



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 14, 2014
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Arlington Downs Minutes - 4/23/14
- B. Regular Meeting Minutes 4/23/14

IV. PUBLIC HEARINGS

- A. Toscana Restaurant - PC#14-004
1859 W. Central Rd.
Amendment to Special Use Ordinances 10-035 and 08-041
- B. Chapter 28 Text Amendment
Acupuncture & Foot Massage Establishment
PC#14-009

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Arlington Downs Minutes - 4/23/14

Department: Planning & Community Development

Arlington Downs Minutes - 4/23/14

ATTACHMENTS:

Description

Arlington Downs 4/23/14

Type

[Minutes](#)

DRAFT

PLAN

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

COMMISSION

RE: ARLINGTON DOWNS; PC #14-005

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
23rd day of April, 2014, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chairman
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
JOE LORENZINI
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

DRAFT

CHAIRMAN WOLFE: Okay. The meeting of the Plan Commission is hereby called to order. And the first item is to please stand with me and recite the pledge.

(Pledge of allegiance.)

CHAIRMAN WOLFE: Bill, would you take the roll please?

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Wolfe.

CHAIRMAN WOLFE: Here. The first item on the agenda is PC #14-005, Arlington Downs, Amendment to the PUD Ordinance 12-006. Is the Petitioner here?

MR. WENDT: We are.

CHAIRMAN WOLFE: Okay, Bruce -- or I'm sorry, Bill, have all the proper notifications been given?

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Okay. Whoever is going to testify on behalf of the Petitioner should stand and I'd like to swear you in.

(Witnesses sworn.)

CHAIRMAN WOLFE: Thank you. Okay, why don't you come forward and please state your name and spell your last name for the record and provide your address?

MR. ENRIGHT: That's the clicker.

MR. WENDT: We can the slide show first?

MR. ENRIGHT: That's the clicker, okay, so you can move them, the lower button moves it ahead, the lowest one.

MR. WENDT: Good evening. My name is Gary Wendt, W-e-n-d-t, with the Argent Group. Also with me is Ed Gausselin, my partner with Argent, Tom Trandell with the owner, Arlington Devco, and Steve Corcoran with Eriksson Engineering. If there are any questions, we're all here to reply to those.

We prepared just a few slides to -- oops.

MR. ENRIGHT: The lowest button.

MR. WENDT: Lowest button, thank you. This slide is at the time of initial purchase, which was June 10th, 2011. For those of you who have been Commissioners for a long time, you've seen many of

these slides and we have the property at the corner of Euclid and Rohlwing Road, and now going up to Salt Creek Lane.

This is the Sheridan as it looked in 2011, and it looks far different now. I felt that we should just look at some of those progress pictures of Tower 1 as we call it, the rehab of that hotel which was 420 plus rooms to 214 apartments. This slide is at the completion of gross demolition in June of 2013. The large excavation in front is the area where about 60,000 square feet of meeting rooms had been in two-stories. It now is a parking facility for the tower. You can see this, the parking facility, the concrete at grade, two-stories underground. And we call this a good day, this past winter, we didn't have many of them, but progress continued and this was the point in time that we were where the entire skin has been removed and you can see the concrete structure which was being reinforced and parts of the new facade up at the top.

Tower 1, as we call it, snapshot yesterday where the windows are completed, on the second floor up through the 9th floor, through the 10th floor, excuse me. Then the top two penthouse floors, 11 and 12, are progressing. And the new roof is going on. What you'll see at the very top where you'd see some of the columns will be the addition, the amenity deck as illustrated in this rendering. And we're projecting completion to be in fall of this year.

That just takes us kind of up to a point, and this slide is indicating the increased land area and really the reason why we're seeking an amendment to the planned unit development. The initial plan, which we'll see in just a moment is about 25 acres, and Arlington Devco has purchased two additional acres at the far north, that white roof L-shape building which is at the boundary of Salt Creek Lane and Rohlwing Road. So, when we acquired that, we studied the overall master plan. This is the plan that was approved in June of 2012, the 25 acres as I mentioned. Is this also a pointer?

MR. ENRIGHT: They won't be able to see it.

MR. WENDT: Okay, thank you. So, this evening, we're focusing on the changes to the master plan as indicated by the Staff report. But it is, looking at the Zone B where we depicted two hotels of about, well, 300 keys in total at the north portion, and one additional retail pad that we're electing to shift over.

So, this is a snapshot of what was approved, and now we're looking at the master plan as proposed with 27 acres. To the far north is the hotel, which is with Four Points by Sheridan at 161 rooms. To the south of that along Rohlwing Road is a restaurant pad. And then going to the east in Zone B is the addition to the water park, new entrance to the water park, which is also termed as a family entertainment center. One other modification from the approved plan is the deletion of an additional restaurant pad along the area of the

boulevard and along the area of the plaza space.

Just for reference, this is the master plan data that is being proposed, and the proposed landscape plan. Just spending a moment on the landscape plan, the concept of a walkable community, a destination place, was important to us early on, and we attempted to carry that theme through as we expanded into the two acres to the north. So, as you can see, we have a lovely green space in front of the tower with the pavilion, a series of walkways, and trees connecting those points of interest and the continuation of walking past to the north section and the east-west path from the proposed restaurant area to the new entrance point of the water park.

Two buildings that are ready to go forward is the Four Points by Sheridan, this being a northeast view. The building is a six-story, as I said earlier, 161 rooms. Includes an area in the lower level for meeting rooms, a pool, and fitness center. There will be a small restaurant bar as part of this hotel.

And this is a view from Rohlwing Road and the entry point to the hotel with the covered walkway. Of course this has been reviewed and approved by Design Commission and carries through with the design guidelines that were previously approved.

The second element of phase 2 was within this Zone B. The area that we're focusing on for the amendment is the addition to the existing water park. And we're creating about a 10,000 square-foot addition and a focal point, an entry point, as you can see here with a cylinder shape and the pyramid skylight which reflects the shape that we had on the east side. The family entertainment center or the FEC as we nickname it is more of a dry amusement arcade, and then it connects to the water park itself.

Another view of that water park.

CHAIRMAN WOLFE: What view is that? From what direction is that looking from?

MR. WENDT: That would be looking north and east a bit from, if you can picture the boulevard that we're creating, I can go back to the plan if that would be helpful.

So, using the landscape plan here, if you follow the entrance point from Rohlwing Road and then take that east a little bit, north being up, that view would be looking toward the new entry point. So, north and east of that. Thanks, Bill. Yes, so that box in that portion is the addition. And then the series of higher roofs are the existing water park.

This view shows, on the left-hand side where the blue tubes are, the existing water park which is about a four-story space, and then the addition that we have to the right of that. And the mass in back of course is the existing tower.

So, just in closing, the Petitioner agrees

completely with the Staff Development Committee report prepared for this hearing, and we seek full endorsement of the Plan Commission this evening. We continue to have an excellent working relationship with Staff and the Village and look forward to continuing on this multi-phased development.

CHAIRMAN WOLFE: Thank you. Anything else for now?

MR. WENDT: No.

CHAIRMAN WOLFE: Okay, great. Have a seat. And then, Bill, can you please give the Staff report for the Village?

MR. ENRIGHT: Certainly. Chairman Wolfe and members of the Plan Commission, there are several actions being sought by the developer. First is an amendment to the previously approved preliminary and final PUD ordinances from 2012 which would incorporate the property at 3555 West Salt Creek Lane and other modifications to the site plan and previous conditions on approval including conceptual approval of the 6,000 square-foot restaurant in Zone B. Second action is the rezoning of 3555 West Salt Creek Lane from B-3 Commercial to B-2 Commercial. Thirdly, an amendment to the Village's Comprehensive Plan for 3555 West Salt Creek Lane from offices only to commercial. And fourthly, a special use to allow an amusement device arcade, large, that is for the family entertainment center adjacent to the water park. And lastly, an amendment to the special use granted in the preliminary PUD to allow a hotel that has 161 rooms in Zone B2.

Two variations are sought. One is a previous variation from the hotel approved in 2012, a variation to allow lodging rooms below the second floor. And secondly, a variation to the parking code to allow a reduction in parking from 2,562 to 2,013 parking stalls which is very similar to the previous parking variation that I'll get into shortly.

The Staff Development Committee which consists of the department heads of the Village are supportive of this project. We think it's an enhancement to the overall project. We have been in discussions with the Petitioner and developer to, in the future, try and continue to solicit additional hotel rooms. The current PUD allows up to 300 hotel rooms in two phases. That is changing with this proposal, amending that special use to reduce the number of hotel rooms to 161. However, the developer has indicated that if there is a market for additional hotel rooms down the road, that they would certainly look at that possibility, and it would possibly require additional property being brought in or an amendment to the plan. But nonetheless, the ability to attract the Starwood moniker and attract a 161-room hotel is certainly a very positive addition to the project. It's always been contemplated but it's a lot more secure now and it moved a lot further than back in 2012. So, that's a good news for the project overall.

With respect to parking, as I mentioned earlier, the variation in magnitude is about the same as it was back in 2012. There has been some increases in parking demand and some decreases with the project. And there's been some additional parking in certain areas and reduction in other areas. However, overall, the project does meet the parking supply and demand because the developer has done a very intensive shared parking analysis, because not everybody is going to use, you know, be there at the same time and there can be dual users of spaces depending upon what hour of the day it is.

In your packet, there is a very detailed parking study hour by hour for projections for each of the various zones in the project. And the ones that we really focused on were the Zone D which is the retail component that would front along Rohlwing Road and also along Euclid Avenue. And then also the hotel zone which is now B and B-2 with the additional property if approved. Between those two properties, there are some deficits at peak, but keep in mind that's the peak hour, and that deficit is the worst case scenario as projected. But at different hours of the day, the farther you get away from that peak, the numbers change in the positives. But there is during the weekday in those two zones a deficit of 21, and in the weekend at noon a deficit of 52 with the weekday peak being around 6:00 p.m.

So, those deficits that are projected can actually be made up by additional parking that could be instituted on site which are requirements of the original PUD, one of which is to build additional parking behind and to the east of the Sheridan Tower that they're renovating now for their luxury apartments. So, there could be additional parking through land-bank installed there that would add about 65 spaces to the net. Those spaces would probably be reserved for, or utilized by employees because they're a little bit off the beaten path for anybody coming to the retail zone, and certainly the hotel zone. In addition, there is ample parking in the adjacent office buildings near the hotel just to the east of the hotel, although that would require the developer to reach either a written or a verbal agreement with those property owners. But the benefit of that is those office buildings are largely not utilized in the evenings or on weekends per a typical office building. So, there is potentially available parking there as well.

And lastly, if parking were to be an issue as this project develops, there's a couple of mechanisms the Village really has control over, one of which is a large generator of parking and certainly in Zone D and in Zone B with the restaurant proposed conceptually, is that the restaurants really drive a lot of the parking. And each restaurant is going to have to come before the Plan Commission in the future once they have those restaurants identified

and they'll have to obtain a special use. And as part of that, we will, and then this will come in phases, too, over time, and parking can be continually analyzed, not too dissimilar from the downtown where we continually analyze the downtown parking situation as it changes and as it evolves.

So, you know, there are existing conditions in the PUD which would still hold, that additional parking measures if necessary would have to be undertaken, some of which is the land-bank parking that I mentioned earlier. But also, the underground garage for Zone B would still be in place. Even though the plan here as contemplated would not include that, the special use for that that was granted in 2012 in Zone B is still valid and, unless repealed, would continue to be valid, and we're not recommending that it be repealed. So, if in the future there is a decision that additional parking be needed in that area, the Zone B and B-2, there is the opportunity to implement, from a zoning standpoint, additional parking in maybe a two-level underground structure or one-level underground and one level at grade.

So, there are options. Parking on a big project, like I said, in the downtown is always going to be of concern and issue. These are projections as best as their consultant can do and the Village can analyze. But we feel that we have the fallback options to address these issues. And also, the zoning controls in the future with the restaurants that each have to come through the process to get approved.

Staff is again supportive of the project and recommends the zoning actions and variances, the developer has met the criteria to justify the variations, and is recommending approval of the project and the related amendments to the existing ordinances and the rezoning as stipulated in the recommendation, items 1 through 7. In addition, there are five conditions of approval that are recommended: that the Zone B restaurant shall require a special use; that the current Village entry side which is at the corner of Arlington Heights Road and Euclid be landscaped in the interim until a more permanent or a more elaborate sign is built in the future; third, that the area west, that the west end of Zone B which is the future site for a 6,000 square-foot restaurant in the interim be seeded with grass so that it has a nice appearance; obviously compliance with the Design Commission approvals for the hotel and family entertainment center; and overall that the Petitioner shall comply with all federal, state and Village codes, regulations and policies in addition to previous ordinances approved for the project.

So, that would conclude Staff's report at this point and we're open for questions from the Plan Commission.

CHAIRMAN WOLFE: Thank you. Is there a motion to

accept the Staff report?

COMMISSIONER JENSEN: I'll make that motion.

CHAIRMAN WOLFE: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN WOLFE: All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Opposed?

(No response.)

CHAIRMAN WOLFE: Okay, the Staff report is made a part of the record. Commissioner Sigalos, why don't we start with you? Any questions?

COMMISSIONER SIGALOS: Just have a couple. The original plan showed the two hotels being located just west of the water park. And this one is putting it farther north of, northwest of the water park. I don't see pedestrian walkways connecting this. It says here that you've added pedestrian walkways but I'm just seeing parking lot and driveways. Am I missing something? Where are the pedestrian walkways?

MR. WENDT: The pedestrian walkway is in front of the restaurant and going north. What's not depicted in this master plan is the porte-cochere and the covered walkway that we have in front of the hotel. You may recall that in the rendering. Then as we continue from the point of the restaurant, there's additional walkways going east and crossing over to the family entertainment center. There are walkways where it says Zone B north and south connecting to the main series of walkways in front of the tower and in front of the retail as was earlier depicted.

COMMISSIONER JENSEN: So, let's say if a family is in the hotel, and they'd be allowed to use the water park for a fee or whatever?

MR. WENDT: Yes.

