF	9.4%	24,000 SF	1.12
ZONE B	245,079 SF	5.6 AC	ENTERTAINMENT	CLIMBING FACILITY/ RECREATION	46,180 SF	18.9%	153,893 SF	0.27
ZONE 2B/ LOT 16	151,633 SF	3.5 AC	RESIDENTIAL	360 DWELLING UNITS	TBD	TBD	TBD	TBD
ZONE C	87,057 SF	2.0 AC	RESIDENTIAL	160-180 DWELLING UNITS	TBD	TBD	TBD	TBD
ZONE D	333,571 SF	7.7 AC	RETAIL/RESTAURANT	NO CHANGE: GENERAL RETAIL: RESTAURANT ORIENTED: OUTDOORS DINING UP TO 1,000 SF PER RESTAURANT, 3 TOTAL HOTEL SELECT SERVICE HOTEL, 116 KEYS	10,305 SF 19,995 SF 3,000 SF 12,643 SF	11.2% 0.9% 3.8%	261,112 SF	25
ZONE E	164,951 SF	3.8 AC	RESIDENTIAL	263 DWELLING UNITS 381 SPACE PARKING GARAGE	60,141 SF	36.5%	113,273 SF	1.8
TOTALS	1,168,098 SF	26.8 AC			176,264 SF	15.1%		

3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04
NO.	ISSUED FOR	DATE



OKW
Architects
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Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

MASTER SITE PLAN

DRAWN BY: _____ CHECKED: _____

DATE: May 15, 2017 SHEET NO.:

PROJ. NO.: 16093

A010

Pride of Batavia



Pride of Carol Stream



Pride of Cicero



Pride of Geneva



Pride of Lake County



Pride of St. Charles

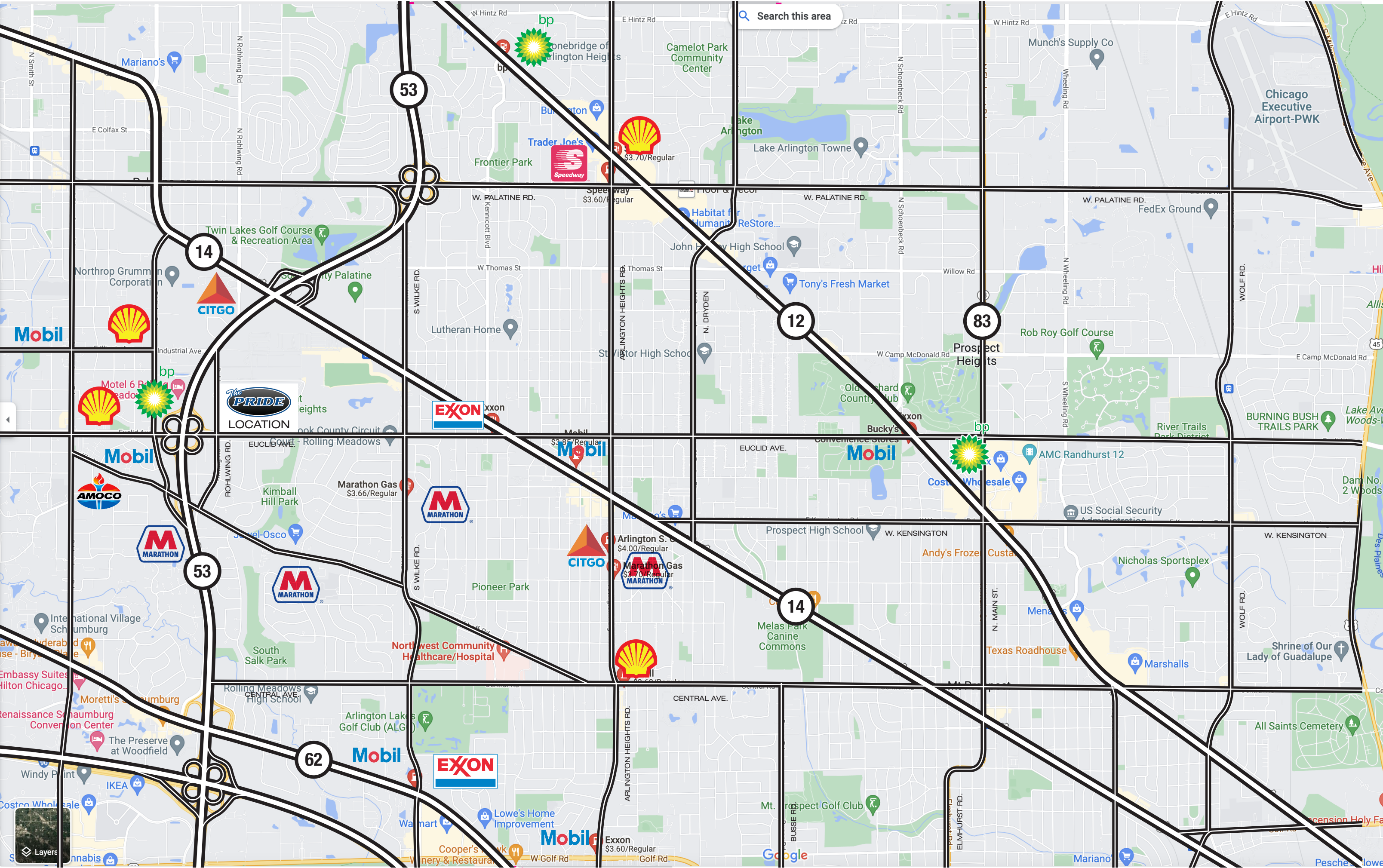
PRIDE GAS STATION

OCTANE 93 BREW PUB



Pride of West Chicago





From: Enright, Bill [REDACTED]
Sent: Tuesday, March 8, 2022 12:11 PM
To: Daniel Soltis [REDACTED]
Subject: *EXTERNAL* RE: The PRIDE Stores / 93 Octane Brewery Arlington Downs NEC Rohlwing and Euclid

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dan: The Staff Development Committee, which consists of the Village Manager, Director of Planning and the various department directors, met today to discuss your proposal at Arlington Downs. The SDC was not supportive of the gas station use as it is not allowed by the zoning for the site nor the Planned Unit Development. The overlay zone for this site prohibits the gas station use. Therefore your proposal would not receive the support of the Village Directors.

We appreciate your interest in the Village but do not concur with this use at this site.

Regards,

Bill Enright

*Assistant Director Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5211*

From: Daniel Soltis [REDACTED]
Sent: Thursday, February 24, 2022 2:39 PM
To: Enright, Bill [REDACTED]
Subject: FW: The PRIDE Stores / 93 Octane Brewery Arlington Downs NEC Rohlwing and Euclid

You don't often get email from dsoltis@cimadevelopers.org. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Bill,

CIMA Developers has the 5.74 acres on the NEC of Rohlwing and Euclid under a Letter of Intent and we wanted to reach out to you for introductions.

Also attached below is a bit of information on our Company Brands.

Please feel free to give you a call when you have a moment.

Best Regards,

Dan Soltis | Vice President of Real Estate
30W180 Butterfield Rd | Warrenville, IL | 60555
O [REDACTED] F [REDACTED] C [REDACTED]
[REDACTED]





Village of Arlington Heights

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

September 27, 2022

Sarah C. Dreier
JSD
1400 E Touhy Avenue, Suite 215
Des Plaines, IL 60018

RE: Proposed Pride Gas Station

Dear Ms. Dreier,

We have reviewed the submitted conceptual plans for the Pride Gas Station proposed at the northeast corner of Euclid Avenue and Rohlwing Road. A similar concept for a Pride Gas Station at this location was reviewed earlier by the Village in March, and preliminary feedback provided at that time was that the Village does not support this use at this location. The Staff Development Committee (SDC) has reviewed this proposal and has the following comments:

- The proposed use is classified as a "Automobile Service Station". Per Chapter 28, Section 5.1-19.1d of the Arlington Heights Municipal Code, Automobile Service Stations are prohibited in the underlying Euclid Avenue/Rohlwing Road Overlay Zoning District.
- The proposal is not permitted by the approved plan for the Arlington Downs Planned Unit Development (PUD).
- The proposed site reconfiguration is not harmonious with the intent of the Arlington Downs PUD to create a walkable, mixed-use development for adjacent residential properties.
- The revised site plan for the commercial zone is poorly laid out, and the hotel is in an unacceptable location as it inhibits good traffic circulation on site.
- Additional approvals may be required for the restaurant and brewery components of the proposal.
- Insufficient public gathering space is proposed with the removal of the previously approved plaza at the center of the site.
- The site is a gateway into Arlington Heights, and a gas station is not an entry the Village wants to see as the vision for this area.
- Liquor sales and consumption are not allowed at gas stations.

In summary, the proposed use is inconsistent with the underlying PUD and zoning. Further, this is not the gateway or vision we are looking for at this important development site and entry into Arlington Heights. The SDC would recommend denial.

If you would like to speak in detail regarding any of the comments above, please feel free to reach out. Should you elect to proceed, the next step in the review process would be an appearance before the Conceptual Plan Review Committee (CPRC). The CPRC is a subcommittee of the Plan Commission, which offers early comments and direction on proposals. Please note the SDC would recommend denial of the current proposal.

Sincerely,

Jake Schmidt
Assistant Planner
Department of Planning and Community Development

Cc: Randy Recklaus, Village Manager
Charles Witherington-Perkins, Director of Planning & Community Development
Temp File #1790



Village of Arlington Heights

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

May 8, 2023

Dan Soltis
Cima Developers
30 W 180 Butterfield Road
Warrenville, IL 60555

RE: Arlington Downs Leasing Brochure

Dear Mr. Soltis,

We have recently reviewed your marketing brochure for Arlington Downs, at the corner of Euclid Avenue and Rohlwing Road. We are concerned that said brochure is misleading as it includes an unapproved development plan. This may result in prospective businesses using valuable resources towards a project that does not have, or would potentially not receive approval.

As detailed in a letter to Sarah C. Dreier of JSD Design dated September 27, 2022 (attached for your reference), the Staff Development Committee (SDC) does not support the proposed site plan and gas station use at this location. The proposed use is inconsistent with the underlying approved Planned Unit Developed (PUD) and zoning for the property. Further, this is not the gateway or vision we are looking for at this important development site and entry into Arlington Heights. The SDC would recommend denial of the current proposal.

In the interest of full transparency, these concerns should be shared with all real estate brokers representing, or expressing interest in, the subject property so that they are fully aware of the SDC's review and stance on this matter.

If you would like to speak in detail regarding any of the comments above, please feel free to reach out. We encourage development of a site plan consistent with the approved PUD for the property and in accordance with Euclid Avenue Overlay District.

Sincerely,

Michael Lysicatos, AICP
Assistant Director
Department of Planning and Community Development

Cc: Randy Recklaus, Village Manager
Charles Witherington-Perkins, Director of Planning & Community Development
Temp File #1790



Village of Arlington Heights

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

June 1, 2023

Megan Moore
1400 E. Touhy Avenue, Suite 215
Des Plaines, IL 60018

RE: Proposed Pride of Arlington Heights Gas Station

Dear Ms. Moore,

The Village has reviewed the revised conceptual plans (dated 5/2/23) and associated materials depicting a gas station/brew pub and additional commercial buildings within what is considered "Zone D" of the Arlington Downs PUD. A previous iteration of this site plan/development concept was reviewed by the Village in March of 2022, and a revised iteration was reviewed in September of 2022. Feedback provided at those times indicated that the Village does not support this use at this location.

The Staff Development Committee (SDC) continues to have concerns with the proposed development concept and proposed gas station use and our position remains unchanged. The proposed use is inconsistent with the underlying PUD and zoning regulations. This development is not the gateway or vision that the Village is looking for at this important development site and entry into Arlington Heights. The SDC would recommend denial of this proposal.

Should you be interested in proceeding with the development concept as currently proposed, please reach out to me and we can discuss a potential date for review by the Conceptual Plan Review Committee (CPRC). The CPRC is a subcommittee of the Plan Commission, which offers early comments and direction on proposals. Please note that the SDC would continue to recommend denial of the current proposal.

Sincerely,

Sam Hubbard
Development Planner
Department of Planning and Community Development



Conceptual Plan Review Committee
6/14/2023

Item: BIBIBOP Asian Grill - 715 E. Palatine Rd. - T1814

Department: Planning & Community Development

Requested Action

Special Use Permit for a Restaurant with drive-through.

Variations Requested

None identified.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit to allow a 2,169 square foot restaurant with a drive-through on the subject property, and is generally supportive of the proposal, subject to the following:

1. Compliance with the October 12, 2021, Design Commission motion shall be required.
2. Any future Special Use Permit assumption of the BIBIBOP SUP must demonstrate to the satisfaction of the Village, that drive-through operations will not create stacking issues if non-mobile ordering is offered.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Narrative	Correspondence
Conceptual Site Plan - Zoomed In	Exhibits
Conceptual Site Plan - Zoomed Out	Exhibits
Floor Plan	Exhibits



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1814

Project Title: Bibibop Grill

Address: 715 E. Rand Rd.

PIN: 03-20-200-019

To: Conceptual Plan Review Committee

Prepared By: Jake Schmidt, Development Planner

Meeting Date: June 14, 2023

Date Prepared: June 9, 2023

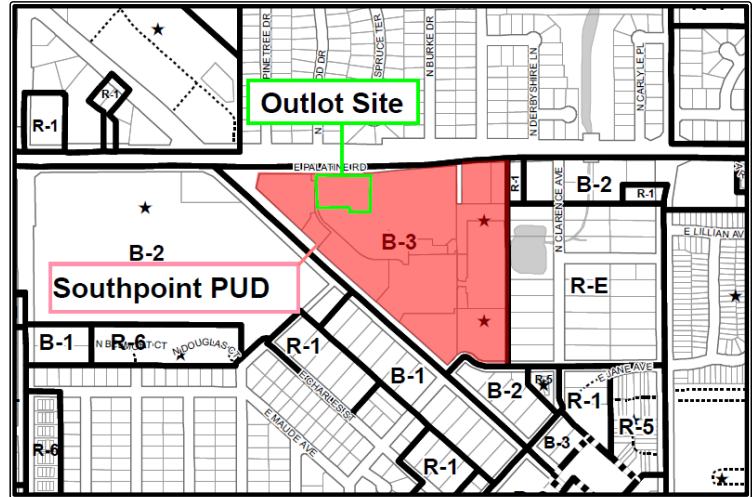
Petitioner: Richard Silverman

600 Rand Rd, LLC

Address: 390 Townline Road
Mundelein, IL 60060

Existing Zoning: B-3: General Service,
Wholesale, and Motor Vehicles District

Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3	Single-Family Homes	Single-Family Detached
South	B-3	Floor & Décor Parking Lot, Multi-tenant commercial building	Commercial
East	B-3	Floor & Décor (Home Furnishings store)	Commercial
West	B-3	Olive Garden Restaurant	Commercial

Requested Action:

1. Special Use Permit for a Restaurant with drive-through.

Variations Requested:

1. None identified.

Project Background:

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the multi-tenant retail building attached to the Floor & Décor building, the former Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a recently amended Construction, Operation, and Reciprocal Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. Access to the shopping center comes from two full access, signalized intersections with Rand Road, a full access non-signalized intersection with Palatine Road, and a right-in/right-out intersection with Palatine Road. Access within the shopping center is done primarily through an internal ring road that is maintained by the shopping center.

The Southpoint Shopping Center PUD was subdivided in 2019 to create a new outlot site for future development located along Palatine Road. This newly created outlot (the subject property) is located in front of the Floor & Décor building at 600 E. Rand Road and it makes up the westernmost portion of the large parking lot directly in front of the Floor and Décor building. In 2022, the Southpoint PUD was amended to allow development of this newly created outlot with two buildings totaling approximately 6,804 square feet of commercial floor area. The building at the west is currently under construction and will include 2,385 square feet of floor area to be occupied by a Chipotle restaurant with a drive-through. The second building, at the east of the outlot, is currently under construction and will include 4,419 square feet of floor area, which was originally intended for a restaurant user with a second drive-through. As no tenant for the second building had been secured at the time of the 2022 PUD amendment, formal Special Use Permit approval for the drive-through was not granted at that time.

After approval of the PUD amendment, the developer secured tenants for the second building. These tenants include:

- An AT&T cell phone store for Tenant space #1 (2,150 sq. ft. and addressed 713 E. Palatine Rd).
- A restaurant, Bibibop Asian Grill, with drive-through for Tenant space #2 (2,169 sq. ft. and addressed 715 E. Palatine Rd)

The restaurant with 619 square-feet of seating and a drive-through requires approval of a Special Use Permit, and is the subject request.

Bibibop started in Ohio and has over 50 locations across the United States. The business operates on a fast casual model and includes a drive-through pick-up window. Similar to the Chipotle restaurant next door, food would not be ordered in the drive-through lane; it can only be ordered via the App and picked-up at the drive-through window.

There would be around 15 employees at peak shift, and the hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicle District. All restaurants including drive-throughs must receive a Special Use Permit (although it should be noted that if the restaurant is under 4,000 square feet in size and does not include a drive-through it qualifies for a Special Use Permit Waiver). Accordingly, the proposed Bibibop restaurant requires a Special Use Permit.

As of the publication of this report, the petitioner has provided a Plan Commission Application, including a written response explaining how the Bibibop restaurant and drive through will conform to the three Special Use Permit approval criteria, which have been summarized below:

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

Staff will evaluate the provided written response for conformance to these criteria as part of the Plan Commission review process. The petitioner has also provided a market assessment for the proposed restaurant, which will also be evaluated by Staff.

The Comprehensive Plan classifies this property as “Commercial” and the proposed restaurant use is consistent with this designation.

