



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 25, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Ford Auto Repair / 3456 N. Ridge Ave - 2/10/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Forest View Educational Campus - 2121 S. Goebbert Rd. - T1761
Special Use Permit for High School, Planned Unit Development, Variations
- B. Ecole 360 Childcare - 1515-1519 W. Dundee Rd - T1770
Special Use Permit for Day Care Center, Land Use Variation for Private School in B-3
- C. La Zingara - 2300 E. Rand Rd - T1771
Amendment to Special Use Permit to allow Dining room addition, Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Conceptual Plan Review Committee
5/25/2022**

Item: Ford Auto Repair/3456 N. Ridge Ave - 2/10/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Ford Auto Repair / 3456 N. Ridge Ave. - 2/10/21	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL VIRTUALLY ON:

February 10, 2021

Project Title: Ford Auto Repair LUV

Address: 3456 N. Ridge Ave
Arlington Heights, IL 60004

Petitioner: John Guido, Jr.
Address: Arlington Heights Ford
801 W. Dundee Rd
Arlington Heights, IL 60004

Requested Action:

1. Land Use Variation to allow Motor Vehicle Repair within the M-1 District.

Variations Required:

- None identified at this time, certain variations may be required once detailed plans are received.

Attendees: John Guido, Jr., Petitioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 5.06 acres in size and contains a 100,207 square foot office/light industrial building that includes four separate units. Access comes from two curb cuts on Ridge Avenue, which connect to a parking area at the front of the building and wrap around each side of the building leading to secondary parking area at the rear. In total, the site includes 129 parking spaces. Additionally, each of the four units contains a double wide overhead door for shipping and receiving, as well as a single-wide overhead door for auxiliary truck/vehicle access. Two of the four units are occupied, with the remaining two units currently vacant.

The Arlington Heights Ford dealership, which abuts the property to the north, has purchased the site and would like to establish a vehicle repair use within one of the two vacant units. The proposed repair facility would be for "minor reconditioning" of vehicles purchased by the dealership at auction or are traded in by customers from the Ford or GMC/Buick dealerships. The 25,025 square foot unit would include six repair bays and four detailing bays, with a total of 30 employees. Long-term plans for the site involve redevelopment and incorporation of the subject property as part of the Ford dealership.

Meeting Discussion:

J. Guido stated that his family has owned and operated Arlington Heights Ford since 1984 and has recently brought on a new partner from the east coast, Bob Tasca part of the Tasca Automotive Group, who is the oldest Ford family and have been around since 1940. They operate with high customer satisfaction and their motto is "you will be satisfied". Became partners in August. He said his new partner is big into commercial vehicles. They have removed their onsite autobody shop and replaced it with a commercial service department. Behind the dealership building and along Ridge is a 100,000 square foot building that they purchased. The building has three other tenants and Ford is interested in occupying the northeast portion of the building. There are four units in the building, each approximately 25,000 square feet. Ford would occupy the northeast unit, which is currently vacant. Two of the existing tenants rehab computers, phones, iPads and then resell them. The third tenant does similar repair work.

Ford plans to establish a wholesale parts inventory and sell retail parts online; his east coast partner sells the most Ford parts online of any Ford dealer in the country, about \$2 million a month online. In the future they are contemplating the addition of four or five stalls to do light service work. He wants to call it the RECON center, doing detailing, oil changes, tire rotations, basic car work. More major repair work would be done at the shop on Dundee Road. He stated they recently purchased the Buick/GMC/Hummer dealership on Dundee Road, which was now part of their group. He wasn't exactly sure what zoning approvals were needed for the proposed use on the property. They would be equipping the site with the air compression that they will need, provide the electrical that was needed, and they would install racking and ventilation. No heavy repair work would occur at the site, just basic maintenance. Ultimately, they would be transitioning functions from their Dundee Road dealership to free up space there, which would allow commercial repair work to occur at the dealership building. They do a lot of work for Amazon and were hoping to do repair work for the ABC fleet.

B. Green asked about the overhead doors and loading dock.

J. Guido responded that there were overhead doors on the front of the building; the lowered loading dock would be the detail booth and the smaller flat drive-in dock would be utilized for other purposes. Both docks faced the east side of the site.

S. Hubbard said the property is zoned M-1 Light Manufacturing Research and Development zoning district. Automobile repair is not allowed in that district so it will require a land use variation. Any such request would need to be justified with a written response to the four hardship criteria necessary for land use variation approval. In order to classify the proposed use between major or minor auto repair, staff has asked for a written description explaining all of the different repair work that would occur on the subject property. Staff will also need to know the hours of operation, number of vehicles that will be repaired and detailed on any given day or week, and the number of staff working out of the facility. Depending on whether the activities occurring on the subject property were interrelated to the activities occurring at the dealership and whether there was constant interactions between this site and the dealership site, PUD approval could be required. However, if each site functioned more like separate businesses that were independent from each other, then no PUD approval would be required. On a preliminary basis, staff thought that the proposed Ford use on the subject property was more auxiliary and not a major component of what occurred at the dealership and so a PUD may not be required. However, if operations were shifted to where, for example, much of the inventory at the dealership was brought and stored on the subject property, then the campus would be more unified and a PUD would be required.

This evening was the first time that staff has heard about the desire for wholesale and retail sale of parts out of the subject property. Ultimately, more complete details on how the site would be used, both short and long term, would be needed. The proposed repair use is generally consistent with the Comprehensive Plan. Landscaping would need to be revitalized as part of any Plan Commission approval. Building upgrades may be needed to comply with code requirements for an auto repair use. A traffic and parking study would be required. Details are needed on the other tenants within the building, which will allow staff to complete a parking code analysis. If the petitioner would provide contact information for the other businesses, the Planning Department would reach out to gather the information needed to complete the parking analysis. A parking survey may be required. Staff is generally supportive of the proposal just needs further details.

Commissioner Sigalos likes the proposal didn't have any questions. Glad to see the business was thriving and interested in an expansion. Asked if they would need to come back for new zoning approvals if they wanted to expand.

J. Guido explained that the future vision was for occupancy of the entire building and entailed a commercial truck service center, body shop, and other functions, which he imagined may require a rezoning of the site.

Commissioner Green agrees with Commissioner Sigalos and likes the proposal and said to move forward.

Commissioner Green opened the floor for public comment.

Ms. Moens asked why would there be a meeting if there was no quorum.

Commissioner Green explained that the subcommittee was not taking any action at the meeting this evening; there would be no motions or formal action taken. They were only having a discussion, which discussion would be reflected in the meeting minutes.

RECOMMENDATION

The Conceptual Plan Review Committee provided their preliminary feedback to the petitioner, which was generally positive and encouraging forward movement on an application to the Plan Commission.

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



Conceptual Plan Review Committee 5/25/2022

Item: Forest View Educational Campus - 2121 S. Goebbert Rd - T1761

Department: Planning & Community Development

Requested Action

1. Special Use Permit to allow a high school on the subject property.
2. Planned Unit Development to allow more than one principal building on a zoning lot.

Variations Required

1. Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.
2. The need for additional variations may be identified once detailed plans are received.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a high school on the subject property, Planned Unit Development to allow multiple structures on one zoning lot, and a variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer, and is supportive of the application subject to resolution of the following:

1. For the requested Special Use Permit, the petitioner shall provide a written response to each of the three criteria necessary for special use approval, which have been included below:
 - That said special use is deemed necessary for the public convenience at this location.
 - 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.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The petitioner shall provide written justification in support of each requested Variation, which justification addresses each of the hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

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

3. The petitioner shall provide additional details relative to setbacks, height and bulk standards to determine if any variations are required.

4. A Plat of Survey must be provided, which shall show all of the property owned by School District 214 that is part of the Forest View Educational Center and intended to be part of the Special Use Permit. The Plat must contain a legal description, and the district shall determine if the vacant parcel owned by the district at the north of the site will be included as part of requested Special Use Permit.

5. An MWRD permit and stormwater detention improvements shall be required.

6. The petitioner shall provide additional details on the property usage, which will allow staff to refine the parking calculations and determine the overall parking requirement for the site.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plan

Conceptual Floor Plan

Parking Narrative

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Correspondence



PIN: 08-15-105-006, 08-15-104-050, 08-15-105-005

Project Background:

The subject property is approximately 34.71 acres in size and occupied by the Forest View Educational Center, which is part of School District 214. The educational campus houses six different District 214 programs that provide a wide variety of services and learning environments for students that may not be able to receive these services within the traditional high schools in the district.

- **The life Program:** Serves special education students pursuing transition services beyond their high school graduation requirements. Programming includes daily living, communication, personal management, and work-based learning.
- **The Newcomer Program:** Serves high school students who have recently arrived to the United States and are new to the English language. Classes include a double block of English and math, social studies, PE/health, and reading instruction.
- **The Academy at Forest View:** Serves special education students working towards high school graduation credits. This program provides a smaller setting for students with supports for social-emotional learning.
- **The Vanguard Program:** This program provides a smaller, non-traditional setting for students with core classes that are offered on a digital platform, are self-paced, and allow students to advance without time constrictions. The program allows accelerated credit acquisition that encourages students to begin college classes and/or internships before graduating with a District 214 diploma.
- **The Early College Center:** In partnership with Arizona State University, this program is for academically motivated students to have an opportunity to earn Advanced placement credit toward high school graduation and have the option to transcript for college credit. Selection into this program is based on student interest, academic readiness, and a counselor recommendation.
- **The Young Adult Program:** Provides students a unique evening opportunity to work toward their high school diploma.

In addition to these programs, the Forest View Educational Center is home the District 214 administrative offices, maintenance & operations facility, and includes an athletic building and football stadium which is used by Robert Morris University.

District 214 is interested in a remodeling a large portion of the building interior as well as construction of a 420 square foot security vestibule and a new 5,680 square foot addition within one of the interior building courtyards, which would be used as a new educational training facility. Maximum enrollment within the school is not expected to increase as a result of the proposed improvements.

Zoning and Comprehensive Plan

The majority of the subject property is located within the R-1, One-Family Dwelling residential zoning district and a small portion at the southwest side of the site is located within the P-L, Public Lands district. Both districts allow schools via the Special Use Permit (SUP) approval process. Since Forest View has never been granted a Special Use Permit, District 214 is required to obtain a SUP as part of the proposed building improvements. The petitioner must provide a written response justifying compliance with the Special Use Permit approval criteria, as summarized below.

- **That the special use is deemed necessary for the public convenience at this location.**
- **That such use 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.**

- **That the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Section 9.2 of the Zoning Ordinance requires any development on a zoning lot with more than one principal building to be approved as a Planned Unit Development (PUD). In addition to the principal building for the school, the site includes several auxiliary buildings, such as the maintenance facility and athletic building (both of which are well in excess of the size necessary be considered accessory structures). Accordingly, a PUD is required to allow more than one principal building on the zoning lot. Additionally, all PUD and Special Use Permit applications for projects that are not located along a major or secondary arterial must provide a traffic and parking study from a qualified professional engineer. The petitioner has indicated that they would like to waive this requirement, which requires a variation from Chapter 28, Section 6.12-1.3. In order to justify this variation, the petitioner must provide a written response to each of the four hardship criteria for variation approval, as summarized below.