COMMISSIONER JENSEN: Do they have to go kind of a circuitous route to get to the water park? Not kind of a direct pedestrian walkway to it?

MR. WENDT: The water park --

COMMISSIONER JENSEN: They would be really cutting through the parking lot and walking through the driveways and so forth, I would foresee that happening.

MR. WENDT: We have considered that and our further studying, a shuttle system that may be part of the hotel and yet it's about a block or less walk. I recognize that that would be the case in inclement weather, and that's when a shuttle may be most appropriate. Also recognize that this water park, unlike those in, say Wisconsin Dells where they're really 95 percent or even in some cases 100 percent of the participants or the users of the water park need to stay in

their lodge, those are dedicated rooms then for the water park. In this case, it's a mix. We'll have perhaps 50 percent of the users of the water park are day guests and parking on surface, and so they are accommodated through the network of walkways that you see and parking closer.

The other reason the hotel is located where it's at, first off, we want good visibility, and that six-story building will be seen from Route 53. It is a hotel that will serve business travelers and others as much as the families that are using the hotel and the water park.

COMMISSIONER SIGALOS: And again I understood that you say that if the market conditions improve, that there may be a second hotel as part of this development. Where would that go?

MR. WENDT: As you can see, this plan is rather aggressive and we recognize that it is taking the footprint of the 27 acres with the parking demands and the restaurant pad. So, as we look at it, the second hotel would be in a nearby adjacent property, and that would be market-driven. So, that's why we have downgraded the request from the 300 rooms to what we are ready to build at 161 rooms.

COMMISSIONER SIGALOS: Your original plan had an underground parking garage, correct?

MR. WENDT: Yes.

COMMISSIONER SIGALOS: And now this has gotten away from that? This will all be surface parking? There will no longer be underground parking?

MR. WENDT: In Zone B for the areas, it would be surface parking. We have completed the underground parking for 314 spaces which is serving the residential community.

COMMISSIONER SIGALOS: Residences, right.

MR. WENDT: The future residential apartments would also be served with a structured parking. But candidly, the economics of an underground parking garage would not be supported by a hotel.

COMMISSIONER SIGALOS: My last question was the hotel that was there was a Sheridan, and now I see this Four Points is a Sheridan hotel. And I'm just curious what's changed that Sheridan couldn't make it there before, and it's been vacant for a number of years. And now they're going to come back and build another hotel in the same site.

MR. WENDT: Arlington Devco will be the franchisee, excuse me, and working with Sheridan. But it's a limited service hotel. Four Points is not the full-service or convention hotel that was there and so viable for 40 years. I think if you recall that early slide, you can see some of the reason why that hotel was any longer successful. It was also perhaps a flaw in their business plan to create the adjacent water park and tie what's a business and a

convention and a hospitality center to a family entertainment. This is part of the reason why we have separated physically the hotel from the water park. We've also separated the entrance and there is no entrance point to the residential tower. So, we're trying to deal with the existing condition of the water park and those dynamics as we see it.

COMMISSIONER SIGALOS: Okay. And then the last question I have is regarding the land-bank parking. Where would that be?

MR. WENDT: The land-bank parking is in that triangle. Early studies from the previously approved ordinance shows a two-level parking facility there. And then along the east-west drive going off to Salt Creek would be parallel parking, and I think picking up some additional parking on that south side of that same street.

COMMISSIONER SIGALOS: Okay. Thank you, that's all I have right now.

MR. WENDT: Thank you.

CHAIRMAN WOLFE: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: Could we go back to that slide that had the previous plan? I just want to see where that parking, where was the parking lot, the parking facility that is now, the structure that is not now going to be built?

MR. WENDT: The entire footprint, if you think about the rectangle from the outside edges of the hotel and down, so the hotel would be built on a podium and two levels of parking was contemplated underneath.

COMMISSIONER DAWSON: Okay. We're not talking about --

MR. WENDT: And that area was the ramp up and down.

COMMISSIONER DAWSON: So, it's staying in, so is there, I'm just trying to clarify, does this now allow for, the current PUD would allow for aboveground parking or would only allow for underground parking if at a later date they wanted it?

MR. ENRIGHT: Only underground which is what was approved before.

COMMISSIONER DAWSON: Okay, that's what I was just trying to clarify. Okay. Can I, if we can go back to the other slide? I do have some concerns about just, like we just discussed, about the distance now that families have to walk to get to the water park. And I'm a little concerned that we're not further along in discussing the safety aspects. So, I do take my children to a water park a couple times a year and we do have to walk from where we're at to the park. And I spend that whole time screaming stop running, slow down, get back here, because they cannot, literally cannot control themselves to get to the water park.

In the previous plan, we were so close to the water park, I didn't have those concerns. Now, we're going to have

families walking out there. I'm just a little concerned. And I would like to see more information at this stage about how we're going to be protecting these children as opposed to kind of guesses, though perhaps we can't, you know, perhaps we're so far, I mean this isn't even the first phase, right? I don't know if there is any way to have to be able to revisit this later. I'm just a little concerned with just putting my rubber stamp on a hotel without understanding, it's going to have a lot of children in it due to the water park, without understanding how those children are being protected through the parking lot. And I don't know that you can address that today or not.

MR. WENDT: Certainly we would have those same concerns, and safety of the children and the families is very important. I said earlier that we'd be looking at a shuttle, and a shuttle that is only going three quarters of a block. That may be cumbersome to a family but it certainly is an option, and a safe option.

The walkways and the protected crosswalks that we show I think are designed in for that occurrence where families elect to walk from the hotel to the entrance of the water park. The other half that have driven and parked are into a normal situation of walking from a parking area to the water park. So, it's a mixed kind of use of the facility.

COMMISSIONER DAWSON: You know, I guess, Bill, I'm looking to you. I mean when we get, they won't have, the hotel won't have to come back to us, you know, about this. So, will Staff, when this plan is getting in place with the hotel, because I can appreciate that we need to get this approved, we need to get this project moving forward and we can't go through each one of these minute details today, but will Staff be looking, can Staff assure us that they are going to be looking closely at this issue when that hotel goes into place?

MR. ENRIGHT: Well, I think we have. And certainly you can, you know, direct Staff through your motion tonight to further investigate other options to enhance the walkway system. But I mean I think there are several things to keep in mind. First of all, you know, not everybody going to the water park is actually going to be even using the hotel. I mean I don't know what the percentage breakdown is, you'd have to ask the Petitioner, but there will be a lot of people just coming here for the day and, coming and then leaving. So, I don't know, you know, percentage-wise how many people are actually going to be walking from the hotel to the family entertainment center.

As far as parking lots go, this is probably one of the better parking lots I've seen in the Village in terms of trying to get pedestrians from point A, their car, to point B which is the entrance. As you know from the plan, they have a very nice, well-

protected walkway through the middle of these landscaped islands. In fact, they've added a little, you know, extra space here to make it fit. There's obviously crosswalks, so we want to make sure that there's, you know, proper signage there for cars to be alert, but I just think having those crosswalks there with proper signage is a positive. I mean this is a parking lot, it's not crossing the street but you know how people drive sometimes.

I mean there's always going to be issues in parking lots whether you're shopping at, you know, the grocery store and having to walk through a parking lot, but at least here you don't really have to walk through the parking lot. There are safe pathways going down. You have to cross some parking roads at some point, but for the most part most of your traverse from the hotel down and over to the family entertainment center is in a path that is protected within these landscaped islands.

So, I think the key thing is making sure that they have proper signage at these points of conflict between pedestrians and vehicular access.

MR. WENDT: One other thing I'd like to add, and I'm going to go back to the previous slide, you can see that the north exit and entry point is being removed in the proposed slide as we have expanded to the north parcel. We felt that that curb cut was no longer necessary and it really softens the, if I can use that term with traffic, the drive aisles and the rest. So, a lot of thought went into the overall master plan and expanding it into the campus that you see. And sidewalks and their walkability was very important as pointed out by Staff early on.

COMMISSIONER DAWSON: Do you know yet where the signage will be alerting to the hotel? I mean I can see, that's great because having a curb cut there and a driveway there would be concerning. But if we're alerting people prior to the entrance, that first entranceway, or I guess it's not the first, it's the main down, down there, if we're alerting people to the hotel there, people are going to be turning in right to turn left to get to the hotel. But if we're alerting people farther on so that we're kind of forcing them on to make the right there on Salt Creek Lane, then you're really minimizing traffic so traffic really is just zipping around, getting into the hotel and we're really, we're moving a lot of congestion from children walking to and from the park.

So, has that been considered, where the signage would be alerting people to turn into the hotel?

MR. WENDT: I'm going to go to the renderings and you can see that we're showing this view, signs at the roof level on the front and on each side. So, I think that the building itself will be the signpost if you will.

COMMISSIONER DAWSON: Okay.

MR. WENDT: Of how to get to the hotel. Someone coming eastbound on, I'm sorry, going west on Euclid may turn into the boulevard and turn up. If someone is coming from 53, I think that they will take that route that you were suggesting was a bit, providing greater safety.

COMMISSIONER DAWSON: Okay. The rest of my questions relate to this arcade concept. And it kind of goes along with my earlier theme of I'm a little concerned about granting a special use, though I have no objection to an arcade and I think it's a terrific addition. I think it will really help enhance the facility, but I'm just a little concerned about granting a special use with having no information about the facility itself, you know, the hours and I don't know, other information. So, you don't, you're asking for the special use.

I guess what I'm saying is we're carving out a requirement that the restaurant has to come back for special use. Why are we not carving out that the arcade, I mean that we can encourage the arcade tonight and we can affirm that we think it's a great use for the property but that we need the actual operator when they're identified to come back to Plan Commission for more information about the operations? Now, who am I looking at?

MR. WENDT: I will point out in your packet the half-size drawings of the hotel, all elevations, all floor plans, as well as the same on the family entertainment center. So, that has been vetted through the Design Commission and as part of the information that you have. The reason we are detailing those two buildings is that we're ready to begin those this summer, the hotel and the family, the FEC.

COMMISSIONER DAWSON: You don't have an operator identified is my understanding from the packet, that there is not an operator for the arcade identified. That you're asking for the special use so that you can go out and mark it and identify an operator.

MR. WENDT: Arlington Devco is in joint venture with Wilderness who have entertainment centers and water parks throughout the country, in Wisconsin Dells as well as Pennsylvania and down in Sevierville. So, this is an operator, owner-operator and our joint venture partner in this portion of the project. They have water parks in just Wisconsin Dells itself that is about ten times what we have in terms of footprint here, and I believe over 2,000 rooms. And likewise in the other two locations that I spoke of. So, we're very comfortable with the operation and their ability. They have proposed this type of additional entertainment venue to a water park that, if I may, came along with 20 acres and was failed. So, we're working hard to make this a viable and appropriate asset to the community.

COMMISSIONER DAWSON: I don't know where I read that,

but I thought I read in the packet that you were asking for a special use because it was needed to market. And maybe I misinterpreted what you meant by market.

MR. ENRIGHT: That's for the restaurant.

COMMISSIONER DAWSON: No, I thought that was for the family entertainment center. Regardless, okay, so, it's a little concerning to me now to find out we're not marketing and I still don't have information about hours and such. Was it in the original PUD, the hours of the water park?

MR. ENRIGHT: It wasn't a condition, but I can't recall if we had, you know, the actual hours. I'm sure it's in some of the documentation. But I guess the fundamental question is, you know, what is the concern? As long as the parking, assuming you agree with the parking analysis, we think from Staff level that this is a very logical component of the water park. And as long as it's not going to have a detrimental impact which I can't see why a water park would have and amusement devices for kids to play on would have any negative impact on the public. To me, it's strictly really a parking issue and we think that they've satisfied the parking concerns through their study.

And also, the fact that we don't have anything like this in town, it is unique. I can't think of any, on this scale, in town, or at least anywhere in this close proximity to this location. So, I think it's a good use, a good complementary use.

I'm sure the hours of operation probably come close to the water park. You can ask the Petitioner to testify to that. I don't know if it would be open later or not. But I just don't see what the legitimate government interest is in not allowing this to go in because I don't see any detriment to having this here. I think it's a natural part of the water park.

MR. GAUSSELIN: Ms. Dawson, my name is Ed Gaussein, and I'm actually the attorney that drafted that. I know what you're referring to when you say market. It really is relevant to the market viability of this water park. The water park failed about four years ago, part of it because there was a little bit of obsolescence there. The water park is going to have to add some additional features within the water features as well as the addition of the 10,000 square-foot family entertainment center to really bring it to market relevance so it can compete against some of the other water parks that are out there such as Key Lime Cove.

So, when we talk about market, it's more market viability. It's really going to bring it up to the standard that's necessary to attract the families.

COMMISSIONER DAWSON: Okay. Just to clarify, I don't have an objection to this. Here is my concern. There's different kinds of arcades in family entertainment centers. There's kid friendly

arcade in family entertainment centers that clearly aren't going to be open until 2:00 a.m. and have rowdy teenagers running in and out. And then there is the arcade that attract the rowdy teenagers that want to be up and out late and I know there's curfew and such, but I don't have any information about what kind of arcade is going in, what kind of hours we have, and what kind of establishment is getting put in next to this water park.

So, I do think that I have a legitimate question to ask for more information related to what is intended to go in here. There is no information. I'm finding out that we are not marketing and looking for someone but we have other operations in place. And I would have expected more information in the packet relative to the actual arcade operations prior to asking me for a special use to grant it. So, that's where I'm coming from.

MR. ENRIGHT: And maybe the Petitioner can address those questions. And I didn't say, I never said that your question was not relevant to the matter. What I said is I didn't see from our perspective what government interest there was here to not allow it. But certainly, you know, you have the right to ask whatever questions and I think the Petitioner should be prepared to answer some of those questions like the hours of operation, whatever questions you have. And I think the Commissioner has made those known and maybe the Petitioner can respond to some of those details.

MR. GAUSSELIN: With respect to the hours of operation, I will say that it will be consistent with the hours of operation for the water park. You know, I can't state, I'm not the operator, it's Water Park Venture Services which is Wilderness that's going to create those hours. I will say that the plan for the family entertainment center will be consistent with their other locations. They are talking about having a ropes course. They're talking about having, you know, the ticket system for prizes. They're, you know, talking about those functions and arcade features that are typically found in water parks in their existing facilities.