Design Commission:

October 12, 2021, the petitioner received a unanimous recommendation of approval from the Design Commission for the then-conceptual building. As noted above, the building is currently under construction.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center. The development of the outlot will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building and Site:

The petitioner has worked with staff to create a well-designed layout that will successfully integrate into Southpoint and provide a food & beverage tax generating land use on a site that is currently underutilized. Relative to the property, as mentioned above the petitioner has oriented the buildings to face Palatine Road, forming a strong orientation towards this primary viewing corridor. The petitioner consolidated separate dumpster enclosures for each building into one enclosure for the site, and added decorative crosswalks to the Ring Road. Access to the outlot buildings comes from a shared driveway to the east of the buildings, which will reduce vehicular conflicts on the ring road.

Parking and Loading:

As required by code, in 2022 the petitioner has submitted a traffic study by a qualified traffic engineer (KLOA), which assessed traffic, circulation, and parking. The traffic portion of the study was based on two sets of traffic counts within the Southpoint shopping center; one from three days in mid-October of 2021, and one from two days in February of 2020 (prior to measures implemented that limited access to commercial venues due to the pandemic). In general, the 2021 counts were higher than the 2020 numbers, and subsequently they were used in the study. Traffic generation from the proposed outlot **plus** all of the vacant spaces within Southpoint (as based on ITE standards) was estimated and added to the observed traffic volumes from October of 2021. The impact to the Level of Service (LOS) at adjacent intersections was analyzed based on this total, which showed that all surrounding intersections are expected to continue operating at acceptable LOS without requiring any traffic control upgrades. The petitioner has provided an addendum to this study taking into account the proposed Bibibop restaurant, which will be reviewed as part of the Plan Commission

process. Given that the 2022 traffic study was based on the entire east building being occupied by a restaurant use, and due to the fact that only approximately half of the east building will be occupied by a restaurant use, it is expected that the traffic generation and parking demand for this development will be less than originally anticipated.

The site has been well designed to be located along the perimeter of the shopping center for visibility, but requiring automobile access to wrap through the interior circulation drive aisles within the Southpoint Shopping Center. This means that the site is well contained and drive-through stacking, if it were to occur, would not encroach into primary drive aisles of the shopping center or onto public streets. Additionally, the Bibibop restaurant drive-through will be for mobile orders only, meaning all food will be pre-ordered prior to entering the drive-through pick-up line. In this regard, stacking for the Bibibop drive-through should not be an issue. However, the drive-through discharges into an area where the most direct way to exit the site is to make a 180° turn to head southbound to the internal roadway within Southpoint. Given that this maneuver would cause vehicles to encroach into oncoming traffic, as part of the 2022 approval Staff required that right turn maneuvers from the drive-through lane shall be prohibited, and cars exiting the future drive-through will need to exit left from the drive-through and proceed counterclockwise through the site for egress. The petitioner has shown this on their proposed site plan.

The outlot has a surplus relative to parking, where 40 parking spaces are required by code and 45 are provided. The Bibibop restaurant building includes a new outdoor dining area that was not part of the original approval. Incorporation of the outdoor seating area has reduced the onsite parking by 2 spaces, however the overall parking supply relative to code requirements is greater with the proposed tenant mix for the second outlot building. Due to the fact that Southpoint requires/allows shared parking, any overflow that cannot be accommodated on the subject property will be easily accommodated in the parking fields to the east. As a whole, the entire Southpoint PUD includes a surplus of parking relative to code requirements. The detailed parking calculations for Southpoint are included in **Appendix I** at the end of this report.

A total of four bicycle parking spaces were required for the outlot as part of the 2022 approval. Two bicycle parking spaces were installed at the Chipotle building at the time of construction. Code-required bicycle parking shall be provided for the second building containing the proposed Bibibop restaurant.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit to allow a 2,169 square foot restaurant with a drive-through on the subject property, and is generally supportive of the proposal, subject to the following:

1. Compliance with the October 12, 2021, Design Commission motion shall be required.
2. Any future Special Use Permit assumption of the Bibibop SUP must demonstrate to the satisfaction of the Village, that drive-through operations will not create stacking issues if non-mobile ordering is offered.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

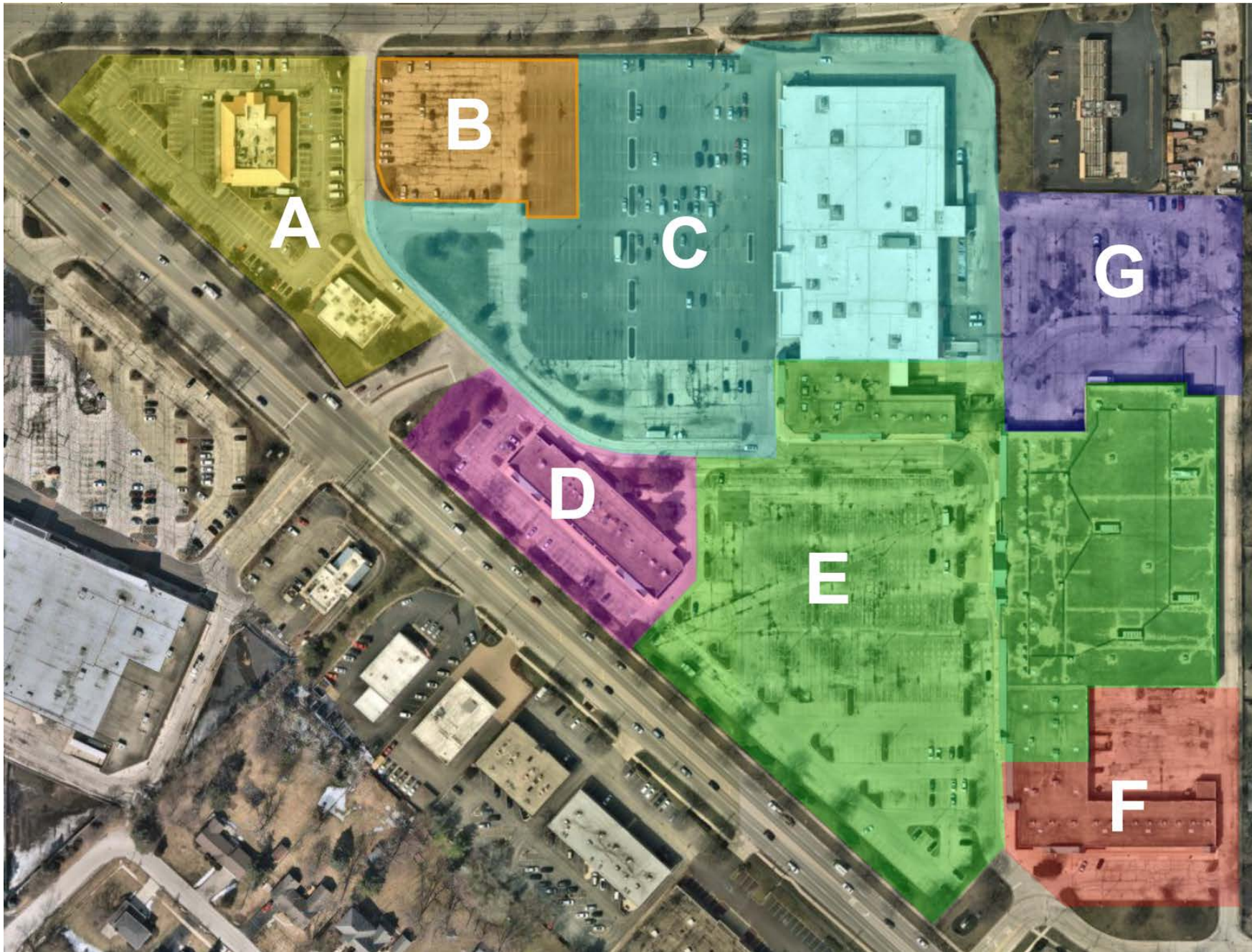
June 9, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Appendix I: Code Required Parking

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone A	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	145	127
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area		73
Zone B	Chipotle	Restaurant - Sit Down	2,385	858	1 Space per 45 sq. ft. of seating area	45	19
	AT&T	Retail	2,150	-	1 Space per 300 sq. ft.		7
	Bibibop	Restaurant - Sit Down	2,169	619	1 Space per 45 sq. ft. of seating area		14
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	422	245
	Vacant	Retail	1,800	-	1 Space per 300 sq. ft.		6
	Kitchen & Bath Masters	Retail	1,133	-	1 Space per 300 sq. ft.		4
Zone D	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	49	13
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.		15
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area		13
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.		10
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.		13
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.		10
Zone E	Vacant	Retail	8,900	-	1 Space per 300 sq. ft.	404	30
	Consumers Credit Union	Bank	3,460	-	1 Space per 300 sq. ft.		12
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.		17
	Vacant	Retail	100,250	-	1 Space per 300 sq. ft.		334
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.		13
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.		11
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.		8
Zone F	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	40	38
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.		5
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.		9
Zone G	Parking	-	-	-	-	142	0
						1342	
						PARKING REQUIRED	1,066
						PARKING PROVIDED	1,247
						SURPLUS / (DEFICIT)	181



PALATINE ROAD



RAND ROAD

SOUTHPOINT PUD

SUBJECT
PROPERTY

NORTH

MJR Southpoint Real Estate

1622 Willow Road Northfield, IL 60093

May 16, 2023

Sam Hubbard
Village of Arlington Heights
Development Planner
Shubbard@vah.com

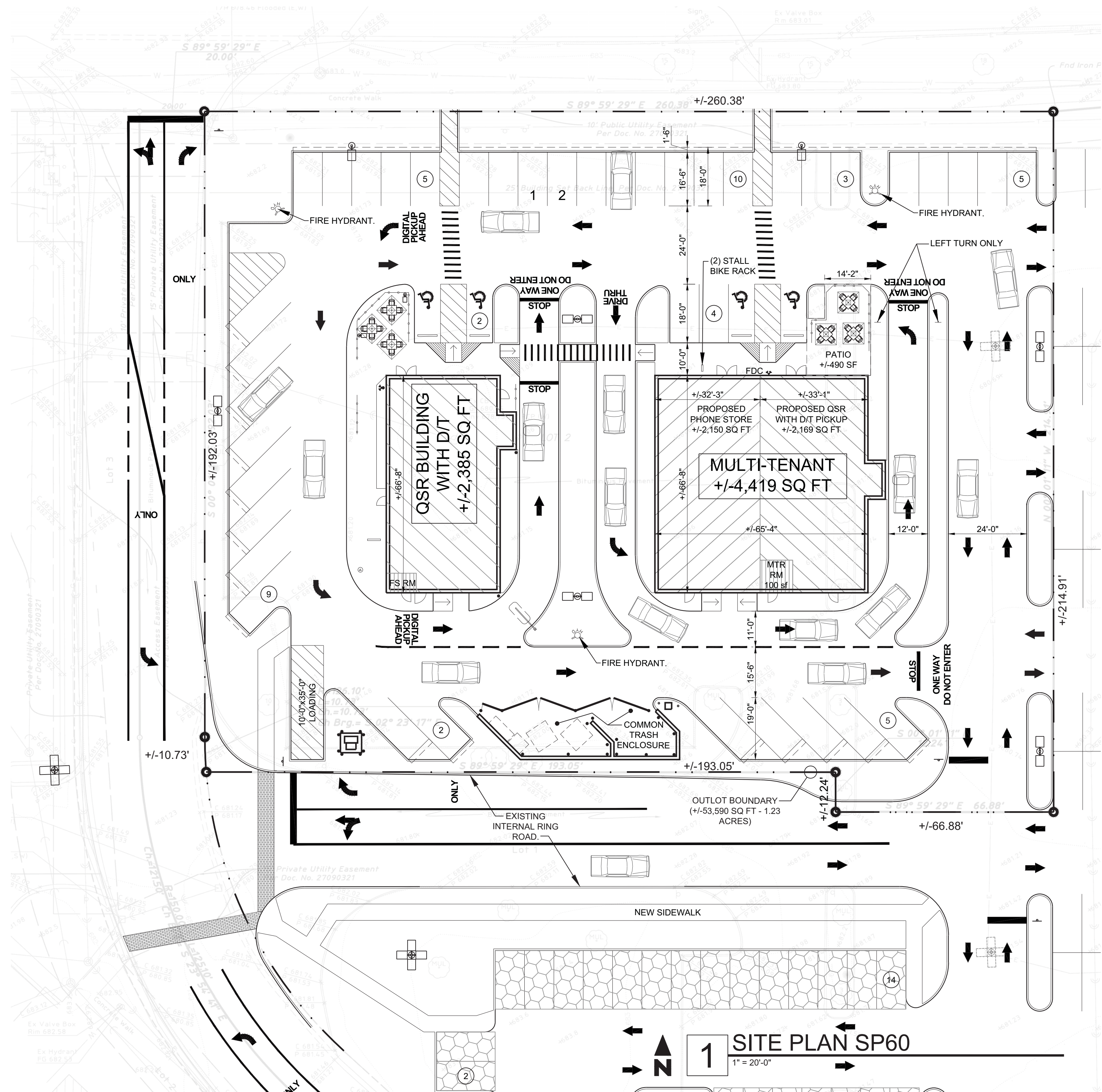
RE: BIBIBOP Southpoint Shopping Center

MJR Southpoint Real Estate Holding Company & BIBIBOP Asian Grill have entered into a lease at Southpoint Shopping Center. BIBIBOP would like to occupy the 2,169 SF Endcap adjacent to the future Chipotle/AT&T at 711-715 E. Palatine Road. BIBIBOP would like the ability to operate a Pick-Up only window at Southpoint that will be ordering via APP only. There will not be a menu board or speaker for ordering onsite which is similar to the future Chipotle at Southpoint. They will have approximately 30 seats inside for customers as well as outdoor tables available as well.

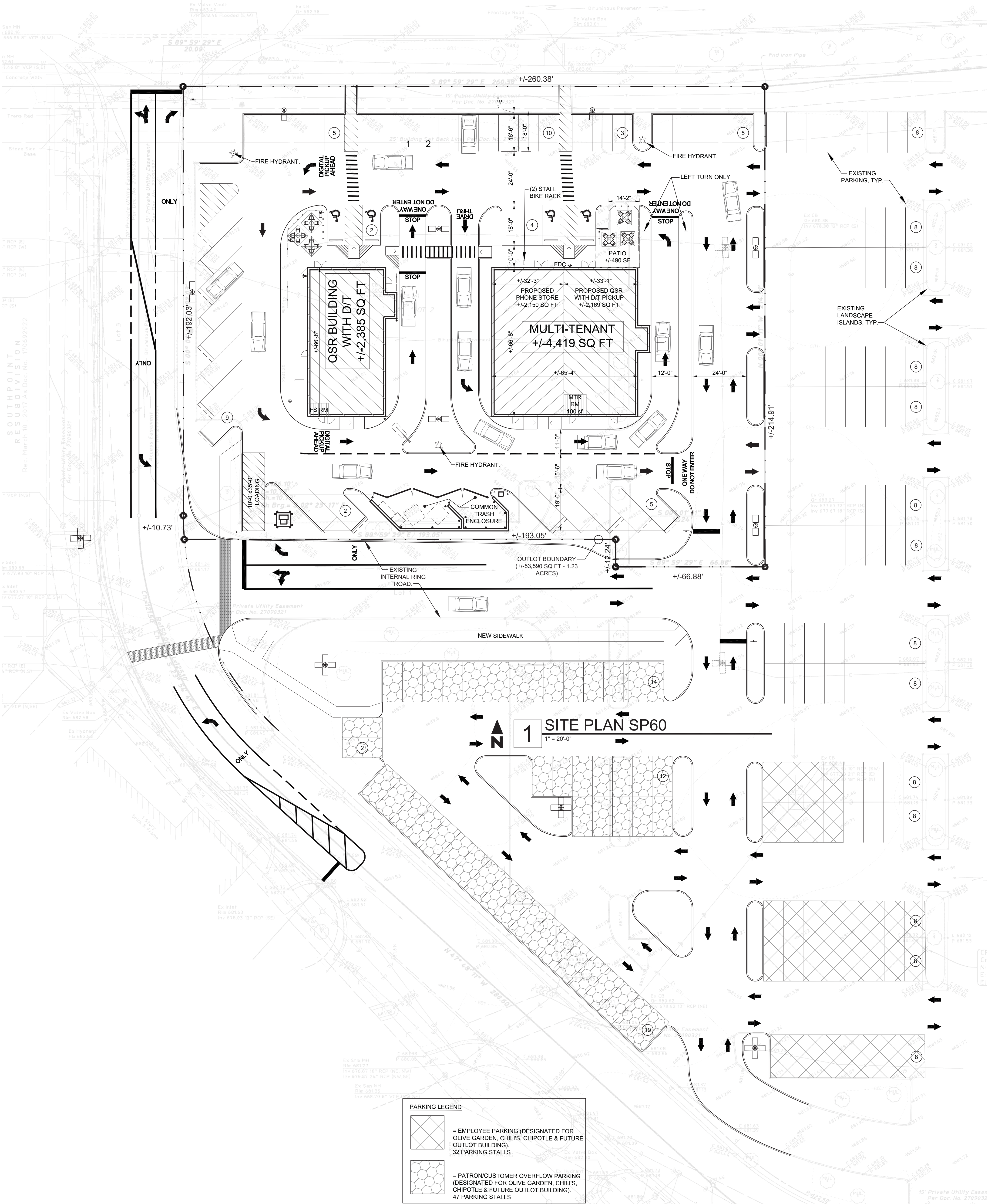
BIBIBOP was founded by Charley Shin and he has grown the company to 55+ locations and counting. Currently they are operating three Pick-Up window locations outside of IL but as a way to adapt to the current economic environment and their customer needs, they will be pushing Pick-Up window locations going forward in IL. They currently have open locations in Vernon Hills, Schaumburg and Oakbrook. BIBIBOP is all about wellbeing. They serve healthy, affordable Asian food. It is real, unprocessed, high-quality food because they believe “that your should not have to pay more to eat healthy food.”

