



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 12, 2019
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. South Arlington Heights Road - Overlay Zone - 5/22/19
- B. Hickory/Kensington - 5/22/19

IV. PUBLIC HEARINGS

- A. Dogtopia - 660, 664, 668, 676 & 1000 E. Rand Rd. - PC#19-004
Special Use Permit, Variations

V. OTHER BUSINESS

- A. Arlington Downs - 3400 W. Euclid Ave. - PC#18-010
Final Plat of Subdivision
- B. 1400 W. Thomas St. Subdivision - PC#18-025
Final Plat of Subdivision

VI. ADJOURNMENT

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



**Plan Commission
6/12/2019**

Item: South Arlington Heights Road - Overlay Zone - 5/22/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
South Arlington Heights Road - Overlay Zone - 5/22/19	Minutes

PLAN

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

RE: CHAPTER 28 TEXT AMENDMENT - SOUTH ARLINGTON HEIGHTS ROAD
CORRIDOR - OVERLAY ZONE - PC# 19-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of May, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Planning & Community Development Deputy Director
JACOB SCHMIDT, Assistant Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. Would you all please rise and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you, please be seated. Can we read the roll?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

(No response.)

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Ennes.

CHAIRMAN ENNES: Here. Thank you, Bill.

So, we have first item on the agenda, approval of minutes. We had two hearings that have to, that the minutes are completed and we have to approve: Arlington 425 project and Yamada America. Can we have a motion to approve this?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: And second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed or that missed the meeting, either one of them?

(No response.)

CHAIRMAN ENNES: Okay, that's right, we had everybody last week. Okay, thank you.

So, we also have a public hearing tonight on Chapter 28, Text Amendment, South Arlington Heights Road Corridor Overlay Zone. I believe we are going to get a report on that from Staff, PC# 19-007.

MR. ENRIGHT: Correct. Thank you, Chairman Ennes. Just a point of clarification, was the motion to approve both meeting minutes then?

CHAIRMAN ENNES: Yes.

MR. ENRIGHT: Okay, thank you. We're here tonight to go over a text amendment proposed for Chapter 28 of the Zoning Code regarding establishing an overlay zoning district for a portion of the South Arlington Heights Road Corridor, south of Algonquin and east of Arlington Heights Road. It's about 17 acres of land. This was reviewed by the Ordinance Review Committee in April and recommended to move forward to the Plan Commission for

public hearing. Public notice was posted 15 days in advance of the meeting in the Daily Herald.

This is an offshoot of the South Arlington Heights Road Corridor Plan which was adopted in 2018 by the Village Board of Trustees to enhance the corridor from I-90 North to Golf Road along Arlington Heights Road. One of the sites that we're looking at for redevelopment, as articulated in the South Arlington Heights Road Corridor Plan, is the aerial that I'm showing here in front of you. So, basically, the overlay zone would extend along the south side of Algonquin Road, and then on the east side of Arlington Heights Road, south to the tollway right-of-way which is actually the off-ramp here, and as far east as the former Daily Herald building here at the south end of the property, as well as the Algonquin Road property office building just off of Tonne Drive which is right here.

Currently, this office building here on Arlington Heights Road is 50,000 square feet. It's vacant entirely. It used to be, historically when it was built, LaSalle Bank had their offices there as well as a drive-through here which is also vacant. At the immediate corner was the former gas station many years ago which was eventually converted into a Cash For Gold which then left town. So, that small building is vacant.

Over here on Algonquin Road at Tonne Road is the former Applebee's which has been vacant for several years now. At the south end adjacent to Arlington Heights Road is the Guitar Center which has been there for probably over 20 years, and that building is occupied by that sole tenant. On Algonquin Road fronting the Tonne Road access drive is a one-story office building, about 150,000 square feet, which has various tenants under various ownership, office-related uses, including the Zillon Day Care Center at the southern end here. At the south end is a five-story office building previously owned by the Daily Herald. They've since moved their offices to another office building located in Arlington Heights on Algonquin Road.

There is a developer that has owned these properties over here, the five-story office building in the corner as well as the former bank drive-through and the Applebee's site. Bradford Allen Real Estate based in Downtown Chicago has owned this property for a number of years, and they've taken an active interest in redeveloping this area. They have purchased the Daily Herald building recently, and they've been talking and reaching out to the owners of the office building here on Algonquin Road as well as ownership of the Guitar Center.

So, one of the recommendations in the South Arlington Heights Road Corridor Plan was to look at stimulating the redevelopment of different parcels along the corridor, and this is one of several. We have some plans that have been submitted for some of the other parcels north of here, one of which will be going to the Plan Commission hopefully this summer. That will be rezoned to R-7 and B-3, or B-2. This particular site, though, allows for low density commercial as well as some residential at a very low scale.

The purpose of the overlay zone, and this is kind of the boundary, the overlay zone, Algonquin Road on the north and as I said the tollway on the south, the 145 East Algonquin office building on the east as well as the former Daily Herald, and then on the west Arlington Heights Road. Current zoning includes, the parcels kind of at the northwesterly portion of the overlay zone are currently B-2, or B-3 Commercial rather, and then the office building and former Daily Herald office building is currently zoned Manufacturing M-2. But the purpose of the overlay zone is really to establish unique standards to this specific area.

The Village has used the overlay zone concept in several locations

of town, most recently in the Hickory/Kensington area which is just east of our downtown area. That property is a combination of commercial and residential. But standards were set up unique to that area because the lay of the land there is unique given the property sizes and street layout and what the goals were for that particular area. So, the Village Board created an overlay zone at the recommendation of the Plan Commission to set up specific development standards in that part of town.

We've also used the overlay zoning district in the Arlington Downs development site which is a large 25-acre site, as you're all well aware, where the former Sheraton Hotel is at Algonquin, or I'm sorry, at Euclid and Rohlwing Roads. That developer has owned the property for about seven years. They converted the former Sheraton high-rise into a rental building and they are moving forward with the second phase which would include a five-story hotel as well as a five-story apartment building, two separate projects there. Eventually, they want to do several outlot buildings with commercial.

So, with that property, although it's zoned commercial, it really didn't allow for the type of development that was envisioned there. The Village Board, again at the recommendation of the Plan Commission, recommended a series of overlay zone standards unique to that area. So, we're recommending that here as well to create a mixed use, 24/7 type atmosphere with higher density developments, similar to downtown in terms of density, a little bit taller height given its proximity to I-90 and the fact that it's not adjacent to any residential areas.

So, what you see here are some of the key corridor plan objectives for this area to create the mixed use commercial restaurants, potentially another hotel, residential, and hopefully some entertainment type uses. High density was called for, anywhere from 10 to 12 floors. However, the previously approved STAR Line Master Plan called for as many as 25 floors if there's a transit option. We're recommending, as you'll see, in the 200-foot range which could accommodate about 20 stories. Although we have talked to the developers interested in this site, they probably wouldn't go that high, but we want to have some flexibility and we think that that height of 200 feet, which is 60 feet higher than Downtown Arlington Heights, could withstand that neighborhood because you don't have residential close in proximity.

Some of the other key things are to consolidate access points. As I showed in the aerial, there's multiple curb cuts right now, so you'd want to really focus on a major access off of Tonne Road and Algonquin where there's a traffic signal, as well as a major right-in/right-out access off of Arlington Heights Road because it's limited due to the median in the center of Arlington Heights Road from the I-90 tollway up to Algonquin Road.

One of the key elements is making a more pedestrian-friendly environment. So, the master plan for the area called for moving the sidewalks which are now carriage walks, so the sidewalks in this corridor are right up against the curb and the streets. Of course you've got nine lanes of traffic and cars moving at a high rate of speed. It's not very conducive at all for pedestrians.

So, the overlay zone would require the developer to move the sidewalk eight to 10 feet off of the curb and do a parkway there with trees and give a little better sense of safety to the pedestrians and make it much more inviting to walk in the area. This is something we would effectuate with any redevelopment down there. Even without redevelopment, it's something we'd want to pursue as a separate public works project. But it's one of the things we want to accomplish if it's redeveloped in this corridor as part of the overlay

zone.

Creating key focal points at the corners, that can include enhanced landscaping, it could include water features. Really, you know, we're open to anything in terms of creating unique focal points and entryways in and out of the development and at the major intersection.

Some of the proposed text amendment to creating the overlay zone, and again I'll read what the overlay zoning district is. The purpose of the overlay zoning district is to implement the goals of the South Arlington Heights Road Corridor Plan by establishing guidelines specific to the corridor area. The following conditions of use shall supplement the underlying zoning for the area but supersede the underlying zoning where different.

So, as mentioned, one of the things we're recommending here, to promote redevelopment of this important site as a gateway into the Village with great visibility of course to I-90 and access to downtown as well as O'Hare, is to allow up to 200 feet in height. Dependent upon your floor plates as, you know, as our architects on the Commission know, you may or may not be able to get 20 floors in 200 feet, probably not, but the 200 feet would be the maximum.

Parking lot setbacks around the perimeter, we wouldn't want parking any closer than 15 feet to the public right-of-way so that it would create at a minimum a 15-foot landscape buffer from the property. In addition, moving the sidewalk off of the curb line would also create eight to 10 feet of parkway. So, we'd be adding upwards of 25 feet of green around the perimeter, and potentially even more depending upon the site layout. As I mentioned, sidewalks along the major arterials, in this case, Arlington Heights Road and Algonquin Road, setting them back eight to 10 feet.

Then D, building setbacks, one, two or three floors, we'd recommend 15 feet which is consistent with the parking lot setback. Then if it's above three floors, if there are some taller buildings which is what is envisioned here, you'd have to have a 50-foot setback from the perimeter which we think is very, you know, generous, especially given to the south you have the tollway, and to the east you have industrial properties. There's no single-family or multi-family within close proximity.

Parking, we'd be recommending standards kind of a hybrid between downtown and the Village as a whole. Right now, the Village as a whole outside the downtown requires two parking spaces per unit, and it doesn't matter how big that unit is. It can be a studio and you have to have two, which is excessive. As you're all well aware, we've had multiple multi-family developments, not just in the downtown, coming through; and of course the downtown benefits from the TOD type development which this site doesn't.

But we are recommending more reasonable parking requirements. So, for studios, we'd recommend one parking space per unit instead of what would normally be required which would be two. For one-bedrooms, increasing that to 1.5 parking spaces per unit instead of two. Then for two-bedrooms or greater, keeping it at the two parking spaces per unit.

For density, this is very similar to the downtown. The only difference here is that for studio units, we'd require 250 square feet of land area per unit. That's not the size of the unit, that's the amount of land you have to have per unit. So, right now, a studio or a one-bedroom in downtown for instance, you need 300 square feet. We're saying in this area, if it's a studio, you would need a little less to promote studio development. Obviously studios have less population, they usually just have one person so a little bit more density for studios would be

applicable here. Then one and two-bedrooms would remain the same as we have in the downtown. So, the densities wouldn't be much different in terms of how many units you'd get per acre here.

Item G, prohibited uses. Right now, the underlying zoning for a portion of the site is commercial along Arlington Heights Road and Algonquin. That does allow motor vehicle repair and vehicle/automotive sales as well as a currency exchanges, pawnshops, and second-hand stores. We didn't think that those types of uses would be conducive to try and enhance this gateway and try and create a mixed-use area that has, you know, entertainment uses, apartments with restaurants, things that can complement what's already there, in particular the hotels that we have. One of the things we heard from the hotel proprietors during the South Arlington Heights Road Corridor Plan is, and the survey that we did of the community where we received I think 600 responses, people wanted more restaurants in this corridor to complement the hotels down there. If there is more residential built at the southern portion of Arlington Heights, you know, to support those restaurants similar to downtown, we think that that's a better land use. So, we don't want these other types of automotive type uses finding their way into this particular site area.

H, a planned unit development would be required. That happens by code pretty much anyway because, as you know, if there's more than one building on a zoning lot, it has to be a PUD. So, this is kind of a repetitive thing, but it's just to make clear that even with this overlay zone, any development still requires review and a public hearing of the Plan Commission and approval by the Village Board. That's the time when we would get into all the site development aspects specifically with the Architectural Review by the Design Commission, and of course parking and traffic studies which are reviewed by, and the site plan layout, reviewed by the Plan Commission among other items.

First floor commercial would be required for buildings that front Algonquin and Arlington Heights Road. So, we wouldn't want just residential fronting up on those roads. If there was a building that had residential above, that's fine, but we would want commercial on the first level. If the residential buildings are farther off of the roadways, then they wouldn't necessarily have to have commercial on the first floor, although they could. So, we definitely want to have commercial up front with the good visibility to the two major roads there.

We're recommending a building lot coverage of 75 percent, so that would guarantee at least a minimum of 25 percent green space. Again, it could be even greater, but that would be a minimum. Also, a statement here that we want to see sustainable development features, and we've listed some but there are a lot of others, but these are kind of some of the bigger ones. We've been, you know, trying to do that with developers even though it's not codified. We do ask developers to list what they're doing in terms of sustainable development, and most developers have been, you know, giving us their opinion on what, you know, sustainable features that they're including.

So, here we want to make sure that it's in the code and that it's a requirement, but we're not specifying exactly what it has to be because it's more of a laundry list of things that you can do. We'd like to see a little bit of each of these elements brought into any development here. So, this would really be the first time we've really codified it for an area which then gives us a little more leverage with the developer to institute these improvements and to make it known to them up front that we're expecting these types of things.

A lot of developers are doing this anyway because it's efficient, it

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makes sense. It saves them money over time. It might be a little bit more up front, but by and large, you know, more energy efficient buildings, you're going to save long term. So, you know, a lot of this, you know, we're not seeing developers, you know, kicking and screaming on these types of items, but we did want to list it as an overlay zone requirement.

So, at that point, you know, that concludes Staff's presentation. So, I do know that one of the property owners, one of the main property owners, Bradford Allen is here. They've been very involved in the process because they're a stakeholder here and they're very interested in doing something in this part of town given that they own several of the properties and actually bought the Daily Herald. So, you know, at that point, I'd like to open it up to the Plan Commission for public comment as well.

CHAIRMAN ENNES: Okay, can we have a motion to approve the Staff report?

COMMISSIONER WARSKOW: I'll make such motion.

CHAIRMAN ENNES: A second?

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, the Staff report is approved. Do we want to ask questions or should we ask for comment from the community first? Could I see show of hands of people in the audience that would like to comment before the Plan Commission this evening? Bradford Allen people, I'm going to put you on the spot. Okay, you're here just to hear what's going on, okay.

Well, let's have at it. Do we want to start with some questions?

COMMISSIONER CHERWIN: I guess my questions would be more for Staff. I mean, I think that, for me, I'm totally supportive of it. You know, I'm down in this area so I was very excited to see the corridor plan. I think this plan makes a lot of sense. I think the concept for the overlay makes sense. I don't see anything that stands out to me as like, you know, this is crazy.

I would say, you know, I mean, that's a big building. That height is fine and I would be very supportive of it. The one thing I'd say is, I mean, this is, like you said, it's going to be a very prominent site. I'm really excited that the developer is there and they've kind of taken an interest in this. But I think the standard on design is going to be extraordinarily high on this given the, you know, the size of it and everything given down there which, like I said, I'm fine with. I think it's just everything, you know, that's not really our purview as much, obviously it's going to be the Design Commission that's going to lead the way on that, but that would be my biggest thing as I think, you know, it's so prominent and it has such an opportunity to really change the south end. I think the burden on the design is going to be very high, especially given that we're giving them such I think a large site.

I actually, I think it makes sense. I'm not saying I disagree with it. I just think that that's going to be the key is probably this whole thing coming together and making sure it's a great, you know, a great start to that south end. You know, other than that, it looks good to me. I don't really have anything else.

CHAIRMAN ENNES: Thank you, Commissioner Cherwin. Commissioner

Sigalos?

COMMISSIONER SIGALOS: Yes, likewise. I mean, I'm excited about this. I think this is a great project. It's a significant project, gateway to the city, our Village of Arlington Heights. Again, I share Jay's concern that, you know, design is going to be very critical, but again that's not our purview. But as far as this, I'm excited about this project. So, I've got no other comments.

CHAIRMAN ENNES: Commissioner Drost?

COMMISSIONER DROST: Two comments. One is to what extent could STAR Line be affected by this? Because STAR Line was a little bit more addressed and a little bit more, in other words, there were a lot of interesting concepts and ideas with open space, that the residential space would step up. My recollection was that it wasn't as possibly advanced as this, but that this in your opinion would be a good envelope with STAR Line as well?

MR. ENRIGHT: Absolutely. You know, I'm not optimistic that that's going to happen any time soon. But if it did, the Village does have on its Comprehensive Plan an area of green space that's actually to the east of the former Daily Herald site where there's about an acre and a half or so of land that potentially could be a location for a station if it were, you know, ever effectuated. So, certainly if the STAR Line came down the road and there is a development here of the magnitude that the overlay zone would allow, that would certainly be of great benefit to whoever lives there because they can just, you know, walk over.

COMMISSIONER DROST: Sort of getting into that duplicity or redundancy of transportation, right now there isn't, so the automobile space is required. If there is public transportation, you could make the case to reduce the number of automobiles. Then there's, you know, sort of events that will take place, not in my lifetime, but autonomous driving and rentals of cars, different concepts to Uberize these commodities and to really shrink the need and make things a little bit more economical.

Second question relates to whether or not the, we've got Bradford Allen out here, were all the other owners engaged in this process?

MR. ENRIGHT: You know, we have not talked, I have not talked to, I've talked to one of the owners of one of the components of the office building over here. It's my understanding that the Guitar Center owner is out of state. So, I'm not sure, you know, of which owners, I know one of the owners here is aware of the overlay, or not necessarily the overlay but certainly the South Arlington Heights Corridor Plan. But I have not heard directly from any of those owners recently other than one of the main owners which is Bradford Allen. So, no one else has shown an interest in necessarily taking on redevelopment. But certainly this overlay zone, if adopted, would not preclude any of the properties from continuing under their current use.

COMMISSIONER DROST: No, obviously the interest of Bradford Allen is here. My question sort of goes to this point. Sometimes when we add overlays, we put these provisions in here as far as the transferability, marketability, alienability of real estate can be more restrictive. But this would seem to enhance the attractiveness and values for any of the owners.

MR. ENRIGHT: Absolutely.

COMMISSIONER DROST: Sometimes in overlay circumstances, it has a different dampening effect on values. But that's why I asked if anybody jumped, and you said no, no, no. But this would be sort of an endorsement to go ahead with a broader, more usable

plan by any of the owners and would probably add value to the overall overlay district. That's just a conclusion. Would you agree with that?

MR. ENRIGHT: Yes, absolutely.

COMMISSIONER CHERWIN: Mr. Chairman, can I just follow up on what George said really quick?

CHAIRMAN ENNES: Sure.

COMMISSIONER CHERWIN: So, maybe it makes sense to talk about the interplay a little bit with the underlying zoning and just make sure that we kind of understand how that, you know, I guess it's a little different from village to village, but how do you see sort of the underlying zoning?

COMMISSIONER DROST: And I'll add this other little point, because in the past we had other projects, and I'll go on the Park District which wanted reservations and those reservations impacted the alienability I think of those pieces of property, sort of in concept like an overlay district. But you know, nothing that, it basically just showed an intention, and anybody that was a prospective owner wouldn't have as keen an interest in purchasing, in developing that property if they knew that there was somebody with a potential takeout of that transaction. So, that's where I was kind of coming from on that question, Jay.

COMMISSIONER CHERWIN: Yes, I'm just more concerned with just a little clarity around how the Village sees the overlay playing with the current zoning and how the Petitioner would look at sort of matching it up.

MR. ENRIGHT: Well, the underlying zoning, a portion of it is B-3 which allows commercial. So, that allows a myriad of commercial uses, and it does allow residential but at a very low density. The overlay just supplements that and says you can do high density here.

COMMISSIONER CHERWIN: Yes, so it's kind of like if they meet the overlay, then the underlying, it just trumps. But if the overlay doesn't address something particularly, they have to comply with the underlying.

MR. ENRIGHT: Absolutely. So, with this particular overlay, part of it is zoned commercial, part of it is manufacturing which is the purple in this area here. So, any developer of this site, if there was a master developer to acquire all this, they would need to rezone the manufacturing portion, which doesn't allow residential at all, to B-3 consistent with the corner piece here so that you would have the underlying zoning which allows commercial, restaurants, and residential. Exactly like downtown is actually a commercial district.

COMMISSIONER CHERWIN: Okay, so presumably they'd come in with their PUD application and a rezoning as well.

MR. ENRIGHT: That's correct.

COMMISSIONER CHERWIN: Sorry to interject.

CHAIRMAN ENNES: No, thank you.

COMMISSIONER DROST: No.

CHAIRMAN ENNES: Thank you. Are you done? Is that it?

COMMISSIONER DROST: I'm done, yes, yes.

CHAIRMAN ENNES: Commissioner Jensen.

COMMISSIONER JENSEN: Sure. Well, I was in the Ordinance Review Committee, and I think the Staff has done a great job of pulling all this together and developing a very nice overlay. I think they should be commended for that.

I really only have one area of concern, and it's a more general concern than just this particular area. We have, for a very long time, required that buildings of this type have a first floor or more of commercial use. It's been a fairly standard thing that I've seen throughout all of the things that have come before us.

Has Staff done any research into what we can expect the impact of online shopping to have on commercial properties? Which kinds of things would be immune from the online shopping and which would be trumped by the online shopping and we would, you know, we would have a problem there? I ask this because we don't want to end up with a lot of buildings that have commercial space that's vacant.

When you look at the downtown area, we found that restaurants do very well. But the little boutique shops that used to be here, they don't do real well. In fact, they're just about disappearing. So, I'm having a little bit of a concern through a number of projects that we may be forcing an unrealistic requirement on the developers.

So, my question, more generically, is have you done any real research into the impact of online shopping on commercial and how we ought to be gearing what we're asking the builders to do or the developers to do if we're going to have requirements for commercial?

MR. ENRIGHT: We haven't done any studies, but certainly the impact has been on, you know, furniture, clothes, shoes, things of that nature. Those types of stores are struggling pretty much everywhere because it's so easy to order online and get it delivered. Obviously, restaurants, more and more people are going out to eat than ever before, so restaurants seem to be thriving. In fact, you know, the Plan Commission has looked at a couple recently up on Rand Road, they were looking at having to come in.

So, I think the reason we want to include commercial on the first floor here is, we're not saying the whole site but it would just be any building that had a frontage up towards Algonquin or Arlington Heights Road, is that we don't want to, you know, necessarily give up on commercial in this prime corridor right off the tollway. The fact that, you know, we're allowing for very high density residential, we want to have kind of a 24/7 atmosphere here where there isn't just all residential and then you have to get in your car and drive half a mile or a mile to something else. That's, you know, a shared vision I know that the developer that's interested in this site has as well.

Certainly, when a plan is proposed, if there needs to be a modification to that, they can, you know, seek a variation if it makes sense as part of the overall project. But the reason we have that provision in there is that we don't want to create an overlay zone where it would just be strictly residential.