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

The Comprehensive Plan classifies this site as “Schools”, which is the appropriate classification for the current use of the property. The proposed Special Use is consistent with the Comprehensive Plan.

Building, Site, and Landscaping:

The R-1 Zoning District limits the maximum allowable impervious surface coverage to 50% of the entire site, restricts Floor Area Ratio (FAR) to 30%, and limits the maximum building lot coverage to 30% of the overall site. The petitioner will need to provide detailed information to determine if the proposed work will cause any non-compliance relative to these standards. Given that the site may already exceed some of these regulations, variations may be necessary. The proposed building addition and vestibule are one-story tall and located within the interior of the site; accordingly, they conform to the required setback and height regulations. However, portions of the existing building may not conform to the setback and height regulations as required in the R-1 District, and the petitioner shall provide additional information on the existing building setbacks and building height to determine if any non-conformities exist. Should any non-conformities be identified, variations should be requested as part of the SUP/PUD approval process.

The existing parking lot is non-compliant relative to landscape islands, however, because no changes have been proposed to the parking lot, it can remain in its existing legal non-conforming condition without the need for any variations. Staff will visit the site as part of the zoning approval process and determine if any landscape improvements are warranted. Since the building additions are almost entirely concealed from view and within an interior courtyard, no Design Commission application will be required.

The petitioner must provide a Plat of Survey that clearly shows all of the property owned by the School District that is part of the Forest View Educational Center and will be part of the Special Use Permit. The Plat must contain a legal description, which is needed as part of the public hearing process. The district also

owns a piece of vacant land located at the rear of the Lutheran Church of the Cross, which should be incorporated as part of the Special Use Permit if the district intends to use it as part of the operations that occur at Forest View. However, if that property will be left unused and the future plans are to sell the property, it would not need to become part of the Special Use Permit.

The proposed 5,620 square foot building addition within the interior landscaped courtyard will trigger the need for stormwater detention. The site is tributary to the existing detention basin located off of Falcon Drive, which was last modified in 2011. An MWRD permit would be required to modify the existing detention facility to accommodate for additional stormwater runoff created by the proposed improvements.

Parking & Traffic:

Per code, a traffic and parking study is required. However, the Village is not aware of any significant traffic or parking issues resulting from the existing usage of the site. Given that the proposed improvements are not meant to increase enrollment within the school, the Staff Development Committee is amenable to a variation to waive this requirement. However, as outlined above, the petitioner will need to justify said request per the four standards for variation approval.

Relative to parking, preliminary calculations indicate that the site may operate at a deficit relative to code requirements. Preliminary parking calculations are shown below:

	Number of Students	Number of Teachers	Square Footage	Maximum Occupancy	Parking Ratio	Total Required
Forest View Educational Center	700	124	-	-	1 space / 10 students	318
District Offices	-	-	49,700	-	2 spaces / employee	166
Athletic Building	-	-	-	110	30% of Occupancy	33
Athletic Stadium	-	-	-	2,408	30% of Occupancy	722
TOTAL REQUIRED						1239
TOTAL PROVIDED						902
SURPLUS / (DEFICIT)						-337

Pending further information requested by the Village relating to the specifics of each space/use occurring on the subject property, the final amount of parking required by code may need to be adjusted. The petitioner shall continue to work with staff to provide additional details on the property usage, which will allow staff to continue to refine the parking calculations and determine if a parking variation is required. Should it be determined that a variation is required, the petitioner must include justification for said variation as per the four standards of approval. The Staff Development Committee is preliminarily supportive of a parking variation since it is unlikely that all spaces within the campus would be used at peak capacity at the same time.

The proposed improvements do not trigger the requirement for bike parking spaces since enrollment will not increase as a result of the project and the overall parking requirement for the site would remain unchanged.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a high school on the subject property, Planned Unit Development to allow multiple structures on one zoning lot, and a variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer, and is supportive of the application subject to resolution of the following:

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 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
3. The petitioner shall provide additional details relative to setbacks, height and bulk standards to determine if any variations are required.
4. A Plat of Survey must be provided, which shall show all of the property owned by School District 214 that is part of the Forest View Educational Center and intended to be part of the Special Use Permit. The Plat must contain a legal description, and the district shall determine if the vacant parcel owned by the district at the north of the site will be included as part of requested Special Use Permit.
5. An MWRD permit and stormwater detention improvements shall be required.
6. The petitioner shall provide additional details on the property usage, which will allow staff to refine the parking calculations and determine the overall parking requirement for the site.

May 20, 2022

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1761



E Independence Ct

Private

Private

Private

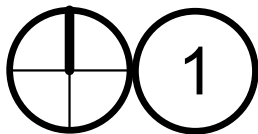
S Goebbert Rd

MOUNT PROSPECT

E Falcon Dr

TRAINING FACILITY INFILL
(5,680SF)

SECURITY VESTIBULE ADDITION
(420SF)



AERIAL SITE PLAN

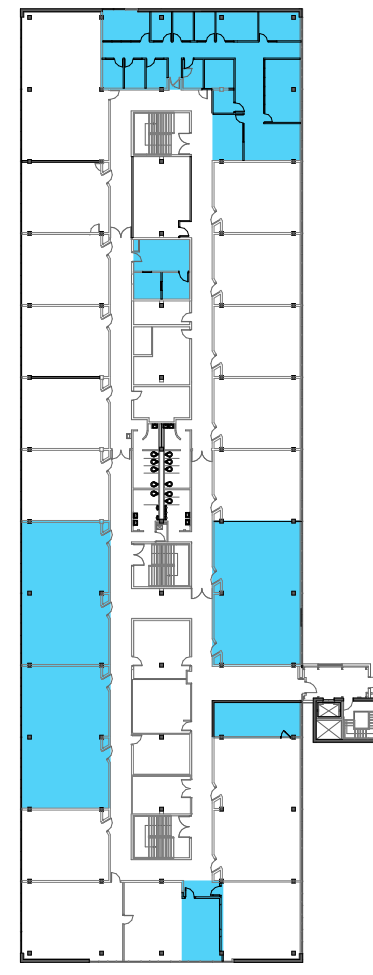
GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES

1437 HARMONY COURT
ITASCA, ILLINOIS 60143
TELEPHONE 847-317-0852

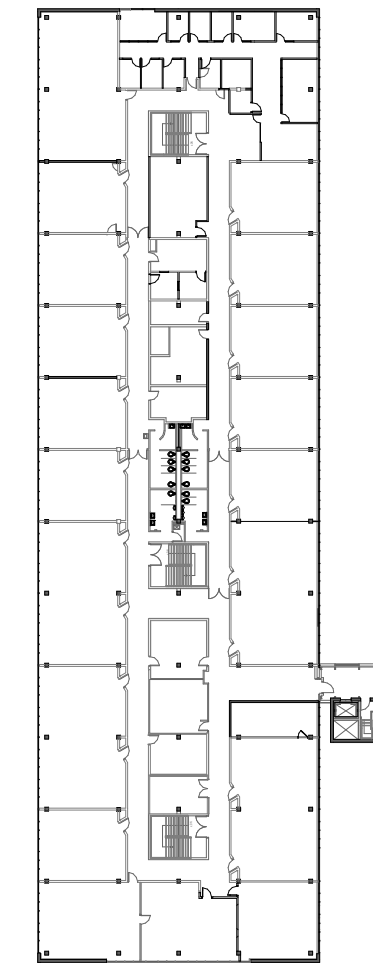
FVEC 2021 PROGRAM CONSOLIDATION - PHASE 3
FOREST VIEW EDUCATIONAL CENTER
2121 SOUTH GOEBBERT ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005
TOWNSHIP HIGH SCHOOL DISTRICT 214
2121 SOUTH GOEBBERT ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

SITE PLAN ANALYSIS

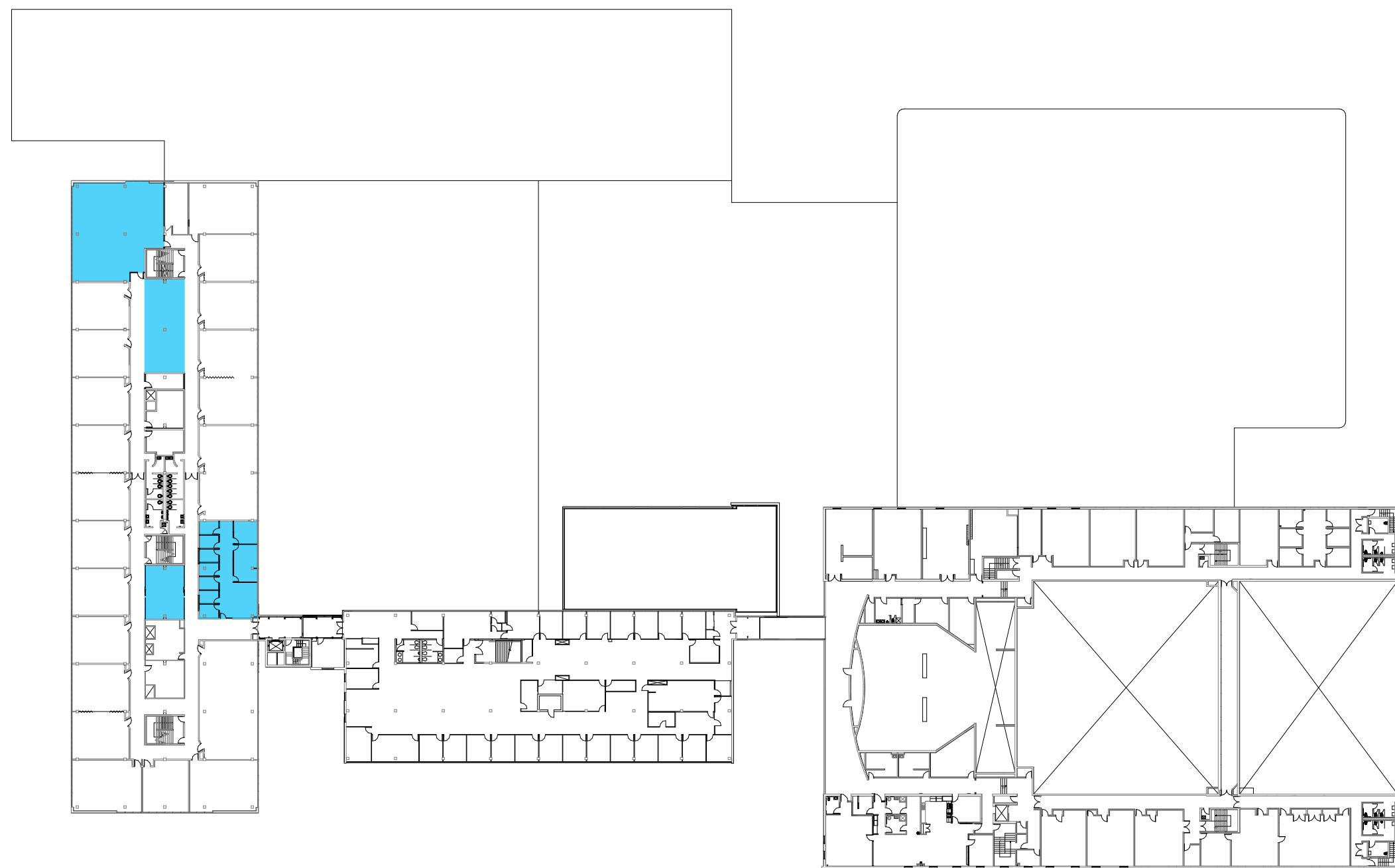
DRAWN CHECKED
AD AD
ISSUE DATE
17 FEB 2022
PROJECT NUMBER
0702-2021082.3
SHEET
SKA-01