BIBIBOP is open Monday-Sunday from approximately 10:30AM – 9:30PM. They can expect between 6-8 employees during their main shifts and business is typically split 60/40 between Lunch and Dinner. They are looking to have an outdoor patio of roughly 350 SF and plan to open towards the end of 2023.



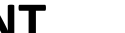


PALATINE PALATINE ROAD ROAD



SEAL/SIGNATURE:

PROJECT:



BIBIBOP
asian grill
SOUTHPOINT

715 PALATINE ROAD
ARLINGTON HEIGHTS, IL
60004

PROJECT NO.: BB2310

DRAWN BY: _____ RLO

CHECKED BY: _____ RLO

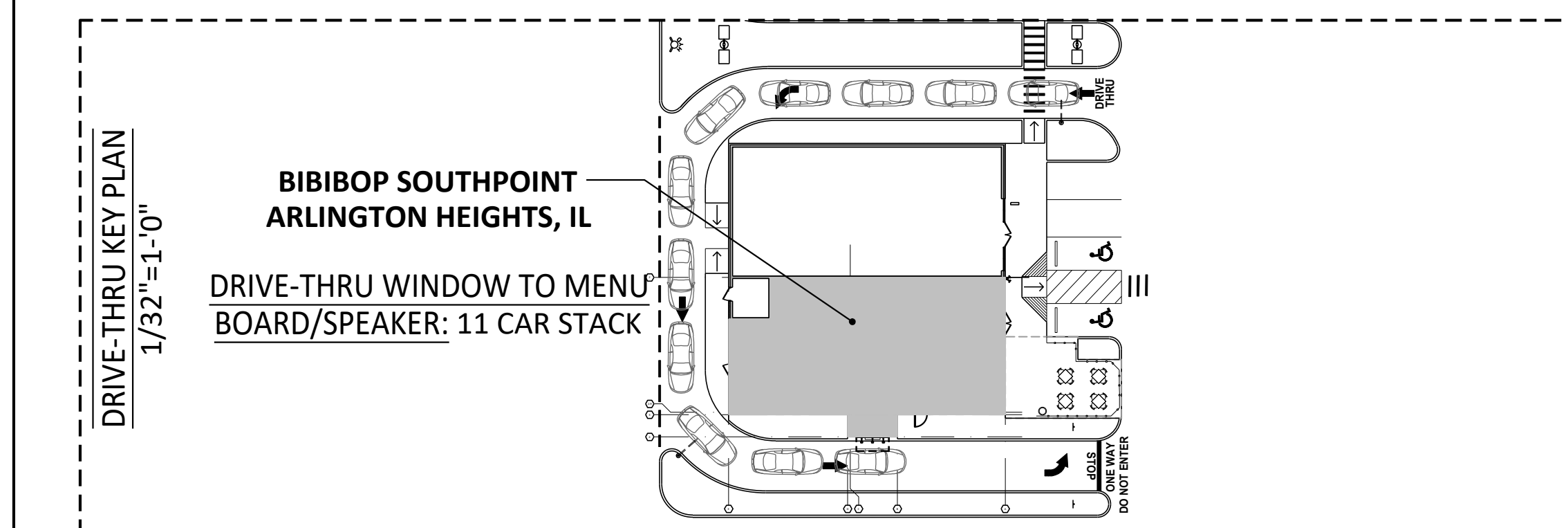
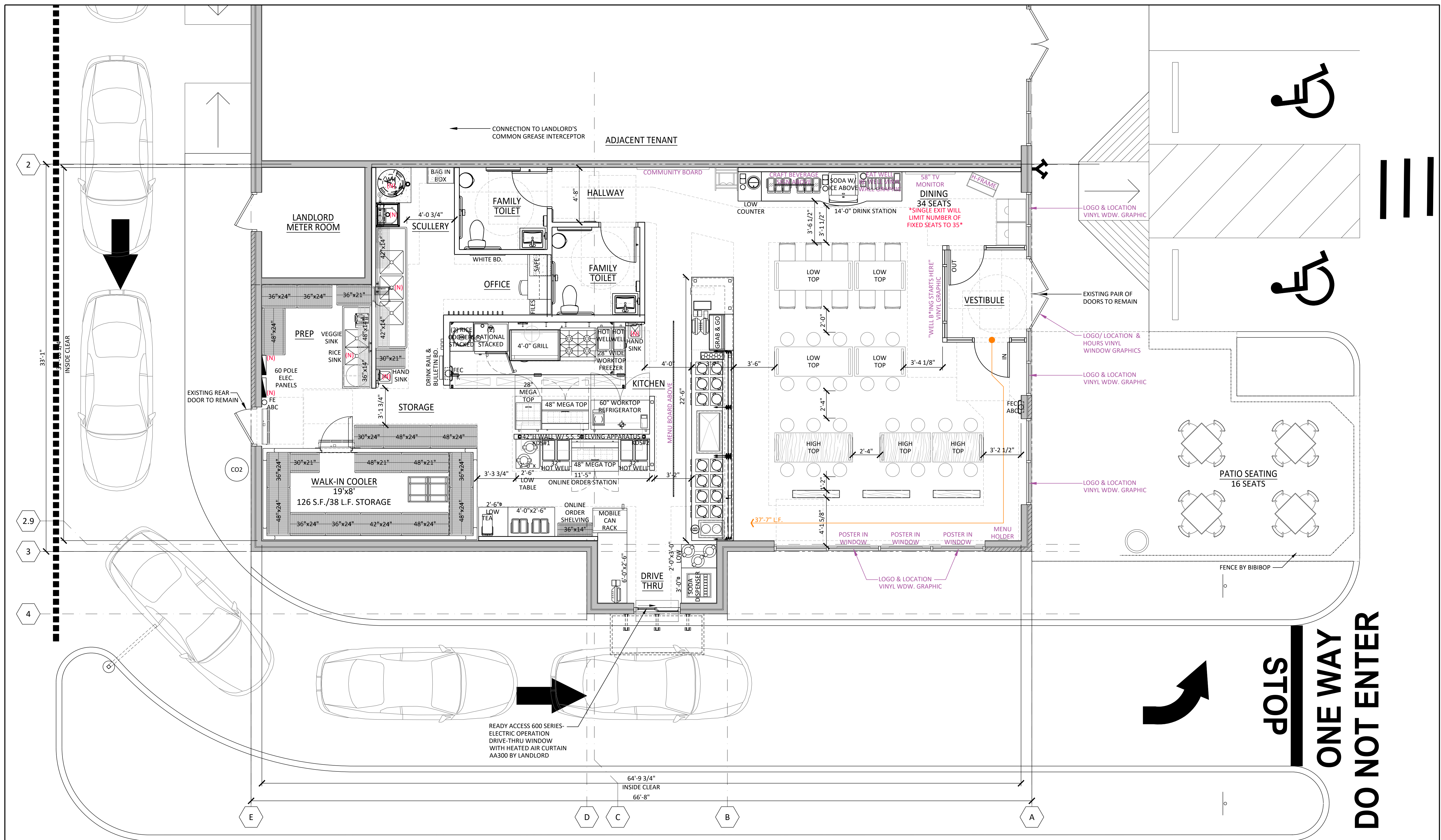
ISSUES AND REVISIONS:

CONCEPT B 06.06.2023

SHEET TITLE:

CONCEPT FLOOR PLAN

B



SEATING CAPACITY: 50 SEATS	
INTERIOR	34 SEATS
EXTERIOR	16 SEATS

(E) = EXISTING TO REMAIN HIGH / LOW L.O.S. = CUSTOMER'S LINE OF SIGHT
(R) = EXISTING RELOCATED
(N) = NEW

TYPICAL EQUIPMENT NOT SHOWN

28" WORKTOP FREEZER
USED IN LIEU OF 60"

60" WORKTOP FREEZER
USED IN LIEU OF 72"

DOUBLE ACTING GATE

The diagram illustrates the layout of a kitchen island with a 28-inch worktop freezer used in lieu of a 60-inch unit, and a 60-inch worktop freezer used in lieu of a 72-inch unit. The layout shows the island's dimensions and the placement of the freezers. A double acting gate is also shown, indicating the island's width and the placement of the gate.

LEASE SPACE: 2,163 S.F.			
DINING	1,081 S.F.	50.0%	
VESTIBULE	59 S.F.		
QUEUEING	239 S.F.		
DINING	619 S.F.		
TOILETS	123 S.F.		
HALL	41 S.F.		
FOOD PREP	1,082 S.F.	50.0%	
KITCHEN	556 S.F.		
BACK OF HOUSE	356 S.F.		
WALK-IN COOLER	170 S.F.		

WALK-IN COOLER SPECIFICATIONS
 PROTOTYPICAL: 19'x8' - 126 S.F. INSIDE CLEAR - 38 L.F. SHELF STORAGE
 AS SHOWN: 19' x 8' - 126 S.F. I.C. - 38 L.F. / DIFFERENCE: +0 S.F. I.C. / +0 L.F.

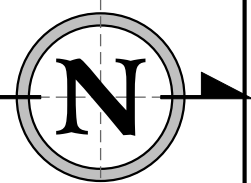
DRY STORAGE SHELVING
 PROTOTYPICAL: 20 L.F. SHELF STORAGE
 AS SHOWN: 20.5 L.F. / DIFFERENCE: +0.5 L.F.

CONCEPT APPROVAL

Name _____ Date _____

Name _____ Date _____

Name _____ Date _____



CONCEPT FLOOR PLAN B

$$1/4'' = 1' - 0''$$



Conceptual Plan Review Committee
6/14/2023

Item: Kygryz Community Center - 1114 N. Arlington Heights Rd. - T1815

Department: Planning & Community Development

Requested Action

1. Land Use Variations for Auditorium/Meeting Hall, Banquet Hall.
2. Amendment to PUD Ord. 99-038.

Variations Requested

1. Variation to allow provision of 84 spaces where 196 spaces are required (Deficit of 112).

Recommendation

The Staff Development Committee reviewed the proposed Land Use Variations and PUD Amendment Request, and needs additional information to make a recommendation on the proposal. Such additional information includes the following:

1. Section 6.12-1 of the Zoning Code requires a full traffic and parking study for a project of this scope. Such study shall analyze the ability of the parking lot to accommodate the demand of the various functions at the subject site. The study should provide a survey of parking lot usage during peak event times and provide commensurate data on the number of attendees at each event and occupancy within the parking lot. Restrictions on the timing of events, ability for concurrent events, and capacity of events may be required as part of the zoning approval process.
2. For the requested parking variation and land use variations, to demonstrate conformance a written response to each of the four criteria for each variation must be provided as part of any Plan Commission application:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the

length of time the subject property has been vacant as zoned.

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

3. Detailed plans shall be provided for Building Department review in order to determine if modifications or improvements are required to meet curing Building and Safety requirements.

4. As part of this project, the petitioner shall provide bicycle parking to meet code requirements.

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

ATTACHMENTS:

Description

Staff Report
Aerial
Project Summary
Plat of Survey
Floor Plans
Ord. 99-038

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits
Ordinance



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

Temp File Number: T1815

Project Title: Kygryz Community Center
 LUV

Address: 1114 N. Arlington Heights Road

PIN: 03-20-305-042-0000, 03-20-305-027-0000

To: Conceptual Plan Review Committee

Prepared By: Jake Schmidt, Development Planner

Meeting Date: June 14, 2023

Date Prepared: June 9, 2023

Petitioner: Bekmurat Amirakul

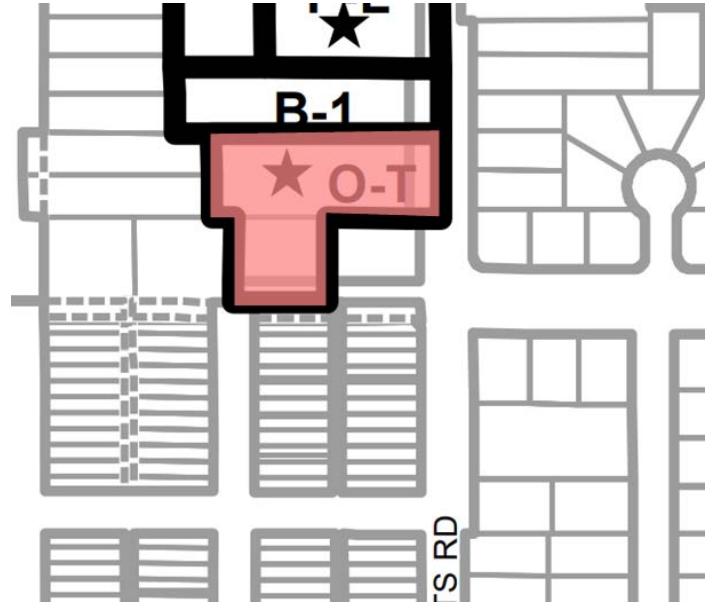
Kygryz Community Center

Address: 1114 N. Arlington Heights Road

Arlington Heights, IL 60004

Existing Zoning: O-T, Office Transitional District

Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1: Business District Limited Retail	Multi-story Office Building	Offices Only
South	R-3: One Family Dwelling District	ComEd Substation, Single Family Homes	Offices Only, Single Family Detached
East	R-3: One Family Dwelling District	Single Family Homes	Offices Only, Single Family Detached
West	R-3: One Family Dwelling District	ComEd Substation, Single Family Homes	Single Family Detached

Requested Actions:

1. Land Use Variations for Auditorium/Meeting Hall, Banquet Hall
2. Amendment to PUD Ord. 99-038.

Variations Requested:

1. Variation to allow provision of 84 spaces where 196 spaces are required (Deficit of 112).

Project Background:

The subject property is 1.32 acres in size, and is located at the northwest corner of Arlington Heights Road and Oakton Street. The site is developed with a 22,450 square-foot two-story office building served by a 84 space parking lot accessible from Arlington Heights Road and Oakton Street.

In 1999, the site received PUD approval to allow for expansion of the parking lot to its current size, along with minor variations to parking lot design requirements. At the time, the building was to be occupied by the American College of Occupational and Environmental Medicine, who would use the site as their national office headquarters.

In the years since, this user has vacated the building, with the two floors and basement re-occupied by various users. One of these new users, who has occupied the first floor and basement, is the Kyrgyz Community Center (KCC), a social and cultural organization serving members of the Kyrgyz community.

The KCC moved into the building unaware of zoning requirements, and began operating without approvals or a business license. The Village became aware of this when a building permit was submitted for a minor alteration of their first-floor space; the addition of a demising wall. This permit remains open pending review of this petition.

The KCC is a 501(c)(3) tax-exempt non-profit organization established in Illinois in 2016, and facilitates cultural, intercultural, educational, charitable, literary, sporting, and social programs and activities. They regularly host cultural events in their assembly (2,613 square-foot) and recreation (1,053 square-foot) rooms, as well as rent these rooms out to individuals for private events.

KCC member classes and clubs are held on 1st floor in their classroom and smaller meeting rooms. Details on the events are as follows:

- Tuesday, Thursday and Friday book club discussion classes (15-20 people for 2 hours, 7pm-9pm)
- Wednesday and Friday music club (4 to 5 people for 2 hours, 6pm-8pm)
- Music club for kids on Fridays and Sundays (6 to 7 people for 2 hours 30 minutes, 1pm-3:30pm)
- Weekend traditional games for adults (10 to 15 people)
- Seminars every three months (20 to 30 people, Sundays from 1pm to 3pm)
- Each classroom / club has one instructor
- Seminars for newcomers
- IT club / IT seminars

Zoning and Comprehensive Plan

These functions fall under the classification of “Auditorium/Meeting Hall” and “Banquet Hall”, both of which are not permitted in the underlying O-T Zoning District and require Land Use Variation Approval to continue operating.

Additionally, these uses require a significant amount of parking per code, and result in a code-required parking deficit of 112 spaces. For a parking variation of this magnitude, an amendment to the underlying PUD is required.

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

The subject property is designated as appropriate for “Offices Only” per the Comprehensive Plan of the Village of Arlington Heights. The proposed primary uses of the KCC space are not compatible with this designation.

Building, Site Plan, and Landscaping

The petitioner is not proposing any modifications to the site or structure. During the Plan Commission Review Process, Staff will evaluate the condition of the parking lot and site landscaping, and determine if any resurfacing, restriping, or new landscaping is needed.