So, it's not going to be, you know, stacks and stacks of pinball machines and, I know exactly where you're going, that will draw perhaps a certain element late night for those. It's going to be keenly attuned to that kid and family experience that they're trying to integrate with the water park. They're not going to be separate and distinct. They're going to be fully integrated.

COMMISSIONER DAWSON: Okay. I have no further questions.

CHAIRMAN WOLFE: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Well, as long as you're up there, Attorney, so, how do we know what type of arcade operation is going to be there? I mean I know what you're saying. I've been to a

lot of water parks in Wisconsin Dells, and they are for young kids. But how do we know it's not going to be a Dave & Busters or something like that?

MR. GAUSSELIN: Well, you know, I think what we can agree to do, Bill, is, you know, as a condition, you know, provide you that information. You know, we can talk with our operator and have some of these items answered with specifics as to what's going to be included.

COMMISSIONER LORENZINI: Okay. You mentioned earlier about being ready to build the Four Points Hotel and the water park addition. But the residential tower, when is that scheduled to be done?

MR. WENDT: The Tower 1, the pictures that I showed you, we are anticipating fall of this year, that we will be providing rental apartments in a staged opening, are working with Village Staff now for a temporary certificate of occupancy, say in August --

COMMISSIONER LORENZINI: And that project is fully funded and all the contracts are, and we're reasonably sure it's going to be done?

MR. WENDT: Yes.

COMMISSIONER LORENZINI: Okay. And then with the Four Points Hotel, what's the schedule on that? You said that you wanted to start it this year?

MR. WENDT: It would be started this summer and be opened within 15 months of that time.

COMMISSIONER LORENZINI: Now, do you have a deal with Four Points or is this just planning at this point?

MR. WENDT: No, we have a signed franchise agreement.

COMMISSIONER LORENZINI: Okay, and the funding is in place to do that?

MR. WENDT: The funding is in early stages and getting more and more firm. Lenders are looking for approval of the amended PUD, and so that's one of the reasons why we're here.

COMMISSIONER LORENZINI: And what about the water park addition, is that on the same track?

MR. WENDT: It is. And you know, would be open perhaps earlier than the hotel but certainly would be completed at the same time.

COMMISSIONER LORENZINI: So, obviously when the water park addition is put on, the water park will be open, too?

MR. WENDT: Yes.

COMMISSIONER LORENZINI: Okay. All right, that's all the questions I have.

CHAIRMAN WOLFE: Thank you. Commissioner Green?

COMMISSIONER GREEN: I would just like to say, as an

architect, I like the walking pattern that you have between the hotel, the restaurant, and the family center. It's a direct route. I totally agree with the fact that you closed that other driveway which would have introduced a traffic component there that would have been unsafe.

I think it looks a little bigger on paper here than it actually is. And not to get lost in the scale of things, but it is a direct route and I think I like the way the walkway takes you right to the front door and it's a safe pattern. I think it's a good design.

I love the fact that you got that piece of property and moved that hotel up and away from that area where it used to be. I think that's a great addition to this whole project. So, as you can tell, I'm very much in favor. And that's all I have to say.

MR. WENDT: Thank you.

CHAIRMAN WOLFE: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Sorry, I've got a couple of things here. Your report on the market feasibility presented the idea of extended stay rooms. Is that something that will be offered in the hotel?

MR. WENDT: Four Points is a limited service. With the help of Wilderness, again we have designed some of the rooms to be a bit larger that are queen, queen and sleeper sofa such that it could accommodate a family of six, you know, parents and four kids bundled into a room. We have no kitchenettes or anything of that sort in the Four Points.

COMMISSIONER WARSKOW: I was just looking at it in terms of the feasibility because they spoke to that maybe being something that would make it more marketable. I do have the same concerns about the pathway, having children, I completely understand how they're just going to want to run the shortest path from point A to point B to get to the front. So, but I do agree that you're going to have the same problem whether you're a day guest and you're parking in the other parking lot to get there. So, as long as we take into consideration speed bumps, flashing signs, that kind of thing, I would be supportive. And I would maybe like to see the conditions that those types of amenities be considered before approval.

I think all of my fellow Commissioners know I'm the water lady, so I just want to understand the water flow through the site. Is everything flowing to that existing detention area in the northeast corner of that area?

MR. WENDT: Yes, the storm water management system was fully engineered originally with the 25 acres. With the additional 2 acres to the north, that system was improved, continued if you will. There are some oversized 5-foot diameter reinforced concrete pipes that carry some of the water, detain some of the water as it flows to the

existing storm detention pond which is actually a regional detention pond that serves not only this area but the office buildings on the north side of Salt Creek and the east side of Salt Creek.

COMMISSIONER WARSKOW: Okay. Just want to make sure that the water is being directed in the right location. And I do have to commend you for the increased green space on the site. I mean when I looked at it previously, it was just pretty much a concrete-looking building with a concrete-looking parking lot. So, I love the landscaping.

I do have to throw out there what I have with previous petitioners, that it would be great in landscaped islands that don't have the pedestrian walkway, if you had curb cuts so that the water that's traveling through the parking lot went through some kind of green space to filter out some of those contaminants before it goes into the detention basin and then down into storm water management facilities. So, just throwing that out there as a possibility.

Do you know what percentage of the rooms you're thinking would be for families versus business or convention, you know, Arlington Park?

MR. WENDT: The hotel is six-stories and we have concentrated the room that I described, the queen-queen-double, on the first floor, second and third floor. Then there is a smaller mix of kings on those floors. It reverses as we go up so that we're creating a strata that the business traveler may be first filling the floors 4, 5 and 6 where they're predominantly kings and some queen-queen standard rooms.

In terms of the actual count of that queen-queen-sleeper, of the 160, I would say about a third of those are of that type.

COMMISSIONER WARSKOW: Okay. So, you're figuring about 30 percent would go to families, okay. Just know there's a lot of hotels in the area and just want to make sure that this is a successful hotel. And I do appreciate the phased approach, that you're going to put in one hotel, see how that goes before we put in another hotel without, you know, having the potential of just having an empty hotel. So, I do appreciate that phased approach.

And the only other question I have, is there any type of concession, I know we've asked about the family entertainment center and you don't have all the answers but maybe you have this one. Is there a concession area that is proposed for that family entertainment center? Because as a parent who stays in the hotel, I don't want to get wet and then have to travel back to the hotel or the restaurant across the parking lot to grab that hotdog that I know is the only thing I can shove down my kid's throat in the 15 minutes they're going to allow for lunch.

MR. WENDT: Perfect, and yes, there is.

COMMISSIONER WARSKOW: Okay.

MR. WENDT: There would be a concession in the addition as well as a revamping of the concession restaurant area within the water park itself.

COMMISSIONER WARSKOW: Good. Okay. So, generally, I'm very supportive. Like the green space, like the concept. Of course I would like to see some way to get from the hotel to the water park without having to walk outside, especially when I want to see you be successful during the winter holiday break and that would be difficult for people to move back and forth. But overall supportive.

CHAIRMAN WOLFE: Thank you. Commissioner Jensen?

COMMISSIONER JENSEN: Yes. I want to commend you on the thoroughness of your documents and what your consultants have put together, what you put together. I think you've done a very good job every time you've come before this Commission.

I do have just a couple of questions because my fellow Commissioners have really dealt with most of the areas that I would have asked. Do you have, in looking at your business plan, what either percentage or number of people do you think are going to actually come from the hotel to the water park? Are you thinking, do you have any sense of the number or the percentage of folks who are occupying the hotel who will actually use the water park or the FEC?

MR. WENDT: The hotel, and I think typically you'll find the business traveler is using the hotel Monday, Tuesday, Wednesday, maybe a bit on Thursday, and then there would be a shift more for the families on Friday, Saturday and the weekend. And yet there will be a blend at all times. I mean we're not closing the upper floors on the weekend. They'll certainly be very viable rooms for a family with just two children if you will.

I think that the mix between a day guest and someone staying in the hotel in this environment is going to be about 50-50, whereas the program that Wilderness has in Wisconsin Dells is you can't use the water park as a day guest. They want you to be in their hotel and be enjoying their facilities two days or three or more. That won't be the case here. We will have that mix.

COMMISSIONER JENSEN: Okay. I do think that the line of questioning that Commissioner Dawson was pursuing should be helpful to you to put together what you need to before you go to the Village Board. I think if you pull some of the materials together from, you know, other water parks and FECs so the Board will get a better sense of what kind of an activity you're going to have there, I think it will actually help you as you have the Board consider this.

My last question, because of what Commissioner Green asked, do we have any idea what the distance is? If someone

travels this path that you would like them to travel from the hotel entrance to the entrance to the water park or the FEC, you say about a block, what are we talking about? I mean feet or yards?

MR. WENDT: There's a graphic scale over on the right under the north arrow which, help me, is that a 100 feet? Bill, do you see it? It's there. Go down a little bit.

CHAIRMAN WOLFE: We see it, we just can't read it.

COMMISSIONER JENSEN: Down below, the farthest all the way down. So, do we know what that is?

MR. WENDT: Yes. I believe that's 100 feet, and so --

COMMISSIONER JENSEN: You're looking at 400-500 feet then probably is what it looks like.

MR. WENDT: Right.

COMMISSIONER JENSEN: So, I think that probably the graphic may be misleading us with some of our comments because it looks to me and maybe to other people that this is a much bigger distance to cover. But if it's 400 or 500 feet, you know, that really isn't that large a distance and people should be able to not, you know, if you direct them properly, they shouldn't just cut across the parking lot. But even if they do cut across the parking lot, it's the same issue that you have if somebody drives in as a resident and parks in the parking lot and has to cross the parking lot. So, I don't see a real safety issue here quite to the degree that some of the other Commissioners may see.

I'm very supportive of the project and I'd like to see it go forward.

CHAIRMAN WOLFE: Thank you. Well, you just nailed two of my comments with respect to the distance and the anticipated traffic. It doesn't seem like the water park, or that the hotel rather will be a source of business for the water park such that the water park is dependent upon that business. I think your model is clearly demonstrating that that's not the case. That was the case before but apparently it's not the case now.

My second comment is I find it interesting that Commissioner Warskow was very concerned about water pollution but not concerned about shoving hotdogs down her kid's mouth, so food pollution. So, I find that very interesting.

COMMISSIONER WARSKOW: Concerned about the greater good, not the individual.

CHAIRMAN WOLFE: Okay, all right. Okay. So, I don't have any further questions. I think it's been pretty well vetted. I'm supportive of the project. I think it's great and I do think that visibility from 53 for that hotel is going to be I think very important and a contributor to the success of your project. So, I don't have any further questions.

I would like now to open it up to members of the audience here and the tenants and to see if anyone here would like to speak for the petition. Seeing none, okay, we'll go back to members of the Plan Commission for any further deliberations or questions or motion.

COMMISSIONER LORENZINI: Yes, it's roughly 750 feet.

CHAIRMAN WOLFE: And one last thing, I also just wanted to echo, I agree with Commissioner Dawson on the, as Commissioner Jensen pointed out, I do agree with the line of questioning on the hours of operation. I think if we're going to be asked to approve a special use, I think, and we would for any other type of use, I think it's important to know what some of the, kind of the sub-criteria in petitions will be for that. So, having said that, any further questions, deliberations or a motion?

COMMISSIONER DAWSON: Well, can I ask a question? Because there's kind of two concepts that came up. One was that they would have to come back to us with additional information related to the arcade, and then one that Commissioner Jensen proposed which is that between now and the Village Board meeting, that they would come up with this information. And I guess I'd like to discuss how we feel about those two options.

From my perspective, I want this to go forward. I want this arcade, I want the water park, I want the whole thing. I think it's terrific. But I don't know how I can say yes tonight to something I don't know anything about. So, I would be preferable to vote and move this forward if there was a condition that someone came back with more information, only because I'm making a recommendation to the Village Board with my yes.

CHAIRMAN WOLFE: I think one way of doing it will be include in the motion the condition that the Petitioner provide information as to operating hours and other aspects of the proposed FEC and water park, but primarily the FEC, to the satisfaction of the Village Board. And I would not want to see, at least I wouldn't recommend that we ask that the Petitioner come back before the Plan Commission before any final approval. I think it can be collapsed into the presentation before the Village Board, at least that's my opinion.

COMMISSIONER DAWSON: I would agree with that, as long as it's detailed into, as opposed to a general, oh, we just hope there is more information before Village Board. If there was a detailed, we approve it provided this, more information is provided to the Village Board, then I would feel comfortable approving it. And I agree, we want it to move forward rather than having to consistently make you come back to meetings, which doesn't do anybody any good.

But I did have one question though. Typically, a special use is tied I thought to an operator. So, if we provided, like

for example, you provided a special use for Kiddy Academy which was, you know, a prior meeting, but if they sell and they want it now to be a Kinder Care, don't they have to come back for an additional special use? Or, so how do we tie this one to a specific operator? Or maybe I'm --

MR. ENRIGHT: It's not correct. Special uses can be assumed by future operators, and that happens quite a lot with restaurants as long as they're compliant with, you know, the floor plan and seating areas and stuff like that.

COMMISSIONER DAWSON: Okay, all right.

COMMISSIONER WARSKOW: Can I ask one last quick detailed question? Is there an entrance and exit from the hotel on the south end of the building that can be accessed by guests?

MR. WENDT: Yes. The corridor system is north-south, so there would be exit ways out of both the north, not to your question, but certainly on the south.

COMMISSIONER WARSKOW: Okay, thank you.

CHAIRMAN WOLFE: Anybody?

COMMISSIONER JENSEN: Well, I'd like to make a motion then.