COMMISSIONER JENSEN: Sure, and I do understand that. I think when this came before the ORC, we had some discussion, would any of these buildings be suitable for a grocery store. You're going to have a lot of residents there, and as I remember the developer wasn't too excited about anything being used for a grocery store there. But as I said, I don't have a real major objection at this point. I just want to encourage Staff to take a look at what, you know, what the impact of online shopping is going to be because it's going to, it's starting to accelerate. We do not want to be ending up with just restaurants in all of these, at the bottoms of all of these buildings, or have them vacant.

So, I would encourage Staff to do a little work. A preliminary research that I did just putting that into Google search, there's about 20 or 30 studies that have

been done, and they all say there's a significant impact on the local businesses, especially specific kinds. So, I think this is an area Staff should look at.

MR. ENRIGHT: Well, we're certainly well aware of that. You know, we have an economic development coordinator who is always trying to track new businesses. There's no doubt, we're well aware that, you know, retail shopping is a lot different. But there is still a demand for commercial real estate. I think this particular corridor right off the tollway, if it was new development with a lot of residential in this corridor which we're envisioning, also you have nine hotels in this area and a new one, the Ivy Hotel being proposed, potentially a hotel here with this site if feasible, you know, I think there's going to be a lot of different mixed uses down there that aren't there today that could, you know, supplement some of the businesses.

But yes, I don't think you're going to see a lot of, you know, retail stores in here selling, you know, shirts and shoes and things like that. You're going to see probably a series of restaurants and maybe some office, maybe some medical office, those types of uses with residential.

COMMISSIONER JENSEN: Once again, I just want to end and say I think you did a wonderful job with the overlay and the things that you have dealt with, even the one building that we want to go up to 200 feet for. I think you had a good rationale for that. So, I think it's a good piece of staffing.

CHAIRMAN ENNES: Thank you, Lynn. Commissioner Warskow?

COMMISSIONER WARSKOW: I also want to say that I think this would be a really good plan for this area. It would be a much better introduction to our community than is there now. I very much appreciate the inclusion of the sustainable development components to it.

I would be curious, there has been no further talk about the STAR Line or transit options with the new administration?

MR. ENRIGHT: I have not read anything.

COMMISSIONER WARSKOW: No, okay.

MR. ENRIGHT: No.

COMMISSIONER WARSKOW: Okay, I do know, you know, transit is being discussed but I just didn't know if it was STAR Line included. I think you had mentioned before when we talked about this area, that inside the loop of the 90 and exit, having conversations with, is it IDOT? No, the tollway.

MR. ENRIGHT: Tollway.

COMMISSIONER WARSKOW: Owns it. Has there been any further discussions with them about what to do in that area?

MR. ENRIGHT: Well, interestingly, yes. Well, they've actually improved it. They've planted probably 50 trees.

COMMISSIONER WARSKOW: Oh, okay.

MR. ENRIGHT: And re-graded it, at least this off-ramp here which is in Arlington Heights. There's still a little bit of work to do over here to the west. But yes, this area, they re-graded it. It's not a big mound of dirt. It's all grassed over with some planting, natural plantings as well. You know, my estimate is they probably planted, you know, right around 50 trees there. Those were done last fall, so they've already started to come in a little bit.

So, that was something the tollway announced last year where they were going to spend, you know, millions of dollars on their interchanges. Interestingly, when we

went through the process for the South Corridor Plan at the very beginning stages, we met and held a meeting down at one of the hotels down there, and one of the participants in that meeting was a tollway board member. He had mentioned, you know, not specifics but, you know, he basically foreshadowed that happening.

COMMISSIONER WARSKOW: What's coming? Okay, that tells you how much time I spend looking at that area of our community, that I was not aware that it's improved.

MR. ENRIGHT: It's actually quite nice now, yes.

COMMISSIONER WARSKOW: Okay, well, that's good. So, yes, I'm very supportive.

CHAIRMAN ENNES: Thank you. Commissioner Green.

COMMISSIONER GREEN: I, too, am very supportive of this project, and the developer, I applaud you guys because this is an exciting piece of property. Being on the STAR Line Master Plan committee, I thought the height there is something that is going to be very dramatic, and it is nice to get up in the sky and look over the tollway at what you get to see in all directions. So, I think it's a great thing and thumbs up to you guys, really. Good job.

CHAIRMAN ENNES: Okay, I do have a couple of questions. One to me that's very important is what is the anticipated timeline of when this could get started? Given a number of the other things that are going on, the number of vacant buildings that are over there, raises a question about the Daily Herald building. Is there anybody occupying that since they've moved out?

MR. ENRIGHT: No.

CHAIRMAN ENNES: So, it's totally vacant?

MR. ENRIGHT: That's my understanding, yes.

CHAIRMAN ENNES: Okay, so, which raises another issue of, with all these vacancies, real estate values are probably going to be down in taxes, which opens the opportunity for blight. Have there been any discussions, in regard to reduced assessed values, have there been any discussions with Staff about the possibility of making this a TIF-ed area to speed up the development?

MR. ENRIGHT: Yes.

CHAIRMAN ENNES: Okay, I'm not going to go any further on that. I just want to know if that's out there.

The STAR Line I think would be a key to really get this going and justifying some of the density that we're hoping to see there. So, as far as the timeline, what do you see that as? Are we talking about some developments starting within a year or two years?

MR. ENRIGHT: Potentially, yes. I think a lot is going to depend on, you know, the Village is taking the steps we can to promote mixed use, higher density development here. Like I said, there's a landowner who owns several properties down here that's actively looking at redeveloping it and coming through the PUD process.

CHAIRMAN ENNES: Soon to go, huh?

MR. ENRIGHT: Yes. You know, at the end of the day, a lot is going to depend on the market, and things are holding pretty steady right now. But you know, it remains to be seen how long this, you know, economy is going to hold up because, as you all know, we all know here, the economy can be very cyclical. So, hopefully, things hold up.

I think there is definitely a demand for residential. I think there is some demand for commercial uses down here, especially restaurants. So, and that's based on,

you know, other studies that we have seen from other developers, particularly in the downtown more recently when they've submitted market studies for, you know, the residential uses, that there is a pent up demand in this submarket for these types of developments.

CHAIRMAN ENNES: Actually for rental. Two last things, one kind of minor. I believe it was last year when we looked at the bicycle plan which included South Arlington. Will that be taken into consideration with these setback sidewalks that are going to be going south on Arlington Heights Road and possibly under the tollway there? Will they be accommodated to get through to Busse Woods?

MR. ENRIGHT: The Bicycle and Pedestrian Advisory Commission studied that and did not recommend a bike route south underneath the tollway given the constraints.

CHAIRMAN ENNES: Did they take it west on --

MR. ENRIGHT: Pardon me?

CHAIRMAN ENNES: They took it west on Golf, is that what they did?

MR. ENRIGHT: Yes, right, exactly. Yes. So, there's a lot, it's difficult to get a bike path through there because you have the ramp movements, and then it's very tight underneath the bridge for I-90. So, they recommended going a different way. So, that's what the focus is going to be.

CHAIRMAN ENNES: Okay, and then one last thought. Downtown business, we all know people can't find parking spots, some people can't, other people can. Do you think this will, if this is going to get going in a year or two, do you think this will be competition for our downtown businesses? Or do you think that there will be enough additional business out here? We already know there's a lot of other business in the area, not necessarily that you can walk to, but that the residential development and the commercial development that hopefully will go along with that will be serviced by people in the area and won't be too much competition to downtown?

MR. ENRIGHT: Yes, I think it's a little different here. I mean, keep in mind, although the site is Arlington Heights and downtown is about 3.5 miles away, you know, Downtown Mount Prospect is probably closer and, you know, they're always doing things.

CHAIRMAN ENNES: And Schaumburg.

MR. ENRIGHT: Well, Schaumburg is a little farther than this site. So, obviously, but you're right, Schaumburg presents competition and other areas. So, you know, in terms of competition, no, I think that given the proximity of the tollway, especially if they get some unique uses here along the entertainment line, I think that that can bring in people from a wider area, from Elk Grove Village to the south for instance. So, and with the densities that are proposed, it's not just this site but we're looking at redevelopment, you know, up and down the Arlington Heights Road Corridor south of Golf, and the hotels that we have down there already, I think it's under-served right now in terms of those types of uses.

CHAIRMAN ENNES: Oh, the hotels, yes.

MR. ENRIGHT: Yes.

CHAIRMAN ENNES: I think it's a great project. Obviously, I was one of the people that sat in on the planning review of that. So, I'm looking forward to it. The sooner it gets going, I think the better. Are there any other comments?

COMMISSIONER DROST: No. I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-007, the

South Arlington Heights Road Corridor Overlay Zoning District.

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: And can we have a roll vote, roll call vote?

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, we have unanimous approval and you'll be moving this up to the Village Board.

MR. ENRIGHT: Yes, we're looking at hopefully June 3rd.

CHAIRMAN ENNES: Okay.

COMMISSIONER DROST: That's good.

CHAIRMAN ENNES: Sounds good. Thank you.

(Whereupon, at 8:11 p.m., the above-mentioned petition was adjourned.)



**Plan Commission
6/12/2019**

Item: Hickory/Kensington - 5/22/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Hickory/Kensington - 5/22/19	Minutes

PLAN

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

COMMISSION

RE: HICKORY/KENSINGTON - 4 NORTH HICKORY AVENUE - PC# 18-005

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of May, 2019 at the hour of 8:12 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Planning & Community Development Deputy Director
JACOB SCHMIDT, Assistant Development Planner

CHAIRMAN ENNES: Okay.

MR. ENRIGHT: So, we have one other item.

CHAIRMAN ENNES: We do. We have, do we have to have a motion to approve that?

MR. ENRIGHT: Yes. The other motion sheet up there is for the plat.

CHAIRMAN ENNES: Okay, so we have the final plat of subdivision for the Hickory/Kensington, 4 North Hickory Avenue, PC# 18-005, that we voted on earlier. Is there a motion to approve that?

COMMISSIONER WARSKOW: I'll make such a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 18-005, a Final Plat of Subdivision for Hickory/Kensington at 4 North Hickory Avenue.

COMMISSIONER SIGALOS: I'll second that.

CHAIRMAN ENNES: Anyone opposed? Can we have a roll call vote?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, again, we have a hundred percent approval. If Commissioner, we have to sign it.

COMMISSIONER WARSKOW: Yes, I will sign.

CHAIRMAN ENNES: We'll stick around, right, okay. So, I think we have nothing else, no new business?

MR. ENRIGHT: Not tonight, no.

COMMISSIONER WARSKOW: I'll make a motion to adjourn.

CHAIRMAN ENNES: Okay, a second?

COMMISSIONER GREEN: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Go out and enjoy this nice weather.

(Whereupon, at 8:16 p.m., the above-mentioned petition was adjourned.)



Plan Commission 6/12/2019

Item: Dogtopia - 660, 664, 668, 676 & 1000 E. Rand Rd. - PC#19-005

Department: Planning & Community Development

Requested Action

1. Special Use Permit to allow a "Kennel, Commercial".

Variations Required

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet.

Recommendation

The Staff Development Committee recommends approval of PC 19-004, a Special Use Permit to allow a "Kennel, Commercial" on the subject property, as well as the following variations:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet.

This recommendation shall be subject to the following conditions:

1. The final design for the outdoor play area shall be limited to a maximum width of 45-feet, measured from the east side of the tenant space, so as to allow adequate visibility and access to the tenant spaces east of the courtyard.
2. The proposed fencing shall match or complement the building.
3. A continuous row of landscaping shall be provided along the southern outer

edge of the outdoor play area fencing, in order to soften the proposed 8-foot tall fence. The landscaping must consist of a mix of deciduous shrubs and evergreens, and the landscaping must be planted approximately 3-feet on center. The landscaping shall be a minimum height of 3 to 4 feet at time of installation.

4. The two existing trees within the courtyard shall remain.

5. The applicant shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 2-27-19	Minutes
Business Plan	Exhibits
Plat of Survey	Exhibits
Special Use Permit Justification	Exhibits
Fence Variation Justification	Exhibits
Fence Concepts	Exhibits
Traffic Study Variation Justification	Exhibits
Floor Plan	Exhibits
Outdoor Play Area Detail Plan	Exhibits
Parking Estimate	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



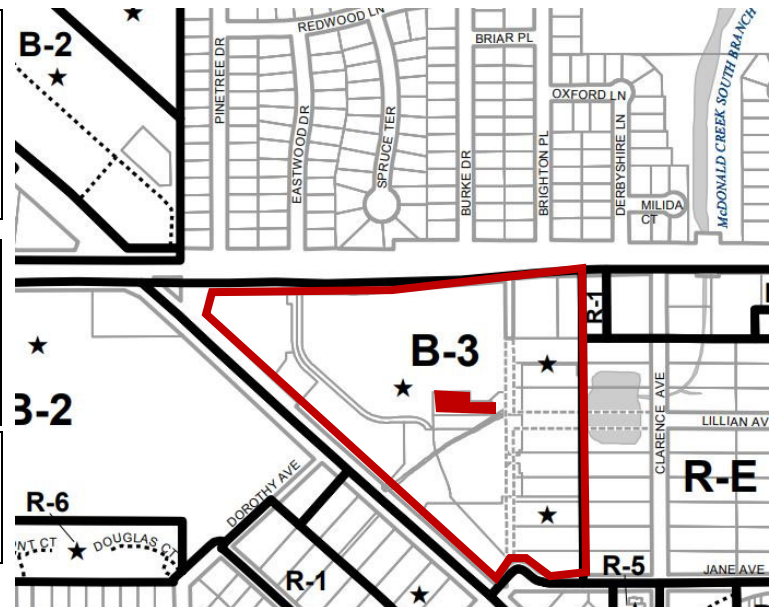
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: PC 19-004
Project Title: Dogtopia SUP
Address: 660-676 E. Palatine Rd.
PIN: 03-20-200-008-0000, 03-20-200-013-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: June 12, 2019
Date Prepared: June 6, 2019

Petitioner: Chris Barnes
 ToMac Holdings
Address: 1965 South Egret Ct
 Libertyville, IL 60048

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	B-3, General Service, Wholesale, and Motor Vehicles District	Home furnishings retail sales business (Floor and Décor)	Commercial
South	B-3, General Service, Wholesale, and Motor Vehicles District	Multi-tenant commercial building	Commercial
East	R-E, One-Family Dwelling District	Single-Family homes and detention facility	Parks, Single-family Detached Estate
West	B-1, Limited Retail District	Multi-tenant commercial building, Motor vehicle repair facility, Fur sales and cleaning business	Commercial

Requested Action:
 1. Special Use Permit to allow a “Kennel, Commercial”.

Variations Required:
 1. Variation from Chapter 28, Section 6.12-1of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
 2. Variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet

Project Background:

The subject property is part of the Southpoint Shopping center, an approximately 27-acre shopping center development located at the southeast intersection of Rand Road and Palatine Road. The proposed location for the facility is within four currently vacant units, immediately east of Laser Quest. Primary access to the property comes from a full access drive aisle (non-signalized) at Palatine Road to the north, a full access signalized drive aisle at Rand Road to the west, and a full access non-signalized drive aisle at Jane Avenue to the south, which eventually leads to another signalized full access intersection with Rand Road.

The petitioner is Chris Barnes, representing ToMac Holdings, a franchisee of Dogtopia. The petitioner has a lease agreement to occupy the aforementioned four vacant units, and would establish a 5,727 square-foot doggy-daycare with overnight boarding. This facility would offer the following services:

- Grooming
- Pet Training
- Day Care for Dogs
- Overnight Boarding
- Outdoor Play Area
- Live-stream viewing of play areas and kennels

The proposed facility includes three large playrooms for the dogs (“Toy”, “Romper”, and “Gym”), a spa room for grooming services, a “suite” kennel room, and an outdoor play area. Their target customer, as outlined in their business summary, are female millennials and baby boomers. However, the services they offer extend to the dog-owning community at large, who seek a service that provides social interaction and play for their dog during the workday when they are not home. Hours of operation would be between 7am - 7pm on Monday through Friday, and 10am to 5pm Saturday and Sunday. For boarding operations, staff will arrive at 6:30am, and depart at 9pm. When staff is not present, boarding areas will be monitored via a security camera feed, which allows “staff” to be notified of any issues. It is anticipated that the facility will employ 15 to 20 persons once the facility reaches full operation. It is estimated that the maximum number of employees on-site at any given time will be 6 to 8 employees.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject unit as well as the building to the north, which is the home of Floor & Décor, and the outlot buildings to the west of the subject unit. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Zoning and Comprehensive Plan

The subject property is located within the B-3 Zoning District and the proposed use is classified as a “Kennel, Commercial”, which is a special use within the B-3 Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a special use permit for the subject property. In order to demonstrate conformance with the standards of approval for a special use permit, the petitioner has provided acceptable written justification to Special Use Permit criteria.

To substantiate the public need for this facility, the petitioner has provided a lengthy business summary that details research on target customers, area demographics, and business operations.

The subject property is designated as appropriate for commercial uses as per the Comprehensive Plan of the Village of Arlington Heights. The proposed special use permit is compatible with this designation.

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, be it through the introduction of a new outlet and/or through the redevelopment of the vacant spaces within the shopping center. The location of a “destination user” within the shopping center will help to bring additional traffic and customers to the other businesses within Southpoint, especially with the daily traffic generated via drop-off and pick-up of pets.

Building

Changes to the existing structure will be primarily limited to HVAC, the interior buildout, and possibly replacement of storefront windows. Regarding sound attenuation, the petitioner has indicated that they will be using fire-X drywall over insulated walls, with a 1-1/2 inch air gap, to prevent sound transmission outside of their building envelope. This would prevent any disruption to other tenants within the shopping center.

Site Plan and Landscaping

The applicant has identified one site alteration as part of the proposed special use permit application. This alteration would be the addition of an approximately 750 square-foot outdoor play area, in the open courtyard immediately east of the tenant space. It should be noted that the final design of the outdoor play area is still to be determined, however the completed play area will incorporate the elements as described in the following paragraphs. This play area would be located in a way which maintains access to the rear auxiliary parking area, preserves visibility for storefronts east of the courtyard, and allows for any future potential site modifications north of the Bif Furniture space. The open-air play area would be enclosed with a privacy screen, preventing any unwanted interaction between dogs in the play area and customers outside. The proposed privacy screen would be 8 feet in height, however code allows fences to be a maximum height of 6 feet. Therefore, the petitioner has requested the following variation:

- **A variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet.**

In order to demonstrate conformance with the standards of approval for a zoning code variation, the petitioner has provided acceptable written justification to variation criteria.

The appearance of the proposed 8-foot tall privacy screen will be softened along the southern edge by viburnums, which will be planted outside of the privacy fence facing the parking lot. The existing landscaped areas and mature trees within the proposed play area will also be preserved.

Due to the location of the play area within Southpoint Shopping Center, as well as the proposed landscape enhancements, Staff supports this variation.

Traffic and Parking

The total parking requirement for the proposed Dogtopia facility is 19 spaces. The Southpoint Shopping Center provides a total of 1,331 on-site parking spaces, with a total code-requirement of 937 parking spaces. This results in a site-wide surplus of 394 parking spaces. Parking for the proposed use is not a concern due to this surplus.

Per section 6.12-1 of Chapter 28 of the Municipal Code, any special use permit application over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer. The petitioner has requested relief from this requirement, and is seeking the following variation:

- **A variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.**

To support this variation request, the petitioner has provided an acceptable written justification to variation criteria, in addition to an estimate of parking based upon parking utilization at an existing Dogtopia location in LaGrange.

Due to the relatively small magnitude of the space in comparison to the entire shopping center (2% of total PUD square footage), and due to the substantial code-required parking surplus on-site (394 spaces), Staff supports this variation.

With respect to bicycle parking, no additional bicycle parking spaces are required as this project does not increase the number of code-required vehicular parking spaces.

RECOMMENDATION

The Staff Development Committee recommends approval of PC 19-004, a Special Use Permit to allow a "Kennel, Commercial" on the subject property, as well as the following variations:

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 6.13-3(b), to allow an 8-foot tall fence where the maximum fence height is restricted to 6 feet

This recommendation shall be subject to the following conditions:

1. The final design for the outdoor play area shall be limited to a maximum width of 45-feet, measured from the east side of the tenant space, so as to allow adequate visibility and access to the tenant spaces east of the courtyard.
2. The proposed fencing shall match or complement the building.
3. A continuous row of landscaping shall be provided along the southern outer edge of the outdoor play area fencing, in order to soften the proposed 8-foot tall fence. The landscaping must consist of a mix of deciduous shrubs and evergreens, and the landscaping must be planted approximately 3-feet on center. The landscaping shall be a minimum height of 3 to 4 feet at time of installation.
4. The two existing trees within the courtyard shall remain.
5. The applicant shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

June 7, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 19-004

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
JUNE 12, 2019, AT 7:30 P.M.
in the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 19-004, a Special Use
Permit for a 'Kennel, Com-
mercial' on the subject
property, located at 660, 664,
668, 676, and 1000 E. Rand
Road in Arlington Heights,
IL, and legally described as
follows:

RECEIVED

JUN 04 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LOT 1 IN THE CUB ADDI-
TION, BEING A SUBDIVI-
SION IN THE NORTH
WEST 1/4 OF THE NORTH
EAST 1/4 OF SECTION 20,
TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN ACCORDING TO
THE PLAT THEREOF RE-
CORDED MAY 17, 1984 AS DO-
CU-MENT NO. 27090321,
IN COOK COUNTY, ILLI-
NOIS.

AND
LOT 2 IN THE CUB ADDI-
TION, BEING A SUBDIVI-
SION IN THE NORTH-
WEST 1/4 OF THE
NORTHEAST 1/4 OF SEC-
TION 20, TOWNSHIP 42
NORTH, RANGE 11, EAST
OF THE THIRD PRINCI-
PAL MERIDIAN ACCORD-
ING TO THE PLAT
THEREOF RECORDED
MAY 17, 1984 AS DOCU-
MENT NO. 27090321, IN
COOK COUNTY, ILLINOIS,
COMMONLY KNOWN AS:
660, 664, 668, 676, AND 1000
E. RAND ROAD, ARLING-
TON HEIGHTS, IL 60004.
PROPERTY INDEX NUM-
BERS: 03-20-200-008-0000
AND 03-20-200-013-0000

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

1. Variation from Chapter
28, Section 6.12-1 of the Mu-
nicipal Code, to waive the
requirement to provide a
traffic and parking study
from a certified Traffic En-
gineer.

2. Variation from Chapter
28, Section 6.13-3(b), to al-
low an 8-foot tall fence
where the maximum fence
height is restricted to 6 feet.
And other variations as de-
termined necessary by the
Plan Commission.

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

Terrance Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
May 28, 2019 (4525626)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 28-MAY-19 in said **DAILY HERALD**.