During Staff Development Committee Review, the following concerns were raised:

- Building Code:
 - Potential requirement for exit doors, panic hardware, and exit signage for assembly areas.
 - Potential upgrades to meet current safety code based upon changes made to the building.
 - The need for more detailed architectural plans to determine required upgrades as noted.
- Traffic and Parking:
 - The existing accessible stalls are located on the south side of the building. The current accessible route from the accessible stalls to the entrance off of Arlington Heights Road appears to be non-compliant to current accessibility standards and is not the shortest route. Any future improvements to the parking lot, including seal coating or restriping, would trigger the Illinois Accessibility Code. Modifications to the parking lot or possibly relocating the accessible parking stalls may be required.
 - There is potential for inadequate functional parking should multiple large events be held simultaneously in the large assembly areas.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. A preliminary parking estimate is shown in **Table I** on the next page:

Table I: Required Parking

<i>Floor</i>	<i>Space</i>	<i>Use</i>	<i>Parking Classification</i>	<i>Square Footage</i>	<i>Ratio (1/X)</i>	<i>Stalls Required</i>
Basement	B105	<i>Recreation Room</i>	Assembly	2,613	30% of Cap.	112
1	101	KCC Office	General Office	224	300	1
	102	<i>Meeting waiting area</i>	General Office	102	300	1
	102A	<i>Meeting room</i>	General Office	407	300	1
	103	Assembly Room	Assembly	1,053	30% of Cap.	45
	103A	Kitchen	General Office	122	300	1
	104	Prayer Room	Assembly	170	30% of Cap.	7
	105	Classroom	General Office	574	300	2
	106	Classroom	General Office	860	300	3
	107	Classroom	General Office	271	300	1
	108	Classroom	General Office	131	300	1
	109	Classroom	General Office	354	300	1
2	200	North American Hunting Dog Ass'n.	General Office	1,000	300	3
	201	U of I Extension	General Office	2,175	300	7
	202	Manas Express	General Office	400	300	1
	203	Geek Network	General Office	1,600	300	5
	204	Jibek Jolu	General Office	400	300	1
	205	Break Room	General Office	281	300	1
Combined Site		TOTAL PARKING SPACES PROVIDED				84
		TOTAL PARKING SPACES REQUIRED				196
		SURPLUS / (DEFICIT)				(112)

Per the Staff analysis, a total of 196 spaces would be required for the site. The subject site is improved with 84 spaces, resulting in a code-required parking deficit of 121 parking spaces. Therefore, a variation from parking requirements is requested.

Village Code requires that, for any variation request, evidence of conformance to the approval criteria (as shown below) must be provided. To demonstrate conformance, a written response to each of the four criteria for each variation must be provided as part of any Plan Commission application:

- 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.

Section 6.12-1 of the Zoning Code requires a full traffic and parking study for a project of this scope. The petitioner has indicated that they have retained a traffic and parking consultant, who is currently preparing a study analyzing the ability of the parking lot to accommodate the demand of the various functions at the subject site. The consultant should survey the parking lot usage during peak event times and provide commensurate data on the number of attendees at each event and occupancy within the parking lot. Restrictions on the timing of events, ability for concurrent events, and capacity of events may be required as part of the zoning approval process.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As part of this project, the petitioner shall provide bicycle parking to meet code requirements.

RECOMMENDATION

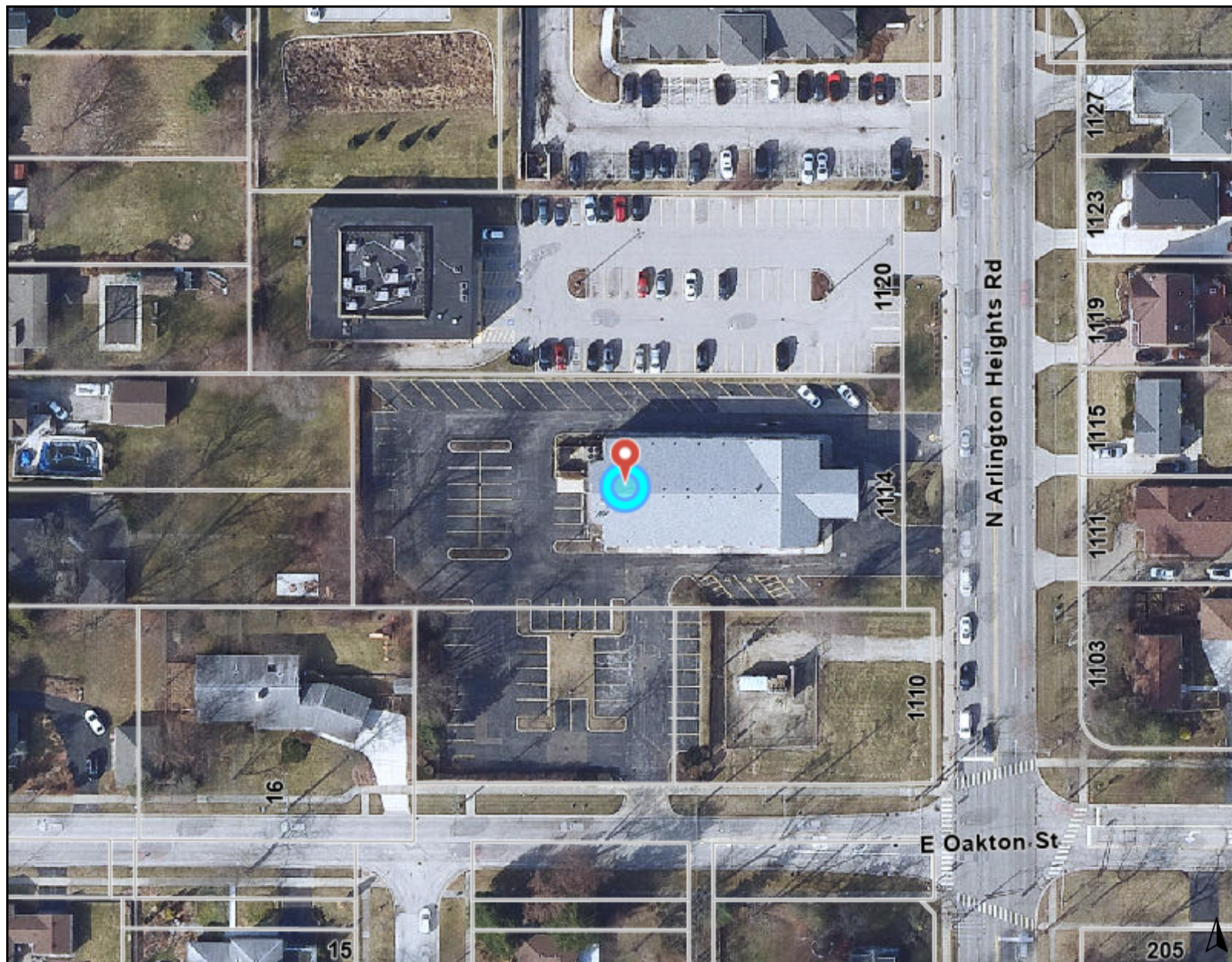
The Staff Development Committee reviewed the proposed Land Use Variations and PUD Amendment Request, and needs additional information to make a recommendation on the proposal. Such additional information includes the following:

1. Section 6.12-1 of the Zoning Code requires a full traffic and parking study for a project of this scope. Such study shall analyze the ability of the parking lot to accommodate the demand of the various functions at the subject site. The study should provide a survey of parking lot usage during peak event times and provide commensurate data on the number of attendees at each event and occupancy within the parking lot. Restrictions on the timing of events, ability for concurrent events, and capacity of events may be required as part of the zoning approval process.
2. For the requested parking variation and land use variations, to demonstrate conformance a written response to each of the four criteria for each variation must be provided as part of any Plan Commission application:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
3. Detailed plans shall be provided for Building Department review in order to determine if modifications or improvements are required to meet curing Building and Safety requirements.
4. As part of this project, the petitioner shall provide bicycle parking to meet code requirements.
5. These are just preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

June 9, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1815



Legend

0 150 300
ft

Print Date: 6/6/2023

Notes

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

1. Classes held in 1st floor

Tuesdays, Thursdays and Fridays book club discussion classes 15-20ppl 2hours (7pm -9pm)

Wednesdays and Fridays music club 4-5ppl for adults 2hrs (6pm-8pm)

Music club for kids Fridays and Sundays 6-7ppl 2hrs 30min (1pm-3.30pm)

Weekend traditional games for adults usually 10-15ppl

Seminars every three month 20-30ppl (Sundays 1pm-3pm)

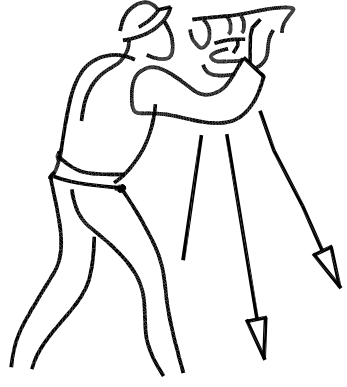
2. Each classroom / club one instructor.

3. Classes / clubs

- seminars for newcomers
- weekend class only for adults but has not started yet.
- book club
- music club
- IT club / IT seminars
- traditional games club
- We don't have daycare .

4. Room 200,201,204 is on the 2nd floor and belongs to Manas Express inc and they said all these rooms are for office use.

RUSSELL W. SCHOMIG, PLS # 035-002446
WILLIAM K. SCHOMIG



• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD.

ALTA/NSPS LAND TITLE SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

PARCEL 1:

LOT 1 IN LLOYD'S RESUBDIVISION OF THE EAST 363.0 FEET OF THE NORTH 1/2 OF LOT 15 IN GEORGE H. ALLISON'S SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FORMALLY KNOWN AS THE EAST 363.0 FEET OF THE NORTH 1/2 OF LOT 15 IN GEORGE H. ALLISON'S SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 (EXCEPT THE SOUTH 33.0 FEET THEREOF HERETOFORE DEDICATED FOR PUBLIC STREET) OF LOT 15 IN GEORGE H. ALLISON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 15, 1903 AS DOCUMENT NUMBER 3441727, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1114 NORTH ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS.

LEGEND

- AC = AIR CONDITIONER
- C = CENTER LINE
- CB = CABLE BOX
- DC = DEPRESSED CURB
- D = DOOR
- E = ELECTRIC BOX
- EP = ELECTRIC PIPE
- FL = FLOOD LIGHT
- FS = FIRE SPRINKLER CONNECTION
- GM = GAS METER
- HP = HANDICAPPED PARKING
- IBT = IBT PEDESTAL
- L = LIGHT
- LP = LIGHT POLE
- M = MANHOLE
- OW = OVERHEAD WIRES
- PP = POWER POLE
- P = 4" POST
- PB = PARKING BLOCKS
- R.R. = RAIL ROAD TIE WALL
- S = SIGN
- SI = STORM INLET
- SP = SPIGOT
- TB = TRANSFORMER BOX ON CONCRETE
- VT = VENT TUBE
- WM = WATER MANHOLE
- A = ASPHALT
- B = BRICK
- C = CONCRETE

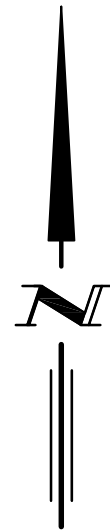
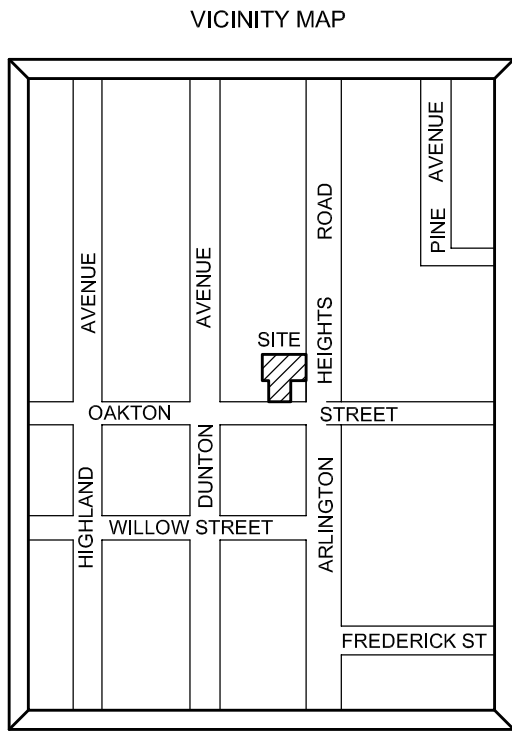


TABLE "A" NOTES:

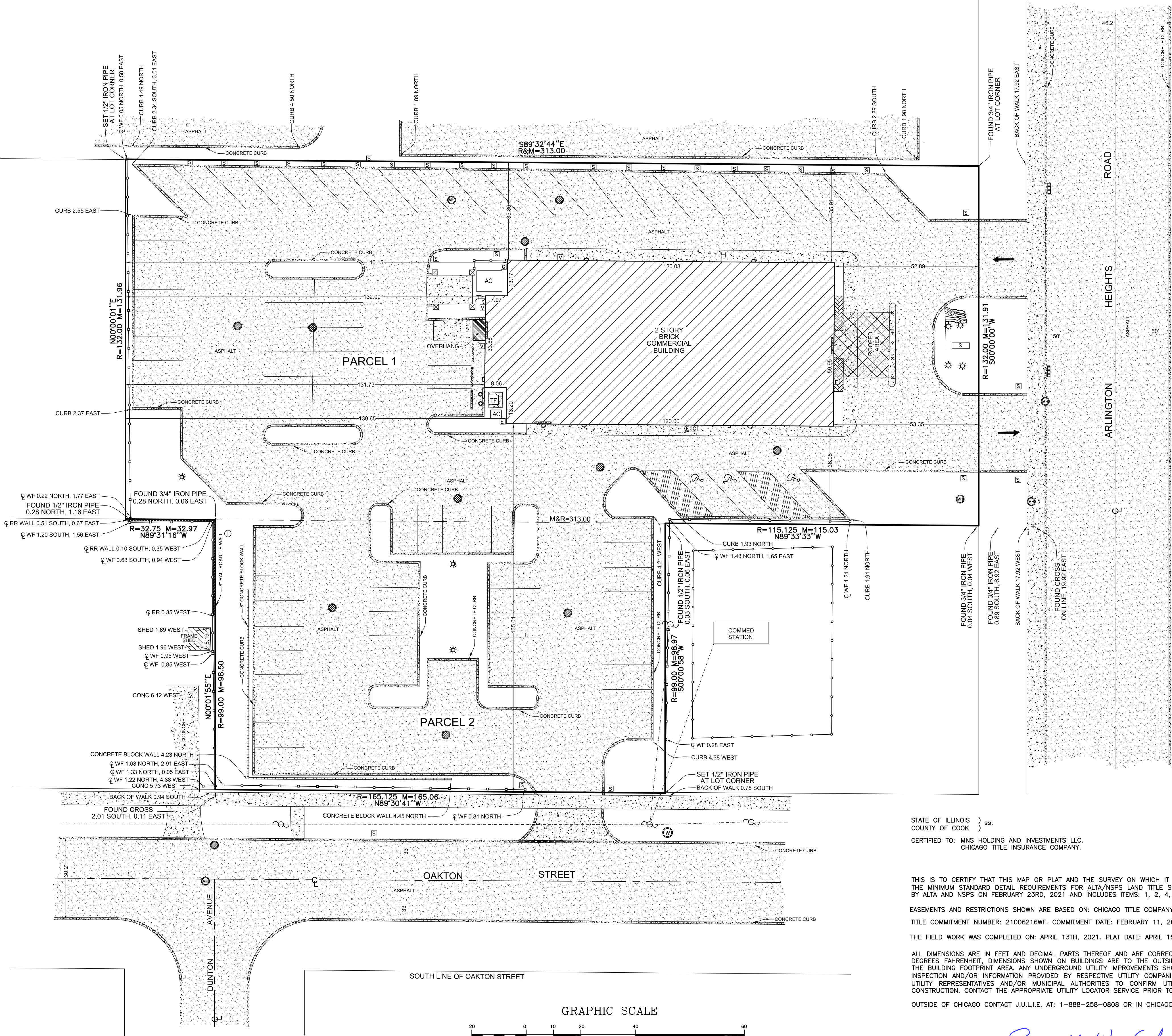
- ITEM 1: MONUMENTS AS FOUND OR SET AS SHOWN HEREON.
- ITEM 4: GROSS LAND AREA: 57,626 SQUARE FEET.
- ITEM 7A: EXTERIOR DIMENSIONS AS SHOWN HEREON.
- ITEM 8: VISIBLE AND ABOVE GROUND SUBSTANTIAL FEATURES OBSERVED AND AS SHOWN HEREON.
- ITEM 9: 81 STRIPED PARKING SPOTS, 3 HANDICAPPED STRIPED PARKING SPOTS.
- ITEM 14: AS SHOWN HEREON.

TITLE COMMITMENT POLICY NOTES:

- COMMITMENT SCHEDULE B, PART II: ITEM 15: AS SHOWN HEREON.
- ITEM 16: AS SHOWN HEREON.
- NO OTHER SURVEY RELATED ITEMS NOTICED IN TITLE COMMITMENT.

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

ORDERED BY: JOSEPH R. FORTUNATO JR. ATTORNEY
PLAT NUMBER: 210545 FC: 3084 ROLL: 109-86 FILE: 210545.CRD



STATE OF ILLINOIS } ss.
COUNTY OF COOK }
CERTIFIED TO: MNS HOLDING AND INVESTMENTS LLC.
CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS ON FEBRUARY 23RD, 2021 AND INCLUDES ITEMS: 1, 2, 4, 7A, 8, 9 AND 14. OF TABLE A THEREOF.

EASEMENTS AND RESTRICTIONS SHOWN ARE BASED ON: CHICAGO TITLE COMPANY LLC.

TITLE COMMITMENT NUMBER: 21006216WF. COMMITMENT DATE: FEBRUARY 11, 2021.

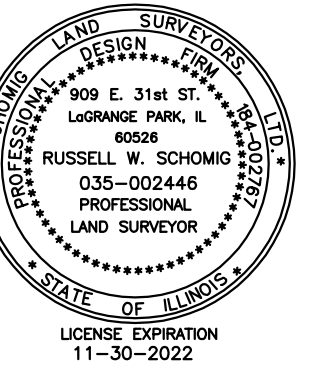
THE FIELD WORK WAS COMPLETED ON: APRIL 13TH, 2021. PLAT DATE: APRIL 15TH, 2021.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT MEASUREMENTS AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. BUILDING AREA SHOWN IS THE BUILDING FOOTPRINT AREA. ANY UNDERGROUND UTILITY IMPROVEMENTS SHOWN HEREON ARE BASED ON ABOVE GROUND INSPECTION AND/OR INFORMATION PROVIDED BY RESPECTIVE UTILITY COMPANIES OR MUNICIPALITIES. CONTACT RESPECTIVE UTILITY REPRESENTATIVES AND/OR MUNICIPAL AUTHORITIES TO CONFIRM UTILITY LOCATION AND SIZES PRIOR TO NEW CONSTRUCTION. CONTACT THE APPROPRIATE UTILITY LOCATOR SERVICE PRIOR TO EXCAVATION OR CONSTRUCTION.