A motion to recommend to the Village Board of Trustees approval of PC #14-005, an Amendment to the previously approved Planned Unit Development Ordinances 12-006 and 12-039, to incorporate 3555 Salt Creek Lane and other modifications to the site and previous conditions of approval, including conceptual approval of a 6,000 square-foot restaurant in Zone B; a Rezoning of 3555 West Salt Creek Lane from B-3 to B-2; an Amendment to the Comprehensive Plan for 3555 West Salt Creek Lane from Offices Only to Commercial; a Special Use to allow an amusement device arcade, large; an Amendment to the Special Use granted in Ordinance 12-006 to allow a hotel that has a total of 161 rooms in Zone B2; a Variation from Chapter 28, Section 5.1-11.1a, to allow lodging rooms below the second floor; and a Variation from Chapter 28, Section 11.4, to allow a reduction to the required parking from 2,562 parking stalls to 2,013 parking stalls.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated April 16, 2014:

- 1. The proposed restaurant in Zone B shall require special use approval.**
- 2. The area around the current Village entry sign shall be landscaped with additional plant material, to be maintained by the owner of Zone D, until such time the new entry sign is**

installed.

3. The area at the west end of Zone B shall be graded and seeded for grass until such time as the commercial building and related parking is constructed.
4. Compliance with design Commission approvals for the hotel and family entertainment center.
5. A more detailed information about the arcade including hours of operation and intended use shall be presented to the Village Board.
6. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER DAWSON: With or without an addition?

CHAIRMAN WOLFE: Is there any stipulation about --

COMMISSIONER JENSEN: I'm not going to, if someone else would like to make an amendment?

COMMISSIONER DAWSON: But that's the motion on the floor. I don't know that we can amend your motion.

COMMISSIONER JENSEN: Well, sure you can.

MR. ENRIGHT: If he accepts it. It has to be seconded first.

COMMISSIONER JENSEN: What's the inclusion you'd like --

MR. ENRIGHT: First of all, someone has to second or else it just sits there.

COMMISSIONER GREEN: I'll second that motion.

COMMISSIONER JENSEN: What's the inclusion you would like? The language for the inclusion you would like?

COMMISSIONER DAWSON: That number 6 would be related to additional information being presented to the Board related to the operation of the arcade including hours and just more information regarding its intended use.

COMMISSIONER JENSEN: Sure, I'd be glad to add number 6.

CHAIRMAN WOLFE: Is there a second to that amendment?

COMMISSIONER GREEN: And I would send that amendment with that wording.

CHAIRMAN WOLFE: Do you have that, Bill?

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Roll please.

MR. ENRIGHT: Okay. Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: And Chairman Wolfe.

CHAIRMAN WOLFE: Yes. Okay, you've received a unanimous recommendation by the Plan Commission to the Village Board. Do you know when that meeting will be, Bill?

MR. ENRIGHT: It will likely be May 5th.

CHAIRMAN WOLFE: Okay. Thank you.

(Whereupon, the public hearing was adjourned at 8:43 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, JR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, JR.

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_____, A.D. 2014.

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NOTARY PUBLIC



Item: Regular Meeting Minutes 4/23/14

Department: Planning & Community Development

Regular Meeting Minutes 4/23/14

ATTACHMENTS:

Description

Regular Meeting 4/23/14

Type

[Minutes](#)

DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A REGULAR MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

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 23rd day of April, 2014, at the hour of 8:43 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chairman
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
JOE LORENZINI
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

DRAFT

CHAIRMAN WOLFE: Okay. The next item on the agenda is the approval of the minutes from April 9th.

COMMISSIONER GREEN: I'll make a motion to approve the minutes from April 9th.

COMMISSIONER LORENZINI: I'll second.

CHAIRMAN WOLFE: I just have to make a comment that I abstain from the St. Viator High School petition. All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Opposed?

COMMISSIONER WARSKOW: I just want to say I wasn't in attendance.

COMMISSIONER SIGALOS: I was not in attendance either.

CHAIRMAN WOLFE: Okay. Bill, anything else? I see --

MR. ENRIGHT: Just, I left a list of subcommittees, so I added Commissioner Jensen to the Ordinance Review. And on behalf of the Village, Mike, I know this is your last meeting, and from Staff's perspective you've been an outstanding Chairperson and I think it's benefitted the Village, Staff and the Village community as a whole. And you'll be missed.

CHAIRMAN WOLFE: Thank you.

(Applause.)

CHAIRMAN WOLFE: And along those lines, I did see my name on a couple of the subcommittees still. Is that right?

MR. ENRIGHT: Well, as of, when I did this in April, yes, but I'll change it.

COMMISSIONER DAWSON: Can I just interject? I'm not on the Plat & Subcommittee. I was actually removed and put on Ordinance Review last time we did this.

MR. ENRIGHT: Okay. And I will make that --

COMMISSIONER DAWSON: So, I can fill Mike's slot since Lynn is filling an empty slot, and just take me off Plat & Sub.

MR. ENRIGHT: Okay, thank you.

CHAIRMAN WOLFE: Thank you. And I would like to say I've really enjoyed my time in the Plan Commission. And thank you to each of you and to Bill, you and everybody in the Staff. I think it's been a great experience and I know you guys are all going to continue on with new leadership and a new Commissioner at some point soon. So, thank you.

COMMISSIONER GREEN: Thank you, Mike.

COMMISSIONER LORENZINI: Thanks, Mike.

COMMISSIONER SIGALOS: Bill, I was going to say I have been on the Plat & Sub, but if Susan is not going to be on and if you need another person, I'd be happy to continue on it.

MR. ENRIGHT: Sure, yes.

COMMISSIONER DAWSON: Motion for adjournment.

CHAIRMAN WOLFE: We have a motion for adjournment.

COMMISSIONER GREEN: I'll second that.

CHAIRMAN WOLFE: All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Any opposed?

(No response.)

CHAIRMAN WOLFE: Okay. We're adjourned.

(Whereupon, the regular meeting was adjourned
at 8:46 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, JR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, JR.

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Item: Toscana Restaurant - 1859 W. Central Rd. - PC14-004

Department: Planning & Community Development

BACKGROUND

An Amendment to Special Use Ordinances 10-035 and 08-041 to allow an increase to the total seating area from 1,168 to 1,595 and seats from 114 to 157.

RECOMMENDATION

The Staff Development Committee reviewed the petitioner's request and recommends continuing the public hearing in order for a more thorough analysis to be conducted regarding parking at the center as a whole.

ATTACHMENTS:

Description	Type
Legal Notification	Correspondence
Notification Affidavit	Correspondence
PC Staff Report	Report
Plat & Sub Minutes	Minutes
1st Round Department Comments	Correspondence
1st Round Petitioner Response	Correspondence
2nd Round Department Comments	Correspondence
2nd Round Petitioner Response	Correspondence
Response to Special Use Criteria	Correspondence
Parking Study	Correspondence
Floor Plans	Exhibits
Aerial	Exhibits

NOTICE OF PUBLIC
HEARING

NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MAY 14, 2014 AT 7:30 P.M. in
the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 14-004, an Amendment
to a Special Use for a Res-
taurant expansion. The sub-
ject site is generally located
at the southeast corner of
Central Road and Old Wilke
Road at 1859 W. Central
Road, Arlington Heights,
IL.

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.
Joe Lorenzini, Acting Chair-
man
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
April 29, 2014 (4371822)

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MAY - 5 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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, Barrington,
Barrington Hills, Lake Barrington, North Barrington, South Barrington,
Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills,
Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee,
Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva,
Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire,
Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness,
Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich,
Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect,
Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake,
Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg,
Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills,
Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove,
North Aurora

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

I further certify that the **DAILY HERALD** is a newspaper as defined in
"an Act to revise the law in relation to notices" as amended in 1992
Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a
notice of which the annexed printed slip is a true copy, was published
April 29, 2014 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

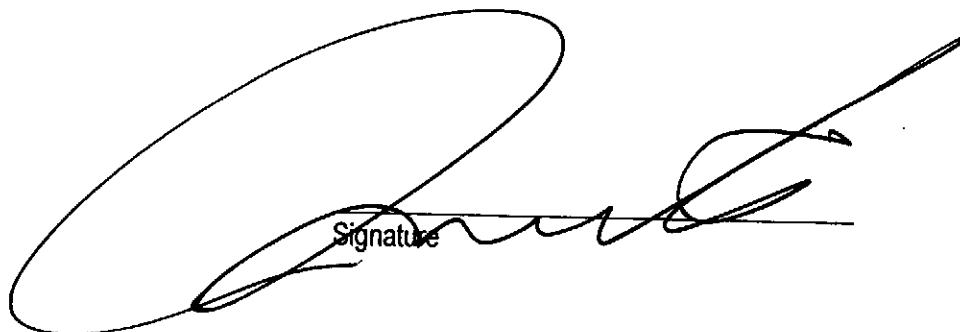
BY *Paula Baldry*
Authorized Agent

Control # 4371822

NOTIFICATION AFFIDAVIT

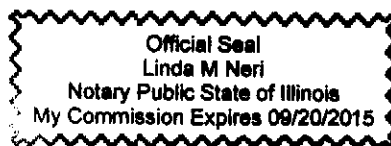
I, murat murati hereby certify as follows:

1. That on the 29 day of April, 20 14, affiant caused to be mailed in the Post Office of _____, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 29 day of April, 2014.


Notary Public



STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: May 14, 2014
 Date Prepared: May 8, 2014
 Project Title: Toscana Restaurant Expansion
 Address: 1859 W. Central Road

BACKGROUND INFORMATION

Petitioner: Murat Murati
 Address: 1859 W. Central Rd.
 Arlington Heights, IL 60005

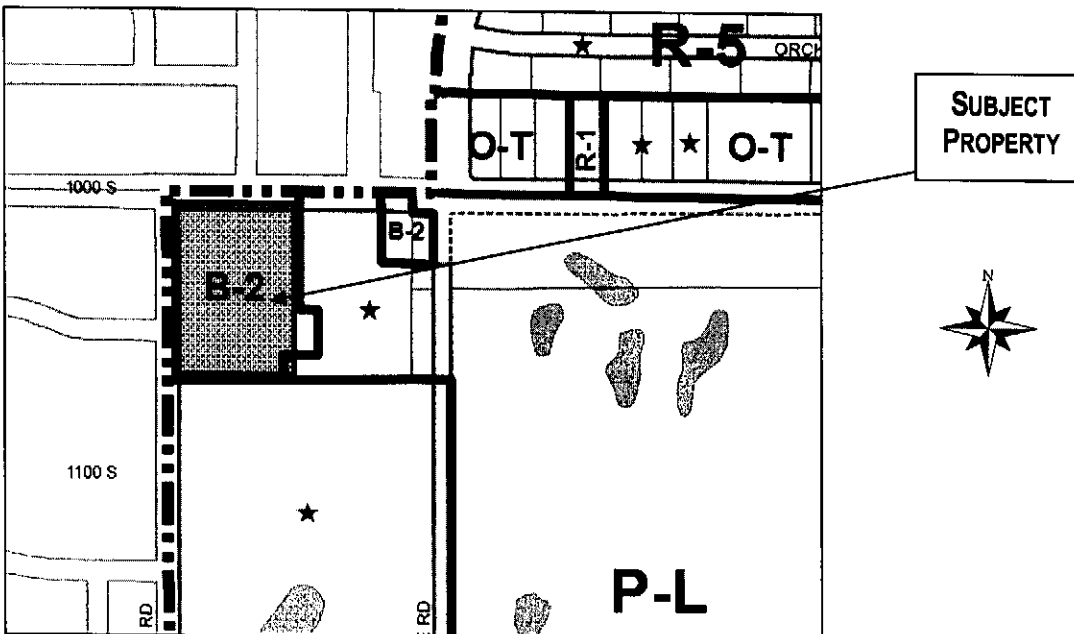
Existing Zoning: B-2, General Business District

Requested Action:

- An amendment to Special Use Ordinances 10-035 and 08-041 to allow an increase to the total seating area from 1,168 to 1,595 and seats from 114 to 157.

Variations Required:

- None.



Surrounding Land Uses

Direction	Current Zoning	Land Use	Comprehensive Plan
North	City of Rolling Meadows; Single Family Homes		
South	R-6, Multi-Family Dwelling District	Mallard Cove	Moderate Density Multi-Family
East	P-L, Public Lands	Arlington Heights Senior Center	Government
West	City of Rolling Meadows; Single Family Residential		

Summary:

Toscana is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. The 2,613 square foot tenant space is part of the Central/Wilke Shopping Center (owned by Clearbrook), which is located at the southeast corner of Central Road and Old Wilke Road, next to the Village of Arlington Heights Senior Center. This multi-tenant commercial shopping center is 43,816 square feet including a parking lot with 271 parking spaces (202 spaces in front of the center and 69 spaces behind the center).

In 2008, the Village Board approved Ordinance 08-041, which allowed Toscana to operate a 2,613 square foot restaurant with a total seating area of 1,158 square feet (interior = 950 square feet + exterior = 208 square feet) and total capacity of 114 seats (interior 82 seats + exterior 32 seats). In 2010, the Village Board approved Ordinance 10-035, which allowed a 324 square foot expansion to the previously approved restaurant. The maximum allowable seating at that time was 114 seats (102 interior and 12 exterior).

At this time, the Petitioner is requesting increasing the total number of seats inside the restaurant from 102 seats to 135 seats (32% increase), and increasing outside seating from 12 to 22 for a total increase in seating from 114 to 157 seats (38% increase).

Zoning and Comprehensive Plan

The expansion to seating requires that the underlying special use ordinances are amended. As part of the formal review process, the Petitioner provided a written justification to the following Special Use criteria.

- **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.**

The proposed use is consistent with the Village's Comprehensive Plan, which designates the subject property as *Commercial*. However Staff has concerns with parking, especially during the lunch hours M-F. The evening and weekend hours are not as significant an issue as Clearbrook offices have little parking demand at those times. Since the restaurant has been in existence for several years, a new market study was not required.

Building, Landscape, and Site Related Issues

The Petitioner provided an existing and proposed floor plan. The seating area square footage is the same but the current seating plan shows less seats at several tables than can be accommodated. If all the tables currently in the restaurant utilized the maximum number of seats, then the restaurant would be in violation of their existing Special Use as seating cannot exceed 102 inside.