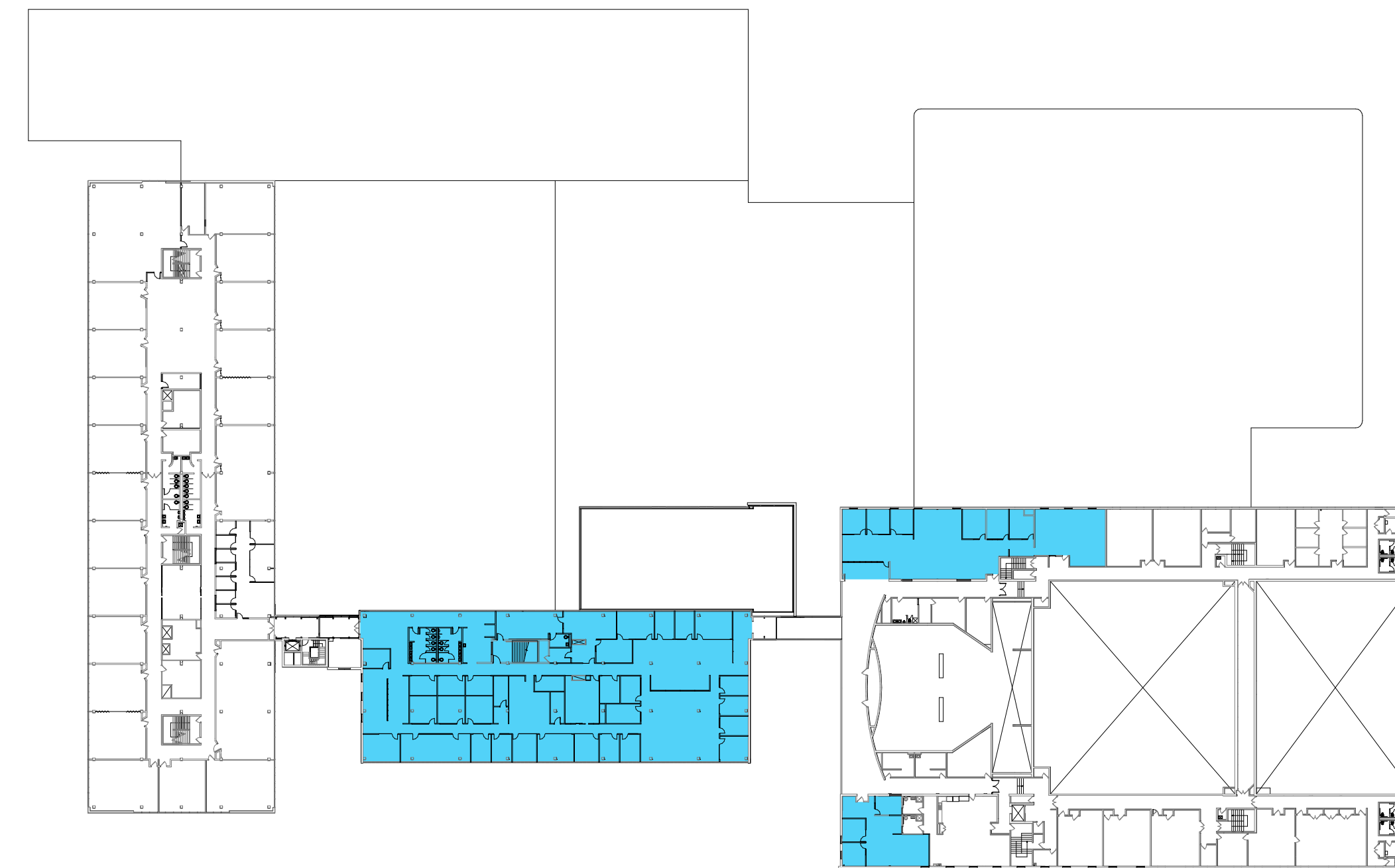
3 THIRD FLOOR - PHASE 1 - JUNE 2022 - AUGUST 2022
NTS



6 THIRD FLOOR - PHASE 2 - SEPTEMBER 2022 - MARCH 2023
NTS



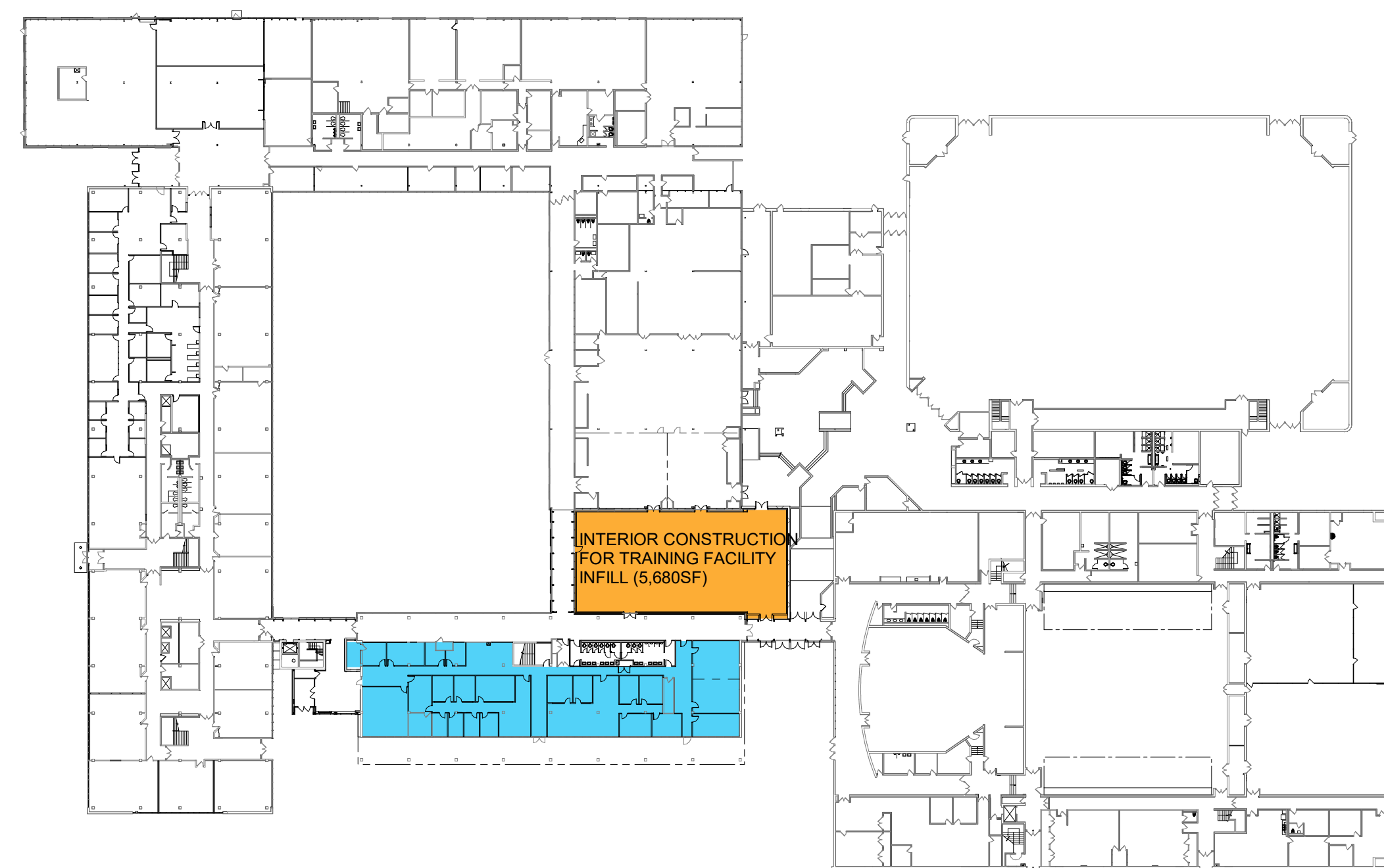
2 SECOND FLOOR - PHASE 1 - JUNE 2022 - AUGUST 2022
NTS



5 SECOND FLOOR - PHASE 2 - SEPTEMBER 2022 - MARCH 2023
NTS



1 FIRST FLOOR - PHASE 1 - JUNE 2022 - AUGUST 2022
NTS



4 FIRST FLOOR - PHASE 2 - SEPTEMBER 2022 - MARCH 2023
NTS

PHASING PLAN LEGEND

- AREA OF INTERIOR REMODELING
- AREA OF INFILL/ADDITION CONSTRUCTION

INTERIOR REMODELING WORK WILL NOT REQUIRE MODIFICATIONS TO THE EXISTING LOAD BEARING STRUCTURES OR EXTERIOR ENVELOPES OTHER THAN (6) NEW 4'X4' WINDOW OPENINGS IN EXTERIOR MASONRY WALL AND MISCELLANEOUS LINTELS FOR DOOR MODIFICATIONS.

THE LOAD BEARING STRUCTURE OF THE ADDITIONS IS TO BE CONSTRUCTED AS INDEPENDENT STRUCTURES AND WILL REQUIRE NO MODIFICATIONS TO THE EXISTING LOAD BEARING STRUCTURES.

AREA SUMMARY

- AREA OF PROPERTY: 1,498,433 SF
- GROSS AREA OF FIRST FLOOR BUILDING/ADDITION/FIELD HOUSE/GARAGE: 270,257 SF
- GROSS AREA OF SECOND FLOOR BUILDING: 97,680 SF
- GROSS AREA OF THIRD FLOOR BUILDING: 29,364 SF



FVEC 2021 PROGRAM CONSOLIDATION

TOWNSHIP HIGH SCHOOL DISTRICT 214

0702-2021082.1

11 FEB 2022

SCHEMATIC DESIGN PHASING PLANS

10 May 2022

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

RE: THS 214 Forest View Program Consolidation
Project Number: 0702-2021082.2

Dear Mr. Hubbard:

As requested, below is a narrative of building uses as requested for parking analysis.

- Educational use: The three-story north 'A' building will house the high school educational programs. Portions of the two-story southwest 'C' building will house the community education programs. For these programs, there are 124 staff and 700 students at maximum capacity. Bus drop-off for these programs will be on the north side of the A building and the west side of the C building.
- Administration and Operations: Administrative offices will be housed in the two-story center west 'B' building and portions of the two-story south-west 'C' building – total area of the west administration areas is 32,000 GSF. Operations staff is housed in portions of the east 'E' building. Total area of the east operations spaces is 17,700 GSF.
- Community education after hours: These programs are housed in the areas listed under educational use. The occupancy varies greatly but typically does not exceed 40 staff and 360 students.
- University use: The university will no longer be using any portion of the main buildings. University use is limited to the stand-alone athletic building and stadium, these are often used at the same time for the same events so we have combined occupancy of these two uses since it would provide the maximum occupant load. Events are generally after school. Athletic building occupancy is 110. Stadium grandstand occupancy is 2408. Total combined occupancy is 2508.
- Park District Shared Use: The park district has their own parking area off of Falcon Drive. Overflow use is shared at the most south-west lot on the property. This parking area also houses bus parking in the east-most spaces in this lot and is striped accordingly. We have attached the intergovernmental agreement for reference.