OUTSIDE OF CHICAGO CONTACT J.U.L.I.E. AT: 1-888-258-0808 OR IN CHICAGO CONTACT DIGGER AT: 312-744-7000.

BY: *Russell W. Schomig*
RUSSELL W. SCHOMIG; PROFESSIONAL ILLINOIS LAND SURVEYOR #035-002448

EAST LINE OF ARLINGTON HEIGHTS ROAD



Arlington Heights Commercial Building Life Safety Plans

1114 N. Arlington Heights Road, Arlington Heights, Illinois 60004

OCCUPANCY LOAD TABLE:						
BASEMENT						
ROOM No.	ROOM NAME	AREA	OCCUPANCY CLASSIFICATION [2018 IBC - CHAPTER 3]	OCCUPANT LOAD [2018 IBC - TABLE 1004.5]	TOTAL OCCUPANTS	
B00	STAIR	466.9 sf	-	-	sf / person	-
B01	ELEVATOR	42.4 sf	-	-	sf / person	-
B02	STORAGE	588.5 sf	S2	300	sf / person	2
B03	MECHANICAL CLOSET	117.7 sf	-	300	sf / person	1
B04	CORRIDOR	85.0 sf	-	-	sf / person	-
B05	MENS TOILET ROOM	160.5 sf	-	-	sf / person	-
B06	WOMENS TOILET ROOM	174.4 sf	-	-	sf / person	-
B07	WORK ROOM	528.7 sf	B	150	sf / person	4
B08	RECREATION	2,613.0 sf	A3	15	sf / person	175
B09	WORK ROOM	456.0 sf	B	150	sf / person	4
B10	STORAGE	386.5 sf	S2	300	sf / person	2
B11	STORAGE	598.2 sf	S2	300	sf / person	2
B12	CORRIDOR	74.7 sf	-	-	sf / person	-
B13	MECHANICAL ROOM	280.1 sf	-	300	sf / person	1
B14	STAIR	115.3 sf	-	-	sf / person	-
B15	VESTIBULE	60.0 sf	-	-	sf / person	-
B16	ELECTRICAL CLOSET	57.2 sf	-	300	sf / person	1
TOTAL:		6,805.0 sf				192
FIRST FLOOR						
ROOM No.	ROOM NAME	AREA	OCCUPANCY CLASSIFICATION [2018 IBC - CHAPTER 3]	OCCUPANT LOAD [2018 IBC - TABLE 1004.5]	TOTAL OCCUPANTS	
100	STAIR	375.5 sf	-	-	sf / person	-
101	ELEVATOR	42.4 sf	-	-	sf / person	-
102	CONFERENCE	223.9 sf	B	150	sf / person	2
103	CONFERENCE	407.1 sf	B	150	sf / person	3
104	OFFICE	102.2 sf	B	150	sf / person	1
105	CORRIDOR	224.2 sf	-	-	sf / person	-
106	VESTIBULE	61.2 sf	-	-	sf / person	-
107	WOMANS TOILET ROOM	148.3 sf	-	-	sf / person	-
108	MENS TOILET ROOM	141.7 sf	-	-	sf / person	-
109	CORRIDOR	435.4 sf	-	-	sf / person	-
110	CLASSROOM	353.7 sf	E	20	sf / person	18
111	OFFICE	131.4 sf	E	20	sf / person	7
112	CLASSROOM	271.2 sf	E	20	sf / person	14
113	KITCHEN	121.6 sf	A2	200	sf / person	1
114	ASSEMBLY	1,053.0 sf	A2	15	sf / person	70
115	CORRIDOR	483.8 sf	-	-	sf / person	-
116	CLASSROOM	859.6 sf	E	20	sf / person	43
117	CLASSROOM	574.1 sf	E	20	sf / person	30
118	PRAYER ROOM	170.1 sf	E	20	sf / person	9
119	STORAGE	65.0 sf	S2	300	sf / person	1
120	STORAGE	206.6 sf	S2	300	sf / person	1
121	STAIR	114.4 sf	-	-	sf / person	-
122	VESTIBULE	59.9 sf	-	-	sf / person	-
123	ELECTRICAL CLOSET	26.0 sf	-	300	sf / person	1
TOTAL:		6,852.2 sf				201
SECOND FLOOR						
ROOM No.	ROOM NAME	AREA	OCCUPANCY CLASSIFICATION [2018 IBC - CHAPTER 3]	OCCUPANT LOAD [2018 IBC - TABLE 1004.5]	TOTAL OCCUPANTS	
200	STAIR	238.3 sf	-	-	sf / person	-
201	ELEVATOR	42.4 sf	-	-	sf / person	-
202	OFFICE	267.3 sf	B	150	sf / person	2
203	RECEPTION	298.9 sf	B	150	sf / person	2
204	CONFERENCE ROOM	228.8 sf	B	150	sf / person	2
205	OFFICE	148.9 sf	B	150	sf / person	1
206	OFFICE	143.5 sf	B	150	sf / person	1
207	OFFICE	173.6 sf	B	150	sf / person	2
208	CORRIDOR	192.3 sf	-	-	sf / person	-
209	CORRIDOR	153.0 sf	-	-	sf / person	-
210	VESTIBULE	57.9 sf	-	-	sf / person	-
211	WOMANS TOILET ROOM	145.2 sf	-	-	sf / person	-
212	MENS TOILET ROOM	146.2 sf	-	-	sf / person	-
213	BREAK ROOM	281.3 sf	B	150	sf / person	2
214	OFFICE	304.7 sf	B	150	sf / person	3
215	OFFICE	428.6 sf	B	150	sf / person	3
216	OFFICE	241.2 sf	B	150	sf / person	2
217	OFFICE	344.2 sf	B	150	sf / person	3
218	OFFICE	387.8 sf	B	150	sf / person	3
219	CORRIDOR	290.6 sf	-	-	sf / person	-
220	IT CLOSET	35.2 sf	-	300	sf / person	1
221	OFFICE	191.3 sf	B	150	sf / person	2
222	IT CLOSET	17.5 sf	B	300	sf / person	1
223	OFFICE	190.5 sf	B	150	sf / person	2
224	OFFICE	444.9 sf	B	150	sf / person	3
225	OFFICE	191.1 sf	B	150	sf / person	2
226	CORRIDOR	283.7 sf	-	-	sf / person	-
227	OFFICE	342.6 sf	B	150	sf / person	3
228	BREAK ROOM	149.4 sf	B	150	sf / person	1
229	STAIR	114.5 sf	-	-	sf / person	-
230	VESTIBULE	59.5 sf	-	-	sf / person	-
231	ELECTRICAL CLOSET	28.5 sf	-	300	sf / person	1
TOTAL:		6,563.0 sf				42
BUILDING TOTALS:		20,020.2 sf				435

- GENERAL NOTES
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
 - GENERAL: ALL MATERIALS FURNISHED SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACT DRAWINGS AND SPECIFICATIONS TO EACH SUBCONTRACTOR PERFORMING THE WORK AND SHALL PROVIDE THE NAMES, ADDRESSES AND TELEPHONE NUMBERS OF EACH SUBCONTRACTOR TO THE OWNER. ALL WORK SHALL BE CONSTRUCTED TO MEET ALL CURRENT FIRE, HEALTH, SAFETY, AND BUILDING CODES OF THE CITY, COUNTY, AND STATE IN WHICH THE PREMISES ARE SITUATED, AND ALL FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT GUIDELINES (OSHA) AND THE AMERICANS WITH DISABILITIES ACT (ADA).
 - PROJECT PROCEDURES: CONTRACTOR MUST ENSURE A SUPERINTENDENT AT THE JOB SITE DURING WORK HOURS. SUBCONTRACTORS WILL NOT BE ALLOWED ON THE JOB SITE WITHOUT FULL-TIME SUPERINTENDENT BEING PRESENT. PROVIDE ALL REQUIRED BARRICADES AND ENCLOSURES.
 - PRODUCTS AND SUBSTITUTIONS: ANY CHANGES, DEVIATIONS OR ALTERNATIVES TO THESE SPECIFICATIONS MUST BE SUBMITTED IN WRITING TO OWNER, PRIOR TO INSTALLATION, FOR WRITTEN APPROVAL. IF DRAWINGS AND SPECIFICATIONS CONFLICT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER FOR CLARIFICATION.
 - SELECTIVE DEMOLITION: DEMOLISH AND REMOVE FROM PREMISES ALL EXISTING IMPROVEMENTS, FIXTURES, ETC., EXCEPT FOR THOSE THAT ARE TO BE INCORPORATED IN THE SCOPE OF WORK DEFINED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER WHEN PORTIONS OF THE DEMOLITION WOULD AFFECT STRUCTURAL INTEGRITY, COMPLIANCE WITH CODES, OR WHEN SUSPECT HAZARDOUS MATERIALS (I.E. ASBESTOS, PCBs, ETC.) ARE ENCOUNTERED BEFORE PROCEEDING WITH THE RELATED WORK.
 - EXISTING FLOOR STRUCTURE AND SUBSTRATE SHALL BE PREPARED TO RECEIVE OWNER'S SPECIFIED FINISHES BY REPAIRING DEPRESSIONS, CRACKS, HOLES, FREE OF ALL EXPANSION JOINTS AND PATCHING SO THAT FLOOR IS MADE SMOOTH AND LEVEL.
 - CONCRETE FINISHING TOLERANCES: FLAT, TRUE PLANE TO WITHIN ONE QUARTER INCH (1/4") IN TEN FEET AS DETERMINED BY A STRAIGHTEDGE TEN FEET (10'-0") LONG, PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION.
 - INTERIOR CONCRETE FLOOR PATCHES SHALL BE FINISHED TO MATCH SURROUNDING CONCRETE.
 - ANY CMU OR BRICK MASONRY WORK SHALL MATCH THE EXISTING MATERIAL, JOINTING, AND WORKMANSHIP.
 - EXISTING STRUCTURAL SYSTEM TO BE UNDISTURBED, UNLESS OTHERWISE NOTED.
 - ROUGH CARPENTRY: PROVIDE SOLID BLOCKING BETWEEN STUDS BEHIND DRYWALL WHERE NOTED OR REQUIRED TO SUPPORT SURFACE-MOUNTED ITEMS INCLUDING MIRRORS, WALL CABINETS, GRAB BARS, FIXTURES AND RETAIL SHELVING STANDARDS.
 - JOINT SEALERS: PROVIDE JOINT SEALANTS AT ALL PERIMETER JOINTS AROUND FRAMES SUCH AS DOORS, RECESSED OR SEMI-RECESSED CABINETS AND SINKS. SEALANT TO BE ELASTOMERIC SIMILAR TO DOW CORNING #790. FORM CONCAVE JOINT CONFIGURATION WITH CLEAN EDGES AND NO RESIDUE ON ADJOINING FINISHES OR SURFACES.
 - FIRE EXTINGUISHERS SHALL BE MOUNTED AT A MINIMUM OF 4'-0" AND NOT GREATER THAN 5'-0" AFF.
 - THE ELEVATION OF EXISTING DOORS SHALL NOT VARY BY MORE THAN 3/4" FOR A DISTANCE EQUAL TO THE WIDEST LEAF OF THE DOOR.
 - IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOTE BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
 - THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK, EVERY ITEM REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETELY AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS AND ALL INCIDENTAL ACCESSORY AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.
 - DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVERALL.
 - "HOLD" MEANS DIMENSION MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
 - "CLEAR," "CLR," OR "MIN" MEANS DIMENSION MUST BE NO SMALLER THAN INDICATED.
 - "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N.
 - "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "VERIFY" OR "VER" MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.
 - "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
 - ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE PRICING ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS.
 - CLARIFY DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING PRICING AND COMMENCING WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
 - THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE ITEM "OR EQUAL" IS USED, THE ARCHITECT OR OWNER SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
 - ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE NOTED.
 - EXECUTE WORK IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS INCLUDING BUT NOT LIMITED TO: UBC, SBC, BOCA BUILDING CODE, SEISMIC CODES, NEC, NFPA, ASMC, UMC, LATEST ENFORCED EDITION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
 - VERIFY IN THE FIELD THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN – EITHER APPARENT OR OBVIOUS – PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
 - CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECTS THE SCOPE OF WORK, THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACE AND FINISHES ON GYPSUM BOARD OR DAMAGED FIREPROOFING. PATCH OR REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES.
 - PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK. THE CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. MATCH EXISTING ADJACENT FINISH OR AS NOTED HEREIN.
 - PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
 - SHOULD ANY PORTION OF THE CONTRACT DOCUMENT PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
 - COORDINATE ALL WORK WITH BUILDING OWNER AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY OWNER/OCCUPANTS IN THE BUILDING. AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT AND DEBRIS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT OWNER/OCCUPANT SPACES WITH THE BUILDING MANAGEMENT AS REQUIRED FOR PRICING.
 - FURNITURE SHOWN IS FOR REFERENCE ONLY AND INSTALLED BY OTHER U.O.N. COORDINATE ALL FURNITURE SIZES WITH INSTALLER/SUPPLIER FOR CLEARANCES.
 - THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIAL ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, OR DEMOLITION, STOP WORK AND CONTACT OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCESSING.
 - THROUGHOUT THE DURATION OF THE PROJECT, REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT, OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
 - THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. FURNISH THE OWNER AND ARCHITECT WITH CERTIFICATE OF INSURANCE LISTING THEM AS ADDITIONAL INSURED.
 - 1-19.C.2 PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE: THE CONTRACTOR SHALL PROCURE, PAY FOR, AND MAINTAIN DURING THE LIFE OF THIS CONTRACT, COMPREHENSIVE GENERAL PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE WHICH SHALL PROTECT IT AND ITS EMPLOYEES PERFORMING WORK COVERED HEREIN, AND AS DESCRIBED IN THE CONTRACT, FROM CLAIMS FOR BODILY INJURY, INCLUDING DEATH, AS WELL AS FOR CLAIMS FOR PROPERTY DAMAGES, WHICH ARISE FROM OPERATIONS UNDER THIS CONTRACT, WHETHER SUCH OPERATIONS BE BY ITSELF OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY IT. THE AMOUNTS OF SUCH INSURANCE SHALL BE AS FOLLOWS:

PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF NOT LESS THAN \$1,000,000 FOR INJURIES, INCLUDING ACCIDENTAL DEATH, TO ANY ONE PERSON, AND SUBJECT TO THE SAME LIMIT FOR EACH PERSON, AND IN AN AMOUNT NOT LESS THAN \$2,000,000 ON ACCOUNT OF ANY ONE ACCIDENT; AND PROPERTY DAMAGE IN AN AMOUNT OF NOT LESS THAN \$1,000,000 FOR DAMAGE ON ACCOUNT OF ANY ONE ACCIDENT.
 - NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL, OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
 - DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM PROJECT MANAGER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
 - DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL, SPRINKLER, PLUMBING, AND ELECTRICAL WORK, INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT THE ARCHITECT WILL PROVIDE THE CONTRACTOR WITH A REPRODUCIBLE SET OF ORIGINAL DOCUMENTS FOR "PROJECT CLOSE-OUT" DOCUMENTATION. THIS SET SHALL BE CONSPICUOUSLY MARKED "PROJECT CLOSE-OUT", SIGNED BY THE GENERAL CONTRACTOR, AND DELIVERED TO THE ARCHITECT.
 - UPON NOTIFICATION OF COMPLETION OF THE WORK AND DELIVERY OF THE CONTRACTOR'S PUNCH-LIST, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS, UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE UNDER THE TERMS OF THE OWNER / CONTRACTOR AGREEMENT.
 - G.C. SHALL PATCH & REPAIR ANY DAMAGE OUTSIDE THE AREA OF WORK CAUSED BY THE NEW CONSTRUCTION.
 - THE INSTALLING CONTRACTOR SHALL MAINTAIN A STAMPED "APPROVED" SET OF DRAWINGS IN THE FIELD / SITE AT ALL TIMES DURING INSTALLATION AND CONSTRUCTION.