The proposed floor plan fully utilizes each table and includes 86 seats in front and 49 in the back for a total of 135. The petitioner is also requesting an increase in outside seating from 12 to 22, thus increasing the total for the restaurant from 114 to 157. The petitioner has not yet submitted a seating plan for outside which is required.

Traffic & Parking Issues

Pursuant to the parking ratio's outlined in the Village's Zoning Regulations, the shopping center as a whole (including Toscana's Restaurant expansion) requires a total of 217 parking spaces. As mentioned, the site is serviced by a parking lot in the front of the center which has a total 191 parking stalls (plus 11 stalls along the west end of the lot for

a total of 202). The parking lot in the rear of the shopping center was recently reconfigured to increase parking from 28 to 69, an increase of 41 parking stalls from the previous configuration for employee parking. Thus total parking supply was increased from 230 to 271, which is an 18% increase. This was done to address previous concerns with parking. As indicated in the table below, the shopping center meets Code for parking, as a total of 271 parking stalls have been provided where 217 are required.

Table 1: Parking Analysis

	Square Feet	Parking Ratio	Parking Required by Code
Expansion to Clearbrook offices	8,670	1 space / 300 SF	29
Clearbrook Offices	25,409	1 space / 300 SF	85
Toscana Restaurant	2,937, (1,279 inside*) (316 outside*)	1 space / 45 SF of Seating	28
Sam's Restaurant	5,713, (2,815)*	1 space / 45 SF of Seating	7
Beauty Salon	1,222	1 space / 250 SF	63
Total	43,816		5
Total Provided			217
Surplus / (Deficit)			271
			+54

*(seating area)

Although the center complies with the Village's minimum parking requirement, there have been observations made and concerns / complaints raised about the parking availability, especially during the peak lunch hours. In 2010, the Petitioner provided parking counts, which were verified by Staff, that indicated an average occupancy rate of 74% of parking stalls occupied. At that time, Staff reviewed the information and determined the parking was sufficient for the proposed changes to Toscana. The rate of parking occupancy is not unusual for the center and can be attributed to the success of the businesses. In addition, Clearbrook requires 114 spaces by code but at times requires more due to events. In addition, there is a reciprocal cross access and shared parking agreement between the Village (Senior Center) and Clearbrook, which can result in occasional spillover from the Senior Center.

Since the last restaurant expansion, Clearbrook has added 41 spaces to the rear of the center for employee parking and has assigned spaces for the various businesses for their employees. All tenants shall continue to require their employees to park in the rear. In addition the Senior Center has been working with the Park District to allow parking at the Arlington Lakes Golf Course when there are larger events at the Senior Center (to minimize spillover to the Clearbrook lot).

The petitioner provided parking demand counts for 4 weeks in January, however those counts did not break down the front and rear of the center, nor were those counts accompanied by a list of activities at the center as was requested in the Plat and Sub report in December, 2013. The peak total demand was 171 at 1:00pm on Wednesday, January 29, 2014. Staff requested additional counts which were taken on April 24, 2014 (Thursday) through April 29, 2014 (Tuesday) during the lunch and dinner hours (11:00 am, 12 Noon, 1:00 pm, 2:00 pm, 5:00 pm, 6:00 pm, 7:00 pm, 8:00 pm). The counts were broken down into parking areas (front and rear of Clearbrook, and front and rear of the Senior Center). According to the petitioner, there were no events in the center at these times. The peak demand for parking in front of the Clearbrook was 127 during lunch and 150 during dinner (out of 202 in front). The rear employee parking was being utilized with a maximum count behind Clearbrook of 38 out of 69. Based on these counts there is sufficient parking however there were no events at these times for either Clearbrook or the Senior Center, so staff cannot ascertain with the data provided the true peak parking demands of this center and how often these peaks occur.

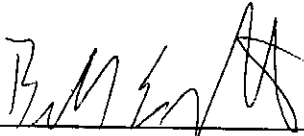
Staff sent a letter February 14, 2014 to Clearbrook with two concepts to add parking in the front that could add anywhere from 24 to 29 spaces. Clearbrook responded on March 6, 2014 that they are evaluating the request but have concerns about cost and actual need, and have not yet committed to additional parking.

Staff would advise Clearbrook and Toscanas to properly evaluate the parking demand and conduct a study by a consultant. In addition, Clearbrook and Toscana should continue to evaluate providing additional parking at the perimeter per Staff's previous letter.

At this point, Staff cannot render a positive recommendation and would recommend a continuance of the public hearing in order for the shopping center owner (Clearbrook) and the petitioner to provide the necessary analysis and evaluation of the parking at the center.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends continuing the public hearing in order for a more thorough analysis to be conducted regarding parking at the center as a whole.



May 8, 2014

Bill Enright, AICP

Deputy Director of Planning and Community Development

C: *William C. Dixon, Village Manager*
All Department Heads

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

December 18, 2013

Project Title: Toscana Restaurant
Address: 1859 W. Central Road
Petitioner: Murat Murati
Address: 1859 W. Central Rd.
Arlington Heights, IL 60005

Requested Action:

- An amendment to Special Use Ordinances 10-035 and 08-041 to allow an increase to the total seating area and seats within the restaurant.

Variations Required:

1. None have been identified to date

Attendees: Murat Murati, Petitioner
Bruce Green, Plan Commissioner
Joe Lorenzini, Plan Commissioner
Terry Ennes, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Katherine Lockerby, Development Planner

Project Summary

Toscana is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. The 2,613 square foot tenant space is part of the Central/Wilke Shopping Center (owned by Clearbrook), which is located at the southeast corner of Central Road and Old Wilke Road, next to the Village of Arlington Heights Senior Center. This multi-tenant commercial shopping center is 43,816 square feet in size and has an ancillary parking lot with 258 parking spaces (190 spaces in front of the center and 68 spaces behind the center).

In 2008, the Village Board approved Ordinance 08-041, which allowed Toscana to operate a 2,613 square foot restaurant with a total seating area of 1,158 square feet (interior = 950 square feet + exterior = 208 square feet) and total capacity of 114 seats (interior 82 seats + exterior 32 seats). In 2010, the Village Board approved Ordinance 10-035, which allowed a 324 square foot expansion to the previously approved restaurant. The maximum allowable seating at that time was 112 seats (104 interior and 12 exterior).

At this time, the Petitioner is interested in increasing the total number of seats inside the restaurant from 102 seats to 130 seats (27% increase).

Meeting Discussion:

Mr. Murati explained the project. He stated that he has been running Toscana for 5 years. They have gotten busy, so they keep on expanding, so this is his second time going through an expansion. About 3 years ago they went through the special use process. Then Clearbrook gave them additional space. They kept the space vacant for a while and decided to make it into a banquet area. They wanted to expand the banquet area so they went through the permit process. Now, it has come to their attention that they could use more seats. He explained #1, they deserve more seats and #2, when people sit down, they don't have anywhere to place their purse or coat on a chair next to them. He also stated that Clearbrook did a great job with the parking in the rear of the shopping center, so he doesn't think parking will be any

problem. That is why he is asking for additional seating.

Ms. Lockerby gave the staff presentation. She indicated that the zoning action required is an amendment to the previously approved special uses to allow an increase to the total number of seats. The original special use was for a 2,600 square foot restaurant with a total of 114 seats total, 82 interior seats and 32 exterior seats. In 2010, a special use amendment for an expansion was allowed which kept the total seating to 114, but reallocated the total number of interior seats to 102 and decreased the total exterior seats to 12. She stated that the Petitioner is interested in increasing the total number of seats inside the restaurant from 102 seats to 130 seats, which represents a 27% increase to the total interior seating.

Ms. Lockerby continued by explaining some of the general information that is necessary as part of the formal Plan Commission review, including: hours of operation, peak hours of operation, total numbers of employees, peak number of employees, and delivery and trash collection information, in addition to a response to the Special Use criteria. She also stated that as part of the 2010 review, trash enclosures required were required to be installed. Two new ones have been installed; however a third will need to be discussed with Clearbrook through the formal Plan Commission review to determine its status. **Commissioner Jensen** asked who would be responsible for the trash enclosure. **Ms. Lockerby** stated it would be Clearbrook.

Ms. Lockerby continued by explaining the parking requirements for the shopping center. She stated that the total parking requirement is 211 parking spaces, including the Clearbrook offices, 2 restaurants and beauty salon. However, it does not include senior center parking demand or site, though there is a shared parking agreement between the two sites. She stated that 258 have been provided on site so in theory, there is a 47 stall surplus. However, there have been observations and concerns raised about the parking availability. This was reviewed in 2010 and it was determined that the occupancy rate of 74% of parking stalls was not unusual for the center and could be attributed to the high rate of parking occupancy for a number of reasons, including the number of Clearbrook employees, and the reciprocal cross access and shared parking agreement between the Village (Senior Center) and Clearbrook.

Clearbrook should ensure that they are requiring their employees to park in the rear of the Center and that the same provisions have been made for the other tenants in the Center.

As part of the formal plan commission process, there are a number of items must be provided parking counts for the front and rear parking lots (Senior Center lot as well as Clearbrook lot) over the peak lunch (11 AM – 2 PM peak) and dinner hours over three to four weeks on a Wednesday, Thursday and Friday. In addition, we want a schedule of the various activities that occur at Clearbrook and the Senior Center as well as information about special meetings and events on a weekly basis and what held while the parking counts were made. As part of the formal Plan Commission review, the north (front) parking lot will need to be evaluated to determine if additional parking could be provided elsewhere on site.

Ms. Lockerby concluded by explaining that, due to the concerns listed in the report, the Staff Development Committee will require the additional information be submitted and reviewed prior to making a formal recommendation.

Commissioner Green asked if there is another restaurant and weren't a lot of the concerns raised by the other restaurant owner? He remembered this from the other public hearings that the other restaurant owner was upset there was another restaurant going in the center. **Commissioner Ennes** also clarified his recollection from the past hearings, in that the senior customers did not like having to park farther out. **Mr. Murati** stated that the reconfiguration of parking has added space. **Commissioner Green** stated he believed the reconfigured parking would help the situation for everyone.

Commissioner Jensen asked if Mr. Murati owned or leased the space. Can Clearbrook require their employees to park in the back, because the it doesn't look like people are parking in the back, based on the aerial. **Ms. Lockerby** stated the aerial photo was taken prior to the reconfiguration of the rear parking lot and believes Clearbrook has assigned numbers to the spaces. She believes that they are working on this; it is evolving as the parking lot modifications were just made over the past few months. She also stated that Clearbrook would be required to sign off on the application. **Mr. Murati** stated the Clearbrook employees have been parking in the back.

Commissioner Sigalos stated he has no issued as long as there is sufficient parking. He thinks it is a great thing that the restaurant is doing well and needing additional seating. No concerns or objections to the proposal.

Commissioner Lorenzini stated that he has been to the restaurant and has never observed parking to be an issue. He has observed other cars, but you can always find a parking space. He observed that based on the floor plan, it appears only chairs being added at the existing tables. He has never been there for lunch so he can't comment on the parking demands over lunch but can't believe it is such that there are no parking spaces available. **Ms. Lockerby** stated that Clearbrook has training, etc. at their facility during the day. **Commissioner Lorenzini** asked about condition #1. How do you prove the special use criteria? **Ms. Lockerby** stated it is not for her to say, the three criteria are standard criteria for Special Uses and it is up to Petitioners to provide responses. **Commissioner Lorenzini** did not see any problem with the proposal.

Commissioner Ennes stated he has two concerns. He thought it would be helpful for Clearbrook to be at the Plan Commission and let the Commission know about employees Clearbrook and at the two restaurants during peak times so the Plan Commission could know how many of the parking stalls are being used. **Commissioner Ennes** believed the surplus of parking was due to the parking lot in the rear. **Mr. Murati** stated that the rear parking stalls are used by Toscana, Sams, and all employees.

Commissioner Ennes stated that the other concern lies with the back dining room. If there was a fire, where do patrons get out of the restaurant? Is there an exit that the patrons in the rear could be used? **Mr. Murati** stated there is a door to the back parking lot that is actively used by his employees. **Ms. Lockerby** stated the Building Department evaluates projects for exiting as part of PC and permit review. **Commissioner Ennes** stated that he was happy to see the project.

Commissioner Jensen asked if the 2010 amendment added the back area? It was brought before the Plan Commission? **Mr. Murati** stated he did. **Commissioner Jensen** asked if Toscana has lost customers and/or revenue because of the imposed configuration? **Mr. Murati** stated that they have. He explained that there have been complaints when they are busy so inspectors have come out to the site. He explained that they typically get 2 person tables, not four, so they want more chairs not tables. **Commissioner Jensen** stated that the reason he raised this was because he does not want the Plan Commission to force them into a certain business plan. **Ms. Lockerby** clarified that it was not the configuration that was brought before the Plan Commission in 2010, it has been expanded a bit since then. **Commissioner Jensen** stated that it did not look like a very good economic configuration. **Ms. Lockerby** stated that had been expanded and it did not go through the Plan Commission process. **Commissioner Jensen** asked if it should have been reviewed by the Plan Commission. **Ms. Lockerby** stated it typically depends on how much seating was added. **Commissioner Ennes** explained the area that was added to the seating area. **Commissioner Jensen** stated he thought it was a good idea.

Mr. Murati stated that he worked with his architect on the configuration of the seats.

Commissioner Jensen stated he would like to see the parking counts to see where people are parking. **Ms. Lockerby** clarified that it needed to be provided to staff could do the analysis prior to the Plan Commission public hearing.

Commissioner Green stated he agrees with the committee he thinks it should be evident that there is enough parking for everyone, all of the tenants in the center. **Commissioner Ennes** stated he tough it would be good to hear from the property owner (Clearbrook).

RECOMMENDATION

Plat & Sub Committee agreed that the Petitioner should move forward through the process. **Commissioner Green** adjourned the meeting at 7:10 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Katherine Lockerby, Development Planner

1st Round Department Comments



Village of Arlington Heights

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

March 18, 2014

Mr. Murat Murati
726 W. Dempster
Mt. Prospect, IL60056

RE: First Round Department Comments: Toscana Italian Restaurant (PC#14-004)

Dear Mr. Murati:

Please find enclosed the first round department comments. You are required to respond to each comment as follows: Please list the Department name and the department comment, then write your response in bold face directly under the department comment. Please submit your response to me (10 copies) and the various departments will review. If any changes to the plans are required, please do so and submit the revised plans (10 copies).