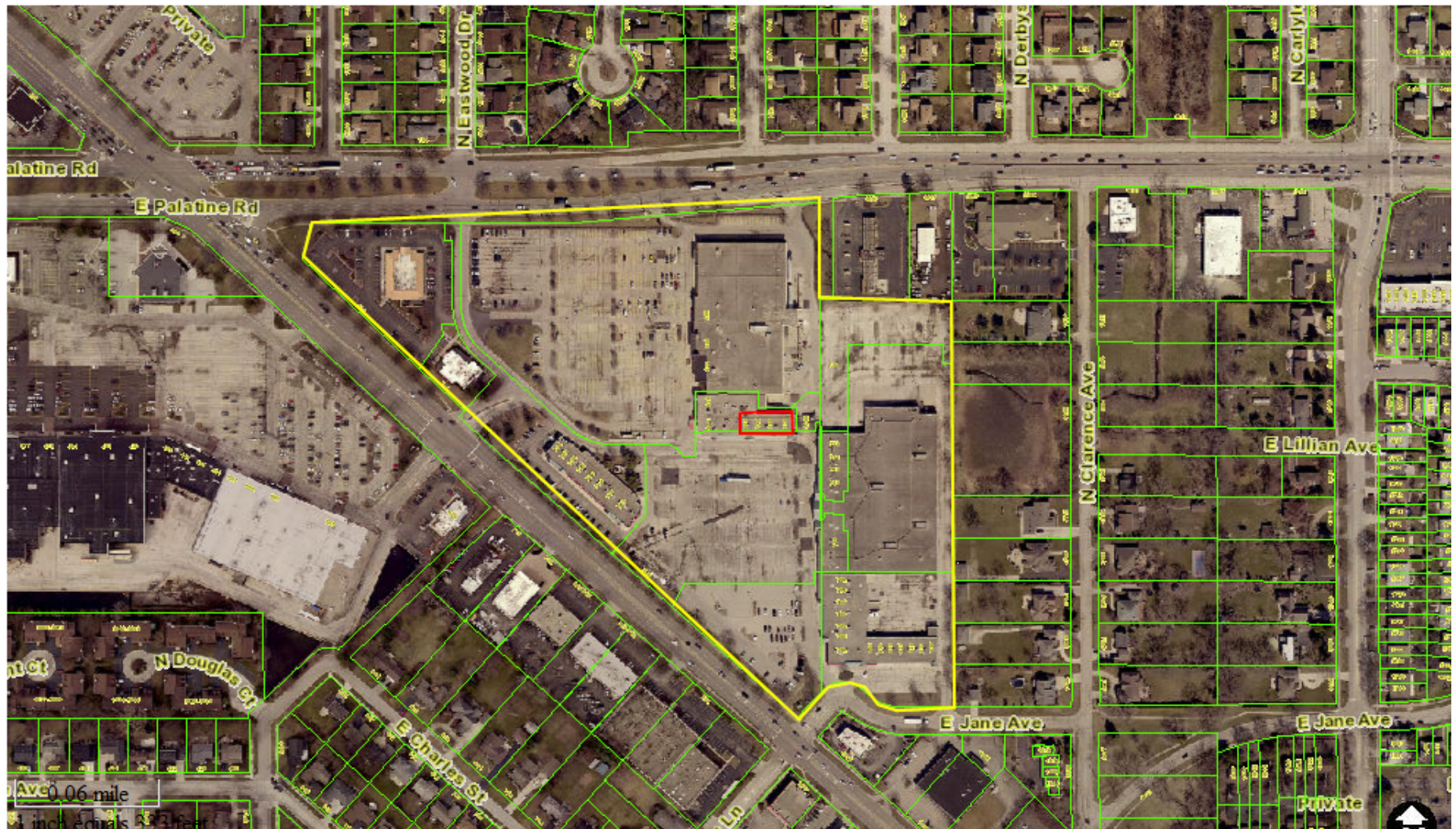
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PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4525626



Map created on February 22, 2019.

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Addresses and Parcel Lines for Photo View

Parcel Boundary



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

February 27, 2019

Project Title: Dogtopia
Address: 660-676 E. Rand Rd.
 Arlington Heights, IL 60004

Petitioner: Chris Barnes
 ToMac Holdings
 1965 South Egret Ct
 Libertyville, IL 60048

Requested Action:

1. Special Use Permit to allow a "Kennel, Commercial".

Variations Required:

2. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Attendees: Chris Barnes, Petitioner, ToMac Holdings
 Catherine Barnes, ToMac Holdings
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Bruce Green, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Jake Schmidt, Assistant Planner
 Sam Hubbard, Development Planner

Project Summary:

The subject property is part of the Southpoint Shopping center, an approximately 27-acre shopping center development located at the southeast intersection of Rand Road and Palatine Road. The proposed location for the facility is within four currently vacant units, immediately east of Laser Quest. Primary access to the property comes from a full access drive aisle (non-signalized) at Palatine Road to the north, a full access signalized drive aisle at Rand Road to the west, and a full access non-signalized drive aisle at Jane Avenue to the south, which eventually leads to another signalized full access intersection with Rand Road.

The petitioner is Chris Barnes, representing ToMac Holdings, a franchisee of Dogtopia. The petitioner has a lease agreement to occupy the aforementioned four vacant units, and would establish a 5,220 square-foot doggy-daycare with overnight boarding. This facility would offer the following services:

- Grooming
- Pet Training
- Day Care for Dogs
- Overnight Boarding
- Outdoor Play Area
- Live-stream viewing of play areas and kennels

The proposed facility includes three large playrooms for the dogs ("Toy", "Romper", and "Gym"), a spa room for grooming services, a "suite" kennel room, and an outdoor play area. Their target customer, as outlined in their business summary, are female millennials and baby boomers. However, the services they offer extend to the dog-owning community at large, who seek a service that provides social interaction and play for their dog during the workday when they are not home.

Hours of operation would be between 7am - 7pm on Monday through Friday, and 10am to 5pm Saturday and Sunday. For boarding operations, staff will arrive at 6:30am, and depart at 9pm. When staff is not present, boarding areas will be monitored via a security camera feed, which allows "staff" to be notified of any issues. It is anticipated that the facility will employ 15 to 20 persons once the facility reaches full operation. It is estimated that the maximum number of employees on-site at any given time will be 6 to 8 employees.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject unit as well as the building to the north, which is the home of Floor & Décor, and the outlot buildings to the west of the subject unit. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Meeting Discussion:

Mr. Barnes began by explaining that he was seeking to open a Dogtopia doggy-daycare facility. Dogtopia is a franchise, with 85 locations nationwide. He has already signed a lease for the 5,600 square-foot tenant space at the subject property.

Commissioner Green asked the petitioner to provide some additional background.

Mr. Barnes explained that Dogtopia provides dog-centric services. The primary service offered would be doggy-daycare (approximately 65% of total business), though overnight boarding would also be offered as a small portion of the business. Morning drop-off and afternoon pick-up will bring approximately 70 vehicles into the site.

Commissioner Green noted that the subject site has plenty of parking.

Mr. Barnes continued, stating that the focus of the business is to provide great service to dog owners and lovers, and would drive additional traffic to the shopping center and area businesses. The subject site was chosen as it is a perfect "halfway point" between homes and the highway, which makes it easy for customer drop-off and pick-up of their animals. This allows for their clientele, referred to as "pet parents", to coordinate the drop-off/pick-up with other activities such as buying morning coffee, picking up dry-cleaning, etc.

Commissioner Green stated that he thinks that the proposed facility would be a great use for the site.

Mr. Barnes stated that 65% of the business is doggy-daycare, and added that approximately 15% would be overnight boarding. Boarding would be targeted towards current clients. The facility would also offer a "salon" as a small portion of the business, which provides nail trimming and similar grooming services. Approximately 5% of the business would be retail.

Commissioner Green asked Mr. Schmidt to provide the Staff perspective.

Mr. Schmidt began by stating that the petitioner is proposing to operate a Dogtopia facility. The subject property is zoned B-3, and allows commercial kennels as a Special Use. The petitioner is seeking Special Use Permit approval to operate the proposed facility (classified as a "Kennel, Commercial), which requires Plan Commission review and Village Board approval. The petitioner has signed a lease to occupy four tenant spaces at 660-676 E. Rand Road, immediately east of Laser Quest, with the intent to operate a doggy-daycare with overnight boarding. The facility would offer grooming, pet training, day care for dogs, overnight boarding, an outdoor play area, and live-stream viewing of the play areas and kennels. The proposed facility would include three large playrooms for dogs, a spa room for grooming services, and a suite kennel room in addition to the outdoor play area. Their targeted customers would be the dog-owning community at large, who seek a service that would provide social interaction and play for their dog during the workday when they are not home.

The hours of operation would be 7:00am to 7:00pm on Monday through Friday, and 10:00am to 5:00pm on Saturday and Sunday. For boarding operations, staff would arrive at 6:30am and depart at 9:00pm. When staff is not present, boarding areas will be monitored via a security camera, which allows staff to be notified of any issues. It is anticipated that the facility

will employ 15 to 20 persons once the facility reaches full operation. The maximum number of employees on-site at any given time will be 6 to 8 employees. In order to demonstrate compliance with the standards of approval for a Special Use Permit, the petitioner must provide written justification to the Special Use criteria as outlined in the Plan Commission Application Packet. In order to substantiate the public need for this type of facility, typically the petitioner is required to provide a market study that evaluates the demand for a facility of this type and size at this location. The study would address the potential effect this facility would have on similar facilities within the vicinity. As part of the Conceptual Plan Review Committee process, the petitioner has provided a lengthy business summary which details target customers, demographics, and operations. Staff will evaluate if this business summary is sufficient for the purposes of substantiating the public need for this facility.

The subject property, within Southpoint Shopping Center, is designated as appropriate for commercial uses per the Comprehensive Plan. The proposed special use permit is compatible with this designation. The Southpoint Shopping Center is governed by a set of covenants and restrictions established during the original construction of the shopping center, which may be applicable to the proposed use. If not discussed during leasing process, the applicant is advised to obtain a copy of the covenants and restrictions for the shopping center to determine if the proposed use would be affected by these documents.

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. Dogtopia is a destination user, and the location of a destination user within the shopping center will help to bring additional traffic and customers to the other businesses within Southpoint, especially with the daily traffic generated via drop-off and pick-up of pets. The petitioner is also encouraged to reach out to the Building Department early on in this process in order to understand the extent of any building upgrades/improvements that may be needed. The proposed use of the space may change the occupancy classification per Building Code, and if so the unit would be required to update to current life safety, accessibility, and building code standards. Regarding sound attenuation, the petitioner has indicated that they will be using fire-X drywall over insulated walls, with a 1-1/2 inch air gap, to prevent sound transmission outside of their building envelope. This would prevent any disruption to other tenants within the shopping center. The applicant has identified one site alteration as part of the proposed special use permit application. This alteration would be the addition of an outdoor play area, in the open courtyard immediately east of the tenant space. The outdoor play area would be configured in way which maintains access to the rear auxiliary parking area, as well as allows for any future potential site modifications north of the Bif Furniture space. The open-air play area would be enclosed with a privacy screen, preventing any unwanted interaction between dogs in the play area and customers outside. Staff encourages the utilization of high-quality materials in the construction of the privacy screen, in addition to landscaping to soften the appearance of the screen. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements.

Per the Staff analysis, a total of 17 spaces would be required for the proposed Dogtopia facility, leaving a site-wide surplus of 412 parking spaces. Parking is shared throughout the center, and there is no parking area specifically dedicated to the proposed Dogtopia tenant space. Per section 6.12-1 of Chapter 28 of the Municipal Code, any special use permit application over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. However, due to the relatively small magnitude of the space in comparison to the entire shopping center, which is 2% of total PUD square footage, and due to the substantial code-required parking surplus on-site, 412 spaces, Staff supports a variation from this requirement.

If a variation is requested, the petitioner will need to provide a written response to the hardship criteria in order to justify the variation, as listed in the Plan Commission Application Packet. The petitioner shall also provide Staff with an estimate of parking demand. With respect to bicycle parking, the provision of bicycle parking spaces is required when there is a requirement for additional off-street motor vehicle spaces. As there is no change in the number of required vehicular spaces for the proposed Dogtopia from the previous use, no additional bicycle parking spaces are required as part of this petition.

The Staff Development Committee reviewed the proposed special use permit to allow a "Kennel, Commercial" on the subject property, and is generally supportive of the application, subject to resolution of the provision of a written justification to the

Special Use Permit and Variation Criteria, an estimate of parking demand, and a market study if it is determined that the provided business and demographic information within the business summary is insufficient. Additionally, missing or deficient landscaping identified by Staff must be provided or replaced, and the petitioner shall provide details on any proposed fencing and screening for the exterior play area.

Commissioner Cherwin stated that his primary questions were regarding sound attenuation and pick-up/drop-off operations, which were addressed. He asked if the petitioner had examined the restrictive covenants prior to executing the lease.

Mr. Barnes stated that he had not.

Commissioner Cherwin recommended that the petitioner research the restrictive covenants, as they may impact his business. Neighbors could take action against the petitioner should the covenants be violated. He stated that he believed the proposed use would be an excellent fit for the subject site.

Commissioner Sigalos asked for clarification on where the proposed outdoor play area would be located.

Mr. Barnes indicated that it would be located to the east of the tenant spaces.

Mrs. Barnes indicated the location of the play area on the site plan. She added that the proposed fencing would be a privacy fence.

Commissioner Sigalos stated that on the elevations multiple doors were shown. He asked if ingress and egress would be allowed through all doors.

Mr. Barnes indicated that all ingress and egress would be through the front door only.

Mrs. Barnes added that the only way into the play area would be through the tenant space.

Commissioner Sigalos indicated that he believed the project was a good use for the site.

Commissioner Jensen stated that he believed the proposed facility would be a good use for the site, and that as an empty-nester with two dogs he believed it was a good service. He asked what differentiates their business from other establishments such as PetSmart.

Mrs. Barnes explained that cleanliness is one of the differentiating factors separating their business from others. Dogtopia has an established cleanliness routine and uses cleaning products that are not harmful to the environment or to the dogs. Training and coach interaction is another differentiating factor. Controlled play is used within the play area versus “free-range” play. Branding is another factor; the design of the locations leads individuals to believe the location is a spa or salon. Camera access is also provided, which allows customers to view their pets. Twelve-step tours are also provided to customers, so that they will see where their pets will be throughout the day. PetSmart does not offer tours of their facility. Strict rules are also enforced at Dogtopia regarding separation of dogs by size, so that smaller dogs are never at risk.

Commissioner Jensen asked where the boarding of dogs would take place.

Mr. Barnes indicated the location of the boarding room on the plan. Four “suites” are provided.

Mrs. Barnes added that crates are provided within the playrooms as well. There is a 2-hour break during the day, and dogs are moved into the crates for naptime. Some customers opt for the playroom crates, and others choose the “suites” for overnight boarding.

Commissioner Jensen asked if half-days were offered.

Mrs. Barnes stated that only full-day daycare is offered. Taking dogs in and out of the playroom reduces the control that Dogtopia encourages. Pricing is competitive with competing businesses. Memberships are offered which reduce the cost for daycare. Packages are also offered which offer more competitive pricing. It is better for the dogs to remain in the facility for a full-day. Customers are encouraged to only bring their dog in every other day, so that the dogs have a break and will not be over stimulated.

Commissioner Jensen asked if Dogtopia would be competitive with PetSmart.

Mr. Barnes stated that PetSmart is primarily focused on boarding. Customers at PetSmart pay for boarding, and daycare is an upcharge. PetSmart costs are approximately \$50 a night for boarding, with a \$12 upcharge for daycare. Dogtopia offers \$36 per day for daycare. Boarding is offered at \$50 a night with daycare included.

Commissioner Jensen stated that he believed the business was a great idea and the subject site was a great location.

Commissioner Green asked if the glass storefront would create an issue with respect to noise.

Mrs. Barnes stated that the glass would be insulated.

Commissioner Green asked if the landlord would be providing the insulated glass.

Mr. Barnes indicated that he did not have a commitment from the landlord on replacement of the glass, however the windows may need to be replaced. Both the windows and parking lot may be repaired by the landlord if needed. They are located next to a furniture store and a laser tag establishment. He does not believe noise will impact either of these businesses.

Commissioner Green agreed, and stated that he believed that it was a good location.

Mr. Barnes added that branded decals would be placed on the windows, so that interaction between the public and dogs is reduced.

Mrs. Barnes stated the building would never be 100-percent soundproof.

Commissioner Green stated that he understood that.

Mrs. Barnes added that every step would be taken to minimize sound as much as possible.

Mr. Barnes added that the landlord would be installing a new HVAC system for the facility, with components which will kill airborne bacteria and mitigate odor issues.

Commissioner Green stated that the proposal was very well planned.

Mrs. Barnes stated that many of the issues were already addressed via Dogtopia's brand standard.

Commissioner Sigalos asked what the cost would be for 1 week of boarding.

Mr. Barnes reiterated that the cost for boarding was \$50 a night.

Mrs. Barnes reiterated that memberships and packagers were offered that could reduce the price. The price of boarding includes daycare and food, which is prepared on-site. Bedding could be brought in for individual pets.

Commissioner Jensen asked if the petitioner intended to bring specialized documents included in the Business Plan to the Plan Commission.

Mrs. Barnes confirmed she would. Dogtopia provides a template for the business plan, but the information within the plan is site-specific.

Commissioner Jensen asked when the petitioner hoped to open.

Mr. Barnes indicated they were planning to open October 15th.

Commissioner Jensen stated that the proposal was a great project.

RECOMMENDATION

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

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



ToMac Holdings, INC

DBA Dogtopia Arlington Heights

Business Plan

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Executive Summary

ToMac Holdings, Inc. is a franchise owner of Dogtopia, the industry leader in dog daycare and boarding with highly sophisticated, safe, and strikingly clean and branded stores all across the country and Canada. With new corporate leadership in 2015, Dogtopia has shown amazing growth both in the number of franchises and profitability of those franchises. ToMac Holdings, Inc. anticipates the same growth and profitability as many of the new Dogtopia franchise owners with positive cash flow beginning in month seven. ToMac Holdings, Inc. will mainly focus on dog daycare and utilizing the combined marketing and operational skills of its owners, Catherine and Chris Barnes, to surpass company wide averages for profitability and growth.

ToMac Holdings, Inc. is currently focused on finding the best location with focus on the northern suburbs of Chicago, IL. Currently, ToMac Holdings, Inc. is in negotiations to lease a 5,600 sq. foot space at Southpoint Shopping Center in Arlington Heights, IL. ToMac Holdings Inc. will DBA as Dogtopia of Arlington Heights after a full lease execution. The **REGIONAL RETAIL CORRIDOR** of East Rand and Palatine Road serves over 1.5 Million SF of Retail in immediate area and Southpoint is across the street from Best Buy, Marshalls, Dicks. The **HIGH TRAFFIC** count of Rand Road, which sees approximately 26,700 VPD and Palatine Road which sees approximately 28,700 VPD to give a total of 55,400 VPD. The convenience for our pet parents there is **EASY ACCESS** with Traffic Light at Two Entrances to Center and is 1.2 Miles from IL-53 Full Interchange. Our target market includes the **GREAT DEMOGRAPHICS** of 330,737 People within 5 Miles and 59,542 Employees within 3 Miles. 20% of the population within a 3 mile radius are Millennials. 28% are Baby Boomers (empty nesters). See appendix for Arlington Heights Demographics.

The day-to-day operations and sales of the business will be handled by an experienced General Manager, hired specifically for building the business at the store level. Catherine and Chris will both be involved with the higher level management of overall operations, which includes Marketing, Team Development, Community Relations, and Volunteer Events. Sales leads will be generated through social media, PPC campaigns, strategic partnerships and guerilla marketing tactics. Training of staff and pre-opening evaluations for dogs will be conducted at nearby Dogtopias ensure the “soft” opening and Grand Opening processes are streamlined.

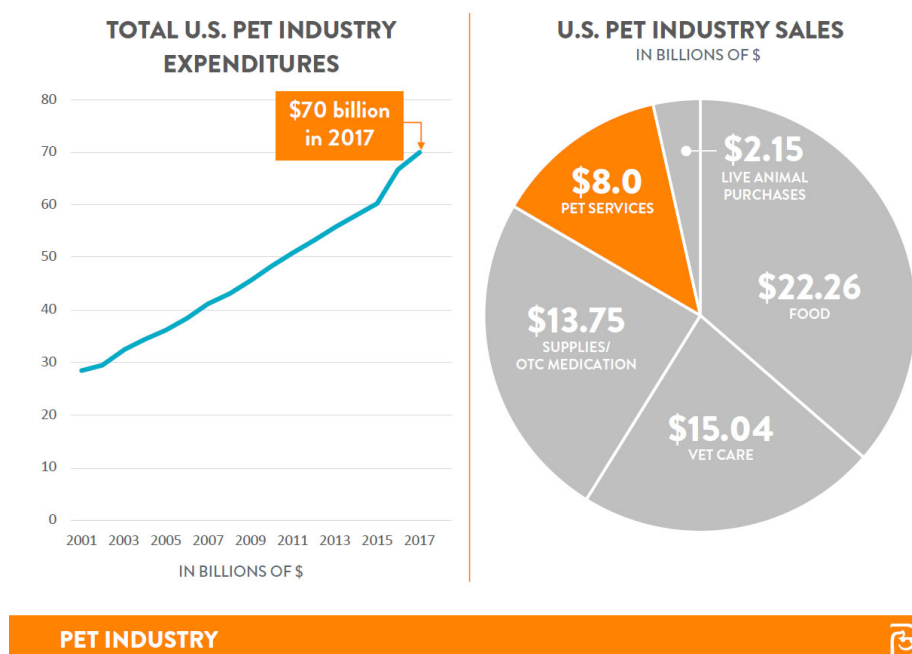
ToMac Holdings, Inc. currently projects revenue of about \$539,850,000 in our first year and about 35% growth in year two estimating \$869,186. Cost of sales will be approximately 90% of gross sales in the inaugural year. Net Income should be modest in year one as we establish our name in the community with reasonable growth and Net Income growing to about \$100,000 in year two. Net Income is projected to reach around \$157,000 by year three as sales increase and operations become more efficient.

Highlights

Dogtopia, created in 2002, has 85 units operating in the U.S. and Canada as of October 2018. Dogtopia focuses on daycare, with 65% of revenues from that service, 22% from boarding, 11% from grooming/spa and 1% in retail. The brand grew modestly under its founder until acquired in June 2015 by franchise guru Peter Thomas of Thomas Franchise Solutions. Thomas has developed billions of dollars in real estate, including shopping centers, apartments, condominiums and golf courses. His most recent development is the Four Seasons Resort in Scottsdale, AZ. His franchise experience includes founder and chairman of Century 21 Real Estate Canada.

In Q3 and Q4 of 2015, Thomas built a world-class leadership team around Dogtopia's new CEO Neil Gill and moved the headquarters to Phoenix, AZ. Mr. Gill has over 30 years of franchise experience, including CEO of Gloria Jean's Coffee where he expanded franchise units from 200 to over 1,000. Fueled by Thomas' unlimited capital and Neil's leadership, Dogtopia was reinvented in what was coined "Dogtopia 2.0." The result was immediate. Franchisees open 13+ months are enjoying a sales increase of 18% this year, their second year of double-digit growth. Forty-eight contracts were signed for new franchise stores in 2016 with a goal of 400 stores by 2021.