CODE SUMMARY ANALYSIS & GENERAL CODE NOTES:

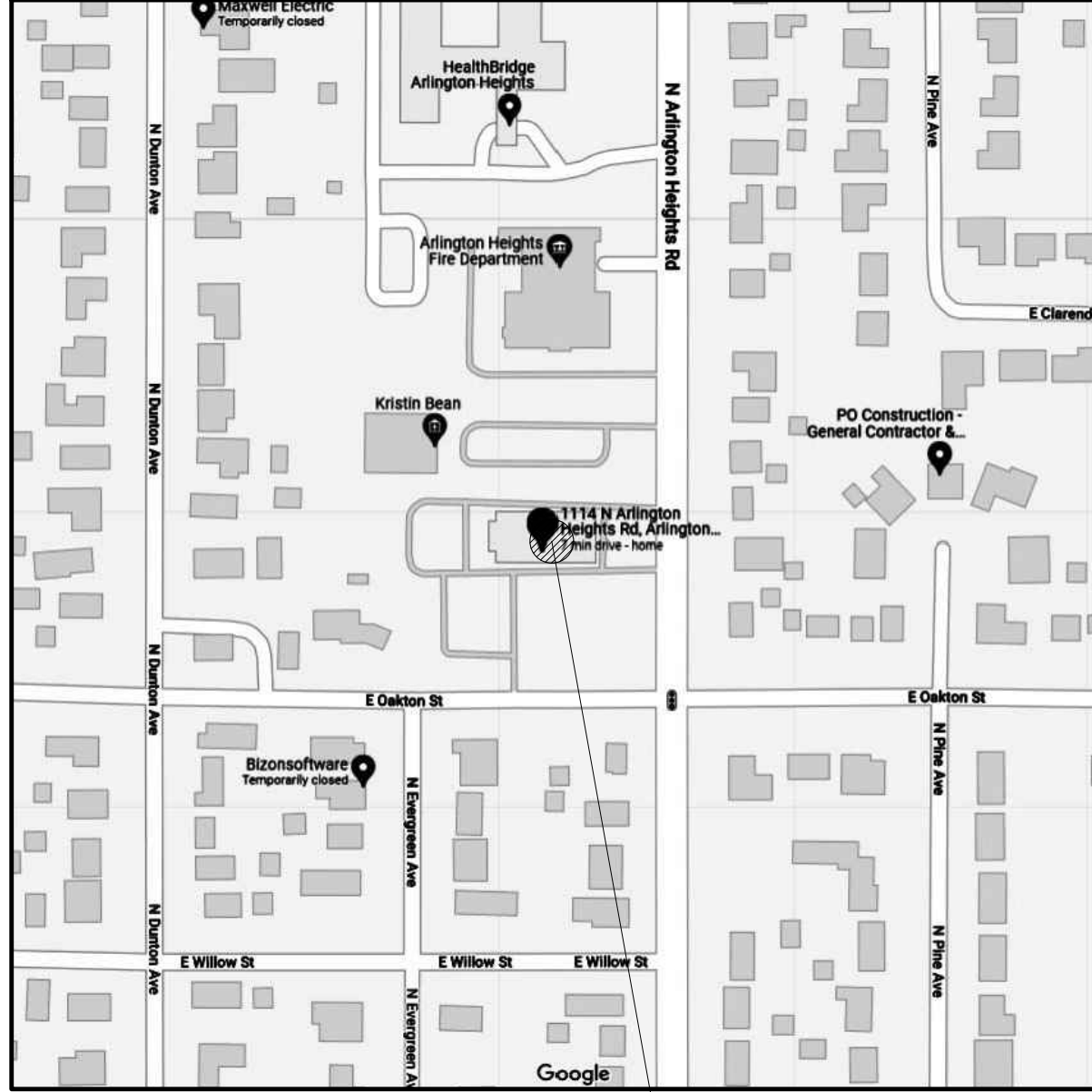
- ZONING CLASSIFICATION: B-1
- CLASSIFICATION OF BUILDING CONSTRUCTION TYPE:
TYPE II-A NON-COMBUSTIBLE CONSTRUCTION
SEPARATION WALLS: 1-HOUR FIRE RATED
SPRINKLER COVERAGE: BASEMENT LEVEL ONLY
GROSS AREA OF BUILDING: 22,478 SF
- OCCUPANCY: SEE TABLE ON THIS SHEET
- FIRE ZONE AREAS: BASED ON TYPE II-A
FIRE ZONE: MAX. ALLOW AREA: ACTUAL AREA
BASEMENT ZONE: 15,500sf 15,274sf
BASEMENT ZONE: 62,000sf 7,274sf
- PLUMBING FIXTURES: 16
WATER CLOSETS: 17
LAVATORIES: 5
URINALS: 2
KITCHEN SINK: 3
- NUMBER OF EXITS: 3
- MAXIMUM TRAVEL DISTANCE TO AN EXIT:
MAXIMUM: 200'-0"
ACTUAL: 94'-8"
- THIS PROJECT IS TO COMPLY WITH, AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING GOVERNING AUTHORITIES:
 - 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL EXISTING BUILDING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - CURRENT INTERNATIONAL ENERGY CONSERVATION CODE (ADOPTED ILLINOIS ENERGY CONSERVATION CODE)
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 ILLINOIS ACCESSIBILITY CODE
 - 2003 LIFE SAFETY CODE
 - VILLAGE OF ARLINGTON HEIGHTS, IL ZONING ORDINANCE
 - ALL OTHER STATE, COUNTY AND LOCAL CODES AND ALL VILLAGE OF ARLINGTON HEIGHTS, IL AMENDMENTS.
- EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL VILLAGE OF ARLINGTON HEIGHTS, IL AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS.
- ALL EXISTING CONDITIONS INDICATED ARE AS FOUND IN THE FIELD SURVEY OF THE PREMISES BY THE ARCHITECT. EXISTING CONDITIONS NOT IN COMPLIANCE WITH THOSE SHOWN ARE THE RESPONSIBILITY OF THE BUILDING OWNER.
- THE SPACE AROUND DUCTS, PIPES, ELECTRICAL CONDUITS, CABLE TRAYS, AND ALL OTHER ELECTRICAL & MECHANICAL WORK PENETRATING RATED WALLS OR BETWEEN FLOORS SHALL NOT EXCEED 3/4" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR AN APPROVED EQUAL MATERIAL AND BE CLOSED OF BY CLOSE-FITTING ESCUTCHEONS ON BOTH SIDES OF THE PENETRATION.
- THE CONTRACTOR SHALL REPLACE ALL MISSING FIREPROOFING & FIRESTOPPING. THE CONTRACTOR SHALL REPLACE ALL FIREPROOFING AFFECTED BY NEW CONSTRUCTION WITH FIREPROOFING TO MATCH BASE BUILDING STANDARDS, APPROVED EQUAL, OR AS REQUIRED TO MATCH THE EXISTING.
- ALL EXIT SIGNS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE.
- ALL CONSTRUCTION IS TO BE NON-COMBUSTIBLE.
- ALL WOOD AND WOOD BLOCKING SHALL BE FIRE RETARDANT AS PER THE INTERNATIONAL BUILDING CODE.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE REFERENCED CODE REQUIREMENTS FOR FLAMMABILITY AND SMOKE DEVELOPED RATINGS AS WELL AS TOXICITY.
WALLS & CEILINGS: ASTM E84 CLASS 1
FLAME SPREAD: 0 - 25
SMOKE DEVELOPED: 0 - 200
FLOORING: ASTM E648 CLASS A
CRITICAL RADIANT FLUX OF NOT LESS THAN 0.45 WATTS PER SQUARE CENTIMETER.
- ALL AREAS ARE TO BE MECHANICALLY VENTILATED.
- ALL DOORS TO BE 36" WIDE; CLEAR, 34" MIN. (U.O.N.).
- THE CONTRACTOR SHALL PROTECT THE PUBLIC AND OWNER FROM ALL WORK IN PROGRESS.
- FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQUIRED BY CODE. SEE THE OWNER'S CONSTRUCTION DOCUMENTS.
- ALL DOORS IN THE MEANS OF EGRESS SHALL PROVIDE LOCKING HARDWARE, NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE AT ALL TIMES FROM THE EGRESS SIDE OF THE DOOR. THUMB TURN DEVICES COMPLY WITH THIS REQUIREMENT.
EXCEPTION:
IN MERCANTILE, BUSINESS AND ASSEMBLY OCCUPANCIES ONLY, THE PRINCIPAL ENTRANCE / EXIT EXTERIOR DOOR(S) (DOOR(S) WHICH DETERMINED BY THE AUTHORITY HAVING JURISDICTION CAN BE REASONABLY ASSURED WILL BE UNLOCKED IN ORDER TO CONDUCT BUSINESS) MAY HAVE KEY OPERATED LOCKS FROM THE EGRESS SIDE PROVIDED:
a. THERE IS A READILY VISIBLE, DURABLE SIGN ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OPEN FOR BUSINESS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON BACKGROUND, AND;
b. THE LOCKING DEVICE IS OF A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED, AND;
c. A KEY SHALL BE IMMEDIATELY AVAILABLE TO ANY OCCUPANT INSIDE THE BUILDING WHEN IT IS LOCKED.
d. THIS EXCEPTION MAY BE REVOKED BY THE AUTHORITY HAVING JURISDICTION FOR REASONABLE CAUSE. ORDINANCE 86-34
20.PLUMBING FIXTURES – ALL LEVER-OPERATED, PUSH-TYPE, TOUCH TYPE OR ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS. (ADAAG 4.24.7) CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRISTS. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2N). (ADAAG 4.24.4).
- PROVIDE HANDICAPPED HARDWARE FOR ALL NEW OR RELOCATED DOORS. FOLLOW IAC 400.310 (J)(8).
- ALL DOORS SHALL PROVIDE THE REQUIRED 32-INCH CLEAR OPENING WIDTH IN COMPLIANCE WITH IAC SECTION 400-310 (I) (4).
- PROVIDE SOLID BACKING IN ALL AREAS TO RECEIVE GRAB BARS.
- ALL FLOORING MATERIALS SHALL BE SLIP-RESISTANT (STATIC COEFFICIENT OF FRICTION OF 0.6 CAN BE USED AS A GUIDE). IAC SECTION 400-310 (A)(5).
- REPAIR AND PATCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
- ALL PLUMBING IS TO BE INSTALLED PER ILLINOIS STATE PLUMBING CODE AND VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS.
- ALL ELECTRICAL WORK IS TO BE INSTALLED PER 2014 NEC AND THE VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS.
- EXIT SIGNS AND EMERGENCY LIGHTS (INCLUDING WASHROOMS) ARE TO BE BATTERY BACK-UP TYPE. ALL EMERGENCY EXIT AND EGRESS LIGHTING LOCATIONS SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND THE VILLAGE OF ARLINGTON HEIGHTS FIRE DEPARTMENT.
- FIRE ALARM MANUAL PULL STATIONS SHALL BE LOCATED PER NFPA 72, NOT MORE THAN 5' FROM AN EXIT, MAXIMUM OF 54" AND MINIMUM 42".
- AN EMERGENCY KEY BOX (KNOX BOX) SHALL BE PROVIDED FOR THE FACILITY. THE KEY BOX SYSTEM PROVIDES FIRE SUPPRESSION PERSONNEL WITH ACCESS TO THE BUILDINGS UTILITY AREAS (SPRINKLER, ELECTRICAL AND MECHANICAL ROOMS, ETC.). THE KEY BOX SHALL BE MOUNTED AT A HEIGHT NO HIGHER THAN 60" A.F.F. BY THE MAIN ENTRANCE OR AS DIRECTED BY THE FIRE DEPARTMENT. THE KEY BOX WILL BE USED BY THE FIRE SERVICE PERSONNEL FOR EMERGENCY ACCESS ONLY.

ARCHITECTURAL

- AN1 TITLE SHEET + GENERAL NOTES
- A0.0 BASEMENT LIFE SAFETY PLAN
A1.0 FIRST FLOOR LIFE SAFETY PLAN
A2.0 SECOND FLOOR LIFE SAFETY PLAN
A3.0 BUILDING CONSTRUCTION DETAILS



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SCOPE OF WORK DESCRIPTION FOR 1114 N. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL 60004:

THE INFORMATION CONTAINED IN THESE DRAWINGS REFERENCE THE EXISTING CONDITIONS AND ALL PROPOSED ALTERATIONS [INSTALLATION OF LIFE SAFETY RELATED DEVICES] OF ALL EGRESS AND LIFE SAFETY BUILDING ELEMENTS FOR THE BUILDING LOCATED ON THE LISTED PROPERTY ADDRESS.

CONTACT INFORMATION:

OWNER CONTACT:

BEKURAT AMIRAKUL
KYRGYZ COMMUNITY CENTER
1114 NORTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
773.679.2921

ARCHITECT OF RECORD:

SVEN DAHLQUIST, RA
LICENSE No.: 001.015718
EXPIRY: 11/30/2024
SVEN DAHLQUIST ARCHITECTURE, LLC
DESIGN FIRM REGISTRATION No.: 184006072.0001
1812 GLENVIEW ROAD
GLENVIEW, ILLINOIS 60025
312.961.2856

GENERAL CONTRACTOR:

ABEEX COSMOV INC.
BUILDUP INC.
LICENSE No.: 22-27204
5816 ARTESIAN
CHICAGO, IL 60659
773.658.1792

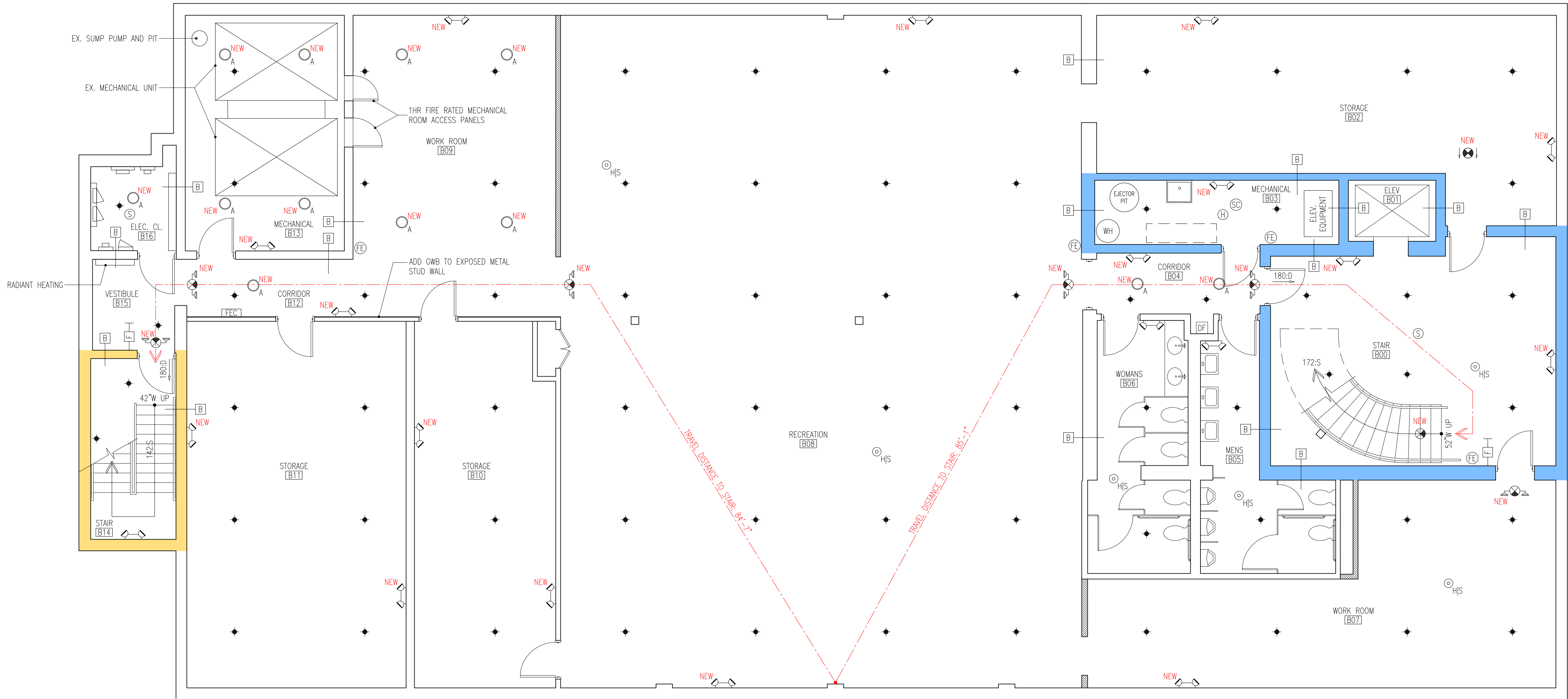
Title Sheet & General Notes

Drawn By	ng	Scale	as noted	Sheet:
Checked	sd	Job No.	2230	
Approved	ng	Date	07nov22	

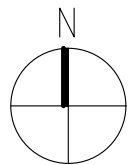
AN1

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SUITE 100



1
Basement Floor
Life Safety Plan
Scale: 3/16"=1'-0"



- GENERAL NOTES:
1. ALL EQUIPMENT SHOWN ON THESE PLANS IS EXISTING UNLESS OTHERWISE NOTED WITH "NEW".
 2. ALL LIGHTING IS EXISTING AND ADEQUATE UNLESS OTHERWISE SHOWN.
 3. ALL OPEN WIRES TO BE PROPERLY CONCEALED IN CONDUITS AS PER ELECTRICAL CODES.
 4. ALL DRYWALL SEPARATION WALLS TO BE EXTENDED TO UNDERSIDE OF STRUCTURE. GC TO PATCH ALL OPENINGS IN DRYWALL WALLS. VERIFY ALL CONDITIONS IN FIELD.
 5. ALL NEW PROPOSED LIGHTING TO BE CONNECTED TO EXISTING ELECTRICAL SERVICE AND EXISTING ELECTRICAL SWITCHES. VERIFY CONDITIONS IN FIELD.
 6. GC TO ADD MECHANICAL GRILLES TO ALL OPENINGS IN EXISTING DUCTWORK.
 7. GC TO ADD MAXIMUM OCCUPANT LOAD SIGN TO EACH APPLICABLE SPACE.
 8. ALL TENANTS ARE EXISTING. NO NEW TENANT WORK IS PROPOSED IN THE SCOPE OF THIS WORK.