Do not hesitate to contact us should you require any additional information.

Sincerely,



Andrew Jose
Sr. Project Coordinator

cc: K. Roiland, SD 214
M. McCullough, SD 214

Enlightened Design
Practical Solutions

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Andrew C. Jose



**Conceptual Plan Review Committee
5/25/2022**

Item: Ecole 360 Childcare - 1515-1519 W. Dundee Rd - T1770

Department: Planning & Community Development

Requested Action

1. Special Use Permit for a Day Care Center on the subject property.
2. Land Use Variation to allow a "Private School" in the B-3 District.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a Day Care Center on the subject property, as well as a Land Use Variation to allow a Private School within the B-3 District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification for the requested Special Use Permit as per the standards of approval outlined in the Zoning Ordinance:
 - That said special use is deemed necessary for the public convenience at this location.
 - 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.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations.

4. The petitioner shall provide a market study which must identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.

5. A code compliant landscape plan shall be required.

6. Details must be provided on all fences, enclosures, and accessory structures (shed's, play equipment, etc.).

7. An engineering site geometric plan shall be required.

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

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Plat of Survey

Floor Plan & Playground Plan

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits



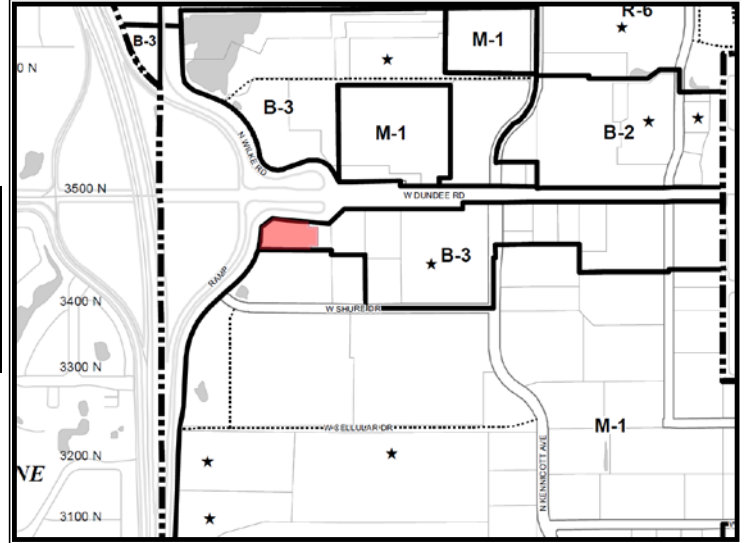
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1770
Project Title: Ecole 360 Childcare
Address: 1515-1519 W. Dundee Rd.
PIN: 03-07-102-014

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 25, 2022
Date Prepared: May 20, 2022

Petitioner: Mesut Birgun
Ecole 360 Child Development Center
Address: 1540 W Algonquin Road
Palatine, IL 60067

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District	Car Dealership (Rohrman Lexus)	Commercial
South	M-1: Research, Development, and Light Manufacturing District	Multi-Family Residential Development	Offices Only
East	B-3: General Service, Wholesale, and Motor Vehicles District	Hotel (Days Inn & Suites)	Commercial
West	B-3: General Service, Wholesale, and Motor Vehicles District	Highway off-ramp	Open Space

Requested Action:

1. Special Use Permit for a Day Care Center on the subject property.
2. Land Use Variation to allow a "Private School" in the B-3 District.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is approximately 79,325 square feet in size (1.82 acres) and was last occupied as a two-tenant commercial building by a medical office (Amita Health) and a bank with a drive-through (Huntington Bank). The building is currently vacant and consists of approximately 7,900 square feet of floor area. Access to the site comes from two full access curb cuts along New Wilke Road, as well as a third full access curb cut to New Wilke Road located on the Days Inn property to the east (granted by a perpetual access easement). Adjacent to this third access point, New Wilke Road intersects with Dundee Road with a full access signaled intersection. Via internal drive aisles, the Days Inn property is connected to the restaurant to the east (Jameson's Charhouse), which also leads to the Napleton Dealership and eventually provides access to Kennicott Drive. Although this internal connection exists, it does not appear to be formalized through an access easement. Parking is shared between both the hotel property and the subject property, which together contains a total of 205 parking stalls.

Mesut Birgen, who is owner and operator of Ecole 360 Child Care Center and has existing daycare facilities in Palatine and Schaumburg, has the subject property under contract and is interested in establishing a third daycare location in Arlington Heights. The facility that would offer care for children aged six weeks old through age 12. The proposed facility anticipates a maximum of 130 children with 22 full time staff members. Hours of operation would be between 6:30am and 6:30pm Monday through Friday. There would be a total of eight classrooms; one infant room, two toddler rooms, three rooms for children aged two years old and above, and two elementary school classrooms.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale and Motor Vehicle District. Day Care Centers are required to obtain a special use permit within the B-3 District, and the petitioner shall be required to provide written justification to the three hardship criteria necessary for Special Use Permit approval as outlined below:

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

Additionally, the proposed elementary school classes are not encompassed within the definition of a "Day Care Center", and this portion of the use is classified as a "Private School", which is neither a permitted nor special use within the B-3 District. Therefore, a Land Use Variation shall be required and the petitioner must provide written justification to the four standards necessary for Land Use Variation approval as included below:

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

The Comprehensive Plan designates the site as “Commercial” and the proposed day care center is compatible with this designation.

A market analysis will be required as part of any Plan Commission application. This study should identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.

Building, Site and Landscaping

The petitioner is not proposing any significant changes to the exterior of the building. Exterior work consists of minor maintenance repairs, new signage, and the conversion of several windows into new exit doors. The paint color will remain as existing. Given the proposed scope, it is not anticipated that a Design Commission application will be required, however, a final determination will be made upon the submission of detailed plans. The proposed daycare is considered a change in use from a Building Code perspective and certain fire/life safety improvements may be required to the building as a result.

Relative to the site, the petitioner would remove the existing drive-through equipment located on the western side of the building but keep the canopy over the drive-through area. With exception to a small pass-through lane to the west of the canopy, all pavement in this area would be removed and replaced with greenspace that would be used for the outdoor play areas. The curb line along the southeast and east side of the building would be bumped out in a few locations to allow more sidewalk space and a new dumpster enclosure would need to be constructed. The petitioner should be aware that the existing entrance to the building is non-compliant relative to accessibility and may need to be upgraded as part of the permit process. Fencing would be installed along much of the building perimeter. Details on the fencing and dumpster enclosure will need to be provided as part of the Plan Commission review process. Additionally, details on all play equipment within the outdoor recreation areas will need to be provided to determine if any variations are necessary. Finally, an engineering site geometric plan must be provided as part of the Plan Commission application, as well as a fire truck turning exhibit showing the movements of a fire truck to verify if the proposed sitework has any impact on emergency access.

With regards to landscaping, the site has been fairly well maintained over the years, however, some of the parking lot perimeter landscaping is missing and shade trees may need to be added to some of the landscape islands. Infill landscaping will be required to fill in the gaps where perimeter landscaping is missing and staff will verify if additional landscape island shade trees are required within the parking lot. The petitioner must provide a landscape plan showing the necessary improvements to the site to bring it up to compliance with code.

Parking and Loading:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. Per the project narrative, parents will park to drop-off/pick-up their kids and walk them to/from the building.

The site currently operates with two-way traffic with exception to the existing drive-through lanes where traffic flow reverts to one-way circulation flowing in a counter clockwise direction. The proposed removal of the drive-through equipment and pavement, along with the new curb in this area for the exterior playground,

will maintain the one-way circulation in this area. The drive aisle in this location must have a minimum width of 12-feet for one-way traffic.

As previously mentioned, parking for the subject property is shared with the Days Inn hotel to the east via a reciprocal parking and access agreement that was established in 1987. Accordingly, the parking requirement is determined by the sum of the required parking for both the proposed daycare as well as the hotel and will be based on the total parking provided between the two properties. Based on a preliminary analysis, the site conforms to code requirements. **Table I** below illustrates these requirements. Given the large surplus, staff does not have concerns with parking. However, it should be noted that the parking requirement for the elementary classrooms is slightly different than for the daycare classrooms. The petitioner will need to provide a breakdown of the 22 employees as delineated between those that will be working within the daycare and those that will be working within the elementary component of the facility.

Table I: Parking Calculations

Address	Tenant	Code Use	Number of Rooms	Gross Square Footage	Parking Ratio (1:X)	Number of Employees	Parking Required
1515-1519 W. Dundee Rd.	Ecole 360	Day Care Center	-	7,931	3 spaces per 2 employees	22	33
1415 W. Dundee Rd	Days Inn	Hotel	123	-	1 per room	-	123
Total Parking Required							156
Total Parking Provided							205
Surplus/(Deficit)							49

Bicycle parking is only required when the proposed change in use requires more vehicular parking than the existing use on the subject property. As the site is currently vacant, which would translate to a parking requirement of 26 spaces should it be re-occupied as a standard retail use, no bicycle parking is required.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a Day Care Center on the subject property, as well as a Land Use Variation to allow a Private School within the B-3 District, and is generally supportive of the application subject to resolution of the following:

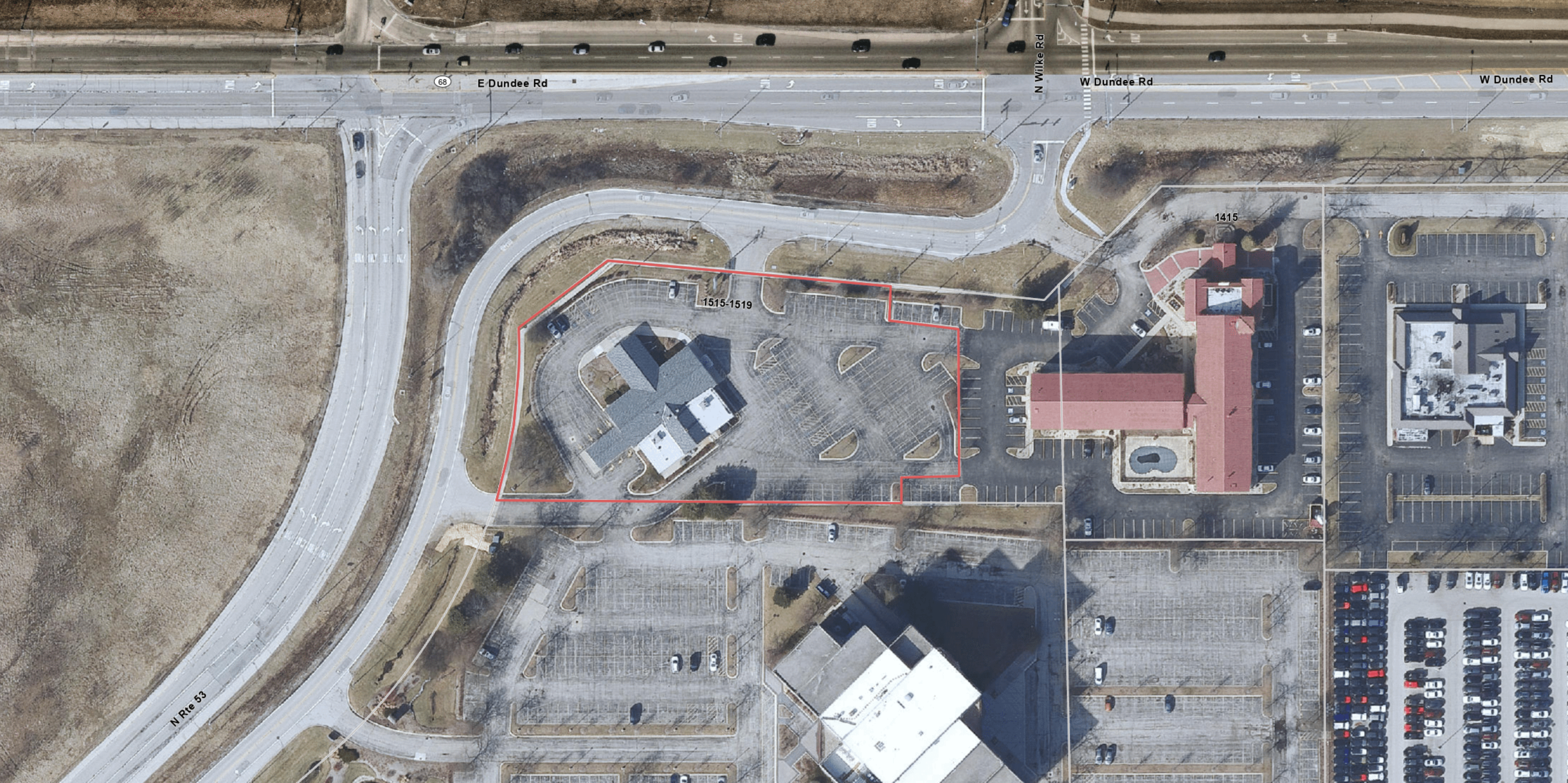
1. The petitioner shall provide written justification for the requested Special Use Permit as per the standards of approval outlined in the Zoning Ordinance:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
3. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations.
 4. The petitioner shall provide a market study which must identify the similarities, differences, and impacts to other existing day care facilities within the market area. Furthermore, the market assessment should illustrate the market demand for this type of facility at the proposed location.
 5. A code compliant landscape plan shall be required.
 6. Details must be provided on all fences, enclosures, and accessory structures (shed's, play equipment, etc.).
 7. An engineering site geometric plan shall be required.
 8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

May 20, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1770



68

E Dundee Rd

N Wilke Rd

W Dundee Rd

W Dundee Rd

N Rte 53

1515-1519

1415



Ecole 360 Arlington Heights in 1515 W Dundee Rd

Ecole 360 was founded in 2017 by Meg and Mesut Birgun with the intention of European touch to childcare. Meg's dedication in life has always been education. She has successfully obtained her BA in teaching and MBA in Educational Management. Meg is Director Qualified by DCFS in Illinois. After the completion of her studies, she has had the pleasure of teaching all age groups in various school settings. Mesut, after obtaining a degree in Political Science, initially worked in the event management business for NGOs and governments for quite some time. The couple brought their different backgrounds, and professional experiences together for the development of Ecole 360 Child Development Center. Ecole 360's concept is a totally new approach in childcare industry. Meg and Mesut's only wish is to make the dream of the families come true who are wishing for their kids the best.

First location in Palatine was opened in August 2017 with the capacity of 96 children. Ecole 360 Palatine never closed doors even staying open during the pandemic as an emergency center for essential worker families. Now Ecole 360 Palatine with 18 fulltime staff members has 95 children enrolled serving families all year around. Second location, Ecole 360 Schaumburg opened in August 2020 with the capacity of 126 children from ages 6 weeks through 12 years old. The center with 20 staff member is already 80% full serving the families in Schaumburg and vicinity.

Ecole 360 looks forward to meeting community in Arlington Heights area and have the opportunity of offering them quality and affordable childcare and preschool. Ecole 360's passionate team works hard to meet every child and family's needs from loving to structured learning environment. Ecole 360 Arlington Heights planned to have capacity of 130 children from 6 weeks to 12 years old in 8 classrooms with 22 staff members. Regular operating hours will be 6:30am-6:30pm M-F, and breakfast, lunch and afternoon snack will be provided through third party catering services. Ecole 360 has full open-door policy with password secured doors which allows families to drop off and pick-up in the building.

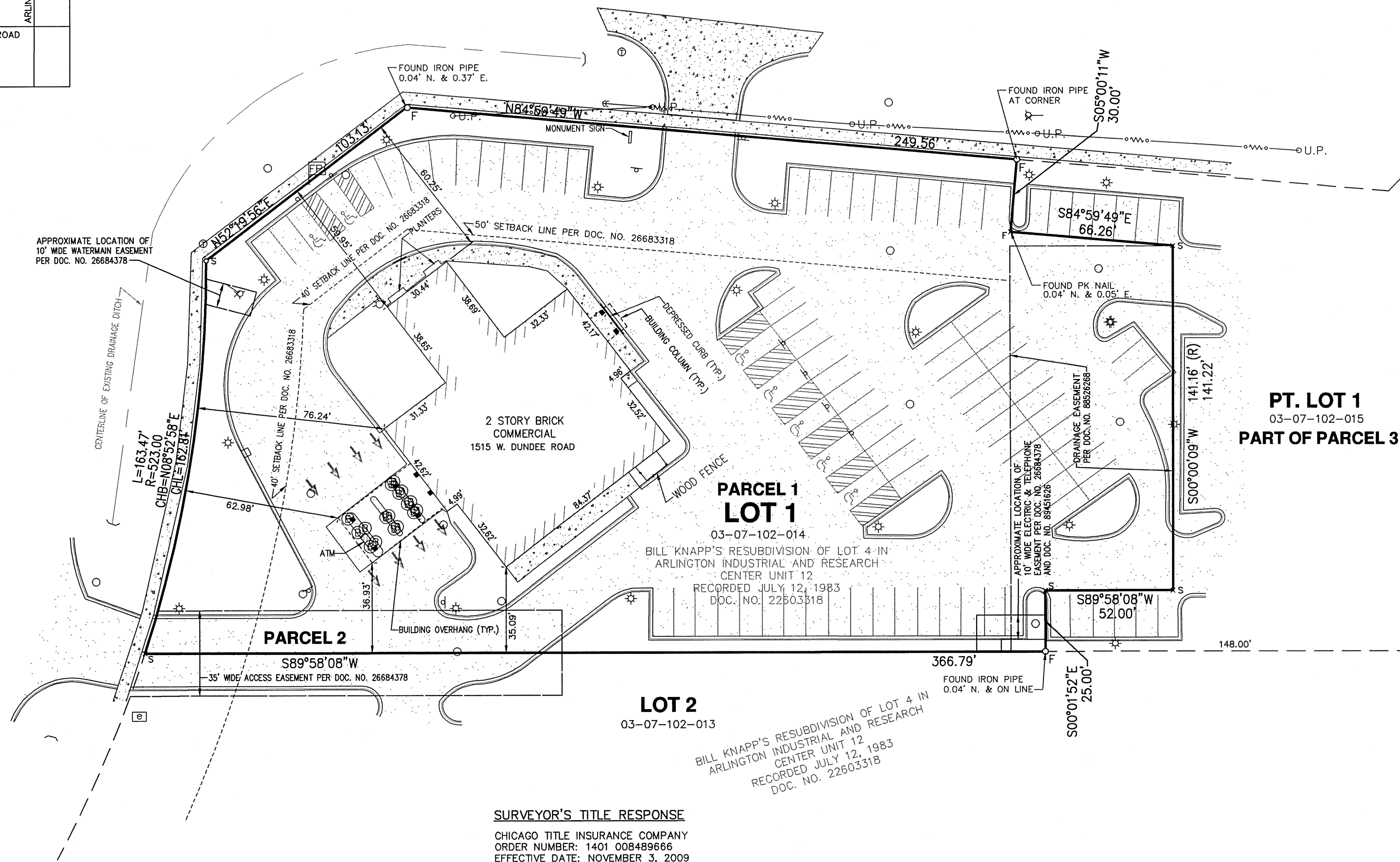
The property, 1515 W Dundee Rd Arlington Heights, is a 7,931 SF building in a 79,094 SF lot. Proposed project includes inside alterations as shown in the floor plan, and two playgrounds in the SW side of the building and fence around the building to maintain the safety of children. On the façade of the building, current paint and color will be kept, except maintenance needs, but additional exit doors will be open as shown in the floor plan. Monument sign structure will be saved but the face will be changed with new branding after permits granted.

OF
PART OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

DUNDEE ROAD
(R.O.W. VARIES)

A map showing the location of the site. The site is marked with a black rectangle and labeled "SITE". It is located on Dundee Road, just north of Shure Drive. Other roads shown include Kennicott Avenue, Hintz Road, and Illinois Route 53. A north arrow is located in the upper left corner of the map.

ILLINOIS ROUTE 53
(R.O.W. VARIES)



PART OF PARCEL 3
ARLINGTON INDUSTRIAL AND
RESEARCH CENTER UNIT 9
RECORDED SEPTEMBER 24, 1976
DOCUMENT NO. 23650671

PARCEL 1:
 LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER
 SUBDIVISION, A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26686318,
 (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1
 1. THENCE NORTHERLY ALONG SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE
 LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET;
 THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE
 RIGHT ANGLE TO THE EAST LINE OF SAID LOT 1, 141.16 FEET; THENCE EASTERLY ALONG SAID LOT 1, 52.00 FEET
 TO AN INTERSECTION WITH A LINE RIGHT ANGLE TO THE EAST LINE OF SAID LOT 1, 141.16 FEET; THENCE
 NORTHERLY ALONG SAID LOT 1, 52.00 FEET TO AN INTERSECTION WITH A LINE RIGHT ANGLE TO THE EAST LINE OF
 SAID LOT 1, 141.16 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT
 NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.62 FEET TO THE
 INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE EAST LINE OF SAID LOT 1, 197.00 FEET TO
 THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN CHRYSLER CREDIT CORPORATION, A NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24, 1977 AND KNOWN AS TRUST NUMBER 53022, DUNDEE WILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, KNOWN AS DUNDEE WILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, KNOWN AS KNAPP'S PROPERTIES, INC., DATED JUNE 21, 1983 AND RECORDED JULY 12, 1983 AS DOCUMENT 26684378, FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND: LOT 1, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10 EAST, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION AND BILL KNAPPS' PROPERTIES, INC., A MICHIGAN CORPORATION DATED MAY 29, 1987 AND RECORDED APRIL 15, 1988 AS DOCUMENT 88-6081, AS MODIFIED BY THE CANCELLATION OF COMMON-ACCESS AND CROSS-PARKING EASEMENT AGREEMENT FOR ROADWAYS AND DRIVEWAYS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON THAT PORTION OF THE COMMON AREA OF THE LA QUINTA MOTOR PARCEL.

