Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 8, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 419 S. Pine Ave Subdivision - 4/11/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. Pep Boys Redevelopment - 375-425 E. Rand Rd. - T1818
Planned Unit Development, Special Use Permit for 2 restaurants with a drive-through, Rezoning from R-1 District to B-2 District

B. Qargo Coffee - 4 W. Rand Rd. - T1843
PUD Amendment to Ord. 80-008 to add a drive-through lane to the property, Special Use Permit for a restaurant with a drive-through

C. CarMania Auto Sales - 533 S. Arthur Ave. - T1844
Land Use Variation to allow Motor Vehicle Sales in the M-2 District

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

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

Conceptual Plan Review Committee
5/8/2024

Item: 419 S. Pine Ave Subdivision - 4/11/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
Minutes 4/11/2024	Minutes

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: April 11, 2024

Project Title: 419 S. Pine Ave Subdivision

Address: 419 S. Pine Ave Subdivision

Petitioner: Brian Kelly
J & B Homes

Address: 35 E. Woodworth Pl.
Roselle, IL 60172

Requested Action:

1. Preliminary and Final Plat of Subdivision

Variations Required:

- None identified at this time.

Attendees: Brian Kelly, Petitioner
Len Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Hailey Nicholas, Planning Department

Project Summary:

The subject property is located at the northwest corner of the intersection of South Pine Avenue and East Grove Street. Both lots are currently vacant. The properties have a combined size of 21,822 square feet (0.5 acres). The lots have been under common ownership since at least 1959. The first lot, 419 S. Pine Avenue, is substandard in size for a corner lot in the R-3 District and does not meet code requirements for the minimum lot size and lot width. However, the second lot, 403 E. Grove Street, meets current code requirements for a standard interior lot in the R-3 District and would not require any variations to be developed as such.

The petitioner is under contract to purchase the subject property and is proposing to re-subdivide the lots to create two code-compliant lots facing Pine Avenue. Two homes would be constructed, one on each lot, which would involve removal of trees and other greenery that is currently on the property.

Meeting Discussion:

Mr. Kelly – shared that they would like to take the two parcels of property, and rework them to be more conforming. Comments received from Village staff has and couple of tweaks that I'm going to be doing to make adjustments. Our engineer is incorporating them now, but I believe that when we have everything finalized the correct way, there'll be no variance in needed. This is a simple subdivision and reconfiguration of the two properties. The one long skinny corner lot, would become two rectangular shaped flaps made for better building footprints. I've built in Arlington Heights before, and I've been building homes for 30 years, and I've probably built 300 homes throughout the northwest suburbs.

Ms. Nicholas – explained that the current request is for preliminary and final plat of subdivision approval for a two-lot subdivision in the R-3 family dwelling district. The subject properties are two lots and the southeast corner of Pine Ave. and Grove St. In regards to the existing lot conditions, the first lot in the corner, also known as 419 S Pine Ave. is substandard in size four corner lot in the R-3 district and does not meet code requirements for the minimum lot size and width. Therefore,

in order for this lot to be developed as is, multiple variations would likely be required. The second lot directly to the east meets code requirements for standard interior lot in the R-3 District. The petitioner is proposing to re-subdivide these two lots into two code compliant lots oriented to face Pine Ave. in order to construct a single-family home on each lot. The proposed lot sizes and widths meet code requirements for the R-3 district and are generally compatible with those of these surrounding residential lots. Therefore, the proposal meets current code requirements and is compatible with the comprehensive plan which designates laws as appropriate for single family detached land uses. The petitioner submitted a complete Plan Commission application on March 25th and staff has provided round one review comments to the petitioner this week. In regards to the setback requirements for the lots, the petitioner is aware that the exterior side yard setback along Grove St. for the proposed quarter lot will be based on the set back of the existing single-family home to the east. Additionally, the front yard setbacks for both blocks will be based on the average setbacks of the existing homes along the Pine Ave. frontage. The petitioner will need to provide an exhibit showing these setbacks to allow staff to calculate the required setbacks for the proposed subdivision.

Engineering staff have reviewed the proposal and identified that individual water and sewer service connections to the mains must be provided for each lot, which will require an extension of the existing combined sewer, either from the South on Pine Ave. or from the east on Grove St. and this will require a sanitary permit from the Illinois Environmental Protection Agency and a permit from the Metropolitan Water Reclamation District. Public utility and drainage easements are required along the side and rear yards. Drainage swells are required along the side yards. Detention is also required for the subdivision, however, engineering staff are evaluating a possible exemption from this requirement as allowed by code for fee in lieu of onsite detention, which would be collected as part of the building permit process. A number of public improvements are required for the subdivision code, including the installation of a public sidewalk, which would include sidewalk ramps of the intersection of Pine Ave. and Grove St. that meet the requirements of the Public Rights of Way Accessibility guidelines. Overall, the Staff Development Committee is generally supportive of the proposal and is currently working with the petitioner to address all of the code requirements as listed in the staff report.

Commissioner Jensen – questioned having public sidewalks required in the Scarsdale neighborhood, which originally do not have them. By the time you put in a parkway and a sidewalk, you would be encroaching way deep into the front yards, and aesthetically I don't find it making any sense.

Commissioner Sigalos – agreed that it does not make sense to throw in sidewalk here, when it will not connect to other sidewalks. Also, shared his support of the subdividing the property.

Commissioner Green – asked Mr. Kelly if he had opinion on the sidewalks.

Mr. Kelly – no, I do not see a purpose, our engineer spoke to the Village engineer regarding the requirement.

Mr. Hubbard – explained that the sidewalks are required. The Village does allow estoppel agreements, that is something we are transitioning away from to reimbursement agreements. Yes, in theory that could be requested to waive the requirement.

Commissioner Jensen – expressed opposition to reimbursement, sharing that a variance makes more sense.

Mr. Hubbard – acknowledged that is a fair point. Expressing that there may be people that would feel different. There are different perspectives on this, but we certainly respect your opinion and we'll take that back to the folks at the Village and discuss it and see what we can do.

Mr. Kelly – open to sidewalks, but would like to fit ascetically. It could get narrow between the sidewalk and parkway for a tree to be planted. Likes the location and had neighbors stop and ask questions, it will add to the neighborhood.

Commissioner Green – Good project. Three thumbs up, go ahead and move forward.

Public Comment

Sue (resident) – is a Scarsdale resident, and we do not have sidewalks. Who decides if there are sidewalks? The Scarsdale Homeowners Association vote on the sidewalks.

Mr. Hubbard – explained that sidewalks are only on public land, it is a code requirement to have sidewalks or not. Such as a new subdivision, or division of a lot. A special assessment would be needed to vote for change.

George Reynolds – sits on Senior Citizen Commission, and is the Age Friendly Community Initiative. We recently did a community survey and senior survey and affordable housing is the number one concern. Affordable housing in Arlington Heights and the Northwest Suburbs related to aging in place or to US aging and community. We are in dire need of affordable housing for seniors. I know we're not hearing this tonight, but we do need the Senior Citizens Commission ask that you pay particular attention to this because we do need housing everybody, but mainly for seniors, it is something we do not. The preliminary on the Berkshire, they're going to be somewhat affordable, and because of the way they're financed with tax credits, they will be able to be restricted to seniors, something that we can't do when they are general, funds. I am asking here, but this is something that maybe the commissions and the committees interested in housing could get together and talk about definition of affordable housing, and get this into comprehensive planning for the future.

Unidentified resident – expressed that he understands that the staff development committee has a lot of objections to the Berkshire Project and would ask that the committee work to get those things ironed out so we can have a good clean application available to go to Planning Commission. I do concur we would like to see this project.