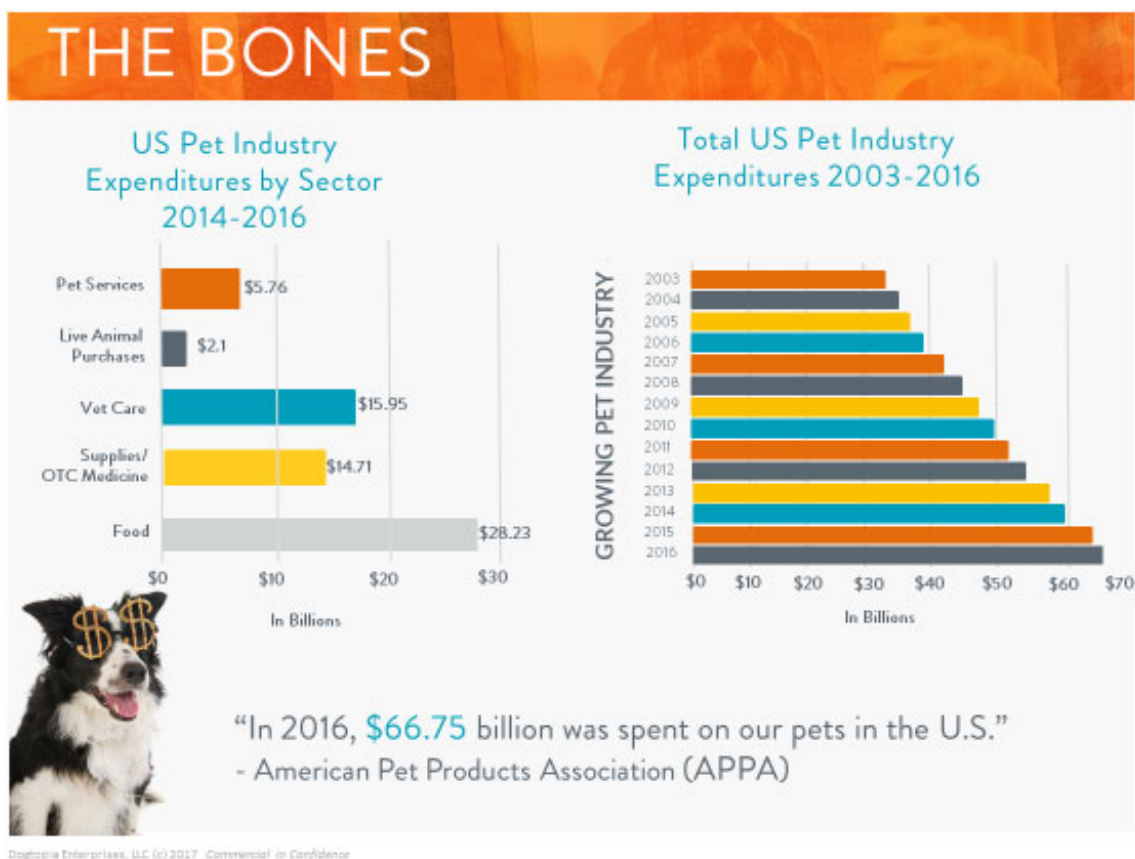
Dogtopia's growth is possible due to the pet industry's explosive growth. The industry is expected to reach a staggering \$66.75 billion this year. Of that, a remarkable \$5.76 billion will be spent on daycare, grooming and boarding by businesses with no consistent service quality, brand or standards. By comparison, the U.S. health & fitness club industry is \$25.8 billion, serviced by what appears to be a fitness club on every corner.



The psychology of the pet industry, in particular America's infatuation with dogs, is interesting and explains the industry's recession-resistant nature. There are two very different groups driving pet industry growth, female millennials, and baby boomers.

Female millennials are the prized market of all retailers. They spend more than their male counterparts and are more loyal to a "brand". Statistically, they are getting married later, having fewer children and/or postponing children until later in life to focus on self-development and careers. They are the top growing demographic for dog ownership based on their lifestyle choices. Forty percent of American households have one dog; 20% have two or more. They spend lavishly on their furry children and apply their nurturing instincts on them, including daycare to ease their guilt of leaving their furbabies alone for hours as they work and to ensure the pet receives the proper exercise, stimulation and socialization. On average, each Dogtopia client brings his/her dog to daycare three times per week. The second population fueling pet industry growth is baby boomers as they find themselves with an "empty nest". Dogtopia has coined the name "pet parent" to accurately describe the loving, nurturing relationship held by the aforementioned pet parents and their dogs.

Millennials, at 84 million, are the largest cohort group in history. Baby boomers are the second largest at 74 million. Together, they represent 50% of the U.S. population. Their love



and psychological need for dogs will ensure the industry continues its growth trajectory for years to come (see chart “The Bones”).

Internet Links:

www.Dogtopia.com

YouTube: <https://youtu.be/9FONo1u85eY>

Facebook: <https://www.facebook.com/dogtopia>

Objectives

ToMac Holdings, Inc.’s objective is to positively impact the lives of the dogs we have under our care as well as the lives of the pet parents. Dogs that go to daycare are better-behaved dogs and daycare reduces health issues by keeping the dogs’ minds and bodies active during the day. Additionally, ToMac Holdings, Inc. desires to positively impact the surrounding community. By working with animal rescue organizations, schools that help the autistic community, and other worthy causes, we can create a profitable business that is always impacting our community.

Description of Business

Dogtopia is the leading provider of dog daycare services in the U.S. It enjoys three differentiators from competitors. First, pet parents place pet safety as their first priority and Dogtopia takes measures to secure and maintain pet parent trust. Facilities are striking in design and maintenance. One feels as if they are walking into a modern professional office when entering Dogtopia (see enclosures for interior store pictures). Each room is sound proofed and the HVAC/air filtration system is industrial grade. The end result is that no part of the facility smells of dog and no dog noise can be heard from the reception area. Additionally, airborne illnesses and diseases, like kennel cough, are eliminated through the air filtration system. A trained Canine Coach remains with the dogs in play areas at all times to provide a safe, structured play environment and to work with the dogs on socialization, education and exercise. To provide the highest level of transparency in terms of pet care, live streaming of all play rooms and kennels is available to pet parents during operating hours via Nest Cameras. This feature is very popular and on average Dogtopia pet parents watch the video feeds of their furry children 13 minutes a day.

The second differentiating factor is Dogtopia’s convenience play. Most daycare and boarding facilities are in rural, industrial or commercial areas. Dogtopias are in neighborhood retail shopping centers. The pet parent arrives in the morning in front of the store that is conveniently located in their community shopping center and is promptly greeted by a Dogtopian who takes their dog. On the way home from work or shopping the pet parent comes into the store to receive his/her dog and a report on the day’s activities.

The third differentiator is Dogtopia's focus on daycare. 65% of Dogtopia's revenues are from daycare and it is considered the "hero" of our business. Daycare is less maintenance than boarding and provides far greater profits.

It is important to note that from the consumer's perspective, dog daycare is not a discretionary spend. A growing population of Americans is choosing dog ownership and loves their pets deeply. They consider their dogs as children, full members of the family and become conflicted when they have to leave their pet at home alone, oftentimes in a kennel, for long periods of time while they work, shop and recreate. They often return home to find the pet too full of energy to enjoy and lacking socialization. Many seek solutions to no avail and are willing to make weekly daycare a part of the family budget.

Service pricing will start at \$36. Multi-day packages will bring the average daycare revenue down to \$32. Competitor pricing ranges from \$28-35 per day.

Grooming and training services are provided on-site through a revenue sharing relationship with grooming and training professionals. Dogtopia staff does provide spa services, such as bathing, nail trimming and teeth brushing.

Hours of business for Dogtopia Daycare lobby are as follows:

Monday-Friday: 7 am to 7 pm

Saturday - Sunday: 10 am to 5 pm

Boarding operations:

Dogs will be boarded overnight in secured location inside of the building

Staff arrives at 6:30 am

Staff leaves around 9:00 pm

Security cameras are in place to notify "staff" of any issues or concerns

Grooming and training services are provided on-site through a revenue sharing relationship with grooming and training professionals. Dogtopia staff does provide spa services, such as bathing, nail trimming and teeth brushing.

Dogtopia provides an exterior play area that is accessible via the Dogtopia location and offers a privacy fence for pet safety. The recommended placement for this location is to be on the East side of the building. This area is equipped with start of the art turf that is easily cleaned with a traditional garden hose. The area is meant to be a play area and should not be considered the "bathroom" area. As in the interior of the Dogtopia facility, all bathroom incidents by the dogs are to be cleaned up immediately and discarded in a safe and secure location. Dogtopia is to occupy its own trash area adjacent to the building to discard of waste.

Company Ownership/Legal Entity

The Corporation, ToMac Holdings, Inc. is a 50/50 ownership corporation between Catherine and Chris Barnes. Combined Catherine and Chris bring over 30+ years' experience in retail and customer service industry. Currently Chris Barnes is Regional Facilities Manager for the mid-west for KinderCare Education. Catherine is Director of Facilities Planning, Design, and Construction for ACCESS Community Health Network a non-profit healthcare organization in Chicago. Resumes for both Catherine and Chris are included in this business plan.

Both Chris and Catherine have an extensive background in retail, facilities management, construction, real estate, and operations. As executives in their careers, team development and finding top talent for organizations is a key component to their professional experience. ToMac Holdings, Inc. will have an extensive training program for staff, along with engagement and incentive programs to be competitive in the market for top talent.

Marketing/Client Acquisition

Dogtopia franchisees and senior leadership credit their 18% 2016 revenue growth to the Dogtopia 2.0 marketing and client acquisition strategies. Store design, graphics, website and social media have been redesigned, providing for a clean, modern look and feel that says we enjoy dog care but take the responsibilities very seriously. Each store enjoys a micro website where a budget is defined monthly for search engine click-throughs and Facebook advertising. We have \$1,500 a month budgeted per store for digital client acquisition. Dogtopia Club Membership and Awards programs are being developed and will only add to the current acquisition strategy.

Each store participates in a Client Experience Survey program where store managers or owners call distracter clients to resolve any issues that may impair the trust relationship.

Dogtopia provides a robust pre-opening client acquisition strategy that begins 90 days prior to the store opening. "Soft" openings begin one month before the formal opening to allow pet parents to purchase pre-opening packages and tour the facility. Collectively, these actions allow Dogtopia stores to open on their first official day of business with 25 paying dogs. The result is stores achieve positive cash flow in the first seven months.

Marketing will include partnership with neighboring businesses to drive pet parents to change their routines going to and from work or running daily errands. Co-marketing with drycleaners, coffee houses, and retail convenience stores (CVS, Walgreens) will drive pet parents to shop in local businesses.

ToMac Holdings Inc. (DBA Dogtopia Arlington Heights) will also engage in community events such as block parties, main street fairs, community walks, etc. The presence will bring awareness to the business and services, but also provide information regarding Dogtopia Foundation. 100% of Dogtopia Foundation funding goes to the three focuses: Service Dogs for

Veterans; Youth Literacy Programs; and Employment Initiatives for Adults with Autism. To learn more about Dogtopia Foundation: <https://www.dogtopiafoundation.org/>

Competition

The competition in the dog daycare business is fragmented with only one other national brand competitor, Camp Bow Wow. Bow Wow focuses on boarding in a camp environment in rural areas and is not a competitor to Dogtopia's daycare-focused business. There are no standards for service quality, standard of care, consistent practices, or pricing. The closest Camp Bow Wow is 25 minutes away in Elmhurst, IL.

The closest competitor in proximity is Arlington Dog House 9 minutes at 213 S. Arlington Heights Road, Arlington Heights, IL. Arlington Dog House is located on a main road in Arlington Heights in an office/retail setting. ADH charges \$32 per day for day care. They offer ½ day daycare at \$24 per dog per day. They offer packages and specials. They are currently advertising an increase in space with an addition of 2000 square feet to total 4000 square feet. They have received awards regarding their services and are to be considered our top competition in the area.

Doggie DayDream is 9 minutes away at 680 N. Milwaukee Ave Prospect Heights, IL. This Daycare, Boarding and Grooming organization is branded as "cage free". Their 6000 square foot facility offers daycare and boarding which are free reign. The facility is full of sofas, beds and multiple spots with floor beds. There is no agility or skill equipment for the dogs to exercise. Dogs of all sizes are housed together, which can be dangerous in free range daycare based on dogs' natural instincts. Cleanliness practices would be hard to maintain with the amount of "cloth" furnishings. Their fee is \$28 a day for daycare with a discount for multiple days.

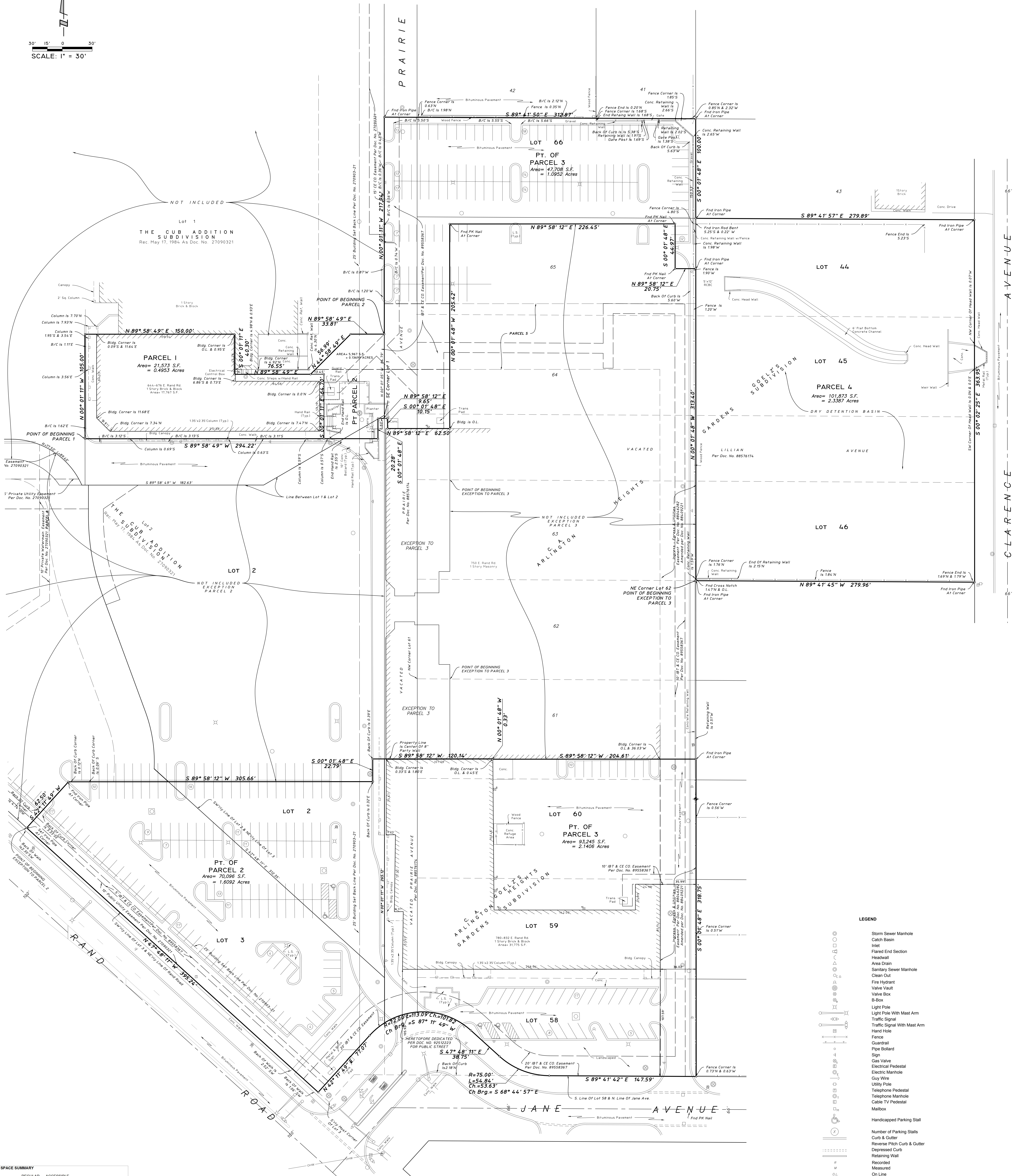
Doggie Playhouse is a daycare, boarding, and grooming business located 9 minutes away at 1900 North Rand Road, Palatine, IL. Their fee is \$30 full day and \$20 for a half day. Packages are available.

Dog Play Day Care is a 6000 square foot boarding, daycare, and grooming business 10 minutes away at 301 W. Central Road, Mount Prospect, IL. Their fee is \$24 for half day and \$35 for a full day. They offer 10 day packages for \$220 ½ day and \$330 full day. One service that stands out is they offer a taxi service to pick up pets.

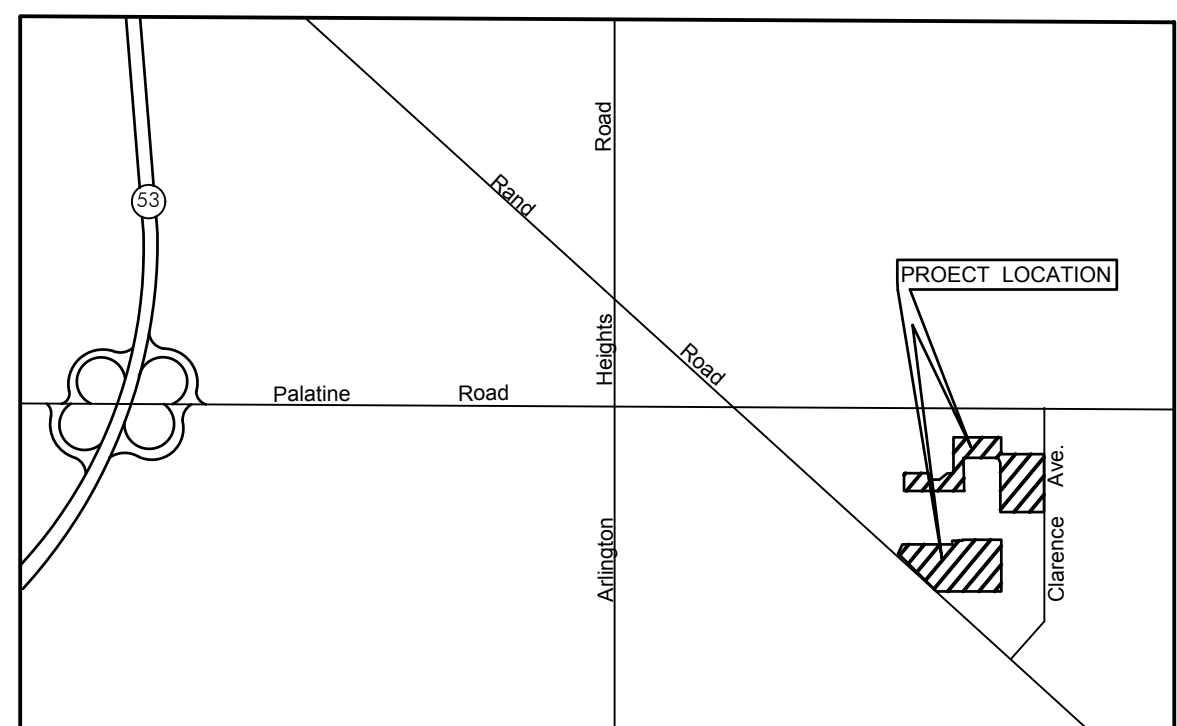
All of the above mentioned businesses are independently owned locations and have established their own "brand". Interiors have an industrial feel with fences and "institutional" décor. All have outdoor areas with chain link fences. Only Arlington Dog House mentions cleanliness routines or dedication to service. Websites for the 3 other competitors listed above are outdated. Photos of the dogs do not appear to be "happy" or showing their best dog life.

Financial Performance

The detailed financial performance pro forma is attached to this presentation. We have been conservative in projecting growth as far as number of dogs per day in daycare and revenue. The revenue figures, expenses and staffing have been derived from existing franchisee financials, data from the Franchise Disclosure Document (FDD) and guidance from existing franchisees and the franchisor. The average price per day of daycare has been calculated at \$32 for the first year of operations based on discounted packages and incentives to build the business. Membership and packages will be available to promote repeat business and incentives for pet parent members. Boarding will be priced at \$50 per day (which will include full day of daycare). Spa services will be priced at \$25. Retail sales projected to be about 1% of the business will be for Dogtopia branded merchandise and an up-sale of treats during daycare. The business projects to achieve operating profit in the fourth month of operations. It should be noted that these important milestones are due to a conservative starting point of 25 dogs per day in month one of operations. Projected growth



PARKING SPACE SUMMARY		
	REGULAR	ACCESSIBLE
NORTH	118	0
SOUTH	176	4
TOTAL	294	4



LOCATION MAP
NOT TO SCALE

- | | |
|--|------------------------------|
| | Storm Sewer Manhole |
| | Catch Basin |
| | Inlet |
| | Flared End Section |
| | Headwall |
| | Area Drain |
| | Sanitary Sewer Manhole |
| | Clean Out |
| | Fire Hydrant |
| | Valve - Vent |
| | Valve - Box |
| | B-Box |
| | Light Pole |
| | Light Pole With Mast Arm |
| | Traffic Signal |
| | Traffic Signal With Mast Arm |
| | Hand Hole |
| | Fence |
| | Pipe |
| | Guard Bollard |
| | Sign |
| | Gas Valve |
| | Electric Pedestal |
| | Electric Manhole |
| | Guy Wire |
| | Utility Pole |
| | Telephone Pedestal |
| | Telephone Manhole |
| | Cable TV Pedestal |
| | Mailbox |
| | Handicapped Parking Stall |
| | Number of Parking Stalls |
| | Curb & Gutter |
| | Reverse Pitch Curb & Gutter |
| | Depressed Curb |
| | Retaining Wall |
| | Recorded |
| | Measured |
| | On Line |

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152

DOGTOPIA – Arlington Heights
It's the most exciting
day ever!



The following presentation is the written response to the Village of Arlington Heights Department Comments.

Catherine Barnes
Christopher Barnes
Owners, Dogtopia of Arlington Heights

That said special use is deemed necessary for the public convenience at this location.

- *Kennel. Any lot or premises or portion thereof on which more than four dogs, cats, and other household domestic animals, over four months of age, are kept, or on which more than two such animals are boarded for compensation or kept for sale.*
- Dogtopia of Arlington Heights is a specialized business for dog daycare, spa, boarding and training. Our services, at full capacity, would be for up to 100 dogs a day. All dogs will be over four months of age and will be of age to receive all necessary vaccinations. 65% of the business is for daycare services with 22% to be boarding overnight.