DRAWING LEGEND:

	EXISTING WALL
	NEW WALL
	1 HOUR FIRE-RATED WALL
	2 HOUR FIRE-RATED WALL
	TENANT SEPARATION DESIGNATION
	WALL TYPE TAG
	EGRESS OCCUPANT CAPACITY: DOOR
	EGRESS OCCUPANT CAPACITY: STAIR
	PROPOSED NEW EQUIPMENT/BUILDING ELEMENTS - ALL EQUIPMENT IS EXISTING UNLESS NOTED WITH "NEW"
	SURFACE-MNT. LIGHT FIXTURE
	EXIT SIGN & EMERGENCY LIGHT COMBINATION
	EXIT SIGN
	EMERGENCY LIGHT - BATTERY BACKUP
	DRINKING FOUNTAIN
	FIRE SUPPRESSION SPRINKLER
	WALL-HUNG FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	FIRE PROTECTION HORN & STROBE - CEILING-MOUNTED
	WALL-MOUNTED HORN & STROBE DEVICE
	WALL-MOUNTED FIRE PROTECTION PULL STATION
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	SMOKE & CARBON MONOXIDE COMBINATION DETECTOR

WALL TYPE-A

UL U419 - INTERIOR PARTITION, STEEL STUD, NON-LOAD BEARING, FIRE RATING - 1HR

- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD
- 3/8" STEEL STUDS @24"O.C.
- 3/4" FIBERGLASS INSULATION
- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-B

INTERIOR WALL, CMU, LOAD BEARING
FIRE RATING - 2HR

- 8" CMU - ONE WYTHE
- STEEL FURRING STRIPS
- ONE LAYER 5/8" GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-B1

EXTERIOR WALL, CMU, LOAD BEARING
FIRE RATING - 2HR

- 8" CMU - ONE WYTHE
- 4" EXTERIOR FACE BRICK

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-C

INTERIOR PARTITION, STEEL STUD, NON-LOAD BEARING

- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD
- 3/8" STEEL STUDS @24"O.C.
- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

ALL INTERIOR PARTITIONS ARE WALL TYPE-C UNLESS OTHERWISE NOTED



Sven Dahlquist Architecture LLC
1812 Glenview Rd, Glenview, IL 60025
847.724.2992 T
847.659.9557 F
sdarchitecture.com



Drawn By	ng	Scale	as noted
Checked	sd	Job No.	2230
Approved	ng	Date	07nov22

Sheet:

Kyrgyz Community Center - Life Safety Plans
1114 N. Arlington Heights Road
Arlington Heights, Illinois 60004
Bekmural Amirakul
773.679.2921

A0.0

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SUITE 100

AREA: 13,457.2sf
OCCUPANCY: 393 OCCUPANTS
OCCUPANCY TYPE: BUSINESS/OFFICE/ASSEMBLY/EDUCATION

GENERAL NOTES:

1. ALL EQUIPMENT SHOWN ON THESE PLANS IS EXISTING UNLESS OTHERWISE NOTED WITH "NEW".
2. ALL LIGHTING IS EXISTING AND ADEQUATE UNLESS OTHERWISE SHOWN.
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DRAWING LEGEND:

	EXISTING WALL
	NEW WALL
	1 HOUR FIRE-RATED WALL
	2 HOUR FIRE-RATED WALL
	TENANT SEPARATION DESIGNATION
	WALL TYPE TAG
	EGRESS OCCUPANT CAPACITY: DOOR
	EGRESS OCCUPANT CAPACITY: STAIR
	PROPOSED NEW EQUIPMENT/BUILDING ELEMENTS - ALL EQUIPMENT IS EXISTING UNLESS NOTED WITH "NEW"
	SURFACE-MNT. LIGHT FIXTURE
	EXIT SIGN & EMERGENCY LIGHT COMBINATION
	EXIT SIGN
	EMERGENCY LIGHT - BATTERY BACKUP
	DRINKING FOUNTAIN
	FIRE SUPPRESSION SPRINKLER
	WALL-HUNG FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	FIRE PROTECTION HORN & STROBE - CEILING-MOUNTED
	WALL-MOUNTED HORN & STROBE DEVICE
	WALL-MOUNTED FIRE PROTECTION PULL STATION
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	SMOKE & CARBON MONOXIDE COMBINATION DETECTOR

WALL TYPE-A

UL U419 - INTERIOR PARTITION, STEEL STUD, NON-LOAD BEARING, FIRE RATING - 1HR

- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD
- 3/8" STEEL STUDS @24"O.C.
- 3/4" FIBERGLASS INSULATION
- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-B

INTERIOR WALL, CMU, LOAD BEARING
FIRE RATING - 2HR

- 8" CMU - ONE WYTHE
- STEEL FURRING STRIPS
- ONE LAYER 5/8" GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-B1

EXTERIOR WALL, CMU, LOAD BEARING
FIRE RATING - 2HR

- 8" CMU - ONE WYTHE
- 4" EXTERIOR FACE BRICK

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

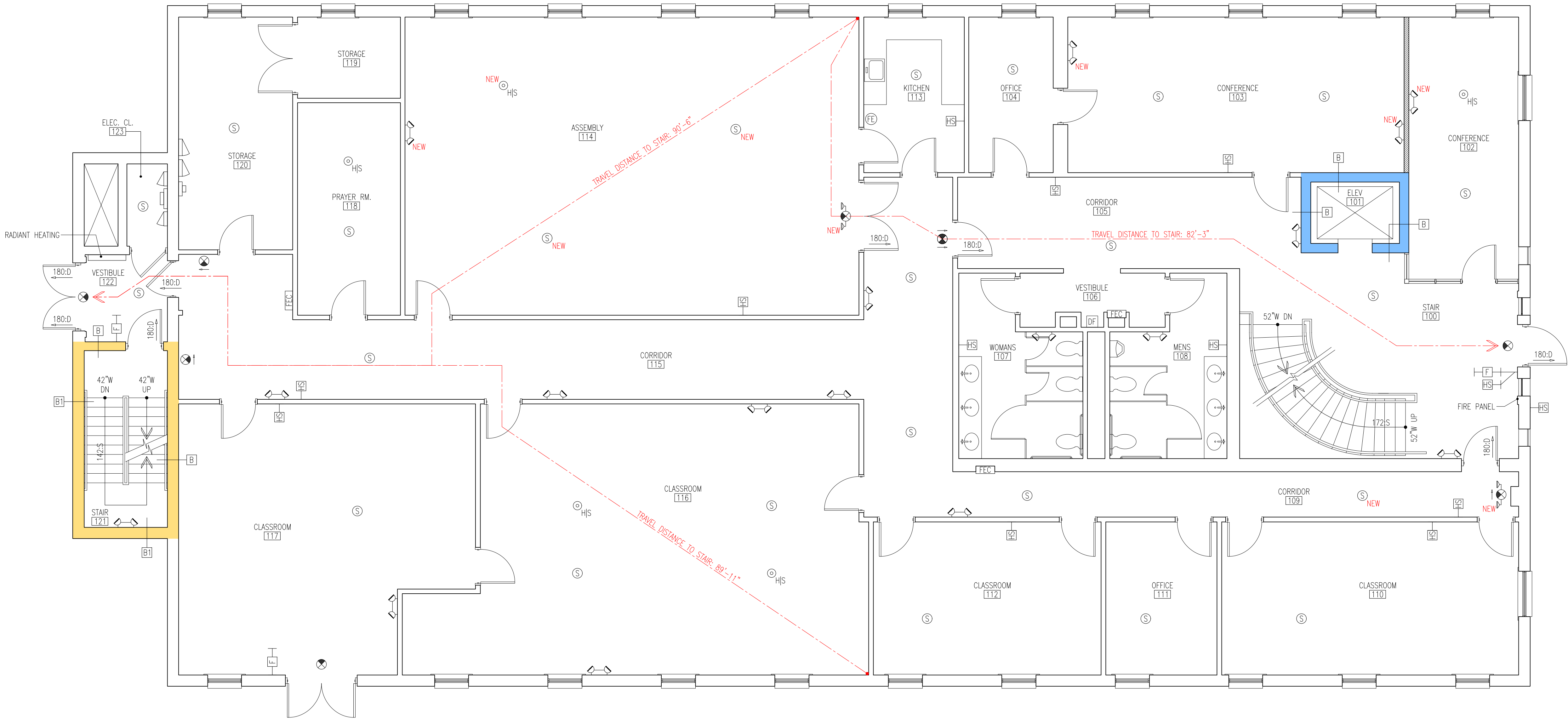
WALL TYPE-C

INTERIOR PARTITION, STEEL STUD, NON-LOAD BEARING

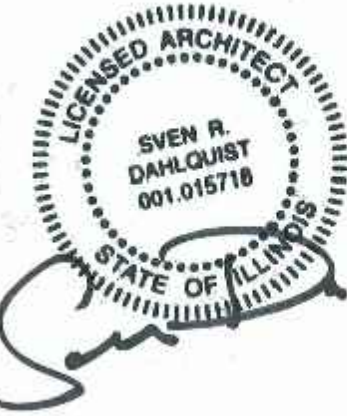
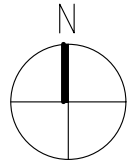
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- 3/8" STEEL STUDS @24"O.C.
- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

ALL INTERIOR PARTITIONS ARE WALL TYPE-C UNLESS OTHERWISE NOTED



1 First Floor
Life Safety Plan
Scale: 3/16"=1'-0"



First Floor
Life Safety Plan

Kyrgyz Community Center - Life Safety Plans
1114 N. Arlington Heights Road
Arlington Heights, Illinois 60004
Bekmural Amirakul
773.679.2921

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sdarchitecture.com



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Checked	sd	Job No.	2230	
Approved	ng	Date	07nov22	

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DRAWING LEGEND:

	EXISTING WALL
	NEW WALL
	1 HOUR FIRE-RATED WALL
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	TENANT SEPARATION DESIGNATION
	WALL TYPE TAG
	EGRESS OCCUPANT CAPACITY: DOOR
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	EXIT SIGN
	EMERGENCY LIGHT - BATTERY BACKUP
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	FIRE SUPPRESSION SPRINKLER
	WALL-HUNG FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	FIRE PROTECTION HORN & STROBE - CEILING-MOUNTED
	WALL-MOUNTED HORN & STROBE DEVICE
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WALL TYPE-A

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- 3/8" STEEL STUDS @24"O.C.
- 3/4" FIBERGLASS INSULATION
- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-B

INTERIOR WALL, CMU, LOAD BEARING
FIRE RATING - 2HR

- 8" CMU - ONE WYTHE
- STEEL FURRING STRIPS
- ONE LAYER 5/8" GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-B1

EXTERIOR WALL, CMU, LOAD BEARING
FIRE RATING - 2HR

- 8" CMU - ONE WYTHE
- 4" EXTERIOR FACE BRICK

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

WALL TYPE-C

INTERIOR PARTITION, STEEL STUD, NON-LOAD BEARING

- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD
- 3/8" STEEL STUDS @24"O.C.
- ONE LAYER 5/8" TYPE-X GYPSUM WALL BOARD

EXTEND FROM TOP OF CONCRETE SUB FLOOR TO UNDERSIDE OF STRUCTURE ABOVE

ALL INTERIOR PARTITIONS ARE WALL TYPE-C UNLESS OTHERWISE NOTED

SUITE 204

AREA:
OCCUPANCY:
OCCUPANCY TYPE:

387.8sf
3 OCCUPANTS
BUSINESS/OFFICE

SUITE 203

AREA:
OCCUPANCY:
OCCUPANCY TYPE:

344.2sf
3 OCCUPANTS
BUSINESS/OFFICE

SUITE 201

AREA:
OCCUPANCY:
OCCUPANCY TYPE:

974.5sf
8 OCCUPANTS
BUSINESS/OFFICE

SUITE 200

AREA:
OCCUPANCY:
OCCUPANCY TYPE:

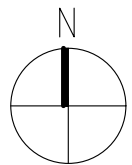
145.3sf
10 OCCUPANTS
BUSINESS/OFFICE

SUITE 202

AREA:
OCCUPANCY:
OCCUPANCY TYPE:

1810.9sf
14 OCCUPANTS
BUSINESS/OFFICE

1 Second Floor
Life Safety Plan
Scale: 3/16"=1'-0"



Second Floor
Life Safety Plan

Kyrgyz Community Center - Life Safety Plans
1114 N. Arlington Heights Road
Arlington Heights, Illinois 60004
Bekmural Amirakul
773.679.2921

Sven Dahlquist Architecture LLC
1812 Glenview Rd, Glenview, IL 60025
847.724.2992 T
847.659.9557 F
sdarchitecture.com

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Checked	sd	Job No.	2230	
Approved	ng	Date	07nov22	

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99859366

American College of Occupational
and Environmental Medicine
114 N. Arlington Heights Road

7616/0152 45 001 Page 1 of 4
1999-09-10 10:21:32
Cook County Recorder 27.00



ACDEM
office Bldg.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS,
GRANTING PRELIMINARY AND FINAL
APPROVAL OF A PLANNED UNIT DEVELOPMENT
AND CERTAIN VARIATIONS FROM CHAPTER 28
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 98-024, pursuant to notice, has on April 21, 1999, conducted a public hearing on a request for rezoning to O-T Office Transitional District, preliminary and final approval of a planned unit development and variations from certain provisions of Chapter 28 of the Municipal Code for property located at 1114 North Arlington Heights Road, Arlington Heights; and

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

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from a B-1 Business District Limited Retail (northern parcel) and O-P Off- Street Parking District (southern parcel) to an O-T Office Transitional District, the following legally described property:

Parcel 1: Lot 1 in Lloyd's Resubdivision of the East 363.0 feet of the North ½ of Lot 15 in George H. Allison's Subdivision in the South ½ of the Southwest ¼ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois. Formerly known as the East 363.0 feet of the North ½ of Lot 15 in George H. Allison's Subdivision in the South ½ of the Southwest ¼ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

**RETURN TO:
BOX 111**

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005**

99-038

S4
P4
N-
M-NO
DE

99-038

Parcel 2: The West ½ of the East ½ of the South 1/2 (except the South 33.00 feet thereof heretofore dedicated for Public Street) of Lot 15 in George H. Allison's Subdivision of the South ½ of the Southwest 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, as per the Plat thereof recorded September 15, 1903 as document number 3441727, in Cook County, Illinois.

P.I.N. 03-20-305-042, 03-20-305-027

commonly described as 1114 North Arlington Road, Arlington Heights, Illinois.

SECTION TWO: That the property rezoned in SECTION ONE of this ordinance be and is hereby designated as a Planned Unit Development and the Zoning Map of the Village of Arlington Heights is hereby amended accordingly. Approval is hereby given for development of the property with an existing office building, in substantial compliance with the following plans submitted by the petitioner as follows:

The following plans have been prepared by P.P.K.S. Architects, Ltd.:

Proposed Site Plan, dated September 19, 1998 with revisions through May 24, 1999, consisting of sheet C1;

Proposed Geometric Plan, dated September 19, 1998 with revisions through May 24, 1999 consisting of sheet C2;

Site Plan, dated December 22, 1998 with revisions through May 17, 1999 consisting of sheet A1-1;

First and Second Floor Plan, dated December 22, 1998 consisting of sheet A2-1;

Tree Location Plan, April 9, 1999, consisting of sheet ASK 04-09-99-04;

The following plan has been prepared by Sterner Lighting Systems Inc.:

Parking Lot Lighting Plan, dated March 3, 1999 with revisions through April 9, 1999.

The following plan has been prepared by Couture Landscape Construction:

Landscape Plan, dated December, 1998, with revisions through May 17, 1999 consisting of sheets L-1 and L-2,

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

SECTION THREE: That variations from the requirements of certain provisions of the Municipal Code are hereby granted so as to permit development of the property approved in SECTION TWO of this ordinance, which variations are as follows:

1. A variation from Section 28-6.16-1.2, Landscaping Requirements, to allow five (seven foot) parking islands, a reduction from nine feet.
2. A variation from Section 28-11.2-8, Parking and Aisle Widths, to allow a 29.5 foot parking modular for portions of the parking lot immediately adjacent to the north and south building elevation.
3. A waiver from Section 28-11.7, Loading Requirements.

SECTION FOUR: That the rezoning, preliminary and final approval of the planned unit development and variations granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The build-out of the basement/lower level shall be reviewed by the Village to assure use compatibility and adequate parking accommodations.
2. A parkway tree fee shall be required for Arlington Heights Road and Oakton Street prior to the issuance of the building permit.
3. The trash enclosure shall incorporate solid wood fence and brick piers to compliment the existing building.
4. Other than a directional sign, all other types of signage shall not be allowed on Oakton Street.
5. One "Entrance Sign" shall be provided near the north driveway along Arlington Heights Road to identify said driveway as the entrance. Also, one "Do Not Enter" sign shall be provided near the south entrance along Arlington Heights Road. Each sign shall conform to the directional sign standards as outlined in the Village's Sign Ordinance.
6. The width of the north entrance along Arlington Heights Road shall be reduced to 20 feet as measured from back of curb.
7. The Petitioner shall obtain a permit from IDOT for modifications to the north driveway along Arlington Heights Road.
8. The Petitioner shall provide 4-inch caliper trees in all parking islands.
9. The Petitioner shall comply with all Federal, State and Village policies, regulations and codes.

SECTION FIVE: That the approval of the planned unit development granted in SECTION TWO of this ordinance shall be effective for a period no longer than 24 months from the date of this ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

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

SECTION SEVEN: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the office of the Recorder of Cook County.

AYES: DADAY, STENGREN, HAYES, WALTON, GUAGLIARDO, TOLJANIC, JENSEN, KUCERA,
MULDER
NAYS: NONE

PASSED AND APPROVED this 7th day of June, 1999.

ATTEST:


Village President


Village Clerk

LEGLB:PUD american college of occupational..

99050365



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000

EXHIBIT "C"
BOARD OF TRUSTEES AGENDA
MEETING DATE: **MAY 17 1999**

May 17, 1999

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

PETITIONER: Dr. Eugene Handley
ACOEM
P.C. #98-024

PROPERTY: American College of Occupational and Environmental Medicine
1114 N. Arlington Heights Road

REQUEST: Request to rezone the north and south parcel from B-1
and O-P respectively to O-T, Office Transitional,
preliminary and final planned unit development (PUD)
approval per Chapter 28.