RECOMMENDATION

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

Conceptual Plan Review Committee
5/8/2024

Item: Pep Boys Redevelopment - 375-425 E. Rand Rd. - T1818

Department: Planning & Community Development Department

Requested Action

1. Planned Unit Development (PUD) approval to allow multiple principal structures on one zoning lot.

2. Preliminary and Final Plat of Subdivision approval to subdivide the property into four lots.

3. Rezoning from the R-1, One Family Dwelling District to the B-2, General Business District.

4. Special Use Permits to allow two restaurants with drive-throughs on the subject property.

5. Amendment to Rezoning Ordinance 94-057, to repeal certain approvals and conditions of approval.

Variations Required from Chapter 28

1. None identified at this time. Upon submission of detailed plans, certain variations may be required.

Recommendation

The Staff Development Committee has reviewed the proposed Planned Unit Development (PUD) to allow multiple principal structures on one zoning lot, Preliminary and Final Plat of Subdivision approval to subdivide the property into four lots, Rezoning from the R-1, One Family Dwelling District to the B-2, General Business District, Special Use Permits to allow two restaurants with drive-throughs on the subject property, and an Amendment to Rezoning Ordinance 94-057 to repeal certain approvals and conditions of approval, and is generally supportive of the project subject to resolution of the following:

1. Provide a written justification to outlining compliance with the three standards for Special Use Permit Approval:

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

2. For any variations requested, a written justification as based on the four criteria for variation approval shall be required:

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

3. Covenants, Conditions, and Restrictions outlining shared access rights and maintenance responsibilities for common elements must be submitted for review as part of the subdivision process.

4. A new off-street trail/path shall be provided along both frontages of the subject property. Any part that encroaches off of the public right-of-way and onto the subject property shall require an easement from the petitioner.

5. A market analysis shall be provided that assesses market demand for each restaurant/drive-through on the subject property.

6. The site plan shall be reconfigured to accommodate future cross connections to the east and west, to be implemented at such time as those properties develop/redevelop and provide reciprocal access back to the subject property.

7. A Design Commission application and appearance before the Design Commission shall be required.

8. IDOT review and approval of all work within the Palatine and Rand Road rights-of-way, including the proposed access points, shall be required.

9. A detailed traffic and parking study from a Certified Traffic Engineer shall be required as part of the formal review process. This study needs to assess access (location, design, and Level of Service), site-layout/on-site circulation, trip generation and distribution, parking, the potential for onsite cut-through to avoid traffic signals, as well as stacking and configuration of the drive-through lanes. Tenant specific data on parking demand, traffic generation, and drive-through stacking from identical/similar restaurants within comparable Chicagoland locations must be provided to augment any ITE projections.

10. Fire & Life Safety exhibit shall be provided that clearly shows the location of all fire lanes/aerial apparatus roads, their width and distance from the buildings, dimensions of the buildings along each elevation, the building heights, FDC and fire hydrant locations, and details on the proposed construction type for each building.

11. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required. Final Engineering plans and stormwater calculations shall be required for Final Plat of Subdivision approval.

12.Bicycle parking shall be dispersed through-out the site in compliance with Section 10.8 of the Zoning Code.

13.One loading zone is required for the two restaurant buildings, and one loading zone is required for the two retail buildings.

14. The petitioner must address the parking implications should restaurant or medical office uses occupy the retail buildings.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Aerial	Exhibits
Conceptual Site Plan	Exhibits
Plat of Survey	Exhibits
Project Narative - Overall Site	Correspondence
Project Narrative - Guzman y Gomez	Correspondence
Project Narrative - Wendy's	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

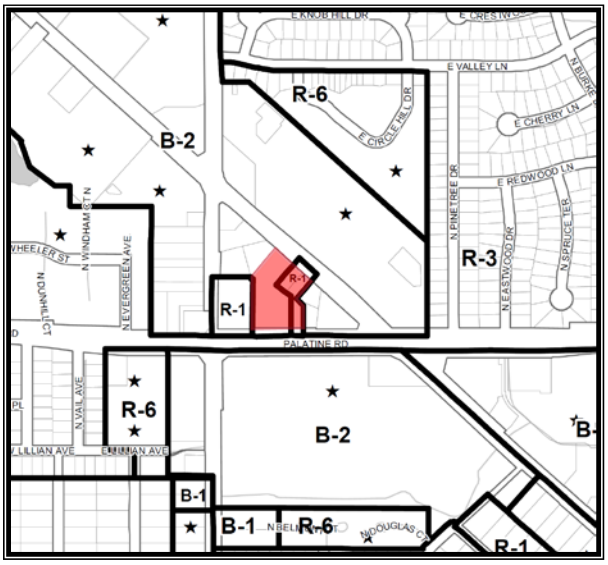
STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: *T1818*
Project Title: *Pep Boys Redevelopment*
Address: *375-425 E. Rand Road*
PIN: *03-17-303-017, -019, -020, and -008*

To: *Conceptual Plan Review Committee*
Prepared By: *Sam Hubbard, Development Planner*
Meeting Date: *May 8, 2024*
Date Prepared: *May 3, 2024*

Petitioner: *Mitch Goltz*
GW Properties
Address: *2211 N. Elston Ave., Suite 400*
Chicago, IL 60614

Existing Zoning: *B-2: General Business District, R-1: One Family Dwelling District*
Comprehensive Plan: *Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Northpoint Multi-Tenant Shopping Center	Commercial
South	B-2, General Business District	Town & County Multi-Tenant Shopping Center	Commercial
East	B-2, General Business District	Restaurant (Gatsby's Pub)	Commercial
West	B-2, General Business District, R-1, One-Family Dwelling District	Vacant land, Arlington Heights Promenade Multi-Tenant Shopping Center	Commercial

Requested Action:
1. Planned Unit Development (PUD) approval to allow multiple principal structures on one zoning lot.
2. Preliminary and Final Plat of Subdivision approval to subdivide the property into four lots.
3. Rezoning from the R-1, One Family Dwelling District to the B-2, General Business District.
4. Special Use Permits to allow two restaurants with drive-throughs on the subject property.
5. Amendment to Rezoning Ordinance 94-057, to repeal certain approvals and conditions of approval.

Variations Required from Chapter 28:
1. None identified at this time. Upon submission of detailed plans, certain variations may be required.

Project Background:

The subject property is approximately 2.79 acres in size and consists of two parcels of land; the western side includes the former Pep Boys building and parking area and the eastern side includes the former Suburban Trim & Glass building as well as several accessory structures. The site has access to both Palatine Road on the south and Rand Road on the north.

The petitioner, Mitch Goltz of GW Properties, has proposed demolition of the Pep Boys building, along with the accessory structures on the Suburban Trim site, and redevelopment with three separate buildings. Two would be for single-tenant occupancy and designed for fast casual tenants including a drive-through component. The 3,340 square foot building at the south and fronting on Palatine Road would be designed for Guzman y Gomez, an Australian-based restaurant chain specializing in Mexican-style cuisine. The 2,024 square foot northern building that fronts on Rand Road would be occupied by Wendy's. The third newly constructed building would be approximately 6,000 square feet and is intended for multi-tenant occupancy. No tenants have been identified for this building. The Suburban Trim building would remain and undergo interior and exterior upgrades to retrofit for new occupancy by single or multiple tenants.

Access to the site would come from a right-in/right-out curb cut along Palatine Road and right-in ingress with full access egress via a singular curb cut along Rand Road. A total of 132 shared parking stalls are proposed on the site, including six ADA accessible stalls.