DOGTOPIA IS A NEEDED SERVICE

DOGTOPIA OF Arlington Heights

We will love and care for your pup like they are our own. With our award winning daycare, boarding and spa services, pets will be treated to their most exciting day ever

50K DOGS

within 5 miles of the
Arlington Heights Location

20K DOGS

within 3 miles of the
Arlington Heights Location

40%

of households in the area
own a dog



That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

- As highlighted in this presentation below, Dogtopia of Arlington Heights policies and procedures are built around the safety of our team members, customers, and neighbors.
 - Prior vetting for every dog is performed to ensure the dog is fit for daycare. The evaluation for every dog includes temperament, adjustment to noise, and play stimulation with other dogs and our Canine Coaches.
 - The exterior play area is surrounded by a secure privacy fence to prevent unnecessary distractions or interruptions to the canine play.
 - Dogs are not free to roam or interact with the public.
 - All dogs are required to have up to date vaccinations for Rabies, Bordetella, and Canine Influenza for the protection of our pets, pet parents, team members, and neighbors.
 - Canine coaches are certified with extensive training to understand behaviors and changes in temperament during playtime. Our goal is to prevent play time from turning volatile to protect our pets and team members.
 - All dogs are required to be on leashes when entering or leaving our premises.
 - Exterior cleanliness best practices are built into the morning and evening routines to ensure the exterior remains free of waste.

10

COMMITMENTS TO SAFETY



Certified Canine Coaches

Safety Experts

Extensive Evaluation Process

Room Assignment by Size & Temperament

Home-style Crates

Dog-Safe Cleaning Products

Rubberized Flooring

Climate-Controlled HVAC Systems

Webcams

Village of Knowledge



Odor Control

- Playrooms on separate HVAC systems. Each system has an outside air intake requirement.
- Steril-Aire UVC Emitters Installed
- Temperature & Humidity Controlled
- Walls extended to the deck to avoid smell and sound transfers
- Rooms cleaned 3x daily
- ScentAir System Installed
- HVAC Filters Replaced Quarterly (vs. Annually)

Health Technology Product Descriptions:

Triple Two:

Disinfectant, Cleaner, Deodorizer (1:64 or 2 oz/gal)



- Use for the room closing buckets at the end of each shift daily
- Use to sanitize and disinfect all hard surfaces
- Leave Triple Two on surface for 3 mins to clean and 10 mins to sanitize
- Use to sanitize dog bowls in 3 min. with dilution of **1:256 (0.5 oz/gal)**
- This is considered a "Quat" Cleaner (it is lower in toxicity and less corrosive than bleach)
- * **Don't use Triple Two when dogs are in open play.**

Eliminator:

Odor Digester, Bio-Enzymatic (1:64 or 2 oz/gal)



- Use in mop buckets for playrooms and spot cleaning
- Use on artificial grass with the approved HT Econo-foamer hose and sprayer
- Safe to use when dogs are present
- Effectively eliminates odors by digesting bacteria, viruses, & other organic matter

Cage & Kennel:

Degreaser, Deodorizer (1:128 or 1 oz/gal)



- Use as part of a weekly, deep cleaning protocol to remove grease, grime, and oil buildup
- Use to reduce odors
- Use regularly to keep drains clean

Glass Cleaner:

Streak-Free Glass Cleaner (1:64 or 2 oz/gal)



- Use on all glossy and reflective surfaces including windows, mirrors, stainless steel, chrome, laminates, plastics and vinyl

Four Product Mixing Unit:

Cleaning Product Dispenser

- Stainless steel for durability
- Auto-calculates and distributes the correct dilution of the 4 cleaning products
- This 1 unit will be used to fill mop buckets, spray bottles, etc.
- Your specific unit will look like the picture to the right; though if your location orders larger pails, the unit will have hoses similar to the inset picture (Your unit may be a slightly different size depending upon where the unit is installed.)

- * The **only** time you will need to calculate your own dilution will be sanitizing dog bowls with a far less concentrated version of Triple Two (from 1:64 to 1:256)



Example: Hose to a larger pail of cleaning solution ->

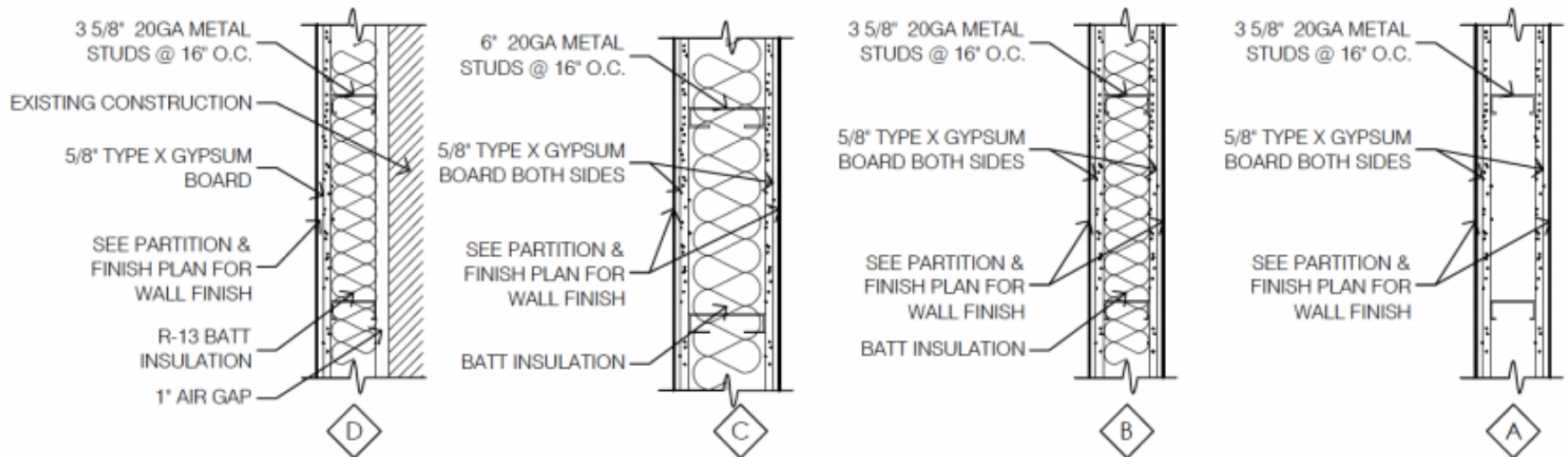
Cleaning Best Practice

- The approved cleaning chemicals do not pose any environmental hazard to wastewater streams when diluted as directed and used properly
- Our sanitation cleaner (Triple Two) is a standard cleaner
 - Less concentrated than veterinarian hospital grade
 - Effective at eliminating germs.
- Our spot cleaner (Eliminator)
 - Bio-enzymatic cleaner
 - Environmentally safe for municipal wastewater systems.

Updated: June 2016

Wall Sound Control

- Special Wall Type at Demising Wall(s) that Extend to the Roof Deck
- Special Wall Type Between Playrooms and PeopleSpace that Extend to the Roof Deck
- Air Gap at the Demising Wall
- Type A: Walls for Bathrooms, Dog Food Prep Area, etc (Non-Dog Rooms)
- Type B: Walls Between the Dog Playrooms.
- Type D: Demising Walls (Adjacent/Shared wall with Neighboring Tenant(s))
- Type C: Wall Between Playroom and People Spaces (i.e. – Hallways, Restrooms, Spa/Grooming, etc) Extends to Roof Deck



Ceiling Sound Control

- Suspended ceiling system fitted with School Zone® lay in acoustical tiles used to absorb and prevent sound from escaping the rooms.
- Tiles have a noise reduction coefficient (NRC) of .70
- Ceiling attenuation class (CAC) of up to 40.
- Above the suspend ceiling - existing building roof system and typically an R-30 insulation.

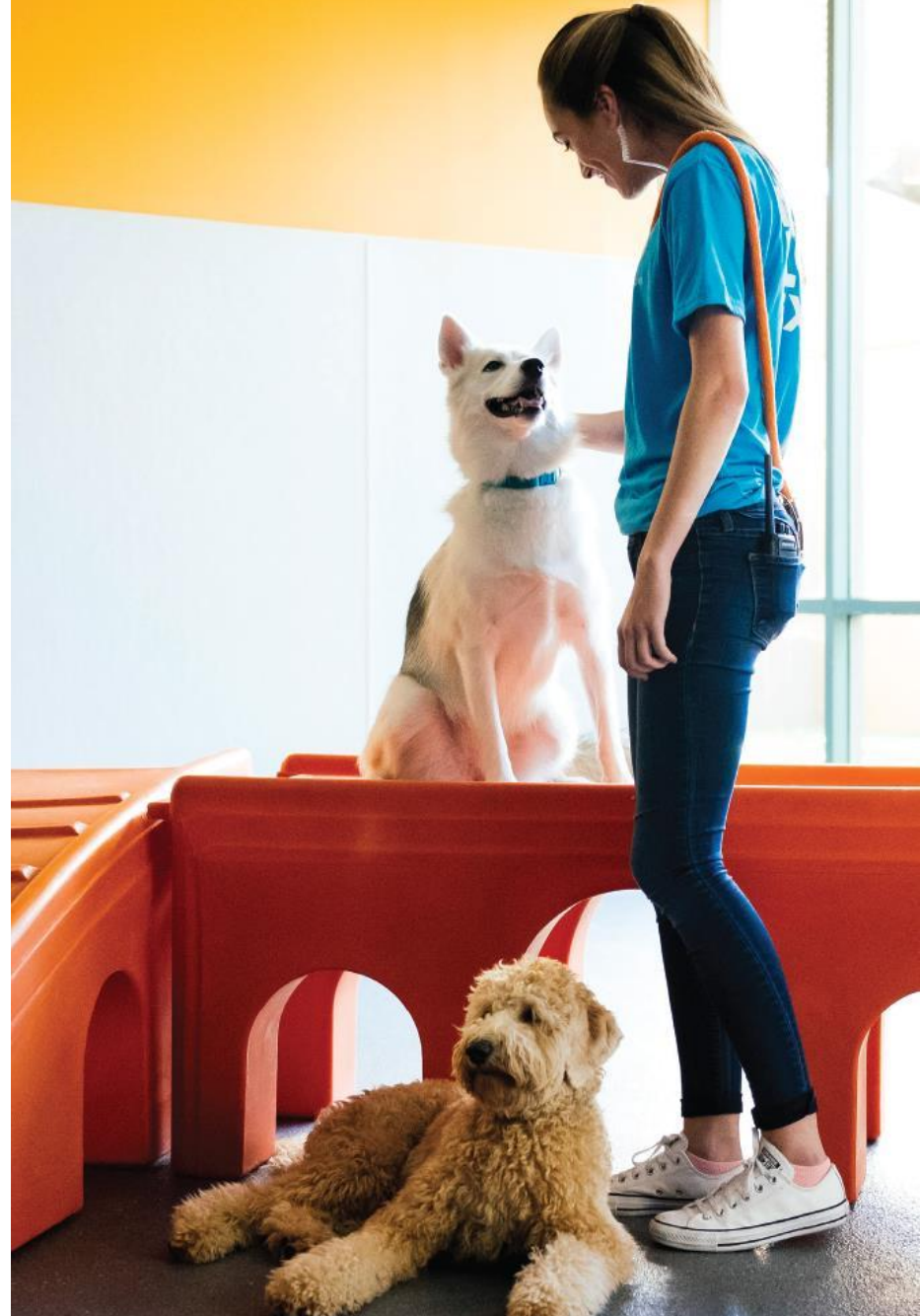
NRC: A measure for rating the overall sound absorption of a material when used in an enclosed architectural space where sound is reflected at many angles of incidence. A ceiling system with an NRC < 0.50 is low performance, **an NRC > 0.70 is high performance.**

CAC: A measure for rating the performance of a ceiling system as a barrier to airborne sound transmission through a common plenum between adjacent closed spaces. A ceiling system with a CAC < 25 is considered low performance, whereas one with **CAC of 35 or higher is high performance.**



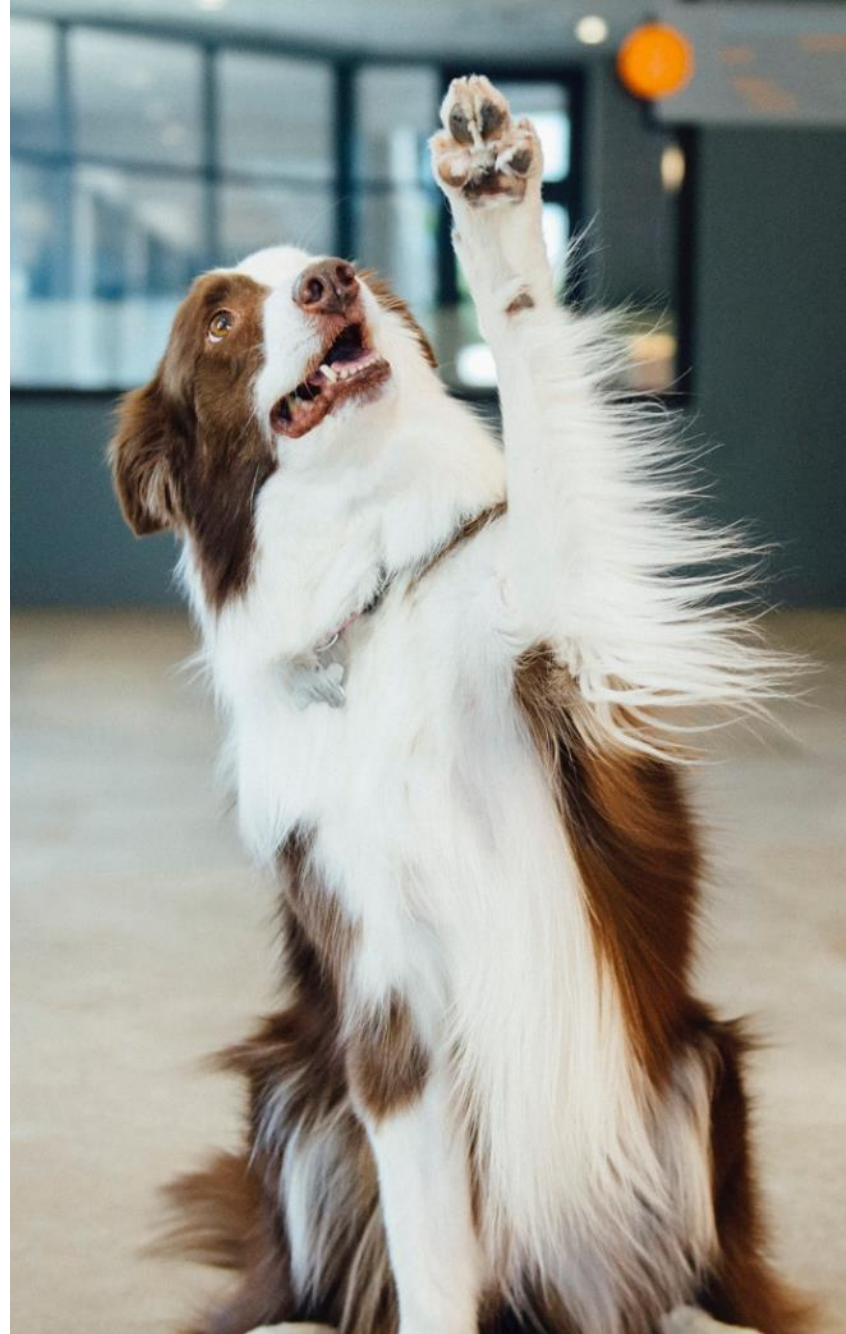
Waste Management

- Pick up solid waste immediately using plastic bag
- Securely tie the plastic bag
- Place in a tightly lidded bin lined with 2ND plastic trash liner
- Empty the trash bin at the end of each day, double bagged waste
- Waste picked up 2x weekly
- Sealed external container



Controlled Playrooms

- To maintain a controlled playroom, **Certified Canine Coaches** are required to pass training classes in order to perform the following:
 - Decrease barking with mood shifting play and engagement
 - Proactive measure to deescalate incidents (altercations, rough play, etc)
 - Manage the room with fun activities to keep dogs engaged
 - Provide timeouts for tired or agitated dogs
- **All Dogtopia playrooms are monitored and controlled by a certified Canine Coach**



Security Systems

- Commercial security system to include access control, intrusion, video, motion and sound.
- Monitored 24/7/365 by third party commercial monitoring service.
- Professionally installed and maintained.
- Owner and Assistant Manager alerted after hours
- Phone app allows remote access.
- Combined with professionally monitored commercial fire and sprinkler systems.



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.

- Dogtopia of Arlington Heights, and its owners, will comply with the regulations and conditions specified in this ordinance. At no time will our business deter from dog daycare, boarding, spa, or training. The business will not exceed company guidelines for total number of dogs per day per play room. Dogtopia of Arlington Heights will not allow dogs under the age of four months.

Planning and Community Development Variance Request

Item 9

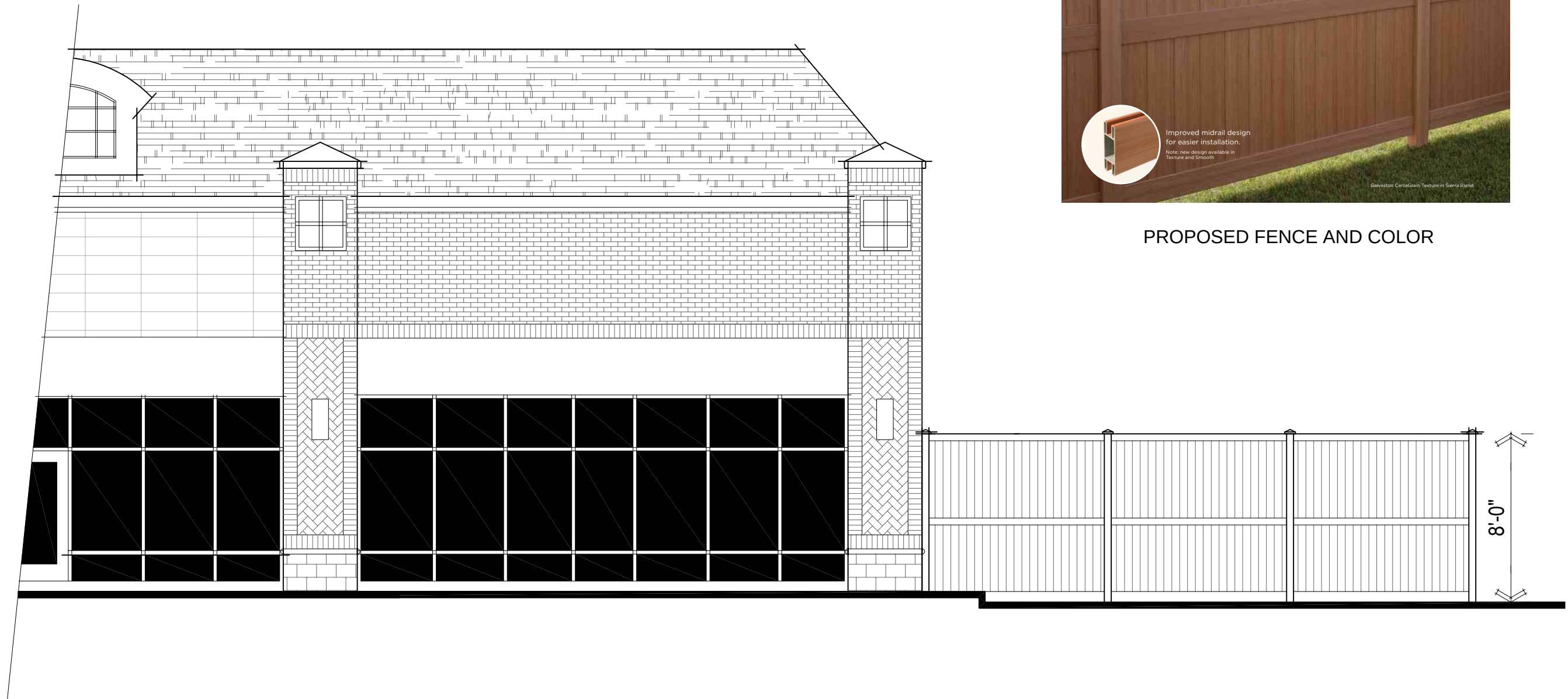
- A. The materials used in the construction of the fence will be maintenance free and, per submitted cut sheets, a material that will complement the existing centers material, color and style. 3 options have been provided for review and, if those are not agreeable, we are open to investigating other material/color selections. To minimize the additional requested height of 8', a rendering has been provided that would include the addition of a boxwood hedgerow in front of the fence to soften the height.
- B. The unique circumstances that make this request necessary are related to safety and community harmony. Dogtopia dictates an 8' fence, in order to prevent people from looking over the fence and distracting the dogs, resulting in noise concerns from barking, or aggravating the dogs within the enclosed exterior space, which can lead to altered animal behavior and risk to Dogtopia staff.
- C. This request is necessary for the fenced area to be useful and be in harmony with the center and foot traffic that it experiences.
- D. 8' is the minimum required height for Dogtopia locations. We are seeking a variance for only that height, as additional height would be excessive and less would risk functionality.