A Plan Commission public hearing has not yet been scheduled. Once you have responded to the comments, staff will review and then determine a possible Plan Commission date.

Please contact me with any questions.

Sincerely,

Bill Enright

Deputy Director Planning and Community Development

C: Charles Witherington Perkins, Director Planning and Community Development

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
1859 W Central Rd, Arlington Heights
 Owner: CLEAR BROOK
1835 W. Central rd, Arlington Heights
 Contact Person: Murat Mutati
 Address: 726 W. Dempster
Mt Prospect IL 60056
 Phone #: 847-409-0758
 Fax #: 847-222-1850

P.I.N.# 08-08-201-005
 Location: 1859 W Central rd, Arlington Heights
 Rezoning: _____ Current: ✓ Proposed: _____
 Subdivision: LOT 2 in Wilke - Central
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: B-2 Current: ✓
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

- | | <u>YES</u> | <u>NO</u> | |
|----------|------------|-----------|-----------------------|
| 1. _____ | _____ | _____ | VILLAGE BUILDING CODE |
| 2. _____ | _____ | _____ | PRESENT ZONING USE |
| 3. _____ | _____ | _____ | REQUESTED ZONING USE |
| 4. _____ | _____ | _____ | SUBDIVISION REQUIRED |
| 5. _____ | _____ | _____ | SIGN CODE |

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

6. GENERAL COMMENTS:

THE OCCUPANT COUNT AS DETAILED IS OK
 PER THE BUILDING CODE IF THE SQUARE
 FOOTAGE PROVIDED FOR THE TWO SEATING
 AREAS IS CORRECT.

A DETAILED EGRESS PATH DRAWING W/ CALCULATIONS
 SHOULD BE SUBMITTED FOR THE NEW INCREASED
 OCCUPANT COUNT AND WALL PLACARDS MADE
 W/ OCCUPANT COUNT FOR EACH ROOM AFTER
 INCREASE AND EGRESS STUDY ARE APPROVED.

CHARLEY CRAIG 3-5-14
 Director Date
 PLAN REVIEWER

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
 Owner: CLEARBROOK
1835 W. Central rd, Arlington Heights
 Contact Person: Murat Murat
 Address: 726 W. Dempster
Mt Prospect IL 60056
 Phone #: 847-409-0758
 Fax #: 847-222-1850

P.I.N.# 08-08-201-005
 Location: 1859 W Central rd, Arlington Heights
 Rezoning: Current: ✓ Proposed:
 Subdivision: LOT-2 in Wilke-Central
 # of Lots: 1 Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: B-2 Current: ✓
 Proposed:
 Site Gross Area:
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

INSPECTIONAL SERVICES

1. OCCUPANCY LOAD CALC. FOR SOUTH DINING ALLOWS FOR 49.
 DRAWING INDICATES SEATING FOR 56. REVISE SEATING
 LAYOUT-

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MAR 17 2014

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Paul Butta
 Director

3/17/14
 Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
 Owner: CLEARBROOK
1835 W. Central rd, Arlington Heights
 Contact Person: Murat Murati
 Address: 726 W Dempster
Mt Prospect IL 60056
 Phone #: 847-409-0758
 Fax #: 847-222-1850

P.I.N.# 08-08-201-005
 Location: 1859 W. Central Rd, Arlington Heights
 Rezoning: _____ Current: ✓ Proposed: ✓
 Subdivision: LOT 2 in Wilke-Central
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: B-2 Current: ✓
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	<u>N/A</u>
Metering	_____	_____	<u>N/A</u>
Backflow	_____	_____	<u>N/A</u>
Sanitary Sewer	_____	_____	<u>N/A</u>
Storm Sewer	_____	_____	<u>N/A</u>
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

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MAR 17 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Asst. Director

3-14-14

Date

SEE Attached Memo dated 3-13-14

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: March 13, 2014

Subject: 1859 W. Central Rd., P.C. #14-004

With regard to the proposed Land Use Variation, I have the following comments:

- 1) Utility improvements are not required for this application.

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
 Owner: CLEARBROOK
1835 W. Central rd, Arlington Heights
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 Location: 1859 W. Central rd, Arlington Heights
 Rezoning: _____ Current: ✓ Proposed: _____
 Subdivision: LOT 2 in Wylke - Central
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: B-2 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 _____ X _____
 Sanitary Sewer _____ X _____
 Storm Sewer _____ X _____
- b. Surface Improvement
 Pavement _____ X _____
 Curb & Gutter _____ X _____
 Sidewalks _____ X _____
 Street Lighting _____ X _____
- c. Easements
 Utility & Drainage _____ X _____
 Access _____ X _____
2. PERMITS REQUIRED OTHER THAN VILLAGE:
 a. MWRDGC _____ b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____
3. R.O.W. DEDICATIONS? _____ YES NO COMMENTS
 4. SITE PLAN ACCEPTABLE? _____ X _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____ N/A _____
 6. TRAFFIC STUDY ACCEPTABLE? _____ N/A _____
 7. STORM WATER DETENTION REQUIRED? _____ X _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____ X _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? ... _____ X _____
 10. WETLAND EXISTING? _____ X _____

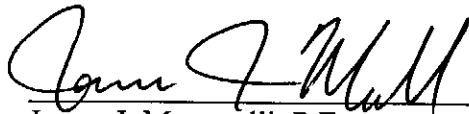
GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

John J. Wall 3/11/14
 Director Date

PLAN COMMISSION PC #14-004
Toscana Italian Restaurant
1859 W. Central Rd.
Land Use Variation
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 comprehend and accept this understanding.
12. The information provided from the petitioner for the square footage of the dining area indicates there is 1,297 s.f in the north area. Please clarify if this includes the outside patio seating or if there is more space that needs to be included. The area in the south is stated as 748 s.f. If this total seating area of 2,045 s.f. is correct, one parking stall per 45 s.f. requires 45 parking stalls.
13. The plat of survey supplied with the packet indicates there is a significant space between the west edge of the parking lot pavement and the west property line. Previous sketches contemplating additional parking stalls could conceivably include another row of diagonal parking in this area if accurate dimensioned plans of the existing parking lot were provided.
14. From the parking lot parking survey of occupied parking stalls provided, it is unclear if all the current tenant space is built out and occupied. Please clarify.
15. Are provisions in place for employee parking, such as requiring them to use of the rear parking lot?
16. Please provide the recorded documents that verify the cross access easements between the east and west parking areas.

 3/11/14
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department
Plan Review Sheet

4

P. C. Number 14 - 004

Project Name

Toscana Italian Restaurant

Project Location

1859 W. Central Rd.

Planning Department Contact Kate Lockerby

General Comments

No comments at this time.

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

Date March 17, 2014

Reviewed By: 3/17 RCL/PCD

Lt. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Toscana Italian Restaurant
1859 W. Central Road
Land Use Variation

Round 1 Review Comments

03/17/2014

1. **Character of use:**
No comments.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code
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.**
None.
6. **General comments:**
None.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
Petitioner: Toscana Italian Restaurant
and Lounge
Owner: CLEARBROOK
1835 W. Central rd, Arlington Heights
Contact Person: Murat Murati
Address: 726 W. Dempster
Mt Prospect IL 60056
Phone #: 847-409-0758
Fax #: 847-222-1850

P.I.N.# 08-08-201-005
Location: 1859 W. Central rd, Arlington Heights
Rezoning: _____ Current: ☒ Proposed: ☒
Subdivision: 1012 in Wilke - Central
of Lots: 1 Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: B-2 Current: ☒ Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments.

Sean Freres 3/17/14
Environmental Health Officer Date

James McCalister 3/17/14 Direc
for Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
 Owner: CLEAR BROOK
1835 W. Central rd, Arlington Heights
 Contact Person: Murat Murati
 Address: 726 W Dempster
Mt Prospect IL 60056
 Phone #: 847-409-0758
 Fax #: 847-222-1850

P.I.N.# 08-08-201-005
 Location: 1859 W. Central rd, Arlington Heights
 Rezoning: _____ Current: ✓ Proposed: _____
 Subdivision: LOT 2 in Wilke-Central
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: B-2 Current: ✓
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ NA VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ NA SUBDIVISION REQUIRED?
6. _____ NA SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

See attached

Burt E. [Signature]

3/8/14

Date

Planning and Community Development Department

First Round Comments

PC 14-004

Toscana Special Use Amendment

1859 W. Central Rd.

1. The parking count chart does not distinguish between the front parking area and the rear parking area as requested. Please provide the data to determine if people are using the rear lot. Also please revise said counts to include the total number of spaces available and the percentage occupied hour by hour .
2. The Planning Department sent a parking expansion plan to the ownership of the center on February 14, 2014 which could add anywhere from 24 to 29 spaces in the front. The ownership indicated that they would explore the additional parking but did not commit to adding parking (letter dated March 6, 2014). Ownership of the center will need to respond whether or not additional parking in the front will be provided.
3. Provide hours of operation, delivery times, and number of employees total and also number of employees at the peak hour for the business.
4. Provide parking counts for the Senior Center as was requested in the Staff Development Committee report dated December 12, 2013.
5. Provide a schedule of events that were occurring at Clearbrook Center and the Senior Center at the time the parking counts were taken (as requested in the Staff Development Committee Report dated December 12, 2013).
6. The third trash enclosure shall be installed by the property owner as previously required.
7. Per Building Dept Sheet 1A comment 1, the occupancy load for the rear dining area exceeds code and shall be reduced from 56 to 49. Floors plans shall be adjusted accordingly.

Bill Enright

Planning Dept.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
 Owner: CLEARBROOK
1835 W. Central Rd., Arlington Heights
 Contact Person: Murat Murati
 Address: 726 W Dempster
MT PROSPECT IL 60056
 Phone #: 847 409 0758
 Fax #: 847 - 222 - 1850

P.I.N.# 08-08-201-005
 Location: 1859 W. Central Rd. Arlington Heights
 Rezoning: Current: ☒ Proposed: ☒
 Subdivision: LOT 2 in Wilke - Central
 # of Lots: 1 Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: B-2 Current: ☒
 Proposed:
 Site Gross Area:
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES NO

N/A
N/A
 X

Comments:

If additional parking is provided, it shall be screened by 3 foot tall shrubs.

[Signature]
 Coordinator

3/13/14
 Date

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Toscana Italian Restaurant
and Lounge
1859 W Central Rd, Arlington Heights
 Owner: CLEAR BROOK
1835 W. Central rd, Arlington Heights
 Contact Person: Murat Murati
 Address: 726 W. Dempster
Mt Prospect IL 60056
 Phone #: 847-409-0758
 Fax #: 847-222-1850

P.I.N.# 08-08-201-005
 Location: 1859 W Central rd, Arlington Heights
 Rezoning: _____ Current: ✓ Proposed: _____
 Subdivision: LOT 2 in Wilke - Central
 # of Lots: 1 Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: B-2 Current: ✓
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ VILLAGE BUILDING CODE
2. _____ PRESENT ZONING USE
3. _____ REQUESTED ZONING USE
4. _____ SUBDIVISION REQUIRED
5. _____ SIGN CODE

6. GENERAL COMMENTS:

THE OCCUPANT COUNT AS DETAILED IS OK
 PER THE BUILDING CODE IF THE SQUARE
 FOOTAGE PROVIDED FOR THE TWO SEATING
 AREAS IS CORRECT.

A DETAILED EGRESS PATH DRAWING w/ CALCULATIONS
 SHOULD BE SUBMITTED FOR THE NEW INCREASED
 OCCUPANT COUNT AND WALL PLACARDS MADE
 w/ OCCUPANT COUNT FOR EACH ROOM AFTER
 INCREASE AND EGRESS STUDY ARE APPROVED.

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 MAR 6 2014
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

CHARLEY CRAIG 3-5-14
 Director Date
 PLAN REVIEWER

OCCUPANCY LOAD CALCULATIONS FOR - 1859 W. Central Rd.

Occupancy load calculations for the above stated project are based on IBC 2009:

1. Occupancy Classification - Assembly Group A-2 (Restaurant) - IBC 2009 Chapter 3
2. Based on IBC 2009 Chapter 10 the occupancy loads are as follows:
 - North Dining Area Including Bar Area : 1297 sf / 15 sf per person = 86.5 (Use 86 occupants)
 - South Dining Area : 748 sf / 15 sf per person = 49.8 (Use 49 occupants)

Total Load for Both Areas : **135 occupants**

15 sf. Floor Area per Occupant is based on IBC 2009 Table 1004.1.1 for Assembly without Fixed Seats Under Part - Unconcentrated (tables and chairs).

- SEE COMMENTS OF 3-5-14.
- PROVIDE DETAILED EGRESS PATH DRAWING W/ CALCULATIONS OF # OF OCCUPANTS, CORRIDOR / DOOR WIDTHS, DISTANCES + ETC.
 - PROVIDE DETAILS OF PLANNED OCCUPANT COUNT PLACARDS FOR EACH ROOM.
 - NOTE THAT DIVIDER WALLS SHOWN ON NEW SEATING PLAN ARE NOT YET BUILT. THE PERMIT FOR DIVIDERS HAS NOT YET BEEN PICKED UP / ISSUED. AS AN ADDENDUM TO ISSUED PERMIT # 13-3910
- CHARLEY CRAIG
PLAN REVIEWER

1st Round Petitioner's Response

PLAN COMMISSION PC #14-004

Engineering

TOSCANA ITALIAN RESTAURANT

1859 W.CENTRAL RD

Special Use

~~LAND USE VARIATION~~

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 they comprehend and accept this understanding.

Petitioner:

-Yes, I understand.