Zoning and Comprehensive Plan

The Pep Boys parcel is located within the B-2, General Business District and the Suburban Trim lot is located in the R-1, One Family Dwelling District. To align the site with the proposed uses, the Suburban Trim site would be rezoned into the B-2 District. Approval of a Planned Unit Development (PUD) would be required, and the petitioner has proposed subdividing the site into four separate lots, one for each building, to allow future sale to different owners. In order to facilitate any future sale, the establishment of Covenants, Conditions, and Restrictions outlining shared access rights and maintenance responsibilities for common elements will be required as part of the subdivision process. A Special Use Permit (SUP) to allow a restaurant with a drive-through would be required for both Wendy's and Guzman y Gomez. A market analysis that assesses demand for each restaurant/drive-through at this location is required along with any application for a Special Use Permit, and the petitioner must provide a written response addressing compliance with the SUP approval criteria, which has been included below:

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

The Comprehensive Plan designates the subject property as appropriate for commercial land uses and the proposed development is compatible with this designation. Once a formal Plan Commission application and detailed plans have been submitted, a comprehensive review of all zoning requirements will be completed. Should any variations be identified, approval will not be recommended unless the petitioner can demonstrate that any such variation complies with the following hardship standards for approval:

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

In 1994, the Pep Boys site was subdivided and rezoned into the B-2 District via Ordinance 94-057. The zoning entitlements were conditional upon the site and building complying with standards that are no longer applicable given the proposed redevelopment. As such, Ordinance 94-057 must be amended to repeal approvals and conditions of approval that are obsolete.

The Staff Development Committee (SDC) has reviewed three previous iterations of this project, while the current/fourth proposal has not been reviewed by the SDC. Many of the same preliminary review comments apply and the petitioner shall take these comments into consideration as they finalize their Plan Commission application.

Rand Road Corridor Beautification Plan & Bike and Pedestrian Plan

The subject property is part of the Rand Road Corridor Beautification Plan, which outlines certain development parameters for landscaping and streetscape improvements. This plan includes the following recommendations applicable to the subject property:

- Parking Abutting Rand Road: The Plan calls for removal of parking areas that directly abut Rand Road, which applies to the Suburban Trim site. The conceptual plan shows removal of this parking and replacement with greenspace along the Rand Road frontage.
- Parking Lot Screening: The Plan recommends generous perimeter screening along both Palatine and Rand Road between the parking areas and the right-of-way. The conceptual plan includes an approximately 18'-20' buffer in these areas, which conforms to the recommendations of the Plan. The petitioner should explore integration of a berm to create interest and variety within these landscape buffers, which should include perimeter plantings and canopy trees.
- Rand Road Landscaped Median: A landscaped median is recommended along a portion of the Rand Road frontage, which may impact the proposed full access egress from the subject property. The petitioner should be aware of the possible future construction of this feature, which needs further analysis to determine feasibility. Any such median would be subject to IDOT review and approval.

The Village of Arlington Heights Bike & Pedestrian Plan calls for a new off-street trail/path along both frontages of the subject property. Sidewalk widths may need to be increased accordingly and easements may be needed for any public sidewalk/bike trail enlargement where it encroaches onto private property.

Site Design & Landscaping

The site plan shall be designed to facilitate future cross connections with the properties to the west (vacant land) and to the east (Gatsby's). Easements to allow future cross access to these adjoining properties shall be established as part of any zoning approvals. These easements shall become active only if and when the neighboring properties provide reciprocal access back to the subject property. The conceptual site plan does not show how these future connections will be achieved and the plans must be revised to address these cross connections. The SDC recommends the petitioner evaluate shifting Building B (Guzman y Gomez) south so that the drive-through exit is better aligned with the southern east/west drive aisle, which may facilitate cross access to the vacant property to the east.

Landscaping should be designed to comply with the Rand Road Corridor Beautification Plan and a code-compliant Landscape Plan and Photometric Plan must be provided. The ends of all parking rows shall include a curbed landscape island including a shade tree, and the SDC recommends conversion of the striped parking lot areas on the Wendy's lot to greenspace/landscape islands.

Building Design & Fire Safety

Elevations, floorplans, and a color rendering for each building shall be provided as part of the Plan Commission application. The petitioner be aware that Design Commission approval shall also be required, which entails a separate application and review prior to appearing before the Plan Commission. During preliminary SDC review, the petitioner was provided detailed review comments relative to Building Code requirements, including fire lanes/emergency access, which must be taken into consideration as the redevelopment plans are finalized. The petitioner shall provide a Fire & Life

Safety exhibit that clearly shows the location of all fire lanes/aerial apparatus roads, their width and distance from the buildings, dimensions of the buildings along each elevation, the building heights, FDC and fire hydrant locations, and details on the proposed construction type for each building.

Infrastructure/Stormwater/Site Access

Both Rand Road and Palatine Road are under the jurisdiction of the Illinois Department of Transportation (IDOT) and an IDOT permit is required for all work within IDOT right-of-way. Should IDOT require the Rand Road access point to be right-in/right-out only, the Village would support this decision.

Approval of a Preliminary Plat of Subdivision shall require submission of preliminary engineering plans and detention calculations, and Final Plat of Subdivision approval will require the provision of final engineering plans, a final stormwater report, and payment of all required public improvement and maintenance deposits. The subdivision approval process can be done separately, but if all required documents are provided at one time, approval be combined into one process/meeting with the Plan Commission.

Onsite stormwater detention is required and must meet both MWRD and Village stormwater requirements. An MWRD permit will be required, and if a water main extension is necessary to serve the development, and IEPA permit shall also be required. Sanitary sewer and storm sewer are only available on Rand Road, and connections to the water main should be on Palatine Road and Rand Road to create a loop. The water main through the site shall be private and an onsite Utility Maintenance Agreement is required for all private utilities, including the detention facilities.

Traffic and Parking

A detailed traffic and parking study from a Certified Traffic Engineer shall be required as part of the formal review process. This study needs to assess access (location, design, and Level of Service), site-layout/on-site circulation, trip generation and distribution, parking, the potential for onsite cut-through to avoid traffic signals, as well as stacking and configuration of the drive-through lanes. Tenant specific data on parking demand, traffic generation, and drive-through stacking from identical/similar restaurants within comparable Chicagoland locations must be provided to augment any ITE projections. Given the proposal for two restaurants with drive-throughs, along with the possibility for additional restaurant tenants within the two “retail” buildings, the proposed traffic generation and circulation within the site must be reviewed for adequate internal circulation and sufficient ingress/egress.

Based on a preliminary analysis, the proposed parking supply exceeds minimum code requirements and results in a 32-space surplus. Detailed parking calculations are included at the end of this report; however it is important to note that the 32-space surplus calculation was based on both of the 6,000 square foot buildings being tenanted with retail uses only (no restaurants/medical offices). Should restaurant or medical office uses occupy these buildings, the parking surplus would be minimized and a deficit could be created based on the size of any non-retail uses. Additionally, the parking calculations do not factor in any outdoor seating areas, and reductions to the parking supply may be necessary to facilitate the cross connections to the east and west. A comprehensive analysis of the onsite parking will take place once details plans have been submitted.