PROPOSED FENCE AND COLOR

DOGTOPIA - DEER PARK ,ILLINOIS

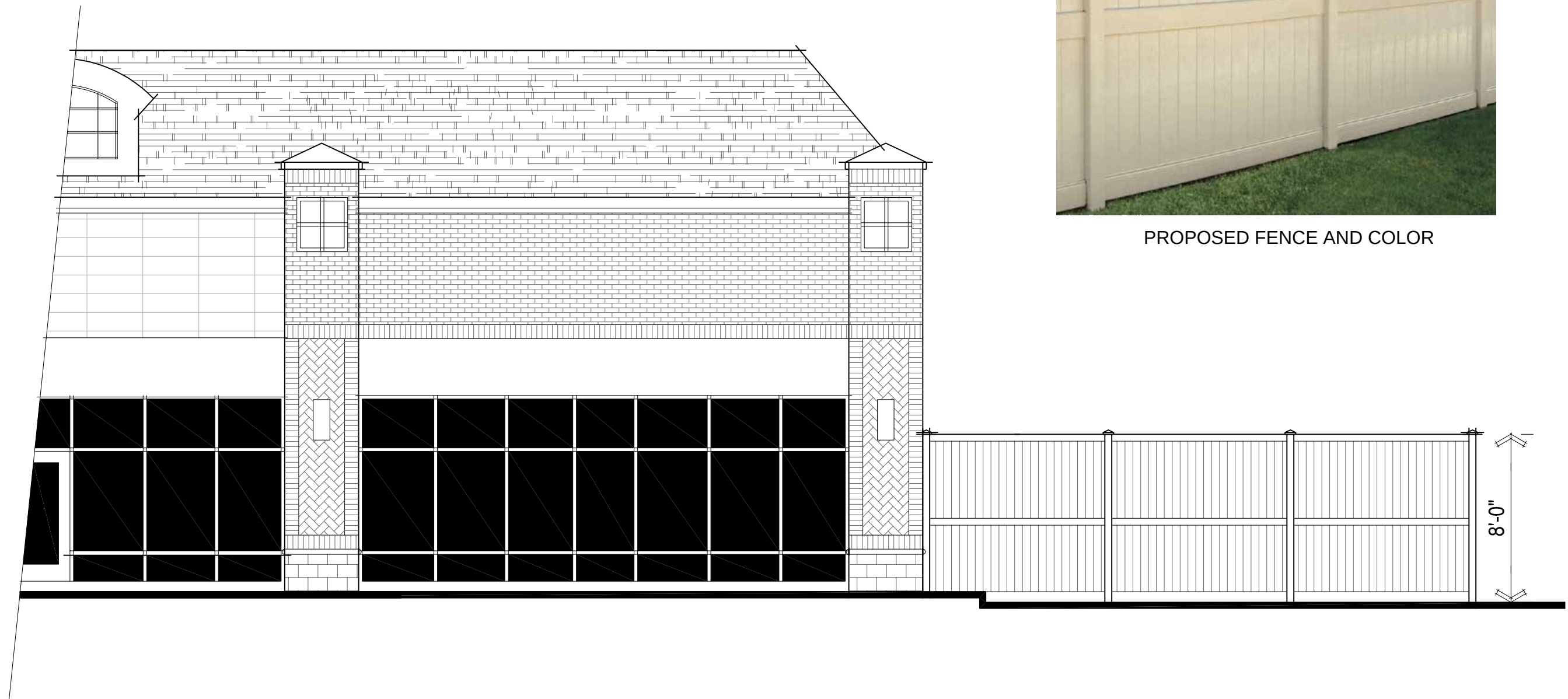




PROPOSED FENCE AND COLOR

DOGTOPIA - DEER PARK ,ILLINOIS





PROPOSED FENCE AND COLOR

DOGTOPIA - DEER PARK ,ILLINOIS





Dogtopia is a Good Neighbor

- No impact to residential or retail properties
- No issues in 79 locations for over 10 years
- Support of local businesses
- Bringing new customers into this retail corridor
- Job creation in Arlington Heights Southpoint Shopping Center

Arlington Heights Involvement:

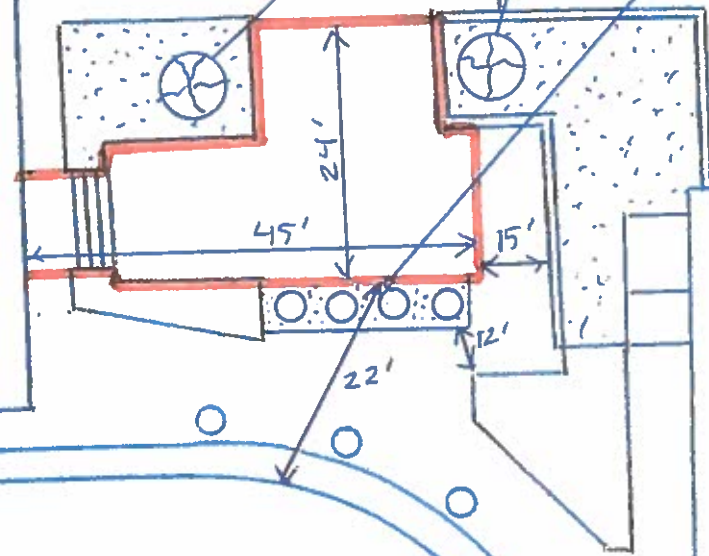
- Partnerships with veterinarians and other Arlington Heights business owners within a 1-3 mile radius
- Promote the Shopping Center!
- Community & Volunteer Events in Arlington Heights





EXISTING TILES
& PLASTER TILES

LANDSCAPE BED W/ 4" UNDERLAY
AT TIME OF INSTALLATION



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* NOT TO SCALE *

Dogtopia of Arlington Heights Traffic Observations

Comp Store Location: 1416 W. 55th St., LaGrange, IL 60525

Maturity of Operation: Opened 12/2017. Approximately 1 year and 5 months operating time

Observations:

Saturday May 25, 2019:

- Lobby open at 10:00 am CST and close at 3:00 pm CST
- Observation time 10:00 am CST to 1:00 pm CST
 - Number of employee vehicles: 3
 - Number of pet parent vehicles (clients): 15
 - (13) vehicles were existing clients and (2) were for evaluations for potential clients

Monday May 27, 2019:

- Lobby open at 7:00 am CST and close at 7:00 pm CST
- Observation time 3:00 pm CST – 6:00 pm CST
 - Number of employee vehicles: 9
 - Number of pet parent vehicles (clients): 43
 - (42) vehicles were existing clients and (1) was for an evaluation for potential client

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Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Dogtopia Special Use Permit, Special Use Permit, Variation to waive traffic and parking study

PC#: 19-004 – Round 1

Date: April 25, 2019

General Comments:

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

Jake –

I do not have any comments.

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

Fire Safety Comments

Date: 4/16/2019

P.C. Number: 19-004

Project Name: Dogtopia Special Use Permit

Project Location: 660 -676 E. Rand Ave

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply.
2. A fully functional fire alarm may be required. The alarm annunciator panel shall be located at the front entrance.
3. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
4. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
5. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
6. Exit signs shall be illuminated at all times and have emergency power backup.
7. Buildings shall have approved address numbers.

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DEVELOPMENT DEPARTMENT**

Date 04-16-19

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 2, 2019
Subject: 660-676 E Rand Road, P.C. #19-004

With regard to the special use permit, I have the following comments:

- 1) If there is an existing backflow prevention device installed within this property, a new RPZ must be installed to replace it.
- 2) Until a set of plumbing plans have been submitted, detailing the proposed additions to existing utilities and conditions, VAHPW cannot provide further comments.

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

C. file

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3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION FORM 3

Petition #: P.C. 19-004
 Petitioner: Dogtopia of Arlington Heights
Chris and Catherine Barnes (513) 328-561
1965 S. Egret Ct Libertyville, IL 60048
 Owner: MJK Real Estate Holdings Co, LLC
Ricky Silverman - VP (847) 919-4804
790 Estate Drive, Suite 100 Deerfield, IL
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

P.I.N.# D3-2D-200-007-0000
 Location: 660, 664, 668 and 676 E Rand Rd Arl
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: Dog Kennel Usage
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

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

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC	_____	b. IDOT	_____
c. ARMY CORP	_____	d. IEPA	_____
e. CCHD	_____		

3. R.O.W. DEDICATIONS?
4. SITE PLAN ACCEPTABLE?
5. PRELIMINARY PLAT ACCEPTABLE?
6. TRAFFIC STUDY ACCEPTABLE?
7. STORM WATER DETENTION REQUIRED?
8. CONTRIBUTION ORDINANCE EXISTING?
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...
10. WETLAND EXISTING?

YES	NO	COMMENTS
	<u>X</u>	_____
	<u>N/A</u>	_____
	<u>N/A</u>	_____
	<u>N/A</u>	_____
	<u>NO</u>	_____
<u>X</u>		<u>79-159 (PAID 1984)</u>
	<u>X</u>	_____
	<u>X</u>	_____

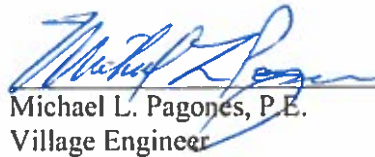
GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
 DATE OF PLANS: _____

Michael J. Lopez 4-30-19
 Director VILLAGE ENGINEER Date

PLAN COMMISSION PC #19-004
Dogtopia of Arlington Heights
660, 664, 668 & 676 E Rand Rd
Special Use Permit, Variation to waive traffic and parking study
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The plans are for interior modifications, so stormwater detention is not required.
13. If new lighting is proposed on the exterior of the building, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. The plans are for interior modifications, so the existing fire truck access for the has not changed.

 4-30-19
Michael L. Pagones, P.E. Date
Village Engineer

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Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-004

Project Name

Dogtopia

Project Location

660-676 E. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Install a fully operational annunciator panel or alarm panel at the main front entrance.
- 2) The Fire Department will defer to The Building and Life Safety Department as to what changes if any need to be done to an existing building due to it change of use and expansion.
- 3) Locate a Knox Box at the main front entrance.

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

Date April 16, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Dogtopia
660-676 E. Rand Rd.
Special Use Permit, Variation to waive traffic and parking study

Round 1 Review Comments

04/23/2019

1. Character of use:

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

2. Are lighting requirements adequate?

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

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems.

6. General comments:

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

A. Ovington #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hagedorn #557

Supervisor's Signature

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# _____
Petitioner: Dogtopia of Arlington Heights	Location: 660, 664, 668 and 676 E Rand Rd Arl
Chris and Catherine Barnes (513) 328-561	Rezoning: _____ Current: _____ Proposed: _____
1965 S. Egret Ct Libertyville, IL 60048	Subdivision: _____
Owner: MJK Real Estate Holdings Co, LLC	# of Lots: _____ Current: _____ Proposed: _____
Ricky Silverman - VP (847) 919-4804	PUD: _____ For: _____
790 Estate Drive, Suite 100 Deerfield, IL	Special Use: _____ For: Dog Kennel Usage
Contact Person: _____	Land Use Variation: _____ For: _____
Address: _____	Land Use: _____ Current: _____
Phone #: _____	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: _____	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture and a Kennel business license from the Village of Arlington Heights.

Solid waste storage site is not shown on plan. Show location of solid waste storage site.

Solid waste storage sites must comply with the following:

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

See the attached accessibility comments.

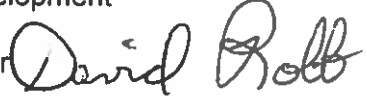
Sean Freres, LEHP  4/29/19
Environmental Health Officer Date

James McCalister  4/29/19
Director Date

Plan Review for Accessibility

Address: Dogtopia
660-676 E. Rand Road
SUP, Variation to wave traffic and parking study
P.C. #19-004

Submitted to: Jake Schmidt, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator 
(847) 368-5793

Date: April 26, 2019

Re: Illinois Accessibility Code (IAC) effective October 23, 2018

<https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx>

Reception 101

1. Service and sales counters shall comply with the requirements of IAC Sections 904.4, 904.4.1, 904.4.2.

Exterior Play Area

2. Provide an accessible route to the exterior play area as required by IAC Section 206.2

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# _____
Petitioner: Dogtopia of Arlington Heights	Location: 660, 664, 668 and 676 E Rand Rd Arl
Chris and Catherine Barnes (513) 328-581	Rezoning: _____ Current: _____ Proposed: _____
1965 S. Egret Ct Libertyville, IL 60048	Subdivision: _____
Owner: MJK Real Estate Holdings Co, LLC	# of Lots: _____ Current: _____ Proposed: _____
Ricky Silverman - VP (847) 919-4804	PUD: _____ For: _____
790 Estate Drive, Suite 100 Deerfield, IL	Special Use: _____ For: Dog Kennel Usage
Contact Person: _____	Land Use Variation: _____ For: _____
Address: _____	Land Use: _____ Current: _____
Phone #: _____	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: _____	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

- | | YES | NO | |
|----|-------------------------------------|--------------------------|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS? |
| | | | (See below.) |
| 4. | ☒ | ☐ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? |
| | | | (See below.) |
| 5. | ☒ | ☐ | SUBDIVISION REQUIRED? |
| 6. | ☒ | ☐ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? |
| | | | (See below.) |

Comments:

PLEASE SEE ATTACHED

 4.26.19
Date

Planning & Community Development Dept. Review

April 26, 2019



REVIEW ROUND 1

Project: Dogtopia Special Use Permit

Case Number: PC 19-004

General:

7. The following approval has been requested:
 - a. **Special Use Permit to allow a "Kennel, Commercial"**
8. The following variations have been identified:
 - a. **A Variation from Chapter 28, Section 6.12-1 of the Village of Arlington Heights Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.**
 - b. **A Variation from Chapter 28, Section 6.13-3 of the Village of Arlington Heights Municipal Code, to allow a fence that is 8 feet in height where a maximum height of 6 feet is permitted for fences in side yards.**
9. If seeking the variations as noted in comment 8, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - b. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - c. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
10. The maximum fence height permitted by code is 6 feet. Currently, the fence enclosing the outdoor play area is shown to be 8 feet in height. If you wish to avoid the variation noted in comment 8b, please revise plans to show the fence at 6 feet in height.
11. Please provide additional details on the proposed design of the solid fence.
12. If the variation noted in comments 8a is requested, please provide an estimate of parking demand based upon parking lot utilization at other Dogtopia locations in suburban Chicago. Such parking counts shall consist of two days of counts (one weekday and one Saturday), conducted over a three-hour period on each day when the selected Dogtopia is at its busiest.
13. The provided response to Special Use Permit Review Criteria is acceptable.
14. Please revise plans to show the location of the building to the east in relation to the proposed outdoor play area. Per the provided plans, adequate space does not appear to be provided outside of the fenced play area to allow for access to the building to the east or to the auxiliary parking area north of the play area. Adequate space (a minimum of 5 feet in width) shall be provided along the east side of the outdoor play area to allow for access to the building to the east and the auxiliary parking area to the north.
15. It is understood that the provided renderings are conceptual, and that final building and window signage is to be determined. All signage shall require separate permit review and approval.

Prepared by:

4.26.19

Dogtopia
660-676 E. Rand Road
PC 19-004
April 25, 2019

Landscape Comment

- 1) Provide a detailed site plan that shows the exterior play area, the existing trees, the existing planters, the existing trash coral and the building to the east.
- 2) In order to soften the proposed 8 foot high fence, provide landscaping along the perimeter. The landscaping should consist of a mix of deciduous shrubs and evergreen shrubs that are 3-4 feet high at time of installation. The location of the play area may need to be evaluated in order to accomodate landscaping.
- 3) After review of a detailed site plan, additional comments may be forthcoming.

Plan Review for Accessibility

- Service and sales counter
 - All ADA requirements will be incorporated into the construction plan and execution
 - Exhibit with current proposed floorplan is attached. We have configured the hallway space to include an ADA accessible route to the [play area, with required turn radius

Fire Safety Comments

Point 1 – All currently adopted codes will be included in the buildout design and permit application

Point 2 – If required, a fully functional fire alarm will be installed. A functional operational annunciator panel or alarm panel at the main front entrance

Point 3 – Shop drawings for the fire alarm and suppression systems will be submitted a part of the permit process

Point 4 – All required visual and audio requirements will be included in construction plan for permit review

Point 5 – A knox box will be installed adjacent to the main entry door and master key will be located inside box

Point 6 – The building will be equipped with all necessary illuminated Exit and Emergency lighting. These items will be included in the design and permit application submission

Point 7 - Building numeric address will be included on exterior front elevation

Public Works Department

Point 1 - Installation of a new RPZ on domestic and fire suppression lines will be included in the building plans for permit application submission and all required testing will be filed with the Public Works Department upon completion

Point 2 – Plumbing plans will be included in overall building architecture and engineering and submitted for permit application submission

Engineering Department

Point 11 – Acknowledged

Point 12 - Acknowledged

Point 13 - Exterior lighting comments

- Proposed lighting plan will be included in construction drawings and permit process. Dark-sky compliant fixtures will be used if required and photometric plan will be submitted if exterior lighting changes take place

Point 14 – Acknowledged

Arlington Heights Fire Department Plan Review Sheet

Point 1 – A fully functional fire alarm will be installed. A functional operational annunciator panel or alarm panel at the main front entrance

Point 2 – Further comments will be addressed once any applicable items are identified

Point 3 – A knox box will be installed adjacent to the main entry door and master key will be located inside box

Arlington Heights Police Department

Point 1 - Acknowledged

Point 2 – Exterior lighting, as identified previously, will be assessed per Village requirements and included in the final plans for construction. Applicable photometric plans, location and spec sheet for fixtures will be provided in permit application submission

Point 3 – Acknowledged

Point 4 – Acknowledged

Point 5 - Acknowledged

Point 6 – Contact form not included, will solicit that from Jake Schultz. Once staff is identified, staff and agent contact sheet will be provided to the Village for any future contact needs. Prior to business opening, the requested contact card will be filed with the Police Department to include management and owner information

Health Services Department

Point 1 – “General Comments”

- Exhibit is included to show the location of the exiting dumpster corral. This will be used, and we will contract for pickup of refuse multiple times per week
- Existing interior dumpster corral conditions are paved

- Dumpster corral is fully enclosed with swing gate access, providing coverage and security
- Existing dumpster corral is located behind the building and accessed through a shared asphalt lot in the rear of the property. This provides sufficient space for trash pickup and the area is not accessible through the front of the property common areas

Plan Review for Accessibility

Reception 101 – Service and sales counters will be designed in a manner with which to comply with IAC Section 904.4, 904.4.1 and 904.4.2. This will be included in final design and formal permit application submission

Exterior Play Area – Accessible route is identified on provided conceptual floorplan. Egress is granted through the main hallway, with IAC turning radius at doorway for accessibility

Planning and Community Development Department

Point 7 – Acknowledged

Point 8 – Variation for 8' fence height to be requested, to ensure the safety and overall appeal of the shopping center and Dogtopia staff and clients

Point 9 – Acknowledged

Point 10 – Acknowledged

Point 11 – Sample of material option is being included in submittal email

Point 12 – Car count will be conducted and submitted

Point 13 – acknowledged

Point 14 – Exhibit is included on email response to show East building access in relation to proposed outside play area

Point 15 - Acknowledged



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

Fire Safety Comments

Date: 5/16/2019

P.C. Number: 19-004 Rev. No. 2

Project Name: Dogtopia Special Use Permit

Project Location: 660 -676 E. Rand Ave

Planning Department Contact: Jake Schmidt, Planning and Community Development

No additional comments.

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MAY 17 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Date 05-16-19

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 2, 2019
Subject: 660-676 E Rand Road, P.C. #19-004

With regard to the special use permit, I have the following comments:

- 1) Further comments will be made once construction plans have been submitted.

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

C. file

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MAY 23 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #19-004
Dogtopia of Arlington Heights
660, 664, 668 & 676 E Rand Rd
Special Use Permit, Variation to waive traffic and parking study
Round 2**

15. The petitioner's response to comment nos. 11, 12 and 14 are acceptable.
16. The petitioner's response to comment No. 13 is noted. The proposed lighting plan cut sheets and photometric plan shall be provided. This can be addressed at permit.
17. The Engineering Division has no further comments.


Michael L. Pagones, P.E. 5/22/19
Village Engineer Date

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MAY 22 2019
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-004

Project Name

Dogtopia

Project Location

660-676 E. Rand Road

Planning Department Contact Jake Schmidt

General Comments

Round 2

The Fire Department has no additional comments at this time.

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MAY 21 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date May 21, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Dogtopia
660-676 E. Rand Rd.
Special Use Permit, Variation to waive traffic and parking study

Round 2 Review Comments

05/22/2019

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

Alexandra Ovington #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

[Signature] #553
Supervisor's Signature

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MAY 23 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Jake Schmidt, Assistant Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", is written next to the name Sean Freres.

CC: James McCalister, Health & Human Services Director

A handwritten signature in black ink, appearing to be "JM", is written next to the name James McCalister.

Date: May 22, 2019

Re: PC# 19-004. Dogtopia Special Use Permit, 660-676 E. Rand Rd.- Round 2

-
- The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture (217-782-2172) and a Kennel business license from the Village of Arlington Heights.
 - See attached disability comments.

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DEVELOPMENT DEPARTMENT

Plan Review for Accessibility

Address: Dogtopia
660-676 E. Rand Road
SUP, Variation to wave traffic and parking study
P.C. #19-004

Round 2

Submitted to: Jake Schmidt, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: May 21, 2019

Re: Illinois Accessibility Code (IAC) effective October 23, 2018
<https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx>

Exterior Play Area

Per the conversation with Jay, the Architect on May 21, 2019, he agreed to put in a wheelchair ramp to serve the area now served by stairs, as required by IAC Section 206.2.

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MAY 22 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

May 22, 2019



REVIEW ROUND 2

Project: Dogtopia Special Use Permit

Case Number: PC 19-004

General:

1. The responses to comments 7 and 8 are acceptable
2. The written justification to variation criteria is acceptable
3. The responses to comments 10 and 11 are acceptable.
4. The response to comment 12 is acceptable. Please provide the parking survey no later than Tuesday, June 4th, 2019.
5. The response to comment 13 is acceptable.
6. The response to comment 14 is not acceptable. Please revise the proposed east-west dimension of the outdoor play area to 45 feet from the proposed 51 feet 11 inches, in order to allow greater access and visibility for the storefronts to the east and the rear parking area.
7. The response to comment 15 is acceptable.
8. Please provide documentation or evidence that you have permission to utilize the courtyard for the proposed outdoor play area.
9. Per comment 6 above and comments submitted by the Landscape Planner, please provide a revised site plan for the outdoor play area showing the existing and proposed landscaping (including landscape screening along the outside of the fence), as well as the dimensions to the building to the east, and the dimensions to the edge of the sidewalk to the south.

Prepared by: _____

Dogtopia
660-676 E. Rand Road
PC 19-004
May 16, 2019

Landscape Comments

- 1) Provide a detailed site plan with dimensions that shows the exterior play area, the existing trees, the existing planters, the existing trash coral and the building to the east.**
- 2) In order to soften the proposed 8 foot high fence, provide landscaping along the perimeter. The landscaping should consist of a mix of deciduous shrubs and evergreen shrubs that are 3-4 feet high at time of installation. The location of the play area may need to be evaluated in order to accommodate landscaping. Please provide a detailed plan that identifies the proposed landscaping on the site plan. In place of the proposed Boxwood it is recommended that 4 foot high Viburnum be provided.**
- 3) After review of a detailed site plan, additional comments may be forthcoming.**

Department of Building and Life Safety

- No additional comments – acknowledged

Public Works Department

- 1.) Acknowledged

Plan Commission

- 15.) Acknowledged
- 16.) Acknowledged
- 17.) Acknowledged

Fire Department

- No additional comments – acknowledged

Police Department

- 1.) Acknowledged
- 2.) Acknowledged
- 3.) Acknowledged
- 4.) Acknowledged
- 5.) Acknowledged
- 6.) Acknowledged

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Health and Human Services Department

- Once approval to move forward is granted, Dogtopia of Arlington Heights will apply for the proper Kennel Operator License
- “Attached disability comments” – Exterior Play Area - Wheelchair ramp is agreed to be installed to serve the area now served by stairs, as required by IAC Section 206.2. This will be incorporated into the overall design and construction, to meet necessary code requirements.

Planning and Community Development Department

- 1.) Acknowledged

- 2.) Acknowledged
- 3.) Acknowledged
- 4.) Traffic observations are included with response material
- 5.) Acknowledged
- 6.) Proposed East-West dimensions of the outdoor play area to 45 feet from the proposed 51'-11", in order to allow greater access and visibility for the storefronts to the East and the rear parking area. The length of outside play area is adjusted on the included exterior site drawing
- 7.) Acknowledged
- 8.) Documentation or evidence that Dogtopia of Arlington Heights has permission to utilize the courtyard for the proposed outdoor play area
 - a. Please reference page (34) of previously included executed lease, Exhibit A-1, page included in this packet. Area for outdoor play area was a negotiated portion of the lease agreement between Dogtopia of Arlington Heights and MJK Real Estate Holding Company LLC
 - b. Email acknowledgement of outdoor play area from landlord is included in response materials
- 9.) Per comment 6 above and comments submitted by the Landscape Planner, please provide a revised site plan for the outdoor play area showing the existing and proposed landscaping (including landscape screening along the outside of the fence), as well as the dimensions to the building to the East, and the dimensions to the edge of the sidewalk to the South
 - a. Revised site plan exhibit included in packet. Size of outdoor play area revised down to 45' long front elevation, with dimension to sidewalk and building to the East identified. Includes Viburnum, as marked, and to be installed in bed along front of fence, at spacing dictated by architect and approved by Village. Bed to have hard curb and mulch inside to be aesthetically pleasing and soften fence appearance.
 - b. Proposed fence material included in first round response. Proposed as three options (or similar and agreed upon) to be a vinyl-based maintenance free designer appearance of either white vinyl or faux stone or brick. Screening unnecessary as there will be no gaps in material to allow for visual observation from outside to inside the outdoor enclosure.