PLAN COMMISSION PC #14-004

TOSCANA ITALIAN RESTAURANT

Engineering

1859 W. CENTRAL RD

Special V&P
~~LAND USE VARIATION~~

12. The information provided from the petitioner for the square footage of the dining area indicates there is 1,297 s.f. in the north area. Please clarify if this includes the outside patio seating or if there is more space that needs to be included. The area in the south is stated as 748 s.f. If this total seating area of 2,045 s.f. is correct, one parking stall per 45 s.f. requires 45 parking stalls.

Petitioner:

-No, it doesn't.

13. The plat of survey supplied with the packet indicates there is a significant space between the west edge of the parking lot pavement and the west property line. Previous sketches contemplating additional parking stalls could conceivably include another row of diagonal parking in this area if accurate dimensioned plans of the existing parking lot were provided.

'Clearbrook' cannot afford it by this time. He is getting some estimates.

14. From the parking lot parking survey of occupied parking stalls provided, it is unclear if all the current tenant space is built out and occupied. Please clarify.

YES

15. Are provisions in place for employee parking, such as requiring them to use the rear parking lot.

YES

16. Please provide the recorded documents that verify the cross access easements between the east and west parking areas.

Attached:

Planning and Community Development Department

First round comments

PC 14-004

Toscana Special Use Amendment

1. The parking count chart does not distinguish between the front parking area and the rear parking area as requested. Please provide the data to determine if people are using the rear lot. Also please revise said counts to include the total number of spaces available and the percentage occupied hour by hour.

Attached:

Front-202, Back-69 Total-271

2. The Planning Department sent a parking expansion plan to the ownership of the center on February 14, 2014 which could add anywhere from 24 to 29 spaces in the front. The ownership indicated that they would explore the additional parking but did not commit to adding parking (letter dated March 6, 2014). Ownership of the center will need to respond whether or not additional parking in the front will be provided.

According to CLEARBROOK, they are getting prices now.

3. Provide hours of operation, delivery times, and number of employees total and also number of employees at the peak hour for the business.

Delivery time: 8am-10am

6 employees in the morning and 10 employees at night.

4. Provide parking counts for the Senior Center as was requested in the Staff Development Committee Report dated December 12, 2013.

You have it.

5. Provide a schedule of events that were occurring at CLEARBROOK Center and the Senior Center at the time the parking counts were taken (as requested in the Staff Development Committee Report dated December 12, 2013).

NO EVENTS AT THAT TIME.

6. The third trash enclosure shall be installed by the property owner as previously required.

According to CLEARBROOK maintenance management was not required.

7. Per Building Dept Sheet 1A comment 1, the occupancy load for the rear dining area exceeds code and shall be reduced from 56 to 49. Floor plans shall be adjusted accordingly.

According to our architect we came up with this number, but we will adjust accordingly.

Planning & Community Development Department

If additional parking is provided, it shall be screened by 3 foot tall shrubs

According to CLEARBROOK, they are getting prices.

BUILDING DEPARTMENT

The occupant count as detailed is ok per the building code if the square footage provided for the two seating areas is correct.

A detailed egress path drawing with calculations should be submitted for the new increased occupant count and wall place is made with occupant count for each room after increase and egress study are approved.

Here is the floor plan attached:

Clearbrook Plaza
Rear Parking Lot Assignments

As of 3-17-14

Slot #	Position	Slot #	Position
1	Dir Maint Tejeda	44	Develop Marquis
2	Maint	45	Activity Manager Jones
3	Maint	46	Antonio
4	Toscana	47	Admissions Martin
5	Toscana	48	IT Chen
6	Toscana	49	Training Spec Reitsma
7	CFC Assistant Director	50	Training Neurauder
8	CFC Director	51	Open
9	CFC Intake Coordinator	52	Clearbrook Van - ES
10	CFC Parent Liason	53	Clearbrook Van - ES
11	Office Mngr trng Sandy	54	Clearbrook Van - ES
12	VP Finance JK	55	Clearbrook Van - ES
13	Director of Accounting SW	56	Toscana
14	Acnts Rec. Specialist Val	57	Toscana
15	Accounting Clerk Jane	58	Toscana
16	Accounting Clerk Patti	59	Toscana
17	Home Based off Mngr-Simon	60	Maint
18	HR Muniz	61	Maint
19	IT Zielinski	62	Sam's
20	Dir of Marketing Warren	63	Sam's
21	Admin Asst. - HR Calderon	64	Sam's
22	Asst. to the Pres. Andersen	65	Sam's
23	Admin Asst. Lucena	66	Sam's
24	Program Devel. Bellomo	67	Sam's
25	VP Develop. Drake	68	Sam's
26	Linda Monaghan - Bus Off	69	Sam's
27	Child, ES, CILA		
28	Child, ES, CILA		
29	Child, ES, CILA	Summary:	
30	Child, ES, CILA	Sam's restaurant	8
31	Child, ES, CILA	Toscana restaurant	7
32	Child, ES, CILA	Maintenance & Deisel truck	5
33	Child, ES, CILA	CFC	4
34	Child, ES, CILA	Business	5
35	Child, ES, CILA	Admin/IT/Dev/+	17
36	Admissions - Meyer	New Child/ES/CILA	11
37	Client Services Sue thomas	Training	4
38	Operations Manager Turi	Home base	1
39		ES Vans	4
40	Vp IT Frick	Admissions	2
41	Develop Shaw	HR	1
42	Develop Scheuing	Total	69
43	Devel Edelheit		

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

2nd Round Department Comments

PLAN COMMISSION PC #14-004
Toscana Italian Restaurant
1859 W. Central Rd.
Land Use Variation
Round 2

17. The response made by the petitioner to comment #11 is acceptable.
18. The response made by the petitioner to comment #12 is insufficient and does not provide an adequate enough description in order to appropriately respond. Verify that the following table accurately represents the floor plan, (which is not dimensioned):

	Square Footage	Required Parking Stalls
Front Seating Area	1297 sf/45sf per stall	29 spaces
Rear Seating Area	748 sf/45sf per stall	17 spaces
Patio Seating Area	? sf	XXXXXX

19. The response made by the petitioner to comment #13 is noted. Please keep the Village apprised of any progress toward adding parking to the north lot.
20. The response made by the petitioner to comment #14 is insufficient and does not allow us to adequately asses if the observed parking, (which is almost to capacity) will be satisfactory for the rest of the stores. Please provide a table showing all of the tenant spaces, how many are unoccupied, and what the required number of parking spaces per tenant space are for the west half of the shopping center, (excluding the Senior Center).
21. The response made by the petitioner to comment #15 is noted and the seven parking stalls assigned to the Toscana restaurant should be calculated into the total parking requirement for this tenant space.
22. The response made by the petitioner to comment #16 is noted, however no copy of this cross access documentation was included with the Engineering Department review set.

 4/18/14
James J. Massarelli, P.E. Date
Director of Engineering

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APR 18 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Enright, Bill

From: Butt, Paul
Sent: Wednesday, April 16, 2014 11:31 AM
To: Enright, Bill
Subject: Toscana - Round 1 Response

Bill,

I have reviewed the revised seating layout. The restaurant owner will have to provide occupant load signs for both front and rear dining areas. I have no further comments.

Paul Butt

Fire Safety Inspection Supervisor

Village of Arlington Heights

847/368-5594

2nd Round Petitioner's Response

PLAN COMMISSION PC #4-004
TOSCANA ITALIAN RESTAURANT
1859 W. Central Rd.
Land Use Variation
Round 2

18. The following table accurately represents Toscana Restaurant's floor plan as required:

	Square Footage	Required Parking Stalls
Front Seating Area	1297 sf/45 sf per stall	29 Spaces
Rear Seating Area	748 sf/45 sf per stall	17 Spaces
Patio Seating Area	316 sf/ 52 sf per stall	7 Spaces

19. In response to the Village request to be kept apprised of any progress toward adding parking to the north lot:

According to Clearbrook, they spent a lot of money in their rear parking, by adding 69 additional parking spots. Because of that, at this time they don't have sufficient funds to expand the front parking. However, we are still looking into the matter.

Further notes:

Front Room. Present: 66 Adding: 20

Back Room. Present: 36 Adding: 13

Patio. Present: 12 Adding: 10

OCCUPANCY LOAD CALCULATIONS FOR - 1859 W. Central Rd.

Occupancy load calculations for the above stated project are based on IBC 2009:

1. Occupancy Classification - Assembly Group A-2 (Restaurant) - IBC 2009 Chapter 3
2. Based on IBC 2009 Chapter 10 the occupancy loads are as follows:
 - North Dining Area Including Bar Area : $1297 \text{ sf} / 15 \text{ sf per person} = 86.5$ (Use 86 occupants)
 - South Dining Area : $748 \text{ sf} / 15 \text{ sf per person} = 49.8$ (Use 49 occupants)

Total Load for Both Areas : **135 occupants**

15 sf. Floor Area per Occupant is based on IBC 2009 Table 1004.1.1 for Assembly without Fixed Seats Under Part - Unconcentrated (tables and chairs).

Petitioner's Response to Special Use Criteria

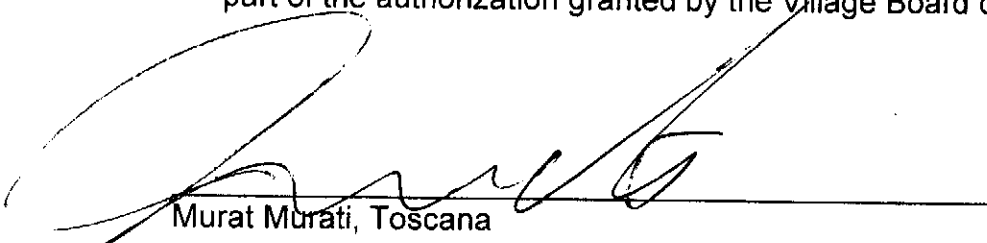
January 11, 2014

To: Village of Arlington Heights
From: Murat Murati, Toscana Restaurant
Subj: Special Use Criteria

RE: Request for additional seating at Toscana Restaurant
1859 W. Central Road, Arlington Heights, Illinois 60005

SPECIAL USE CRITERIA

1. This special use is deemed necessary for the public convenience at this location.
 - a. Customers must wait in line for seating on Friday and Saturday nights.
2. That such case will not, under any circumstances of the particular case (request for additional seating) 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



Murat Murati, Toscana

Parking Counts by Petitioner

Clearbrook Front Parking

Total parking spaces: 181

Occupied Parking Spots As the Following Schedule

		11:00 AM	12:00 PM	1:00 PM	2:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
04/24/14	Thurs	102	110	120	110	45	81	79	53
04/25/14	Fri	120	127	118	115	50	149	120	95
04/26/14	Sat	10	25	46	30	55	150	140	99
04/27/14	Sun	12	54	62	66	65	95	82	26
04/28/14	Mon	110	120	115	113	40	64	60	44
04/29/14	Tue	112	125	120	110	45	72	84	63

Occupied Parking Spots As the Following Schedule**Clearbrook Back Parking**

Total parking spaces: 69

		11:00 AM	12:00 PM	1:00 PM	2:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
04/24/14	Thurs	21	30	37	29	16	15	15	9
04/25/14	Fri	22	38	34	32	15	18	28	12
04/26/14	Sat	12	18	19	16	13	17	16	12
04/27/14	Sun	10	12	12	10	12	10	11	10
04/28/14	Mon	15	15	14	12	13	12	11	12
04/29/14	Tue	13	17	15	12	10	10	11	8

Occupied Parking Spots As the Following Schedule**Senior Center Front Parking**

Total parking spaces: 184

		11:00 AM	12:00 PM	1:00 PM	2:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
04/24/14	Thurs	140	125	104	85	65	25	18	2
04/25/14	Fri	132	134	112	79	72	22	12	2
04/26/14	Sat								
04/27/14	Sun								
04/28/14	Mon	152	148	127	112	92	43	18	1
04/29/14	Tue	141	132	112	98	67	42	15	1

Occupied Parking Spots As the Following Schedule**Senior Center Back Parking**

Total parking spaces: 14

		11:00 AM	12:00 PM	1:00 PM	2:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
04/24/14	Thurs	6	5	6	6	3	2	2	1
04/25/14	Fri	8	6	7	7	4	2	2	1
04/26/14	Sat								
04/27/14	Sun								
04/28/14	Mon	7	8	5	6	4	2	2	1
04/29/14	Tue	8	8	6	6	3	2	1	1

		11:00 AM	12:00 PM	1:00 PM	2:00 PM			5:00 PM	6:00 PM	7:00 PM	8:00 PM
01/08/14	Wed	105	130	159	124			21	109	130	77
01/09/14	Thurs	103	162	138	122			18	75	119	84
01/10/14	Fri	97	168	152	131			16	67	109	81
		11:00 AM	12:00 PM	1:00 PM	2:00 PM			5:00 PM	6:00 PM	7:00 PM	8:00 PM
01/15/14	Wed	109	142	163	134			15	87	112	74
01/16/14	Thurs	98	167	159	143			19	68	107	86
01/17/14	Fri	87	144	162	131			22	138	160	145
		11:00 AM	12:00 PM	1:00 PM	2:00 PM			5:00 PM	6:00 PM	7:00 PM	8:00 PM
01/22/14	Wed	96	121	162	135			17	93	111	74
01/23/14	Thurs	105	157	141	119			23	86	103	79
01/24/14	Fri	92	164	156	129			14	98	165	145
		11:00 AM	12:00 PM	1:00 PM	2:00 PM			5:00 PM	6:00 PM	7:00 PM	8:00 PM
01/29/14	Wed	93	138	171	140			18	79	106	68
01/30/14	Thurs	89	166	152	139			15	64	98	61
01/31/14	Fri	108	149	165	136			25	86	149	115