One loading zone is required for the two restaurant buildings, and one loading zone is required for the two retail buildings. Only one loading zone has been proposed and the petitioner shall determine if a variation will be requested. Bicycle parking shall be dispersed through-out the site in compliance with Section 10.8 of the Zoning Code.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Planned Unit Development (PUD) to allow multiple principal structures on one zoning lot, Preliminary and Final Plat of Subdivision approval to subdivide the property into four lots, Rezoning from the R-1, One Family Dwelling District to the B-2, General Business District, Special Use Permits to allow two restaurants with drive-throughs on the

subject property, and an Amendment to Rezoning Ordinance 94-057 to repeal certain approvals and conditions of approval, and is generally supportive of the project subject to resolution of the following:

1. Provide a written justification to outlining compliance with the three standards for Special Use Permit Approval:
   - **That said special use is deemed necessary for the public convenience at this location.**
   - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
   - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. For any variations requested, a written justification as based on the four criteria for variation approval shall be required:
   - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
   - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
   - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
   - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
3. Covenants, Conditions, and Restrictions outlining shared access rights and maintenance responsibilities for common elements must be submitted for review as part of the subdivision process.
4. A new off-street trail/path shall be provided along both frontages of the subject property. Any part that encroaches off of the public right-of-way and onto the subject property shall require an easement from the petitioner.
5. A market analysis shall be provided that assesses market demand for each restaurant/drive-through on the subject property.
6. The site plan shall be reconfigured to accommodate future cross connections to the east and west, to be implemented at such time as those properties develop/redevelop and provide reciprocal access back to the subject property.
7. A Design Commission application and appearance before the Design Commission shall be required.
8. IDOT review and approval of all work within the Palatine and Rand Road rights-of-way, including the proposed access points, shall be required.
9. A detailed traffic and parking study from a Certified Traffic Engineer shall be required as part of the formal review process. This study needs to assess access (location, design, and Level of Service), site-layout/on-site circulation, trip generation and distribution, parking, the potential for onsite cut-through to avoid traffic signals, as well as stacking and configuration of the drive-through lanes. Tenant specific data on parking demand, traffic generation, and drive-through stacking from identical/similar restaurants within comparable Chicagoland locations must be provided to augment any ITE projections.
10. Fire & Life Safety exhibit shall be provided that clearly shows the location of all fire lanes/aerial apparatus roads, their width and distance from the buildings, dimensions of the buildings along each elevation, the building heights, FDC and fire hydrant locations, and details on the proposed construction type for each building.
11. Engineering plans, details and storm water detention calculations shall be required as part of the formal review process. Detention is required meeting both Village and MWRD detention requirements and an MWRD permit will be required. Final Engineering plans and stormwater calculations shall be required for Final Plat of Subdivision approval.
12. Bicycle parking shall be dispersed through-out the site in compliance with Section 10.8 of the Zoning Code.
13. One loading zone is required for the two restaurant buildings, and one loading zone is required for the two retail buildings.
14. The petitioner must address the parking implications should restaurant or medical office uses occupy the retail buildings.

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

_____ May 3, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1818

Exhibit I – Detailed Parking Calculations with 3 Alternative Land Use Mixes

"Building C" as All Retail

Address	Parking Code Use	Square Footage	Seating Area	Parking Ratio	Parking Required	**Remarks**
Building "A"	Restaurant	2,024	1,012	1:45 sq. ft. seating area	22	Outdoor Seating Area must be factored into parking requirement
Building "B"	Restaurant	3,340	1,670	1:45 sq. ft. seating area	37	Outdoor Seating Area must be factored into parking requirement
Building "C"	Retail	6,000	N/A	1:300 sq. ft.	20	
Existing Building "D"	Retail	6,000	N/A	1:300 sq. ft.	20	
					100	
					132	
					32	

Note: Seating area size assumed to be 50% of overall floor area.

"Building C" a 50% Restaurant and 50% retail

Address	Parking Code Use	Square Footage	Seating Area	Parking Ratio	Parking Required	**Remarks**
Building "A"	Restaurant	2,024	1,012	1:45 sq. ft. seating area	22	Outdoor Seating Area must be factored into parking requirement
Building "B"	Restaurant	3,340	1,670	1:45 sq. ft. seating area	37	Outdoor Seating Area must be factored into parking requirement
Building "C"	Restaurant	3,000	1,500	1:45 sq. ft. seating area	33	Outdoor Seating Area must be factored into parking requirement
	Retail	3,000	N/A	1:300 sq. ft.	10	
Existing Building "D"	Retail	6,000	N/A	1:300 sq. ft.	20	
					123	
					132	
					9	

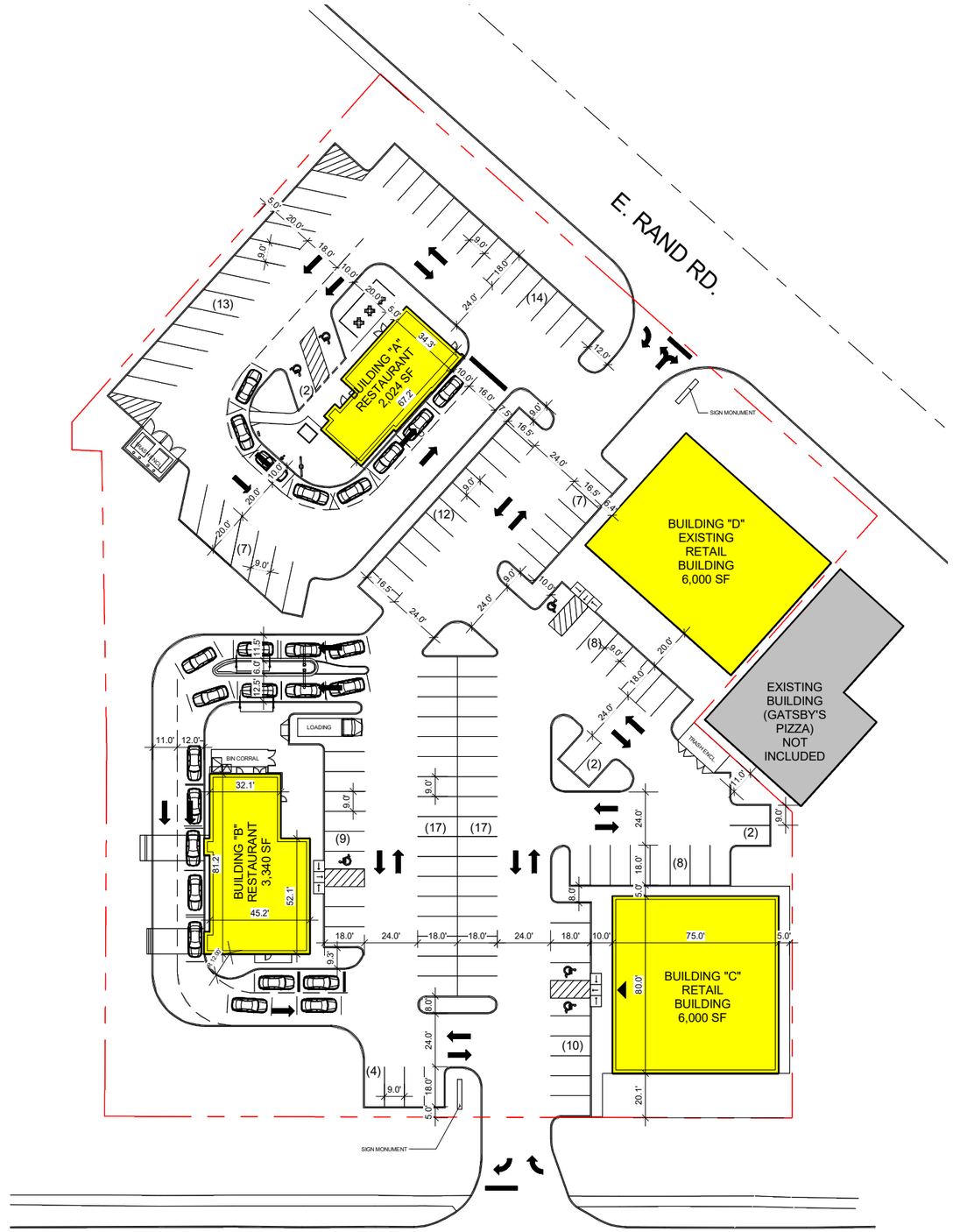
Note: Seating area size assumed to be 50% of overall floor area.