A public hearing was held by the Plan Commission on April 21, 1999 at which time a motion was made to approve the above petition. The recommendation of the Plan Commission during the hearing is as follows:

PLAN COMMISSION / MOTION

COMMISSIONER BALLINGER MOVED AND COMMISSIONER ANDREW SECONDED A MOTION TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES APPROVAL OF P.C. #98-024, A REQUEST TO REZONE THE NORTH AND SOUTH PARCEL FROM B-1 AND O-P RESPECTIVELY, TO O-T, OFFICE TRANSITIONAL, PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL PER CHAPTER 28.

THE MUNICIPAL AS PART OF SAID REQUEST, PETITIONER IS ASKING FOR THE FOLLOWING VARIATIONS FROM CODE:

1. VARIATION FROM CHAPTER 28, SECTION 6.16-1.2, Landscaping Requirements
To allow five (7 foot wide) parking islands, a variation of 2 feet
2. VARIATION FROM CHAPTER 28, SECTION 11.2-8, Parking and Aisle Widths
To allow a 29.5 foot parking modular for portions of the parking lot immediately adjacent to the north and south building elevation, a variation of 2.5 feet
3. VARIATION FROM CHAPTER 28, SECTION 11.7, Loading Requirements
For no 10' x 35' loading berth

THIS APPROVAL CONTINGENT UPON COMPLIANCE WITH THE RECOMMENDATIONS OF THE PLAN COMMISSION AND THE FOLLOWING RECOMMENDATIONS DETAILED IN THE STAFF DEVELOPMENT COMMITTEE REPORT DATED APRIL 14, 1999:

1. The build-out of the basement/lower level must be reviewed by the Village to assure use compatibility and adequate parking accommodations.
2. Parkway tree fee will be required for Arlington Heights Road and Oakton Street prior to issuance of the building permit.

3. The trash enclosure must incorporate solid wood fence and brick piers to compliment the existing building.
4. Other than a directional sign, all other types of signage shall not be allowed on Oakton Street.
5. One "Entrance" sign must be provided near the north driveway along Arlington Heights Road to identify said driveway as the entrance. Also, one "Do Not Enter" sign must be provided near the south entrance along Arlington Heights Road. Each sign shall conform to the directional sign standards as outlined in the Village's Sign Ordinance.
6. The width of the north entrance along Arlington Heights Road must be reduced to 20 feet as measured from back of curb.
7. The petitioner must obtain a permit from IDOT for modifications to the north driveway along Arlington Heights Road.
8. The petitioner must provide 4-inch caliper trees in all parking islands.
9. The petitioner shall comply with all Federal, State and Village policies, regulations and codes.

ROLL CALL VOTE: COMMISSIONERS ANDREW, BALLINGER, BLACKWOOD, DROST, EISENHAMMER, HJERTSTEDT, O'NEILL AND CHAIRMAN GRONER VOTED IN FAVOR. MOTION CARRIED.

JACK GRONER, CHAIRMAN
ARLINGTON HEIGHTS PLAN COMMISSION
Sharyn Mayer, Recording Secretary

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission

Prepared By: Matthew S. Dabrowski, Development Planner

Meeting Date: April 21, 1999

Date Prepared: April 14, 1999

Project Title: American College of Occupational and Environmental Medicine

Address: 1114 N Arlington Heights Rd.

BACKGROUND INFORMATION:

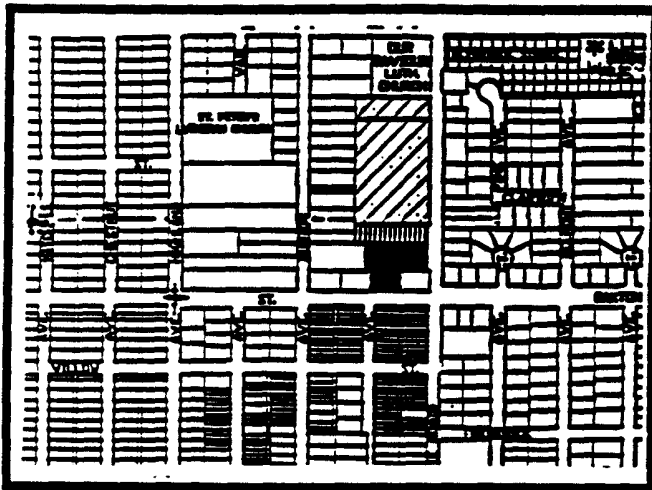
Petitioner: ACOEM
Dr. Eugene Handley
Address: 55 W. Seegers Rd., Arlington Heights, IL 60005 Burr Ridge, IL 60521
Existing Zoning: B-1, Business Limited Retail; O-P, Off-Street Parking

Requested Action:

1. Rezone Property to Office Transitional (O-T)
2. Preliminary and Final Planned Unit Development (PUD) approval per Chapter 28

Currently Needed Variations:

1. Variation from Chapter 28, Section 6.16-1.2, *Landscaping Requirements*, for substandard parking islands.
2. Variation from Chapter 28, Section 11.2-8, *Parking and Aisle Widths*, for substandard drive aisle widths
3. Variation from Chapter 28, Section 11.7, *Loading Requirements*, for no 10'x35' loading berth



Site	
North Parcel (SF)	41,316
South Parcel (SF)	16,335
Total Area (SF)	<u>57,651</u>
Acres	1.32
Minimum Area Required for O-T (SF)	20,000
Parking and Loading	
Building (GSF)	22,410
Parking Currently Required	75
Parking Currently Provided	80
Surplus (Deficit)	<u>5</u>
Loading Currently Required	1
Loading Currently Provided	<u>0</u>
Surplus (Deficit)	<u>(1)</u>

ANALYSIS

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District, Limited Retail	Office	Offices Only
South	R3, One Family Dwelling	SF Residential	Single Family Detached
East	R3, One Family Dwelling	SF Residential	Single Family Detached
West	R3, One Family Dwelling	SF Residential	Single Family Detached

Summary

The overall site consists of a 41,000 square foot parcel currently zoned B-1 and a southerly adjacent 16,335 square foot parcel currently zoned O-P. The property is located on the northwest quadrant near the intersection

- of Oakton Street and Arlington Heights Road and is surrounded by residential uses except for an office use to the north. There is a grade separation of at least 2-feet between the site and the parking area to the north. An electrical substation is located at the northwest corner of the intersection and is not part of the site.

The Petitioner is proposing to expand the existing parking lot onto the adjacent parcel to the south as well as remodel the interior of the 22,410 square foot building previously used by an insurance agency. The proposed alterations are necessary so that a professional organization known as the American College of Occupational and Environmental Medicine (ACOEM) may relocate their national headquarters, which is currently located on Seegers Road. ACOEM plans to occupy the first and second floor of the existing building, while the 7,470 square foot lower level will remain vacant for future office users. ACOEM is an internationally known medical society dedicated to improving the health and safety of workers, workplaces and environments. The College's primary function is to conduct research on a variety of workplace/environmental issues and then publish the results and/or opinions in a monthly journal and newsletter. The proposed facility will not staff any physicians and is not equipped to handle any patients. However, once or twice a year, ACOEM will sponsor a training course and/or executive meeting within one of their conference rooms for approximately 20 to 30 people. Members participating in these courses/meetings are dropped-off and picked-up by hotel shuttles or are driven by staff members. There are approximately 30 to 40 employees who will be working at this facility and the hours of operation are between 8:00am and 4:00pm.

Before the Petitioner can proceed with construction the Village Board must approve the following actions: First, the north and south parcels must be rezoned from B-1 and O-P respectively, to O-T, Office Transitional. Second, the property must be impressed with a Preliminary/Final Planned Unit Development, and finally certain zoning variations must be granted.

Requested Action

With respect to the proposed rezoning and PUD request, the Village passed Enabling Ordinance 69-079 for the original project and conditioned the development so that when an Office District was established in the Zoning Ordinance, the property owner would have to rezone the entire property to said District. In 1988 the owner rezoned the property to O-T and was granted preliminary PUD approval for building modifications and expanding parking onto the south parcel under Ordinance 88-086. However, no action was taken on the PUD within 12 months of approval and consequently, the approval expired, reverting the parcels back to original B-1 and O-P zoning designations. In 1994, the then owner initiated a new petition to reestablish what had been approved in 1988 but did not complete the zoning process. Today the Petitioner is following through with an application that is consistent with prior proposals and is now requesting approval of a rezoning and planned unit development.

Zoning and Comprehensive Plan

The site is currently zoned B-1, Business District Limited Retail and O-P, Off Street Parking District. The Petitioner is proposing to rezone the tract to O-T per Ordinance 69-079. The proposed uses are consistent with this zoning designation. The proposal is consistent with the Village Comprehensive Plan that designates this area as Offices Only.

Site Issues

The Petitioner worked with Staff to develop an aesthetically pleasing and well-landscaped site plan that is appropriate for the subject property. During the design process, Staff recommended the Petitioner pay particular attention to the buffering of the residential homes to the west as well as take the appropriate measures to location and screening of the trash enclosure and utility equipment. To reduce the visual impacts the Petitioner is proposing to erect a 6-foot high fence along the west property line. The refuse/trash area will be located along the west building elevation and enclosed by a wood fence with brick piers to compliment the existing building. Furthermore, the electrical transformer and condenser units will be located between the building and aforementioned refuse enclosure to minimize the visual impacts.

Even though many of the site design issues have been resolved the Petitioner must request the following variations from the Village's Zoning Ordinance.

1. Variation from Chapter 28, Section 6.16-1.2, Landscape Requirements for substandard parking islands.

Staff does not have a problem supporting such a request since the width of the substandard islands will be slightly reduced from 9-feet to 7-feet. As shown on the site plan there are a total of five islands that will be effected by this variance request, three of which are located on the north parcel which was not subject to this requirement at the time the property was developed. The other two islands are located in the center of the south parcel. Since the Petitioner is providing more parking than is required by code, Staff recommends that the site plan be modified to eliminate one of the six parking stalls that are between the two substandard islands on the south parcel thereby increasing the island width to 7-feet. Furthermore, the proposed request meets the spirit and intent of the ordinance since the Petitioner is still required to provide the 4-inch caliper overstory trees in each of the islands.

2. Variation from Chapter 28, Section 11.2-8, Parking and Aisle Widths, for substandard drive aisles.

Currently the minimum aisle width and parking stall depth for one-way aisles and angled parking is 13 feet and 19 feet respectively for a combined modular width (drive aisle + stall depth) of 32 feet. As shown on the site plan the existing drive aisle and angled parking along the north and south building elevation are 11.5 feet and 18 feet respectively for an overall modular width of 29.5 feet. Staff does not have a problem supporting this request since the property was developed prior to the current standards and modifying the site would result in the elimination of approximately 17 parking stalls, thereby defeating the purpose of a parking lot expansion. Furthermore, the substandard aisle and parking stall dimensions, which are acceptable to the Fire Department, will only apply to those areas along the north and south building elevation while the rest of the site has been designed per code requirements.

3. Variation from Chapter 28, Section 11.7, Loading Requirements, for no 10-foot by 35-foot loading berth.

According to the zoning ordinance a 22,410 square foot office building requires one 10-foot by 35-foot loading berth. After numerous attempts, the Petitioner was unable to provide the required loading area without eliminating a significant number of parking stalls. Since most of the deliveries will occur during working hours when all of the employees are inside the building, the impact to the on-site traffic flow is minimal. Furthermore, the Oakton Street entrance provides an alternative means of escape when the drive aisle along the south building elevation is blocked. Therefore Staff does not have a problem supporting this request.

Traffic & Parking

Per Staff's recommendation, the Petitioner has provided a detailed traffic study that assessed the traffic impacts based on the building completely occupied by ACOEM and an office related use. According to the study the projected number of trips generated will increase slightly during the morning and evening peak hours by 33 and 39 trips respectively. Since the traffic increase is minimal Staff concurs with the study performed by Barton-Aschman Associates that improvements to the existing street network is not warranted.

The parking ratios established in the zoning ordinance require 75 parking stalls for a 22,410 square foot office building. Currently the north parcel has 70 spaces with no accommodations for disabled stalls. The proposed improvements will increase the parking count to 79 spaces, which accounts for Staff's recommended site modifications described in the aforementioned paragraphs as well as four disabled stalls that comply with the Americans with Disability Act (ADA) standards. Access onto the site is via two curb cuts along Arlington Heights Road. Due to the existing parking lot configuration and angled parking, motorists perceive the north driveway as the entrance and the south driveway as the exit. The traffic study has indicated that these access points are adequate to handle the relatively low traffic increase especially with the additional driveway along Oakton Street. Even though the traffic study does not recommend any modification to the two existing driveways on Arlington Heights Road, Staff believes that the width of the north entrance should be reduced to control traffic more effectively and to discourage egress from this location. Also, staff will require directional signs to identify

the function of each entrance.

Staff's last concern was the proposed curb cut onto Oakton Street. Since the 1994 (uncompleted) petition, Staff has supported the concept of a parking lot on the south parcel and an access drive on Oakton Street. However the primary concern was whether the entrance should be located near the east or west property line. According to the traffic study, Barton - Aschman Associates have identified five reasons to support the proposed location. First, moving the driveway further west and away from the intersection would bring traffic closer to the adjoining residential home and Evergreen Avenue as well as encourage through traffic on the residential streets. Second, extensive grading would be required since the southwest corner of the site is lower than the street elevation. Third, the current location of the proposed driveway is preferable since it aligns with the building's receiving area. Fourth, the Oakton Street driveway will provide an alternative means of escape thereby alleviating some congestion on the south drive aisle off of Arlington Heights Road. Finally, the length of stacking on Oakton Street during peak hours will block the site whether the entrance was located along the east or west property line. After further review Staff concurs with the consultants results.

Buildings and Design

Since there are no significant changes to the exterior of the building, Design Commission approval was not required. Although, the Petitioner did provide floor plans and building elevations so that Staff may confirm the use within the building as well as determine the required number of parking stalls. Since there is no definitive user(s) for the lower level, the property owner will be required to submit build-out plans to assure use and parking compliance. Furthermore, the Petitioner has assured Staff that the light levels will not exceed 1.0-foot candles as measured at the property line.

Landscape Design & Signage

Both the landscape and tree preservation plan for the proposed development are in compliance with the standards established in the landscape section of the zoning ordinance. Due to the location of the proposed parking lot, many of the existing trees will have to be removed. However most of the trees that will be removed are small "weed trees" that are in poor condition and away from the residential homes to the west. Those trees that are along the site's periphery will be preserved in order to the buffer of the residential homes. The Petitioner will also provide additional plant material in the transitional yards and along the public rights of way to screen the residential homes and enhance the streetscape. Furthermore, Staff has conveyed to the Petitioner that parkway trees will be required and that all plant material near the entrances must not obstruct a motorist's line of sight.

The Petitioner is proposing to replace the existing freestanding development sign located along Arlington Heights Road with a monument style sign that has a brick and stone base. The size of the sign is 6 feet in height and 19 square feet in size, which is consistent with code requirements. Directional signs will be placed near the two driveways along Arlington Heights Road to identify the northern driveway as the entrance and the south driveway as a do not enter. The site plan will have to be modified since the Village's Sign Ordinance only allows one directional sign per driveway. Also, the proposed development plans do not show any signage along Oakton Street. Furthermore Staff has worked with the Petitioner to make sure that all signage will be located outside the vision triangle.

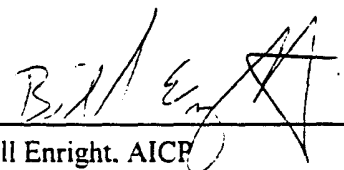
RECOMMENDATIONS:

The Staff Development Committee, Plat & Subdivision Committee, and Village Staff has reviewed the Petitioner's request and concurs with the following actions:

- To rezoning the north and south parcel from B-1 and O-P respectively, to O-T, Office Transitional,
- To impress the property with a Preliminary/Final Planned Unit Development, and
- To grant three variation from Chapter 28 as they pertain to Section 6.16-1.2, *Landscape Requirements*, for substandard parking islands, Section 11.2-8, *Parking and Aisle Widths*, for substandard drive aisle widths, and Section 11.7, *Loading Requirements*, for no 10-foot by 35-foot loading berth.

Subject to the following conditions:

1. The build-out of the basement/lower level must be reviewed by the Village to assure use compatibility and adequate parking accommodations.
2. Parkway tree fee will be required for Arlington Heights Road and Oakton Street prior to issuance of the building permit.
3. The trash enclosure must incorporate solid wood fence and brick piers to compliment the existing building.
4. Other than a directional sign, all other types of signage shall not be allowed on Oakton Street.
5. One "Entrance" sign must be provided near the north driveway along Arlington Heights Road to identify said driveway as the entrance. Also, one "Do Not Enter" sign must be provided near the south entrance along Arlington Heights Road. Each sign shall conform to the directional sign standards as outlined in the Village's Sign Ordinance.
6. The width of the north entrance along Arlington Heights Road must be reduced to 20 feet as measured from back of curb.
7. The Petitioner must obtain a permit from IDOT for modifications to the north driveway along Arlington Heights Road.
8. The Petitioner must provide 4-inch caliper trees in all parking islands.
9. The Petitioner must comply with all Federal, State, and Village policies, regulations, and codes.

 April 16, 1999
 Bill Enright, AICP
 Deputy Director of Planning & Community Development

C: William C. Dixon, Village Manager
 All Department Heads
 Petitioner
 PC File 98-024