Landscape Comments:

- 1.) Provide a detailed site plan with dimensions that shows the exterior play area, the existing trees, the existing planters, the existing trash corral and the building to the East.
 - a. Included in packet
- 2.) In order to soften the proposed 8' high fence provide landscaping along the perimeter. The landscaping should consist of a mix of deciduous shrubs and evergreen shrubs that are 3-4 feet high at the time of installation. The location of the play area may need to be evaluated in order to accommodate landscaping. Please provide a detailed plan that identifies the proposed landscaping on the site plan. In place of the proposed Boxwood it is recommended that 4-foot-high Viburnum be provided
 - a. Revised plan included to identify reduced footprint, viburnum, rather than boxwoods, and mulched bed.
- 3.) After review of a detailed site plan, additional comments may be forthcoming - Acknowledged



Plan Commission 6/12/2019

Item: Arlington Downs - 3400 W. Euclid Ave. - PC#18-010

Department: Planning & Community Development

BACKGROUND

On October 1, 2018, the Village Board approved Ordinance #18-036 authorizing Preliminary Plat of Subdivision approval to adjust the lot lines on the subject property for a revised development concept within the overall Arlington Downs PUD.

Ordinance #18-036 contained a condition of approval that required the resolution of several items prior to Final Plat approval, which condition is summarized below:

4. Prior to Final Plat of Subdivision approval, the petitioner shall:
 - a. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - b. The petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
 - c. Provide a revised site plan that shows the dumpster enclosures for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Ave.
 - d. Provide better screening for the mechanical and loading/delivery area at the rear of ADR-II. Such screening may require a screen wall.

Prior to Village Board consideration of the Final Plat, the petitioner is required to pay all recording and benchmark fees, as well as provide the required maintenance and public improvement bonds/deposits. Since all public improvements will take place within the jurisdiction of Rolling Meadows, the developer must provide the required bonds/deposits as per the standards of the Village of Rolling Meadows.

Recommendation

The Staff Development Committee recommends that the Plan Commission recommend approval of the Final Plat of Subdivision.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Final Plat	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 6/7/2019
Re: PC #18-010: Arlington Downs PUD Amendment, Final Plat of Subdivision

On October 1, 2018, the Village Board approved Ordinance #18-036 authorizing Preliminary Plat of Subdivision approval to adjust the lot lines on the subject property for a revised development concept within the overall Arlington Downs PUD. The petitioner has prepared a Final Plat of Subdivision, which contains the necessary signatures required for Final Plat of Subdivision approval. The Village has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with Ordinance #18-036. Of note, an additional lot has been included on the Final Plat of Subdivision so that the proposed hotel will be located on a separate lot (as opposed to being located on the same lot as the commercial areas in "Zone D"). This change has been determined to be substantially compliant with the Preliminary Plat approval.

Ordinance #18-036 contained a condition of approval that required the resolution of several items prior to Final Plat approval, which condition is summarized below:

4. Prior to Final Plat of Subdivision approval, the petitioner shall:
 - a. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - b. The petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
 - c. Provide a revised site plan that shows the dumpster enclosures for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Ave.
 - d. Provide better screening for the mechanical and loading/delivery area at the rear of ADR-II. Such screening may require a screen wall.

Relative to item 4a, the developer has included a separate fire lane along the western side of the ADR-II residential building, which conforms to the fire lane requirements of the Village. Additional details on the proposed pergola along the western elevation of the ADR-II building will be required as part of

June 7, 2019

building permit review, and the petitioner should note that should it be determined that the pergola will interfere with emergency services, the pergola may need to be redesigned or omitted. Approval condition 4a has been substantially addressed as necessary to proceed with Final Plat approval.

Plans have been submitted that show additional plantings along Euclid Avenue and the dumpster enclosures as wing walls on retail buildings A & B. Therefore, conditions 4b and 4c have been addressed.

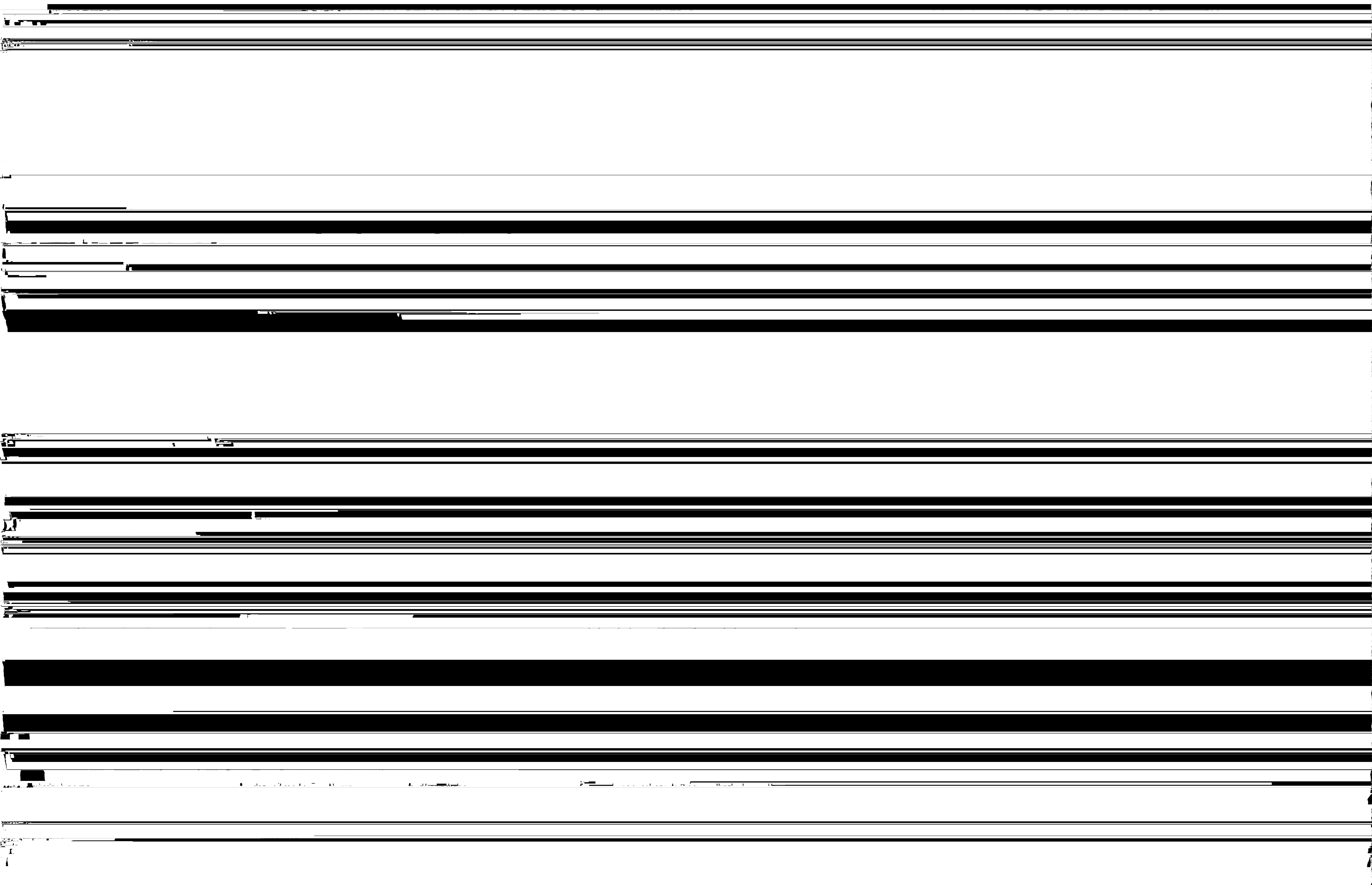
With regards to condition 4d, the petitioner has submitted a building permit application for ADR-II that shows a screen wall and plantings to buffer the mechanical and loading/delivery area at the rear of the ADR-II building. Final details on the materials of the wall, types of plantings, and locations of the specific mechanical equipment will be resolved as part of the building permit process. Condition 4d has been substantially addressed.

Prior to Village Board consideration of the Final Plat, the petitioner is required to pay all recording and benchmark fees, as well as provide the required maintenance and public improvement bonds/deposits. Since all public improvements will take place within the jurisdiction of Rolling Meadows, the developer must provide the required bonds/deposits as per the standards of the Village of Rolling Meadows.

Recommendation: The Staff Development Committee recommends that the Plan Commission recommend approval of the Final Plat of Subdivision.









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

Fire Safety Division

Date: 10/19/2018

P.C. Number: 18-010 Round 4

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

1. Per our meeting on 10-17-18, please provide additional details on the materials of the proposed pergola, as well as details on the height, location and extent of coverage for the pergola to allow for confirmation that said structure will not interfere with fire operations.
2. Any devices proposed for limiting access to vehicular traffic into the fire lane off of Stonegate shall be approved prior to installation.

Date 10-19-18

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: November 7, 2018
Subject: 3400 W. Euclid, P.C. #18-010 Round 4



With regard to the Final Plat of Subdivision, I have the following comment:

- 1) A comprehensive flow test should be conducted to ensure fire and safety flow requirements are provided for the entire site with conceptual build-out.

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

C. file

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
Round 4

57. The petitioner's response to Comment #49 is noted. The Engineering Department is reviewing the cost estimate to complete the calculation for plan review, inspection, other fees, and the deposit for the improvements within Rolling Meadows right-of-way. Upon completion of this review, the fee letter will be prepared for the petitioner to assemble the proper documents.
58. The petitioner's response to comments #50 - #53 is acceptable.
59. The petitioner's response to Comment #54 is noted.

The Engineering Department has no additional comments.

 11/2/18

Michael L. Pagones, P.E. Date
Village Engineer

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DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-010

Project Name

Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 4:

The Fire Department has no additional comments at this time.

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

Date November 1, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

Planning & Community Development Dept. Review

November 2, 2018



FINAL PLAT REVIEW ROUND 1 (OVERALL REVIEW ROUND 4)

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

General:

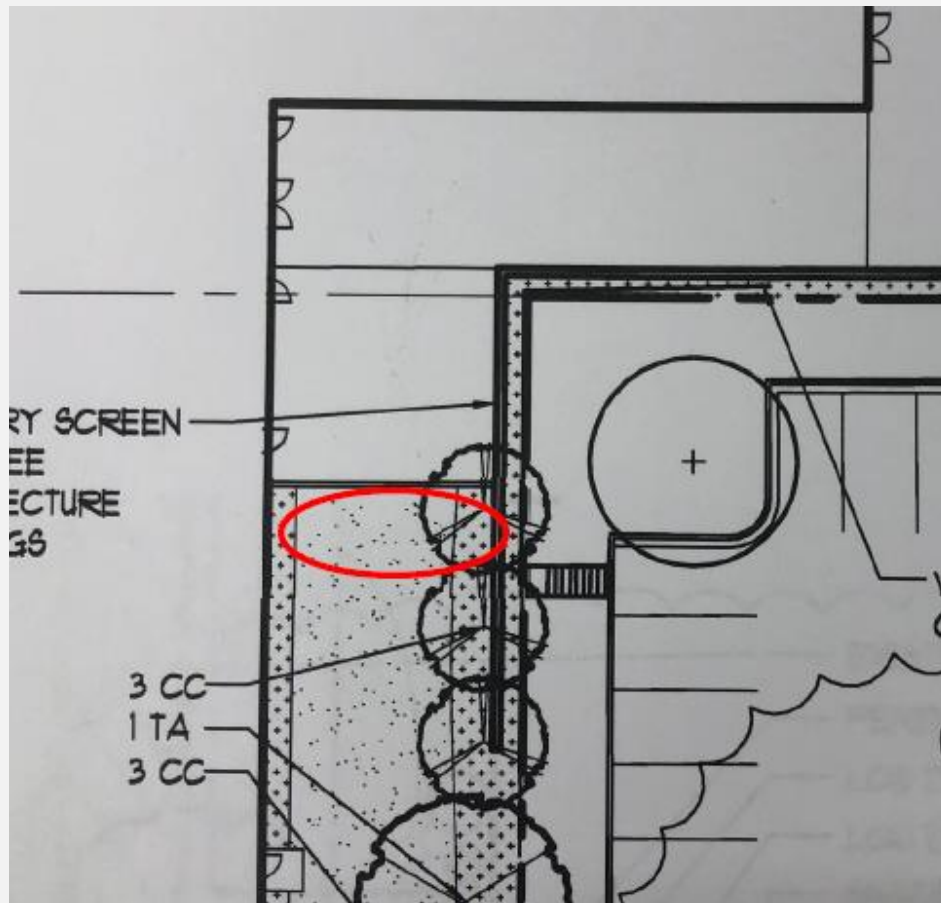
1. Please provide a revision date on all documents that are revised.

Plat of Subdivision:

2. As previously indicated, Arlington Downs Four must be combined into Arlington Downs Three in order to proceed under the preliminary approval granted for Arlington Downs Three. If the subdivision shown in Arlington Downs Four proceeds as a separate document (i.e. Arlington Downs Four), then it must go through its own public hearing process (public hearing notification letters, public hearing signage, etc.). Once the two plats have been combined, please resubmit for final review prior to printing on mylar and gathering signatures.
3. A 15' BSL must be added to Lots 4B and 4C abutting Rohlwing Rd.
4. Note S1 can be removed since the subdivision shown on this plat will be combined into Arlington Downs Three.
5. If notes E1 and E2 reference something that has been omitted from the plat and is not shown on the plat, they can be removed from this document. Note E3 can be renumbered to E1. Please note that on the eastern side of the plat adjacent to the northern portion of Salt Creek Road, a reference is made to "See Note 3". Was this a reference to Note E3? If so, the "E" should be added in front of the number. As E3 will be renumbered to E1, this should reference the newly renumbered E1.

Site/Landscaping:

6. The fire lane along the western side of ADR-II should be revised to be a decorative/stamped concrete to provide for an enhanced aesthetic. The concrete must still be designed to conform to the structural requirements necessary for supporting a fire truck, in accordance with Building Code regulations.
7. How tall is the proposed masonry wall around the rear delivery/loading/utility area for ADR-II? There appears to be a note referencing a separate "vine screen wall", which is adjacent but separate from the masonry screen wall. What is this vine screen wall? Please incorporate a dense row of evergreen trees along the southern side of this area (see picture on next page).



Prepared by: SAMIR KAZARI

Arlington Downs
3400 W. Euclid
PC 18-010
November 2, 2018

Landscape Comments

1) Round 4

- a. Provide a detail of the proposed specialty pavement including the pattern and color.
- b. At the corner of Euclid and Rohlwing an abundance of landscaping must be provided. Per the Design Guidelines, the feature element at the corner of Euclid and Rohlwing Road, which will serve as a Village gateway, will be heavily landscaped with evergreens, flowering shrubs and perennials. Increase the quantities of trees, shrubs and perennials. In addition it is recommended that hardscape be incorporated. The area should be comparable to the previously approved plan (see attached).

4) Round 4

The response to comment #4 is acceptable.

7) Round 4

Per the landscape plan the trees have been provided and this comment has been addressed.

8) Round 4

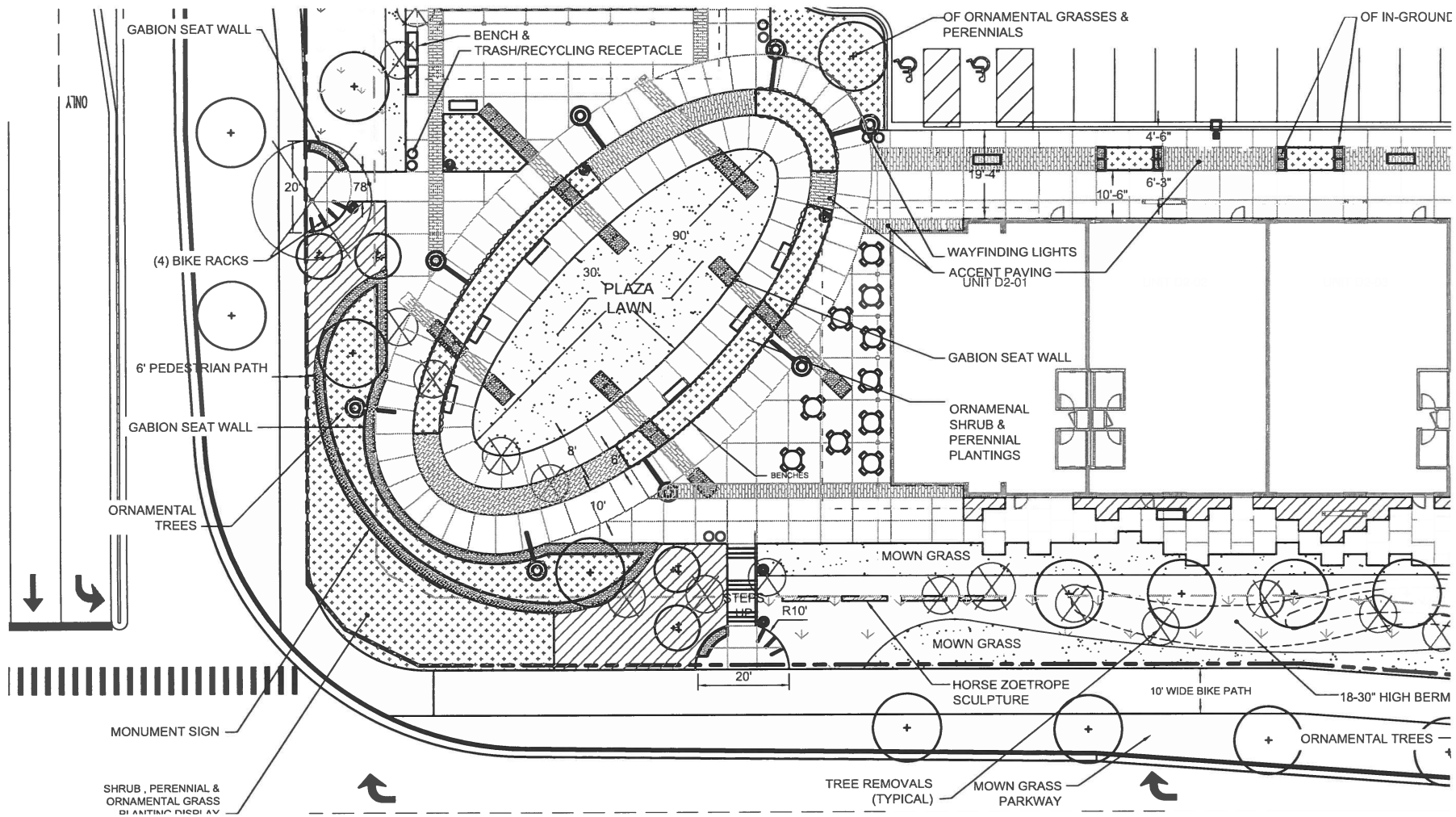
In order to screen the air conditioning units along Rohlwing Road a masonry screen wall that matches the building must be provided along with landscaping in front of the wall.

10) Round 4

Provide details and cut sheets of the proposed light fixture. Include a legend on the landscape plan that identifies the proposed light fixtures.

12) Round 4

Include a legend on the landscape plan and provide details of the proposed light fixture.



Fire Safety Division

1. Further detail will be provided with permit set
2. Acknowledge

Public Works

1. Acknowledge

Engineering

1. Ownership to reach out and discuss this item

Planning & Community Development

1. Acknowledge. Plat was approved to print on mylar.
2. Acknowledge. Plat was approved to print on mylar.
3. Acknowledge. Plat was approved to print on mylar.
4. Acknowledge . Plat was approved to print on mylar.
5. Acknowledge. Plat was approved to print on mylar.
6. Further detail will be provided with permit set
7. Further detail will be provided with permit set

Landscape

1.
 - a. Further detail will be provided with permit set
 - b. Further detail will be provided with permit set
8. Further detail will be provided with permit set for review
10. Further detail will be provided with permit set
12. Further detail will be provided with permit set



Plan Commission 6/12/2019

Item: 1400 W. Thomas St. Subdivision - PC#18-025

Department: Planning & Community Development

BACKGROUND

The Village Board approved the Preliminary Plat of Subdivision for the 1400 W. Thomas Subdivision (Named the Harvard Thomas Resubdivision) on April 1, 2019.

As part of the Final Plat approval process, the petitioner has provided engineering plans to the Village, which have been reviewed by the Public Works Department and Engineering Division. While the plans have been deemed acceptable for Final Plat approval, two changes will be required at time of permit. Those changes are:

- Upsizing of the 8-inch storm sewer shown on Engineering Plans (dated 4/16/19) to a 10-inch storm sewer.
- Incorporation of additional stormwater infrastructure to achieve positive drainage on Lot 1 and Lot 2, if determined necessary by the Public Works Department and Engineering Division, once plans for a new home or new homes are provided. Such stormwater infrastructure may consist of, but is not limited to, an additional swale along Thomas Street, which would connect to the proposed stormwater inlet.

Additionally, as per the Preliminary Plat Approval Ordinance, the required \$4,716 fee-in-lieu of detention shall be provided by the petitioner prior to approval of the Final Plat of Subdivision by the Village Board.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision. PC#18-025, for 1400 W. Thomas Street Subdivision.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Memo	Memorandum
Final Plat	Exhibits
Engineering Plans - Existing Conditions	Exhibits
Engineering Plans - Proposed Improvements	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Jake Schmidt, Assistant Planner
Date: 6/6/2019
Re: Final Plat of Subdivision - PC #18-025: 1400 W. Thomas Subdivision (Harvard Thomas Resubdivision) – 6/12/19 Plan Commission Meeting

The Village Board approved the Preliminary Plat of Subdivision for the 1400 W. Thomas Subdivision (Named the Harvard Thomas Resubdivision) on April 1, 2019.

As part of the Final Plat approval process, the petitioner has provided engineering plans to the Village, which have been reviewed by the Public Works Department and Engineering Division. While the plans have been deemed acceptable for Final Plat approval, two changes will be required at time of permit. Those changes are:

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Additionally, as per the Preliminary Plat Approval Ordinance, the required \$4,716 fee-in-lieu of detention shall be provided by the petitioner prior to approval of the Final Plat of Subdivision by the Village Board.

Recommendation: Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision for PC 18-025.

FINAL PLAT OF HARVARD THOMAS RESUBDIVISION

VILLAGE CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

PRESIDENT

VILLAGE CLERK

VILLAGE ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.