"Building C" as All Restaurant

Address	Parking Code Use	Square Footage	Seating Area	Parking Ratio	Parking Required	**Remarks**
Building "A"	Restaurant	2,024	1,012	1:45 sq. ft. seating area	22	Outdoor Seating Area must be factored into parking requirement
Building "B"	Restaurant	3,340	1,670	1:45 sq. ft. seating area	37	Outdoor Seating Area must be factored into parking requirement
Building "C"	Restaurant	6,000	3,000	1:45 sq. ft. seating area	67	Outdoor Seating Area must be factored into parking requirement
Existing Building "D"	Retail	6,000	N/A	1:300 sq. ft.	20	
					146	
					132	
					-14	

Note: Seating area size assumed to be 50% of overall floor area.


305-347
375-407
411
425
427
204-470
455
1901
200
N Arlington Heights Rd
E Palatine Rd
E Palatine Rd



1 SITE PLAN
1" = 60'-0"

PARCEL SIZE: 121,712.06 SF (2.79 ACRE)

PARKING SPACE: TOTAL 132 SPACES (6 ADA)

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2970 Maria Ave., Suite 200-202 Northbrook, Illinois 60062 Fax: 847.885.7751 Tel.: 847.885.8300

SITE PLAN

GW PROPERTIES
SITE STUDY - OPTION 8.2
375 & 425 E. RAND RD.
ARLINGTON HEIGHTS, IL. 60004

DATE 04.08.2024

MARK T. DiGANCI
REG. ARCHITECT
A,S

ST2

2211 North Elston, Suite 304
Chicago, Illinois 60614
Main: 773.382.0445
Fax: 773.796.3037

April 9, 2024

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 375 - 425 E. Rand Road, Arlington Heights – Project Narrative

Dear Village of Arlington Heights,

GW Properties is proposing a new development along the thoroughfare Rand road in Arlington Heights, Illinois. The project once constructed will include a 2,024sf free standing quick service restaurant with a drive-thru fronting Rand road, a 3,340sf quick service restaurant with a drive-thru in the rear of the property, a 6,000sf free standing retail and/or restaurant building with a outdoor seating area and finally a plan to fully renovate the interior and exterior of the former Suburban Glass building for a new tenant that is yet to be selected.

The proposed project if approved would be designed and constructed per the development site plan as submitted, which includes 132 parking spaces including 6 ADA spaces, outdoor patio space, brand new landscaping and more efficient site ingress and egress access points. Upon completion, the project would be subdivided into four lots to allow the proposed buildings to be on its own legal lots.

Furthermore, we have spoken with our traffic consultant, KLOA, although not directly with IDOT, in order to determine where to locate the curb cuts for our development. After various discussions with KLOA, we believe that the access drives as shown would be acceptable to IDOT, but still needs further review. Ultimately, all development activities would be completed in accordance with the Village of Arlington Heights, IDOT and all other governmental/municipal requirements.

This property would ultimately be transformed from its current state of a former Pep Boys and Glass store into a vibrant development with several new businesses and offerings that will be complementary to the surrounding area. This project would create well over a dozen of new full-time jobs in Arlington Heights and generate hundreds of thousands of dollars in property and sales tax for the Village on an annual basis that do not exist today. This project entails the highest and best use for the property and is a rare opportunity to create one cohesive development that has been thoughtfully designed and considered.

We look forward to working with the Village of Arlington Heights on all aspects of the proposed development and welcome the opportunity to discuss it soon. If you have any questions, please feel free to contact me.

Regards,



Mitch Goltz
Principal
GW Properties

Guzman Y Gomez Project Description

Guzman Y Gomez is an Australian multinational Mexican-style restaurant chain. Founded in 2009, Guzman Y Gomez has expanded to 151 locations throughout Australia, Singapore, Japan, and the United States. The franchise is Australia's fastest-growing QSR company, serving authentic, freshly made-to-order Mexican-style cuisine with a relevant menu of burritos, bowls, tacos, and salads as well as a variety of alcoholic beverages. The restaurants contemporary décor delivers a Latin pop aesthetic with vibrant colored artwork, Latin mixed music, and dim lighting. For those looking to eat on-the-go, Guzman Y Gomez offers drive through lanes and pick up stations. In 2021 the company launched "GYG Mobile", a proprietary mobile app that allows for faster, contact-free ordering as well as a loyalty program which provides users with added incentives. The franchise has received numerous accolades for its success including "Best Multi-Site Restaurant of the Year" by QSR Media and "Best Customer Service Award in QSR" by Roy Morgan Research.

The GYG structure will be approximately up to 3,340 square feet with a patio for outdoor dining. The main building will utilize various materials to articulate a dynamic visual appearance, but be complimentary to our neighbors.

The daily hours are 7:00 am - 10 pm, with 5 to 10 team members on site at any given time.

Good afternoon –

The hours of operation at this site would be Monday – Sunday 6:00am-2:00am in the PUW. I am anticipating that the dining room will close at midnight.

I will be looking to staff this location with 45-60 people depending on the part-time / full-time mix.

Wendys vision is to be “Most Beloved restaurant company in the World”.

The values that began with Dave Thomas our founder are listed below:

- Quality is our Recipe
- Do the Right Thing
- Treat People with Respect
- Profit Means Growth
- Give Something Back

franchisee of

Bonnie Simon
Regional Director of Operations - Chicago Area
Hamra Enterprises
815-579-9279
BSimon@teamhamra.com

HAMRA core values: Fun / Family / Integrity / Self Expression / Discovery

Conceptual Plan Review Committee
5/8/2024

Item: Qargo Coffee - 4 W. Rand Rd. - T1843

Department: Planning & Community Development Department

Requested Action

1. Amendment to PUD Ordinances (Ord. 70-003 and Ord. 80-008) to add a drive-through lane to the property.

2. Special Use Permit for a restaurant with a drive-through.

Variations Required

No variations identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Amendment to PUD Ordinances #70-003 and #80-008 to add a drive-through to the existing building at 4 W. Rand Rd and the Special Use Permit for a restaurant with a drive-through and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for approval.

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

2. An application for Design Commission is required for the exterior building façade improvements.

3. Variation request(s) must be identified and written justification provided based on the criteria for approval.

4. The drive aisle adjacent to the proposed drive-through must be reconfigured for one-way traffic and parking spaces must be restriped to accommodate angled parking spaces.

5. A market analysis is required with a formal Plan Commission application submission.

6. A traffic and parking study prepared by a Certified Traffic Engineer Shall be required as part of the Plan Commission application. This study needs to evaluate access (location, design, and level of service), on-site circulation, trip generation and distribution, drive-through stacking and queueing, and parking.

7. Parking lot islands shall be required at the end of each parking row and for all transitions between perpendicular and angled parking spaces.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Aerial	Exhibits
Proposed Floor Plans	Exhibits
Proposed Site Plan	Exhibits
Existing & Proposed Elevations	Exhibits
Renderings & Signage	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

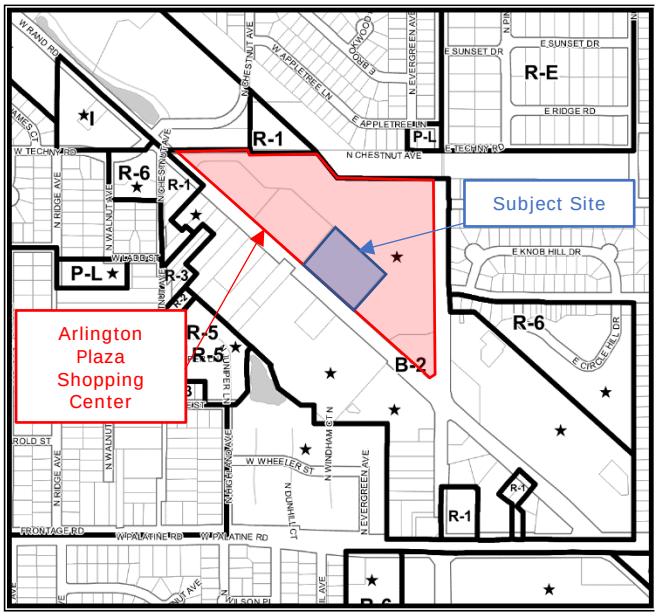
STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: *T1843*
Project Title: *Qargo Coffee*
Address: *4 W Rand Road*
PIN: *03-173-00-006*