THE SUBJECT PROPERTY CONTAINS 1.82 ACRES OR 79,325 SQUARE FEET, MORE OR LESS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: FIRST BANK
FIRSTMERIT BANK, N.A.
KATTEN MUCHIN ROSENMAN LLP
CHICAGO TITLE INSURANCE COMPANY
AND THE SUCCESSORS AND/OR ASSIGNS OF THE ABOVE LISTED PARTIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(g) AND 13, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT ANY DISCREPANCY BETWEEN THE LAND SURVEY REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED ~~THIS~~ 4TH DAY OF FEBRUARY, 2010.

ERIC W. BRAND
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2010



CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 1401 008489666
EFFECTIVE DATE: NOVEMBER 3, 2009

- (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
- RESPONSE: PARCELS AS SHOWN HEREON, SEE DOCUMENTS FOR TERMS, PROVISIONS AND CONDITIONS.
15. ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION, BOTH RECORDED AUGUST 29, 1962 AS DOCUMENTS 18576703 AND 18576704, RESPECTIVELY, PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES. (AFFECTS UNDERLYING OF PARCEL 1)
- RESPONSE: DOCUMENTS DESCRIBE PLANNED ROUTE OF HIGHWAY, NO PLOTTABLE MATTERS OF SURVEY.
16. EASEMENTS, TERMS AND PROVISIONS CONTAINED IN THE EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN NATIONAL BANK OF TRUSTEES AND SAVINGS ASSOCIATION, DATED AUGUST 24, 1977 AND KNOWN AS TRUST NUMBER 53022; DUNDEE MILKE VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, THE OWNER OF 100% OF THE BENEFIT OF EASEMENT OF TRUST NO. 53022 AND BILL KNAPP'S PROPERTIES, INC., DATED JUNE 21, 1983 AND RECORDED JULY 12, 1983 AS DOCUMENT 26684378.
- (AFFECTS THE LAND AND OTHER PROPERTY)
- RESPONSE: AS SHOWN HEREON.
17. WE HAVE EXAMINED THE PLAT OF BILL KNAPP'S RESUBDIVISION, RECORDED JULY 12, 1983 AS DOCUMENT 26683378 BEING A RESUBDIVISION OF LOT 4 OF ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS, RELATIVE THEREOF WE NOTE THE FOLLOWING:
- (A) A 10 FOOT WATERMAIN EASEMENT AS SHOWN ON THE PLAT OF RESUBDIVISION. (AFFECTS PART OF THE NORTH WESTERLY LINE OF LOT 1)
- (B) RESERVATION (NON-EXCLUSIVE) OF EASEMENT RIGHT TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF MANHOLES, INLETS, CATCH BASINS, SANITARY LINE AND APPURTENANCES, STORM SEWER LINES, AND APPURTENANCES, WATER MAINS AND APPURTENANCES, AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND ADJOINING PROPERTY WITH SANITARY, STORM AND WATER SERVICES OVER, UNDER AND ACROSS THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION.
- (AFFECTS PART OF THE NORTH WESTERLY LINE OF LOT 1 AND THE EAST 20 FEET OF LOT 1)
- (C) EASEMENT OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET, EAST 170 FEET AS MEASURED ON THE UPPER LINE OF LOT 1 FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP THEREON ON THE PLAT OF RESUBDIVISION AND AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378.
- (D) EASEMENT TO ENTER UPON THE LAND OTHER PROPERTY RESERVED AND GRANTED TO THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND CABLENET, INC., THEIR SUCCESSORS AND ASSIGNS, WITH RIGHT TO CUT, TRIM OR REMOVE TREES AND BUSHES AND OTHERS AS REASONABLY REQUIRED AS SHOWN ON THE PLAT OF RESUBDIVISION.
- (E) A 40 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION OVER THE WESTERLY AND NORTH WESTERLY LINES OF LOT 1.
- (F) A 50 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION OVER PART OF THE NORTH LINE OF LOT 1.
- RESPONSE: ALL EASEMENTS AS SHOWN HEREON, WATERMAIN EASEMENT LOCATION IS APPROXIMATE.
18. ONSITE UTILITY MAINTENANCE AGREEMENT RECORDED JULY 28, 1983 AS DOCUMENT 26707494 MADE BY BILL KNAPP'S RESTAURANT AND THE TERMS AND CONDITIONS THEREIN CONTAINED. (AFFECTS PARCEL 1)
- RESPONSE: DOCUMENT DESCRIBES LOT 1 ENTIRELY, NO PLOTTABLE MATTERS OF SURVEY.
19. CROSS ACCESS AND CROSS PARKING EASEMENT MADE BY AND BETWEEN LA QUINTA MOTOR INNS INC. AND BILL KNAPP'S PROPERTIES INC. GRANTING A NON-EXCLUSIVE USE OF AN EASEMENT FOR THE USE, BENEFIT AND ENJOYMENT OF LAND EAST AND ADJOINING AND ITS SUCCESSORS AND ASSIGNS IN, TO, OVER, ACROSS AND THROUGH THE COMMON AREA CONSISTING OF THE DRIVEWAYS, ENTRANCES, EXITS, PARKING AND DRIVEWAY AREAS FOR INGRESS AND EGRESS BY PEDESTRIAN OR VEHICULAR TRAFFIC AND A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING AND DRIVEWAY AREAS AND THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 AND AS MODIFIED BY MODIFICATION RECORDED SEPTEMBER 25, 1989 AS DOCUMENT 89451627. (AFFECTS PARCEL 3)
- RESPONSE: PARCELS AS SHOWN HEREON, SEE DOCUMENTS FOR TERMS, PROVISIONS AND CONDITIONS.
20. RESTRICTION CONTAINED IN DECLARATION OF RESTRICTION RECORDED APRIL 19, 1988 AS DOCUMENT 88160822 MADE BY BILL KNAPP'S PROPERTIES INC. THAT KNAPP'S LAND LYING WITHIN 1,000 FEET OF THE BOUNDARY LINE OF THE LAND DESCRIBED ON EXHIBIT B ATTACHED THERETO SHALL NOT BE DEVELOPED OR USED AS A HOTEL OR MOTEL OR OTHER SIMILAR FACILITY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
- RESPONSE: DOCUMENT DESCRIBES PARCELS 1, 2 & 3 SHOWN HEREON, NO PLOTTABLE MATTERS OF SURVEY.
21. STORM DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 15, 1988 AS DOCUMENT 88522686, AGREEMENT ENTERED BY AND BETWEEN BILL KNAPP'S PROPERTIES INC. AND LA QUINTA MOTOR INNS FOR THE PURPOSE OF DEDICATING, DISPERSED AND DRAINING STORM WATER FROM A PORTION OF THE LQ TRACT INTO THE TWO EXISTING DRAIN BASINS THAT CONSTITUTE A PART OF THE EXISTING UNDERGROUND KNAPP'S DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT AREA.
- RESPONSE: AS SHOWN HEREON.
22. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 89451628, AFFECTING THE PART OF THE LAND AS SHOWN ON SKETCH ATTACHED TO THE DOCUMENT.
- RESPONSE: APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON.
23. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 89451628, AFFECTING THAT PAT OF THE LAND AS SHOWN ON SKETCH ATTACHED TO THE DOCUMENT.
- (AFFECTS PARCEL 1)
- RESPONSE: APPROXIMATE LOCATION OF EASEMENT AS SHOWN HEREON.

XF	FOUND PK NAIL
OF	FOUND IRON PIPE
XS	SET PK NAIL
OS	SET IRON ROD
O	EXISTING MANHOLE/CATCH BASIN
⤵	EXISTING HYDRANT
x	EXISTING WATER VALVE
⌋	EXISTING FIRE CONNECTION
⌋	EXISTING ELECTRIC TRANSFORMER
⌋	EXISTING SIGN
⌋	EXISTING LIGHT POLE
⌋	EXISTING UTILITY POLE
⌋	EXISTING BOLLARD
⌋	EXISTING BOUNDARY LINE
⌋	EXISTING EASEMENT LINE
⌋	EXISTING FENCE
⌋	EXISTING OVERHEAD ELECTRIC
⌋	EXISTING BUILDING
⌋	EXISTING CONCRETE
⌋	EXISTING ASPHALT

GENERAL NOTES:

- 1) COMPARE ALL DISTANCES AND POINTS IN FIELD AND RECORD ANY DISCREPANCIES IN SAMETO SURVEYOR AT ONCE.
- 2) RECORD AND SHOW ALL DISTANCES TO ALL ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 3) CALL 811 ("COMMON GROUND ALLIANCE": NATIONAL UNDERGROUND UTILITY LOCATOR) TO LOCATE ALL KNOWN UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 4) NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
- 5) FIELD WORK COMPLETED ON 12/06/2009.
- 6) OBSERVED PARKING SPACES: 76 STANDARD AND 7 HANDICAP ACCESSIBLE.
- 7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INSURANCE POLICY, THIS PROPERTY LIES WITHIN AN INCORPORATED AREAS HAVING MAP NUMBER 17031C00444 WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE SUBJECT PROPERTY LIES WITHIN "ZONE 1" AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Know what's **below**.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



SECTION 7
TOWNSHIP 42 NORTH, RANGE 11 EAST
WHEELING TOWNSHIP
COOK COUNTY, ILLINOIS

FIRST BANKS, INC.

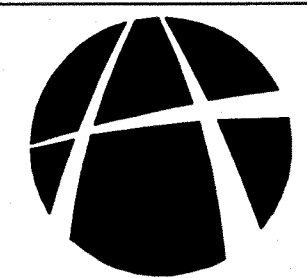
ALTA/ACSM LAND TITLE SURVEY

DATE _____

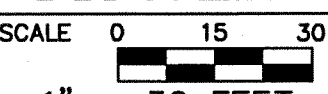
12/18/2009

02/04/10 PER REVISED TITLE COMMITMENT

REVISIONS



ATWELL



DR.	RFW	CH.	FWE
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P.M. F. BRAND

BOOK 137

BOOK 157

SAB. FILE:

CAD FILE:
09002415AS-001

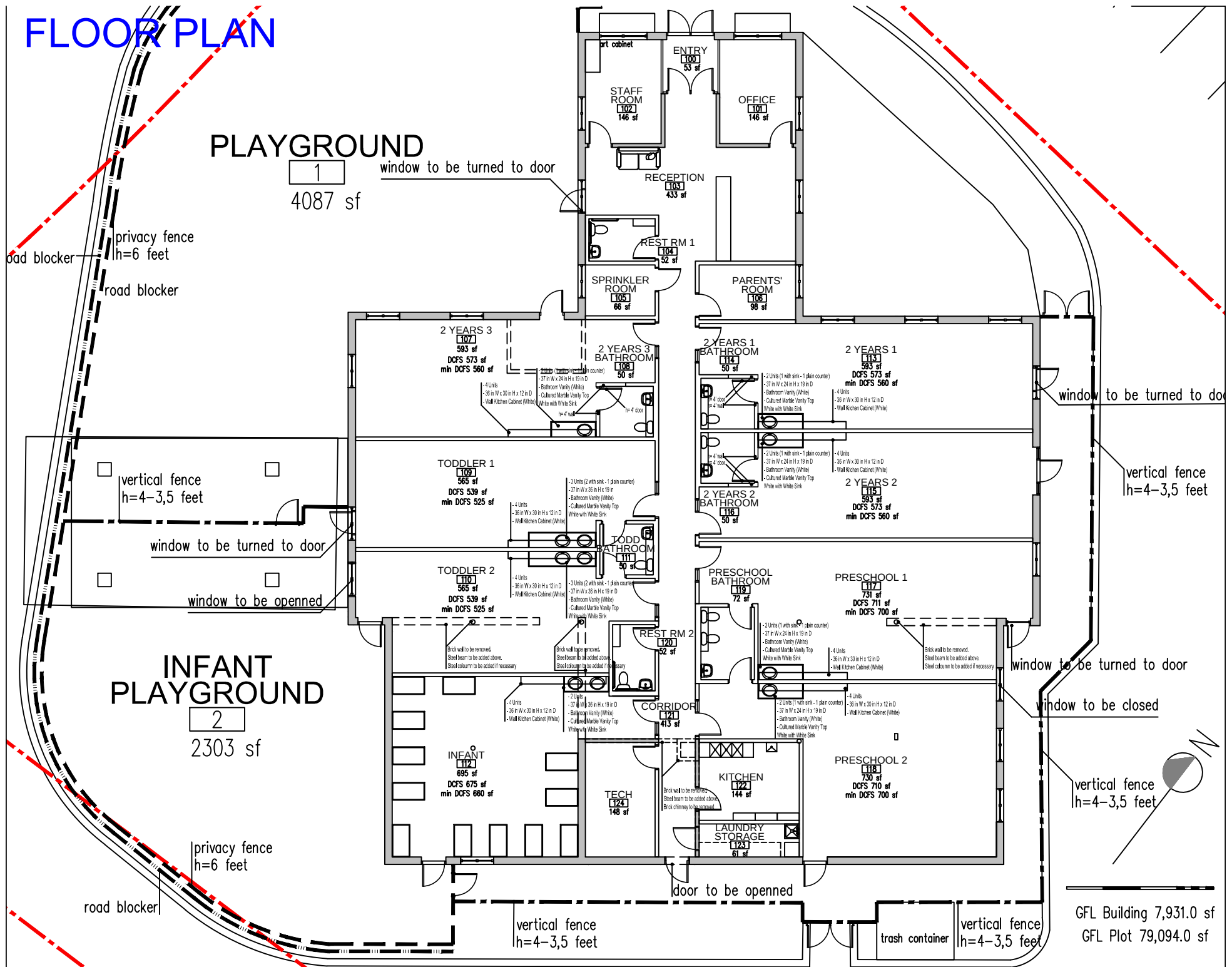
JOB 09002415

FILE CODE: AS-0-1

SHEET NO

1 OF 1

FLOOR PLAN





**Conceptual Plan Review Committee
5/25/2022**

Item: La Zingara - 2300 E. Rand Rd - T1771

Department: Planning & Community Development

Requested Action

1. Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit Amendment Request to allow an expanded restaurant on the subject property, and needs additional information to make a recommendation on the proposal. Such additional information includes the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Special Use Permit approval as outlined in Chapter 28, Section 8.5 of the Arlington Heights Municipal Code.
2. The petitioner shall provide a written justification demonstrating compliance with the standards for Zoning Code Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
3. A parking survey shall be conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.
4. Fully dimensioned interior and exterior seating area plans shall be provided, showing travel distances to exists, so that adequate egress can be verified.
5. The patio will need to be up to code. Plans demonstrating compliance with

outdoor heater safety and code will be required. Adequate egress from the patio must also be provided.

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

ATTACHMENTS:

Description

Staff Report
Plat of Survey
Aerial
Business Summary
Floor & Seating Plan

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits
Exhibits



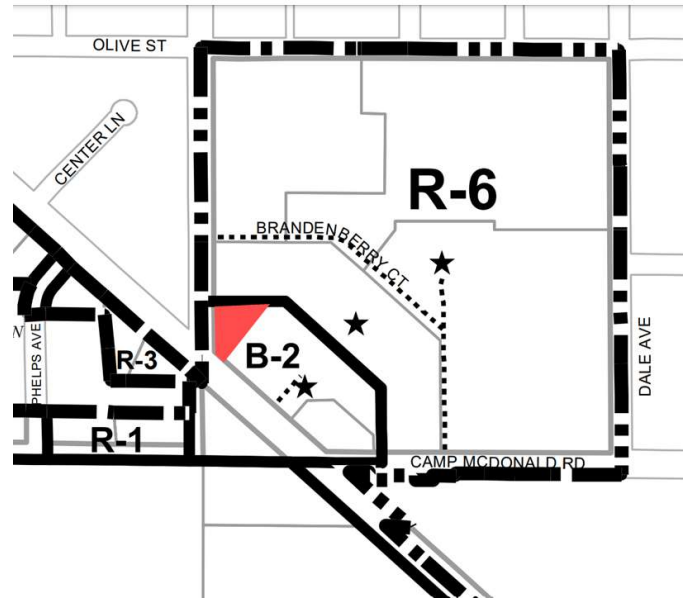
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1771
Project Title: La Zingara SUP Amendment
Address: 2300 E. Rand Road
PIN: 03-21-402-013-0000

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: May 25, 2022
Date Prepared: May 20, 2022

Petitioner: Sam Mokhtarian
 SD&S Properties
Address: 401 E. Prospect Ave, Suite 103
 Mount Prospect, IL 60056

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multiple Family Dwelling District	Brandenberry Park Condominiums	Moderate Density Multi-Family
South	B-2, General Business District; R-1, One-Family Dwelling District	Keyes Motel, Rolling Green Country Club	Commercial, Parks
East	R-6, Multiple Family Dwelling District	Brandenberry Park Condominiums	Moderate Density Multi-Family
West	City of Prospect Heights	Mobil Gas Station	City of Prospect Heights

Requested Action:

1. Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required:

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.

Project Background:

La Zingara is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. Last year, the restaurant expanded into an adjacent tenant space. A permit was applied for and issued by the Village for the expansion. At the time, the requirement for an amendment to the existing Special Use Permit was not identified, as a revised permit showing seating was not routed to the Planning Department for review. During Liquor License renewal this year, the restaurant noted that seating had been added, and the matter was forwarded to the Planning Department.

The subject tenant space is part of the Brandenberry Park Shopping Center, which is located at the northeast corner of Rand Road and Waterman Avenue. This multi-tenant commercial shopping center is 31,800 square feet in size, and is served by a parking lot with 113 parking spaces.

The expanded restaurant has a total of 127 seats (106 interior), has 8 staff members on site at peak times, and operates from 4pm to 10pm Monday through Thursday, 4pm to 10:30pm Friday through Saturday, and 4 pm to 9pm Sunday. No changes to the site or building are proposed aside from the already completed interior modifications. The underlying Special Use Permit allowed for 70 interior seats, and as such an amendment to the existing Special use Permit is required to allow for the increased capacity.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as a "Restaurant". To proceed forward, the Plan Commission must review and the Village Board must approve an amendment to the existing Special Use Permit for the subject restaurant. In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner must provide a written justification to the following criteria:

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

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use is compatible with this designation. As the proposed amendment is for an existing business, a market study will not be required.

Building, Site Plan, and Landscaping

The applicant has not identified any site alterations as part of the proposed project. 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 where necessary and feasible.

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

- Egress concerns: Fully dimensioned interior and exterior seating area plans shall be provided, showing travel distances to exists, so that adequate egress can be verified.

- Patio Design: The patio will need to be up to code. It is understood that the restaurant is currently using an extension cord for lighting, and compliance with outdoor heater safety and code will be required. Adequate egress from the patio must also be provided.
- Parking Concerns: The proposed use results in a significant code-required parking deficit. A parking survey will be required to verify availability of on-site parking. This will be detailed further in the next section.

Traffic and Parking

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

Table I: Required Parking

Unit	Address	Use/Business	Code Use	SF [Outdoor] (Indoor)	1/ 1/	Parking Required
A	2300-A	La Zingara Restaurant	Restaurant	3,046 [578 - outdoor] (908 - indoor)	45	33
A2		La Zingara Expansion	Restaurant	909	45	20
B	2300-B	VACANT	Vacancy	2,224	300	7
C	2300-C	Express Gifts	Retail	2,777	300	9
D	2302	Dr. Vavrik, DDS	Medical	1,800	200	9
E	2304	VIK nail	Beauty Shop	691	250	3
F	2306	Miracle Ear (Chicago Hearing)	Medical	691	200	3
G	2308	VACANT	Vacancy	1,220	300	4
H	2310	Academie De Danse*	Comm School	1,365	250	5
I	2314	Oak Mill Bakery	Retail	4,644	300	15
J1	2316	B&P Smoke and Spirits	Retail	2,120	300	7
J2	2318	Andrea's Pet Spaw	Retail	2,120	300	7
K	2324	Pinoy Grill	Restaurant	1,040 [570 - outdoor] (315 - indoor)	45	20
L	2326	Prospect Animal Hospital	Medical	2,460	200	12
M	2330	Hair Salon	Beauty Shop	972	250	4
N	2334	Silvio Dry Cleaners	Retail	1,485	300	5
O	2336	Hyperlife Transportation	Office	633	300	2
TOTAL				29,288		
TOTAL PARKING REQUIRED						167
TOTAL PARKING PROVIDED						113
SURPLUS (DEFICIT)						(54)

Per the Staff analysis, a total of 167 spaces would be required for the site. The subject site is currently improved with 113 spaces, resulting in a code-required parking surplus of 54 parking spaces.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Rand Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required. However, anticipated parking demand will need to be evaluated. The petitioner shall provide a parking study, such study to be conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As the restaurant is expanding, 2 bicycle parking spaces are required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit Amendment Request to allow an expanded restaurant on the subject property, and needs additional information to make a recommendation on the proposal. Such additional information includes the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Special Use Permit approval as outlined in Chapter 28, Section 8.5 of the Arlington Heights Municipal Code.
2. The petitioner shall provide a written justification demonstrating compliance with the standards for Zoning Code Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
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6. These are just preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

May 20, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1771

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

ENGINEER'S CERTIFICATE THAT THIS SURVEY WAS MADE TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, AND THAT HE IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE SURVEY, BUT THAT HE IS PROVIDING THE SURVEY AS A PROFESSIONAL SERVICE.

HOWEVER HEREON WERE TAKEN
* AVAILABLE RECORDS ON FILE.

PRINT AREA: BUILDING "A" 23,701.70 SQ. FT.
BUILDING "B" 6,720.71 SQ. FT.