RECEIVED

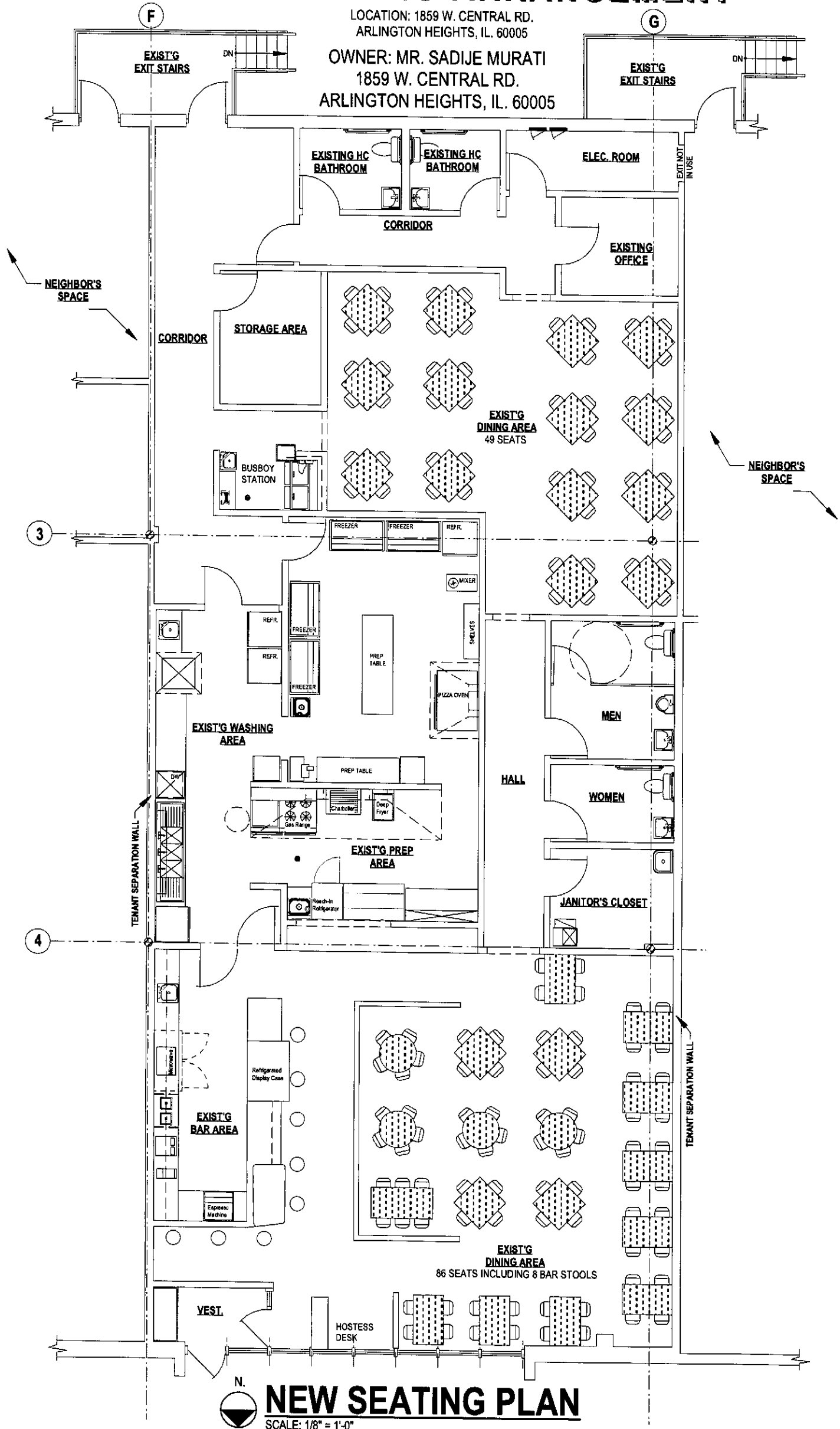
FEB 27 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NEW SEATING ARRANGEMENT

LOCATION: 1859 W. CENTRAL RD.
ARLINGTON HEIGHTS, IL. 60005

OWNER: MR. SADIJE MURATI
1859 W. CENTRAL RD.
ARLINGTON HEIGHTS, IL. 60005

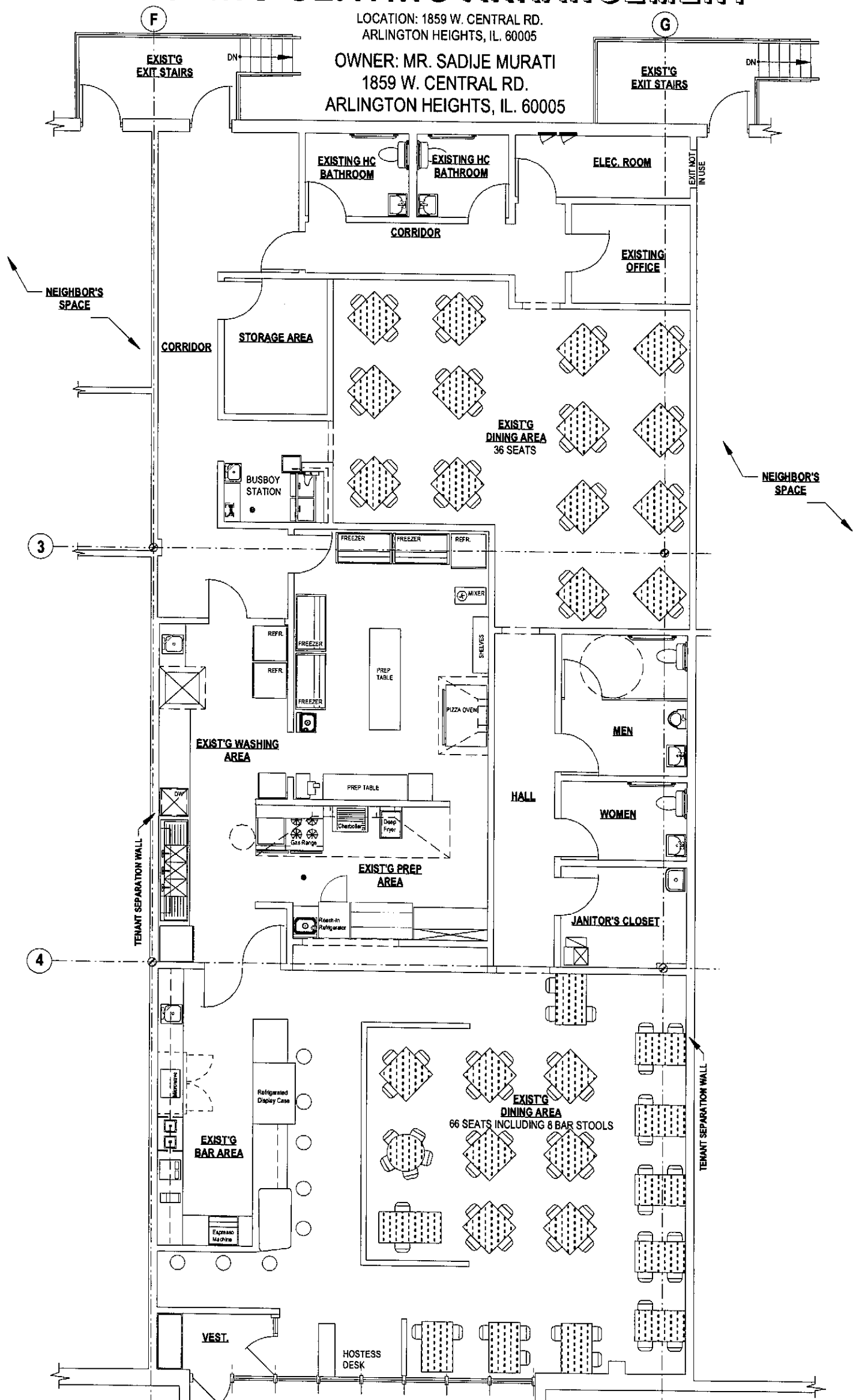


NEW SEATING PLAN

SCALE: 1/8" = 1'-0"

EXISTING SEATING ARRANGEMENT

LOCATION: 1859 W. CENTRAL RD.
ARLINGTON HEIGHTS, IL. 60005
OWNER: MR. SADIJE MURATI
1859 W. CENTRAL RD.
ARLINGTON HEIGHTS, IL. 60005



EXISTING SEATING PLAN

SCALE: 1/8" = 1'-0"



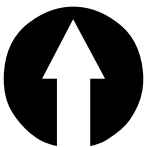
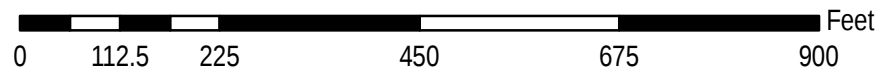
Toscana Restaurant - P.C. 14-004

1859 W. Central Rd.

Prepared by the Village of Arlington Heights

Department of Planning and Community Development

May 14, 2014





Item: Chapter 28 Text Amendment - Acupuncture & Foot Massage Establishment - PC14-009

Department: Planning & Community Development

BACKGROUND

Currently foot massage is not permitted as a use in any zoning district. The Village has received many requests for foot massage establishments, however, we have only allowed them as ancillary to a spa or medical use. Staff does not have objections to foot massage establishments and proposes that a definition of foot massage is added to Chapter 28. In addition, Staff proposes that the Permitted Use Table is amended to allow Foot Massage as permitted in the B-1, B-2, B-3, B-4, B-5.

Currently acupuncture is not specifically defined in Village Code, but has been interpreted as most similar to acupressure, and thus not permitted in any zoning district. Acupuncture is more of a medical procedure, thus Staff proposes an amendment to Chapter 28 to add a definition for Foot Massage. There is no need to amend the Permitted Use Table for acupuncture as it will be treated as medical office which is permitted in the I, OT, B-1, B-2, B-3, B-4, B-5, M-1 districts.

RECOMMENDATION

It is recommended that the Plan Commission recommend to the Village Board amendments to Chapter 28 Zoning to add a new definition for Acupuncture and for Foot Massage Establishment, and to amend the Permitted Use Table to allow Foot Massage Establishment in B-1, B-2, B-3, B-4 and B-5 zoning districts.

ATTACHMENTS:

Description

Staff Report

ORC Minutes 4/23/14

Type

[Report](#)

[Minutes](#)

Memorandum

To: *Chairman Lorenzini and Members of the Plan Commission*

From: *Bill Enright, Deputy Director Planning and Community Development*

Date: *May 8, 2014*

Meeting Date: *May 14, 2014*

Subject: *Text Amendments to Chapter 28: Zoning*
▪ *Foot Massage*
▪ *Acupuncture*

Issue

Currently foot massage is not permitted as a use in any zoning district. The Village has received many requests for foot massage establishments, however we have only allowed them as ancillary to a spa or medical use. Staff does not have objections to foot massage establishments and proposes that a definition of foot massage is added to Chapter 28. In addition, staff proposes that the Permitted Use table is amended to allow Foot Massage as permitted in the B1, B-2, B-3, B-4, B-5.

Currently acupuncture is not specifically defined in Village Code, but has been interpreted as most similar to accu pressure, and thus not permitted in any zoning district. Acupuncture is more of a medical procedure thus Staff proposes an amendment to Chapter 28 to add a definition for Foot Massage. There is no need to amend the permitted use table for acupuncture as it will be treated as medical office which is permitted in the I, OT, B-1, B-2, B-3, B-4, B-5, M-1 districts.

Text Amendment: Definitions

Chapter 28, Section 3.2

Acupuncture: A medical practice or procedure that treats illness or provides local anesthesia by the insertion of needles at specified sites on the body.

Foot Massage Establishment: A place of business which provides any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating the external soft parts of the foot, ankle and lower leg below the knee only, to be performed in an open space as opposed to individual rooms.

Text Amendment: Permitted Use Table

Chapter 28, Section 5.5.1

	B-1	B-2	B-3	B-4	B-5
<u>Foot Massage Establishment</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>
<u>(to be performed in an open space</u>					
<u>as opposed to individual rooms)</u>					

Ordinance Review Committee

The ORC met on April 23, 2014 to discuss the proposed amendments and recommended approval to the Plan Commission.

Recommendation

It is recommended that the Plan Commission recommend to the Village Board amendments to Chapter 28 Zoning to add a new definition for Acupuncture and for Foot Massage Establishment, and to amend the Permitted Use Table to allow Foot Massage Establishment in B-1, B-2, B-3, B-4, and B-5 zoning districts.

C: Bill Dixon, Village Manager
All Department Heads

REPORT OF THE PROCEEDINGS OF
ORDINANCE REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD IN THE VILLAGE MUNICIPAL BUILDING ON:

April 23, 2014

Project Title: Chapter 28 Text Amendment-Acupuncture and Foot Massage
Petitioner: Village of Arlington Heights
Attendees: Bruce Green, ORC Commissioner
Lynn Jensen, ORC Commissioner
John Sigalos, ORC Commissioner
Bill Enright, Planning

DISCUSSION:

Mr. Enright gave an overview of the proposed amendment. Currently acupuncture is not defined in the code therefore it has been interpreted that it falls under Massage/Acupressure, which is not permitted in the Village unless ancillary to a doctor or other professional. If someone wants to conduct acupuncture, they need a Land Use Variation. Staff believes this is onerous and is recommending that a definition for Acupuncture is added to the code. Once added, it will fall under Medical office, which is permitted in I, OT, B-1, B-2, B-3, B-4, B-5.

In addition, foot massage also falls under the definition of Massage/Acupressure, and is therefore not permitted. Staff recommends that this use is allowed but in order to do so would require a definition of Foot Massage Establishment, coupled with adding Foot Massage Establishment to the permitted use table. The text amendment would allow this use in B-1, B-2, B-3, B-4, B-5.

Commissioner Jensen asked if we allow massage anywhere in the Village.

Mr. Enright responded that we only allow massage if it is ancillary to another use such as a chiropractor, or in a beauty salon but on a limited basis.

Commissioner Sigalos commented that he knows of places where you can currently get acupuncture.

Mr. Enright indicated that we do allow acupuncture but only if it's ancillary. This amendment would allow it as a principal use.

The Commissioners present felt these were positive text amendments and **Commissioner Jensen moved to recommend approval to the Plan Commission. All concurred.**

RECOMMENDATION:

The Ordinance Review Committee by voice vote recommends to the full Plan Commission approval of the amendment to Chapter 28, Acupuncture and Foot Massage. All were in favor.

Bruce Green, Chair
ORDINANCE REVIEW COMMITTEE
Bill Enright, Deputy Director Planning and Community Development
Recorder