To: *Conceptual Plan Review Committee*
Prepared By: *Dan Osoba, Planner I*
Meeting Date: *May 8, 2024*
Date Prepared: *May 3, 2024*

Petitioner: *Sheeraz Khan*
Address: *701 Brickell Ave, Ste 1550*
Miami, FL 33131

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Arlington Plaza Shopping Center (Baby Depot, Five Star Furniture)	Commercial
South	B-2, General Business District	Annex of Arlington Shopping Center (Bubbakoo's Burritos, Tropical Café, Starbucks Coffee)	Commercial
East	B-2, General Business District	Arlington Plaza Shopping Center (The Room Place)	Commercial
West	B-2, General Business District	Arlington Plaza Shopping Center (Arby's) & Annex of Arlington Shopping Center (Party City)	Commercial

Requested Action:
1. Amendment to PUD Ordinances (Ord. 70-003 and Ord. 80-008) to add a drive-through lane to the property.
2. Special Use Permit for a restaurant with a drive-through.

Variations Required:
No variations identified at this time.

Project Background:
The subject property is an existing pad site (formerly Olson Rug & Flooring) within the Arlington Plaza Shopping Center. The 4,200 square foot freestanding building was constructed as part of a Planned Unit Development (PUD) Amendment (Ord. 80-008) which amended the Arlington Plaza PUD (Ord. 70-003) to allow construction of two new freestanding buildings. The associated Site Plan was approved in 1985.

The petitioner is proposing to renovate the interior of the building for a new Qargo Coffee, which is a coffee restaurant chain that operates 14 locations nationally. This proposed location would be the first Qargo Coffee in Illinois. The interior renovations include restaurant seating for 70 customers, restrooms, coffee bar, food storage, and staff offices. The exterior improvements include a new drive-through lane, new façade materials, and tenant signage which will require a Design Commission application. The façade shall be designed to be compatible with the existing buildings within the shopping center and be consistent with the Village's Commercial Design Standards.

The proposed coffee restaurant will operate from 6:00 am to 8:30 pm Monday through Friday and from 6:00 am to 7:30 pm on Saturday and Sunday. The projected number of employees is 14 on two shifts. All delivery hours will occur during typical business hours. If proposed, the petitioner shall provide information on any outdoor eating/drinking spaces for this use. All outdoor eating areas shall comply with Chapter 28, Section 5.1-23 Outdoor Eating Cafes on Private Property.

Zoning and Comprehensive Plan
The property is zoned B-2, General Business District. The proposed land use, restaurant with a drive-through, requires a Special Use Permit in the B-2 District. As part of the formal application to the Plan Commission, the petitioner must provide a written response to each of the three criteria necessary for a Special Use Permit, which are referenced below:

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

The Comprehensive Plan designates this property as appropriate for "Commercial" land uses. The proposed restaurant land use is consistent with the intended future land use of the property and the surrounding vicinity along Rand Road. Staff finds that the proposed restaurant land use is consistent with the spirit and intent of the Comprehensive Plan.

Should this project move forward, the petitioner will need to revise the project narrative to provide a response to the Special Use Permit criteria and include all proposed services/activities/operations that would take place at this facility. Additionally, the petitioner shall prepare a market analysis to be submitted with a formal Plan Commission application.

Site Circulation & Improvements
The site circulation needs to be analyzed and revised based on the configuration of the proposed drive-through lane. The drive aisles along the southwest and southeast sides of the building do not preserve sufficient space for two-way traffic with the addition of a drive-through lane. The circulation must be reconfigured as one-way traffic in a counter-clockwise orientation.

The parking stalls adjacent to the reconfigured drive aisle must be restriped as angled spaces to accommodate the one-way traffic. A parking lot landscape island must be provided between the existing perpendicular spaces and new angled spaces. The petitioner should be aware that minimum drive aisle widths must be provided for the drive aisle adjacent to any angled parking stalls and there may not be sufficient space to conform to these requirements for the drive aisle between the angled parking and abutting drive-through lane at the southwest side of the building. This will need to be addressed as part of any formal Plan Commission application.

The trash enclosure may need to be relocated if the drive aisle adjacent to it is one-way and does not provide enough space for garbage pick-up. If relocation is required, the enclosure shall match the building materials and landscaping shall be provided around the exterior of the of the screening.

Parking and Traffic:

Per Section 6.12-1, a traffic and parking analysis is required for this redevelopment. This study shall evaluate access (location, design, and level of service), drive-through stacking and queuing, on-site circulation, trip generation and parking. Staff has analyzed the parking for the Arlington Plaza Shopping Center and found that there is adequate parking within the center to accommodate the new restaurant as proposed. Parking is required at a rate of one space per 45 square-feet of restaurant seating area. Per the floor plans, the seating area is proposed at approximately 1,125 square-feet. Should any outdoor seating areas be proposed, they will need to be factored into the overall seating area for parking calculations. The following table illustrates the parking requirements relative to the uses on the PUD:

Use	Unit Number	Square Area	Parking Square Footage	Parking Rate	Parking Required
L Electronics	1	900	900	1 per 300 s.f.	3
Shiny Nail	2	900	900	1 per 250 s.f.	4
Barks in Style Pet Grooming	3	1,200	1,200	1 per 300 s.f.	4
Lions Tae Kwon Do	4	3,000	1,500	1 per 50 s.f.	30
Foot Nirvana	5	3,000	3,000	1 per 250 s.f.	12
Sandra Rossi Beauty School	6	9,800	9,800	1/emp; 0.5/student	58
Community Threads	7	22,100	22,100	1 per 300 s.f.	74
China Buffet	8	6,750	3,240	1 per 45 s.f.	72
Treasure Hunt Deals	9,10	17,875	17,875	1 per 300 s.f.	60
Planet Fitness	11A	22,002	22,002	1 per 250 s.f.	88
Five Star Furniture and Outlet	11B	45,300	45,300	1 per 600 s.f.	76
VACANT	11C,11D	93,024	93,024	1 per 300 s.f.	310
Harlem Furniture	12 --21	27,700	27,700	1 per 600 s.f.	46
America's Best Vision Center	22	4,000	4,000	1 per 300 s.f.	13
VACANT	23	23,472	23,472	1 per 300 s.f.	78
North Arlington Barber Shop	24	900	900	1 per 250 s.f.	4
Fifth Ave. Sushi	25	2,100	902	1 per 45 s.f.	20
Village Bank and Trust		7,896	7,896	1 per 300 s.f.	26
Proposed Qargo	28	4,215	1,125	1 per 45 s.f.	25
Arby's	29	2,614	1,287	1 per 45 s.f.	29
Available (Pad)	*30*		*0*	1 per *45* s.f.	*0*
VACANT	31	5,000	2,209	1 per 45 s.f.	49
TOTAL		**303,748**			**1,079**

Parking Provided	**1,139**
Parking Surplus/(Deficit)	**60**

This proposal results in the requirement of additional off-street motor vehicle parking; therefore, bicycle parking will be required. A minimum of three bicycle parking spaces shall be provided and should be located near the front entrance. Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook.