CG: STANDARD = 115
HANDICAP = 3

7 ACRES (124,837.91 SQ. FT.)

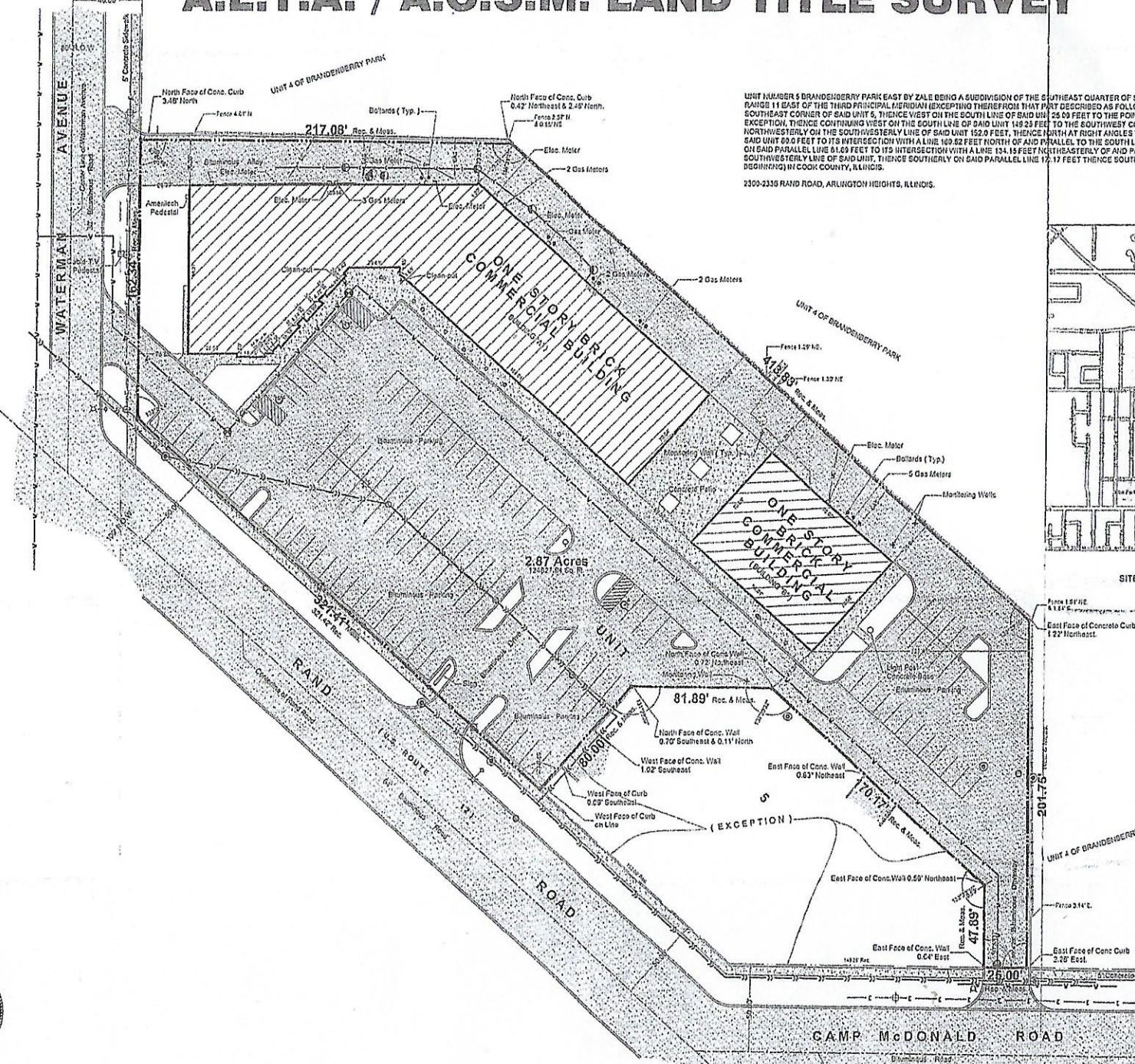
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. REGARDING RECORD CASES, ADJUSTMENTS AND OTHER MATTERS AFFECTING THE QUANTITY OF TITLE TO THIS SURVEY, THE SURVEYOR IS NOT RESPONSIBLE. CHICAGO TITLE INSURANCE CO. CHICAGO, ILL. 60601. AS REF. FILE, DIV. # 41515111. AVAILABLE EVIDENCE OR SURFACE INDICATIONS OF UNDERGROUND UTILITIES AT THE TIME OF THIS SURVEY WERE NOT DETECTED.

• GK DEVELOPMENT, INC.
• BRANDENBERRY PLAZA LLC
• CHICAGO TITLE INSURANCE COMPANY

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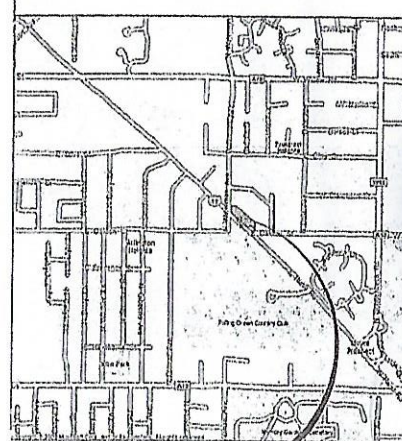
1703100202P

5 OF THIS DATE, THE ABOVE REFERENCED PROPERTY IS NOT A FLOOD HAZARD AREA, ACCORDING TO THE ANTI-FLOOD MAP OR SPECIAL FLOOD HAZARD MAP, AS FAR AS CAN BE DETERMINED.



UNIT NUMBER 5 BRANDENBERRY PARK EAST BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID UNIT 5, THENCE WEST ON THE SOUTH LINE OF SAID UNIT 25.09 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION, THENCE CONTINUING WEST ON THE SOUTH LINE OF SAID UNIT 149.23 FEET TO THE SOUTHWEST CORNER OF SAID UNIT, THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID UNIT 152.0 FEET, THENCE NORTH AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID UNIT 50.0 FEET TO ITS INTERSECTION WITH A LINE 109.62 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID UNIT, THENCE EAST ON SAID PARALLEL LINE 61.69 FEET TO ITS INTERSECTION WITH A LINE 134.15 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID UNIT, THENCE SOUTHERLY ON SAID PARALLEL LINE 17.17 FEET THENCE SOUTH 48.0 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

2300-2330 RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.



SITE LOCATION

LEGEND	
○	SET IRON PIPE
●	FOUND IRON PIPE
+	CROSS IN CONCRETE
⊕	ANCHORAGE
⊙	FIRE HYDRANT
⊗	LIGHT POLE
⊕	WATER VALVE VAULT
⊕	SEWAGE VALVE VAULT
⊕	STORMHOLE
⊕	WELT
⊕	POWER POLE
⊕	DECIDUOUS TREE
⊕	CONIFEROUS TREE
⊕	WATER VALVE
⊕	DISH
⊕	ELECTRIC HOLE
⊕	GAS VALVE
⊕	FLARED END SECTION

A.L.T.A. / A.C.

BARRI ENGINE CONSULT

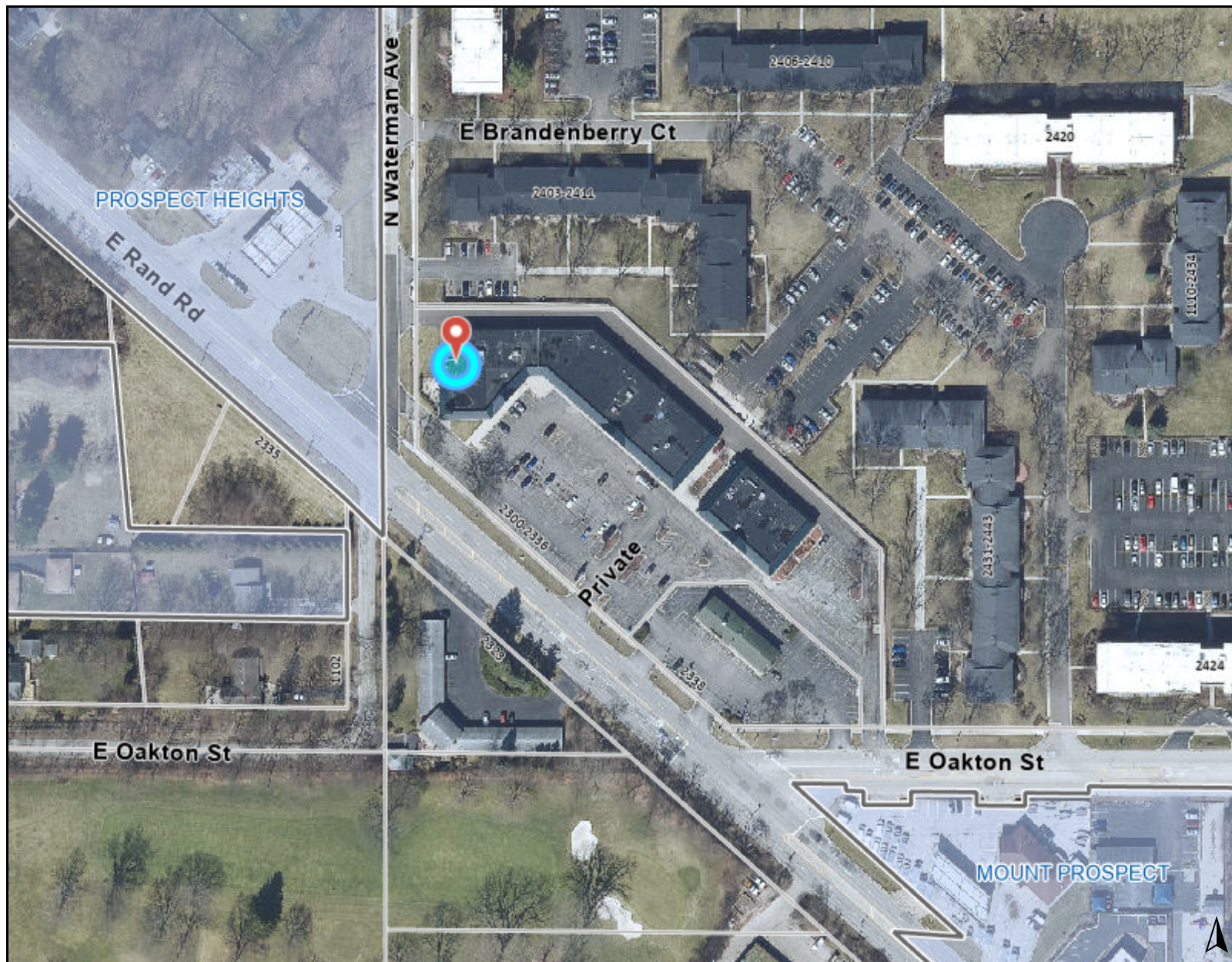
CIVIL ENGINEERING

215 N. NORTHWEST HWY. • SUITE 200A • E

PHOENIX 85328-0033 • FAX 84

REGISTRATION NO. 21010001-101

DRAWN BY: PJD FIELD WORK DATE: 6/1/05



Legend

0 300 600
ft

Print Date: 4/28/2022

Notes

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

La Zingara Restaurant

Hours of Operation:

Mon-Thur 4pm to 10pm

Fri-Sat 4pm to 10:30pm

Sun 4 pm to 9pm

On busy nights they have 8 people on staff.

Original restaurant SF		3,046 SF
Additional SF		<u>856 SF</u>
Total SF of La Zingara		3,902 SF
Total SF of Dining	(Includes patio)	2,680.5 SF
Total SF of Dining	(Not including patio)	1,697.5 SF
Total Number of Seats	(Includes patio)	149
Total Number of Seats	(Not including patio)	130

MAY 12, 2022