DATED THIS _____ DAY OF _____, A.D., 20____

COUNTY CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS
COUNTY OF COOK) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____, A.D., 20____

VILLAGE COLLECTOR

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK) SS

I, _____

DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER THE PROPERTY DESCRIBED HEREON AND THAT I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON. ADDITIONALLY, I HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25.

HIGH SCHOOL DISTRICT: TOWNSHIP HIGH SCHOOL DISTRICT NO. 214.

COMMUNITY COLLEGE DISTRICT: HARPER COMMUNITY COLLEGE DISTRICT NO. 512.

DATED THIS _____ DAY OF _____, A.D., 20____

OWNER

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT

AND

ARE/IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL DATED

THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

WE, THE UNDERSIGNED, MARCIE GLUECKERT & MARC HEIDKAMP,

OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HARVARD THOMAS RESUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, FIVE (5) FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES. SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2044, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

OWNER

OWNER

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED

AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF 20 ____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF MC HENRY) SS

I, JAMES E. SCHROEDER, A PROFESSIONAL LAND SURVEYOR IN THE STATE AND COUNTY AFORESAID HEREBY CERTIFY THAT A PLAT OF RESUBDIVISION HAS BEEN MADE UNDER MY SUPERVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN LYNNWOOD SUBDIVISION UNIT NO. TWO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1400 W. THOMAS STREET, ARLINGTON HEIGHTS, IL 60004.
PROPERTY INDEX NUMBER: 03-19-107-005.

I FURTHER CERTIFY THAT IRON STAKES WERE FOUND OR SET AT ALL LOT CORNERS. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP NO. 17031C02014, EFFECTIVE DATE OF 8/19/2008.

I FURTHER CERTIFY THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

DATED AT CARY, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____

James E. Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3287.

MY LICENSE EXPIRES: 11/30/2020



EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AND SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLE, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(c), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN CONSENT.

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

PLAT SUBMITTED FOR RECORDING BY:

SEND TAX BILL TO:

MARCIE GLUECKERT
1510 N. HARVARD AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004

LOT AREAS	
LOT 1	10,365.05 SQ. FT.
LOT 2	10,365.05 SQ. FT.
TOTAL	20,730.10 SQ. FT.



0 10 20 40
SCALE: 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/19	VILLAGE COMMENTS - ROUND 1
2	02/12/19	VILLAGE COMMENTS - ROUND 2
3	04/05/19	CORRECTED RANGE NUMBER
SCHROEDER & ASSOCIATES 66 PINE CIRCLE - CARY, ILLINOIS 60013 TEL: 847-639-1415 CELL: 847-650-1416 JSCHRO8956@AOL.COM CLIENT: MARCIE GLUECKERT HEIDKAMP FIELD WORK COMPLETED: N/A JOB NO. 18079 PLAT DATE: NOVEMBER 5, 2018		

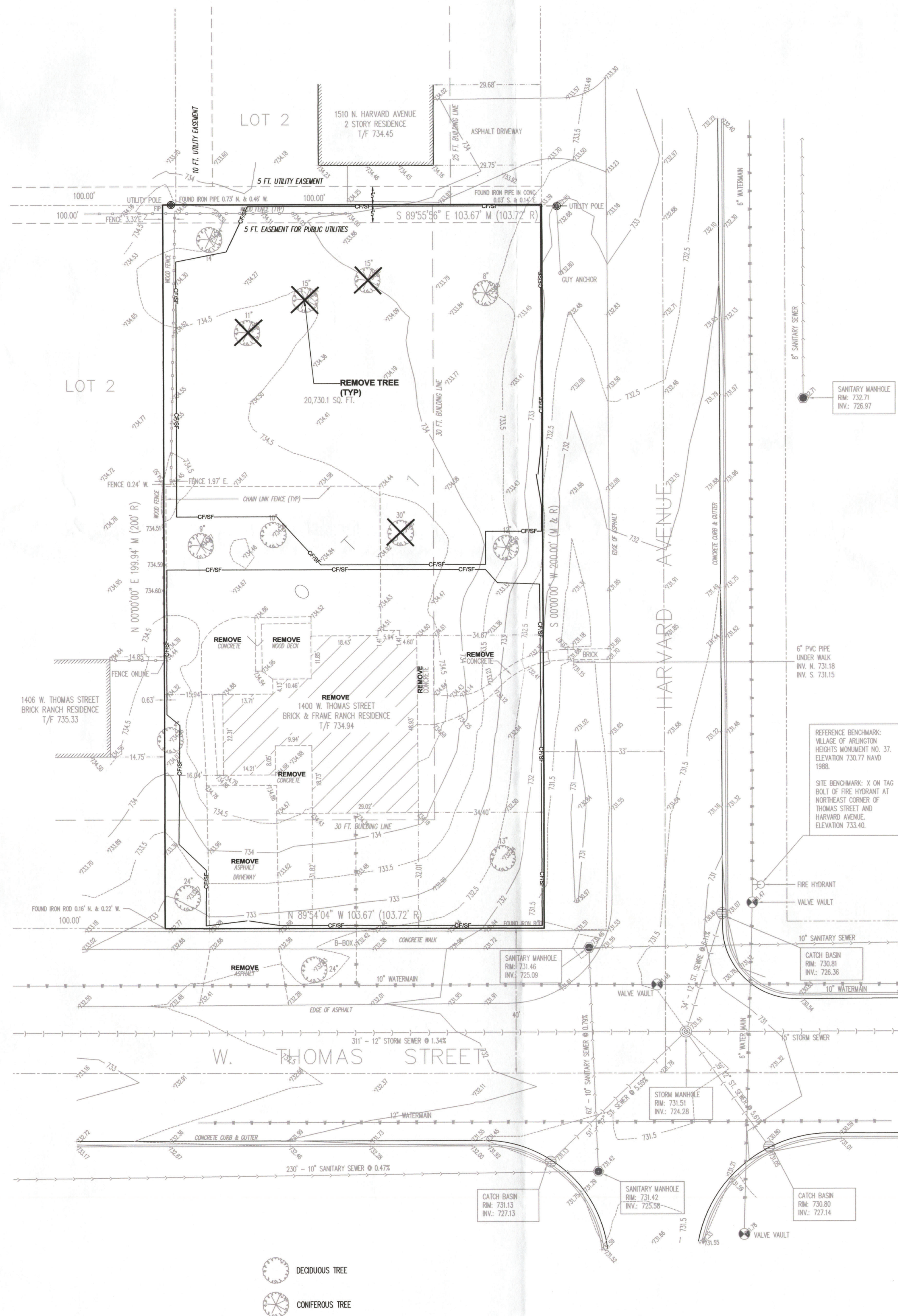
** THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 30.32' (THOMAS STREET) AND 32.02' (HARVARD AVENUE) AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1 -3.6(A) OF CHAPTER 28 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

LOT 1 IN LYNNWOOD SUBDIVISION NO. TWO, BEING A SUBDIVISION IN THE EAST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19 AND IN THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 03-19-107-005

SITE BENCHMARK: X ON TAG
BOLT OF FIRE HYDRANT AT
NORTHEAST CORNER OF
THOMAS STREET AND
HARVARD AVENUE.
ELEVATION 733.40.

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM SEWER
	SANITARY SEWER
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	TOP OF WALL



FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @
1-800-892-0123 BEFORE DIGGING

A diagram showing a tree with a trunk diameter of 2'-0" (indicated by a vertical dimension line on the left). The tree is surrounded by a fence made of high-visibility 4' high plastic mesh (indicated by an arrow pointing to the fence). The fence is shown as a series of vertical posts connected by a mesh material.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

PAGES OR SHEETS COVERED BY THIS SEAL: C-1, C-2

[illegible]

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting

EXISTING TOPOGRAPHY

NEW SUBDIVISION

1400 W THOMAS ST, ARLINGTON HEIGHTS, IL 60004

RIGHT:
DRAWING SHALL NOT BE USED,
REDUCED, MODIFIED OR SOLD EITHER
FULLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	18432
SE FILE:	

EET FILE:

FILE DATE: NOV 20 2018

SCALE: 1"=20'

C-1

1400 W THOMAS ST., ARLINGTON HEIGHTS

LOT SIZE: 20730 SF
NORTH LOT SIZE: 10365 SF
SOUTH LOT SIZE: 10365 SF

	EXISTING IMPERVIOUS AREA EXISTING LOT (s.f.)	PROPOSED IMPERVIOUS AREA SOUTH LOT (s.f.)	PROPOSED IMPERVIOUS AREA NORTH LOT (s.f.)
HOUSE AND GARAGE	1929	2576	2576
DRIVEWAY	753	1121	481
WALKS, STOOPS, & PATIO	1872	339	364
TOTALS	4554	4036	3421
% OF LOT	21.97%	38.94%	33.01%

ENGINEER'S COST ESTIMATE 4/16/2019 1400 W. Thomas Subdivision
COST ESTIMATE FOR PROBABLE CONSTRUCTION COST FOR PUBLIC IMPROVEMENTS
THIS DOES NOT INCLUDE ANY SITE COSTS FOR FOUNDATION EXCAVATION, STRUCTURAL WALLS & RESIDENCE COMPONENT:

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	SUB-GROUP TOTAL
8" PVC Storm Sewer	LF	39	\$40.00	\$1,560.00	\$2,810.00
24" RCP Inlet	ea.	1	\$1,250.00	\$1,250.00	
Pavement patch	SY	30	\$50.00	\$1,500.00	\$1,500.00
Restore ROW to existing conditions	ea.	1	\$2,500.00	\$2,500.00	\$2,500.00
Contingency		10%		\$681.00	
ESTIMATED TOTAL					\$6,810.00

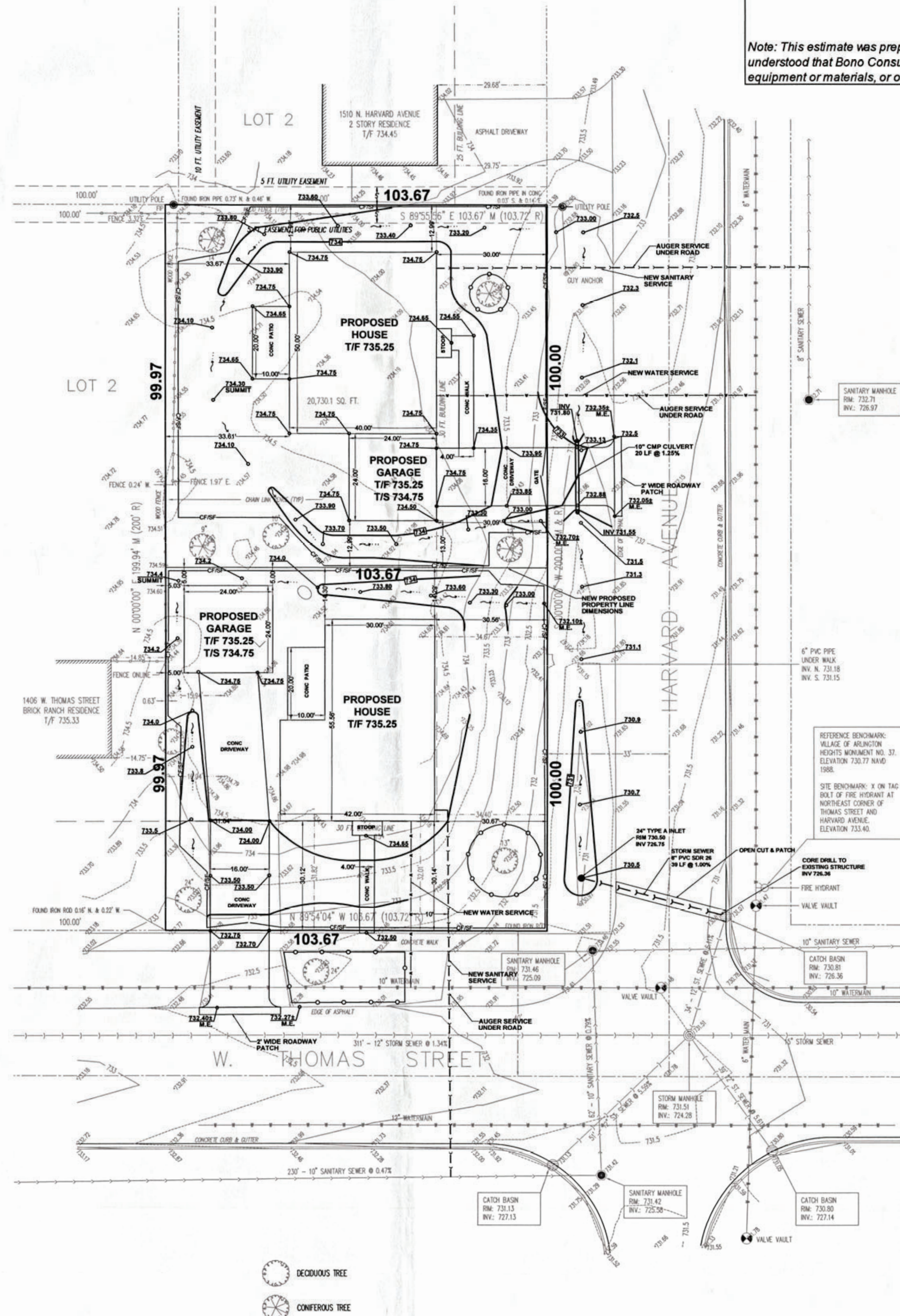
Note: This estimate was prepared using standard cost estimating practices. It is understood that Bono Consulting Inc. has no control over costs, the price of labor, equipment or materials, or over the Contractor's method of pricing.

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	EXISTING SANITARY
---	COMBINATION SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED COMBINATION SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATERMAIN
---	PROPOSED WATERMAIN
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND CABLE
---	EXISTING TREE
---	REMOVE TREE
---	TEMPORARY TREE FENCE
---	TEMPORARY SILT / CONSTRUCTION FENCE
---	SUMP PUMP [PROPOSED/EXISTING]
---	DOWNSPOUT (IN-GROUND) [PROPOSED]
---	SWALE [PROPOSED]
---	OUTLET / POP-UP EMITTER
---	CATCH BASIN
---	STORM SEWER
---	SANITARY SEWER
---	CLEANOUT
---	B BOX
---	WOOD UTILITY POLE
---	LIGHT POLE
---	FLARED END SECTION (F.E.S.)
---	INLET / DRAIN
---	WATER VALVE VAULT / WATER METER
---	SIGN
---	MANHOLE (UNCLASSIFIED)
---	FIRE HYDRANT
---	TREE TAG NO.
---	STOP LIGHT
---	GAS VALVE
---	ROOT PRUNE
---	TOP OF GARAGE SLAB
---	TOP OF FOUNDATION
---	TOP OF WALL

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



THIS PLAN IS TO SATISFY VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS FOR A SUBDIVISION. THIS PLAN SHOWS THAT THE PROPOSED NEW LOTS WILL ALLOW ADEQUATE DRAINAGE FOR A NEW HOUSE ON THE NORTH LOT WHILE MAINTAINING DRAINAGE ON THE SOUTH LOT. THIS IS A TEMPLATE HOUSE AND WHEN A FINAL HOUSE DESIGN IS PRODUCED BY AN ARCHITECT THE ENGINEERING PLAN WILL NEED TO BE UPDATED.

DATE	REVISIONS	ISSUE	PROJECT STAFF
11-28-2018	1	1	PROJECT MANAGER: Z. CARILLAS, P.E.
01-28-2019	2	2	ENGINEER: M. WARD
03-28-2019	3	3	ENGINEER: M. WARD
04-16-2019	4	4	ENGINEER: M. WARD

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
PH: (847) 623-3300
FAX: (847) 623-3303
bbono@bonoconsulting.com

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROPOSED SUBDIVISION PLAN
NEW SUBDIVISION
1400 W THOMAS ST., ARLINGTON HEIGHTS, IL 60004

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 18432
BASE FILE:
SHEET FILE:
ISSUE DATE: NOV. 30, 2018
SCALE: 1"=20'
SHEET NUMBER
C-2

PLAN COMMISSION PC #18-025
1400 W Thomas St
Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment
Round 1 (Final Plat)

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Per the ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION, installation of public storm water improvements shall be required prior to issuance of a building permit for Lot 1 or Lot 2. The Village is in receipt of the Engineer's Cost Estimate and will generate the fee letter prior to the final Plan Commission meeting.
13. Final engineering plans for the shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

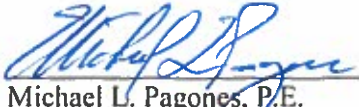
Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System: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

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14. Per the ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION, the subject property owner shall enter into an estoppel agreement for the future public improvements within the Thomas Street and Harvard Avenue right-of-way. A copy of the estoppel agreement is included with these comments.
15. Per the ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION, the petitioner shall provide a \$4,716 fee in lieu of detention prior to final plat of resubdivision approval.
16. The Proposed Subdivision Plan Legal Description reference Range 13, the subject property is located in Range 11. This can be addressed at final engineering.

Final Plat:

17. The Final Plat is acceptable.


Michael L. Pagones, P.E. 4/26/19
Village Engineer Date

Attachment:
Estoppel Agreement

ESTOPPEL AGREEMENT

WHEREAS, Marcie Glueckert

and Marc Heidkamp are the owners of
the property described as:

LOT 1 IN LYNNWOOD SUBDIVISION UNIT NO. TWO, BEING A SUBDIVISION
IN THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 19 AND
IN THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 19,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1400 W. Thomas St Arlington Heights, IL. 60004.

WHEREAS, it is the desire of the owners of said previously described
property to subdivide the property into residential lots, and

WHEREAS, the subdivision control regulations of the Village of Arlington
Heights Municipal Code requires the purchase and installation of certain public
improvements which are fully known, recognized and understood by the owner, and

WHEREAS, the Village of Arlington Heights is willing to permit the
subdivision of said lots provided that certain public improvements will be guaranteed for
future installation in the manner hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants and
agreements as hereinafter set forth, it is agreed by and between the Village of Arlington
Heights (herein after referred to as "VILLAGE") and Marcie Glueckert and Marc
Heidkamp (herein after referred to as "OWNERS") as follows:

1. THAT the OWNERS will not object to any special assessments
which may be levied by the VILLAGE concerning curb and gutter, storm sewer
improvements, and sidewalk improvements to Thomas Street and Harvard Avenue
adjacent to the property. If the VILLAGE should determine to proceed to install the
improvements without special assessment proceeding, the OWNERS agree to proceed to
place in escrow with the VILLAGE a sum of money in the amount representing the
OWNER'S Proprietary value of the cost of said improvement or improvements. Such
funds shall be deposited with the VILLAGE within 30 days after receiving notice in
writing of the total amount to be deposited. Such dollar amount shall be determined by
the Director of Engineering. The actual amount finally expended shall be based upon
actual cost of construction and the OWNERS shall be entitled to examine the books and
records of the VILLAGE relating to the cost of such improvements.

2. This agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

3. This agreement shall be recorded in the Office of the Recorder of Deeds, in Cook County, Illinois.

In Witness whereof, the Parties hereto have set their hands and seal this
____ day of _____, 20__.

State of Illinois
County of Cook

I, the Undersigned, being a Notary Public in and for the County and State aforesaid, Certify that _____ and _____ stated to me to be the owners of the above described property in the Village of Arlington Heights, Illinois, did appear before me this day in person and acknowledge that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal _____, 20__.

Owner Signature

Notary

Accepted by the Village of Arlington Heights:

Village Manager

Dated: _____

Attest:

Village Clerk

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 10, 2019
Subject: 1400 W Thomas St., P.C. #18-025 round 1 Final Plat

With regard to the proposed Final Plat of Subdivision, I have the following comments:

- 1) The 8" PVC Storm Sewer must be upsized to 10".
- 2) The Village will not maintain the proposed 10" CMP under the driveway for the proposed northern house. There must be a maintenance agreement on file regarding future maintenance of this pipe. This is noted in response from rounds 2 and 3. VAHPW awaits a draft of the maintenance agreement.
- 3) The proposed property facing Thomas must address the west to east flow within the unimproved ditch line on the north side of Thomas. The grade will need to be established to move the storm water related to flow to the proposed east structure (24" inlet). The resultant culvert pipe must be maintained by the homeowner and is under the same requirement as comment #2.
- 4) Verify the condition of the sidewalk fronting Thomas after the demolition. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file

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Village of Arlington Heights

In Response to Public Works Comments dated May 10, 2019

1. The 8" PVC Pipe has been changed to a 10" PVC per the engineering plans and will be addressed prior to permit.
2. It is understood that the village will not maintain the culverts and that the village does not require a maintenance agreement. The maintenance of the culvert will be the responsibility of the homeowner.
3. The property currently sits with an existing home on the property and the water flow from east to west is void of a culvert currently. We do not anticipate any drainage issues as there have not been any in the past decades. Currently there is no culvert or culverts that run along the North side of Thomas Ave or existing ditch between the edge of the pavement and the sidewalk.
4. Understood.

Marcie Glueckert-Heidkamp

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Village of Arlington Heights

In Response to Plan Commissions PC #18-025

Dated 4-26-19

11. Understood

12. Understood

13. Understood

14. The Estoppel Agreement has been signed, notarized, and returned to the Village.

15. The \$4,716 fee in lieu of detention is considered permit fees and will be part of the building permit process.

16. Range 13 has been changed to Range 11

17. Understood

Marcie Glueckert-Heidkamp

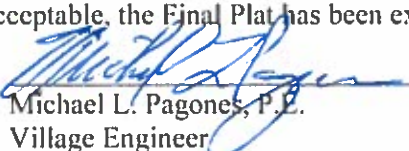
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PLAN COMMISSION PC #18-025
1400 W Thomas St
Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment
Round 2 - Final Plat (Round 5 for PC#18-025)

18. The petitioner's response to Comment Nos. 11, 12 and 13 are acceptable.
19. The petitioner's response to Comment No. 14 is noted. The Village is in receipt of the executed Estoppel Agreement and is in the process of recording the document. No further action is required of the petitioner regarding the Estoppel Agreement.
20. The petitioner's response to Comment Nos. 15 and 16 are acceptable.
21. The Engineering Division has reviewed the petitioner's response to Public Works comments regarding the public improvements:
 - a. The petitioner's response that the 8" PVC pipe will be revised to a 10" PVC pipe at permit is acceptable.
 - b. The petitioner's acknowledgement that the Village will not maintain culverts is acceptable.
 - c. The petitioner's response to the requested drainage improvements along Thomas St is noted. The plans provided are for a template home. Once the plans have been finalized for a new home, the Engineering Division will assess improvements that may be necessary to the Thomas St frontage at time of permit.
 - d. The petitioner's acknowledgement that if public sidewalk along Thomas St is damaged during construction it shall be replaced is acceptable.

Final Plat:

22. The petitioner's response to Comment No. 17 is acceptable, the Final Plat has been executed by the Village.

 5/30/19
Michael L. Pagones, P.E. Date
Village Engineer

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Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 30, 2019
Subject: 1400 W Thomas St., P.C. #18-025 round

With regard to the proposed Final Plat, I have the following comments:

Response #3 – not accepted. An inspection on 5/23/19 noticed standing water in the R.O.W. – positive drainage from both properties must be achieved. We recommend a swale with proper slope to proposed inlet.

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

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