RECOMMENDATION

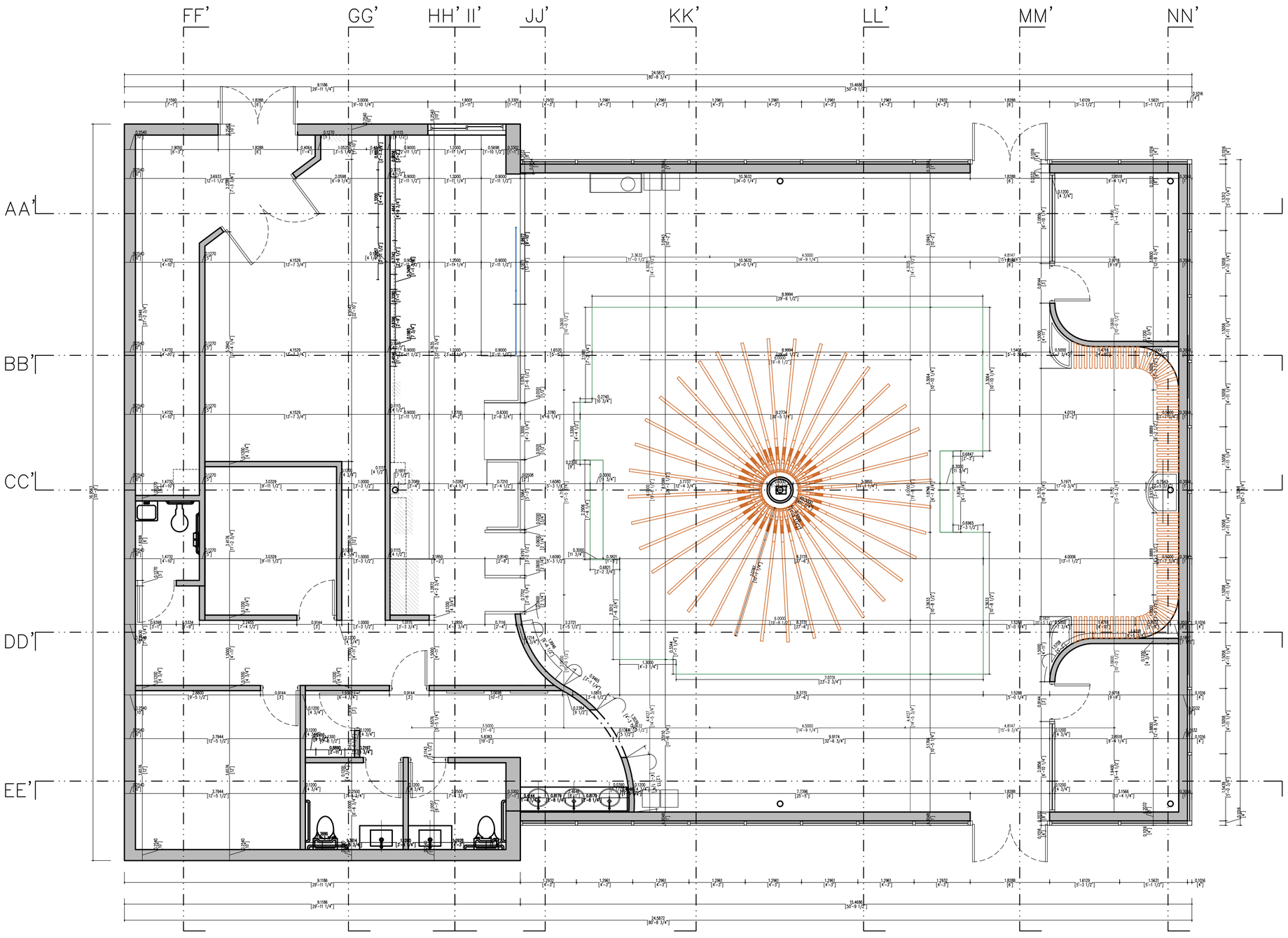
The Staff Development Committee (SDC) reviewed the proposed Amendment to PUD Ordinances #70-003 and #80-008 to add a drive-through to the existing building at 4 W. Rand Rd and the Special Use Permit for a restaurant with a drive-through and is generally supportive of the application subject to resolution of the following:

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_____ May 3, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1844

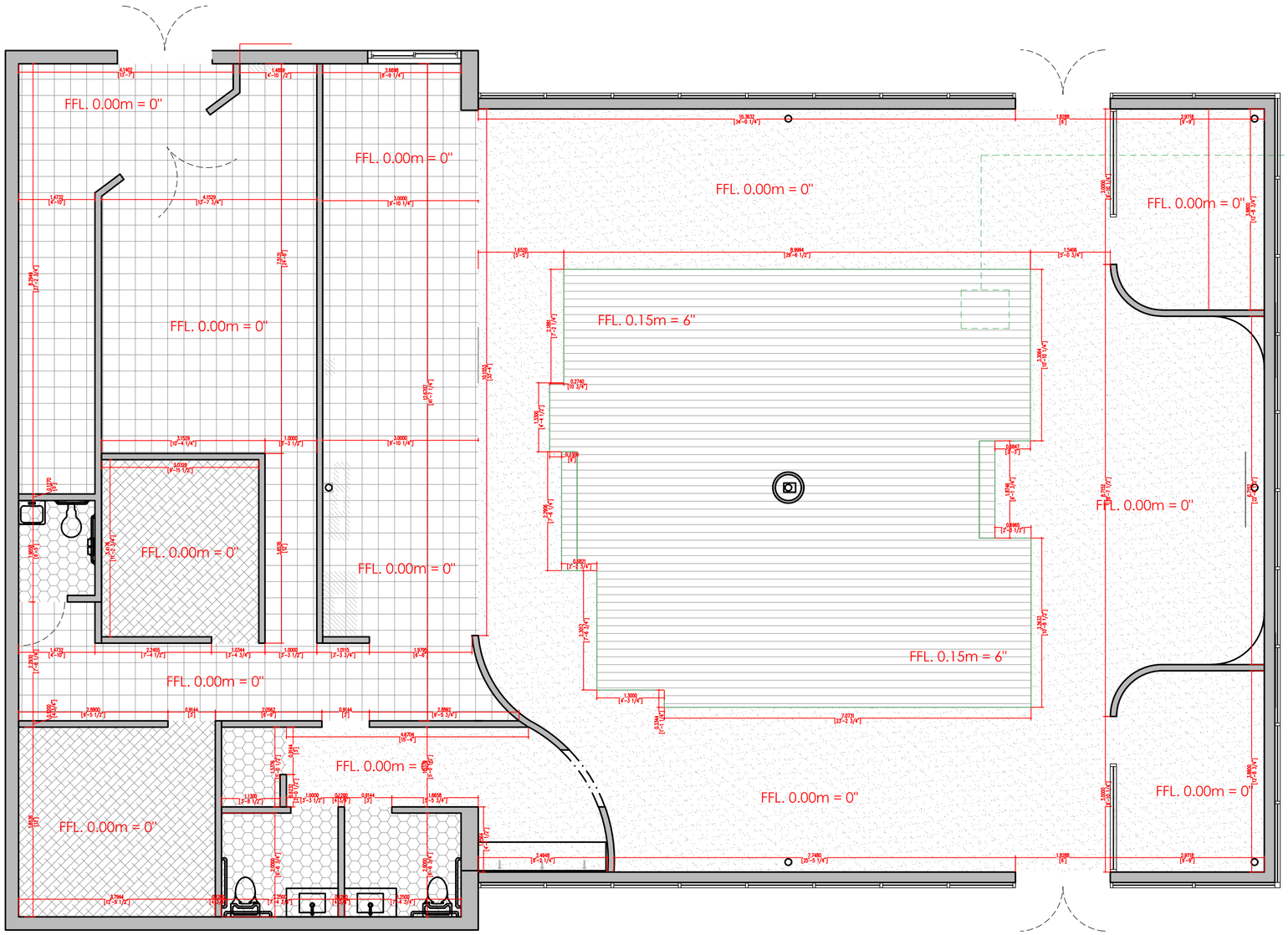


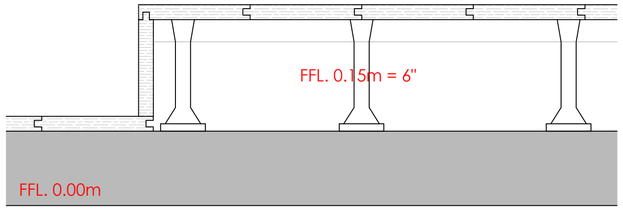


AREA: 391.67 m2 = 4215.90 sqf

QARGO COFFEE

PROJECT:	DESING BY:	CONTENT:	SCALE:	DATE:	PLAN NO.
4 W RAND RD, ARLINGTON HEIGHTS, ILLINOIS 60004, USA	Arq. Felipe Romero DIGITALIZED BY: Arq. Felipe Romero	ARCHITECTURAL LAYOUT WALLS	1:60	03-06-24	1/17





FLOOR: PVC DECK ACCESS FLOORING, WOOD FINISH
INCLUDES S ACCESS FLOORING STRUCTURE
DETAILED SECTION ESC 1.5

FLOOR: COMMERCIAL CERAMIC TILES
(INCLUDES CERAMIC SANITARY COVE BASE
AREA: 95.04 m2 (123.55 m2 including waste)
AREA: 1023 ft2 (1329.88 ft2 including waste)

FLOOR: SPC MARBLE FINISH
INCLUDES SPC MARBLE BASEBORD h=10cm
AREA: 155.07 m2 (201.57 m2 including waste)
AREA: 1669.15 ft2 (2169.68 ft2 including waste)

FLOOR: TILE VINTAGE HEX
INCLUDES BASEBORD ON WALLS h =3FT
AREA: 26.74 m2 (34.76 m2 including waste)
AREA: 287.82 ft2 (374.15 ft2 including waste)

FLOOR: PVC DECK ACCESS FLOORING, WOOD FINISH
INCLUDES S ACCESS FLOORING STRUCTURE
AREA: 79.25 m2 (103.02 m2 including waste)
AREA: 853.03 ft2 (1108.89 ft2 including waste)

FLOOR: SPC ANYWAY VINIL FLOOR REF:AW0006 FISHBONE LOCK
INCLUDES SPC CONCRETE BASEBORD h=10cm
AREA: 24.50 m2 (31.85 m2 including waste)
AREA: 263.71 ft2 (342.83 ft2 including waste)

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE: 1:60

DATE: 03-06-24

PLAN NO. 2/17

GYPSUM BOARD CEILING
MOISTURE AND WATER RESISTANT
CEILING HEIGHT:
current height

Painted Sherwin Williams
Rock Candy SW6231

GYPSUM BOARD CEILING
MOISTURE AND WATER RESISTANT
CEILING HEIGHT:
10' 0" = 3.04 m

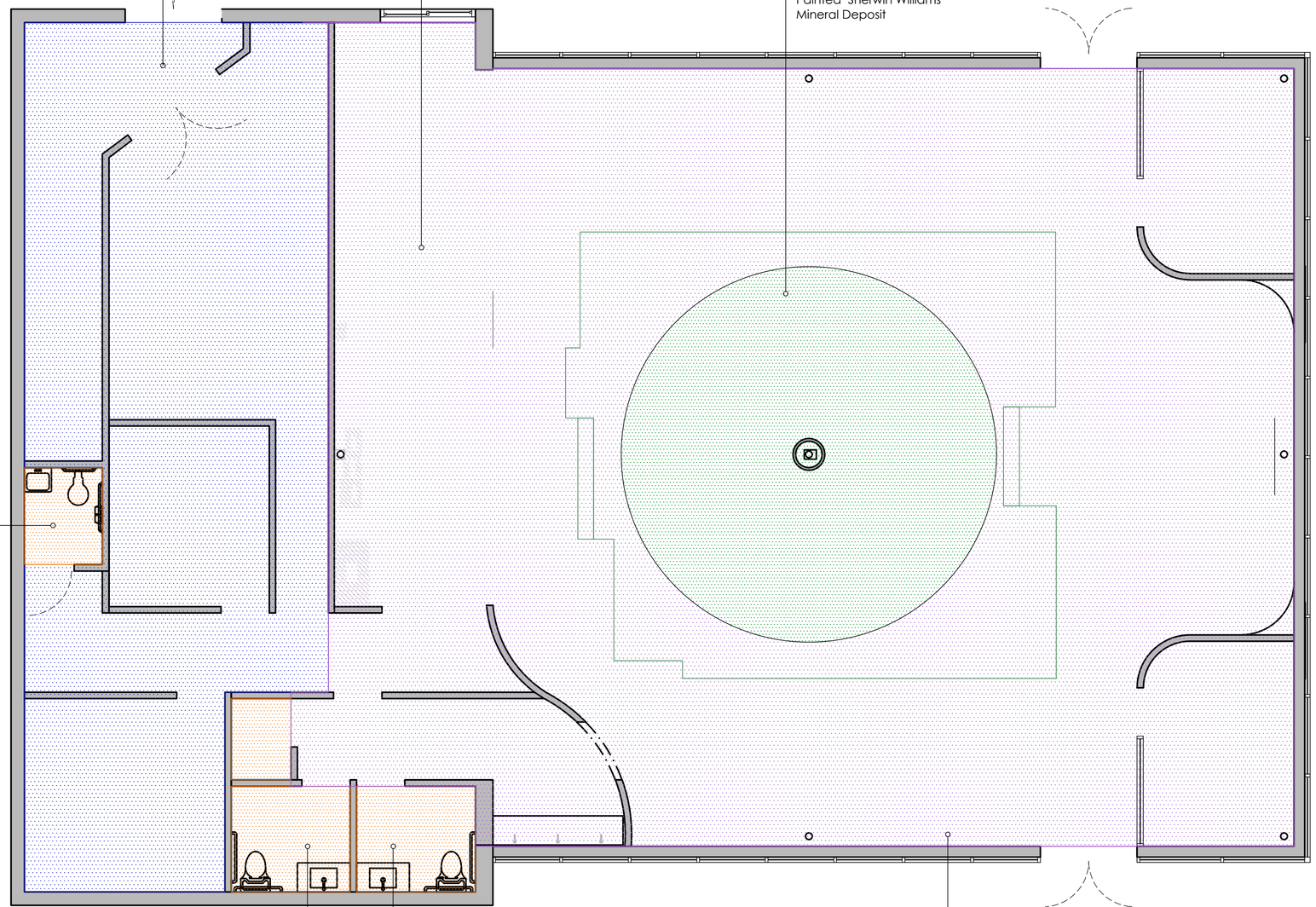
Painted Sherwin Williams
Mineral Deposit

GYPSUM BOARD CEILING
MOISTURE AND WATER RESISTANT
CEILING HEIGHT:
10' 6" = 3.20 m

Painted Sherwin Williams
Mineral Deposit

GYPSUM BOARD CEILING
CEILING HEIGHT:
10' 0" = 3.04 m

Painted Sherwin Williams
Mineral Deposit



GYPSUM BOARD CEILING
CEILING HEIGHT:
10' 0" = 3.04 m

Painted Sherwin Williams
Mineral Deposit

GYPSUM BOARD CEILING
MOISTURE AND WATER RESISTANT
CEILING HEIGHT:
10' 0" = 3.04 m

Painted Sherwin Williams
Mineral Deposit

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

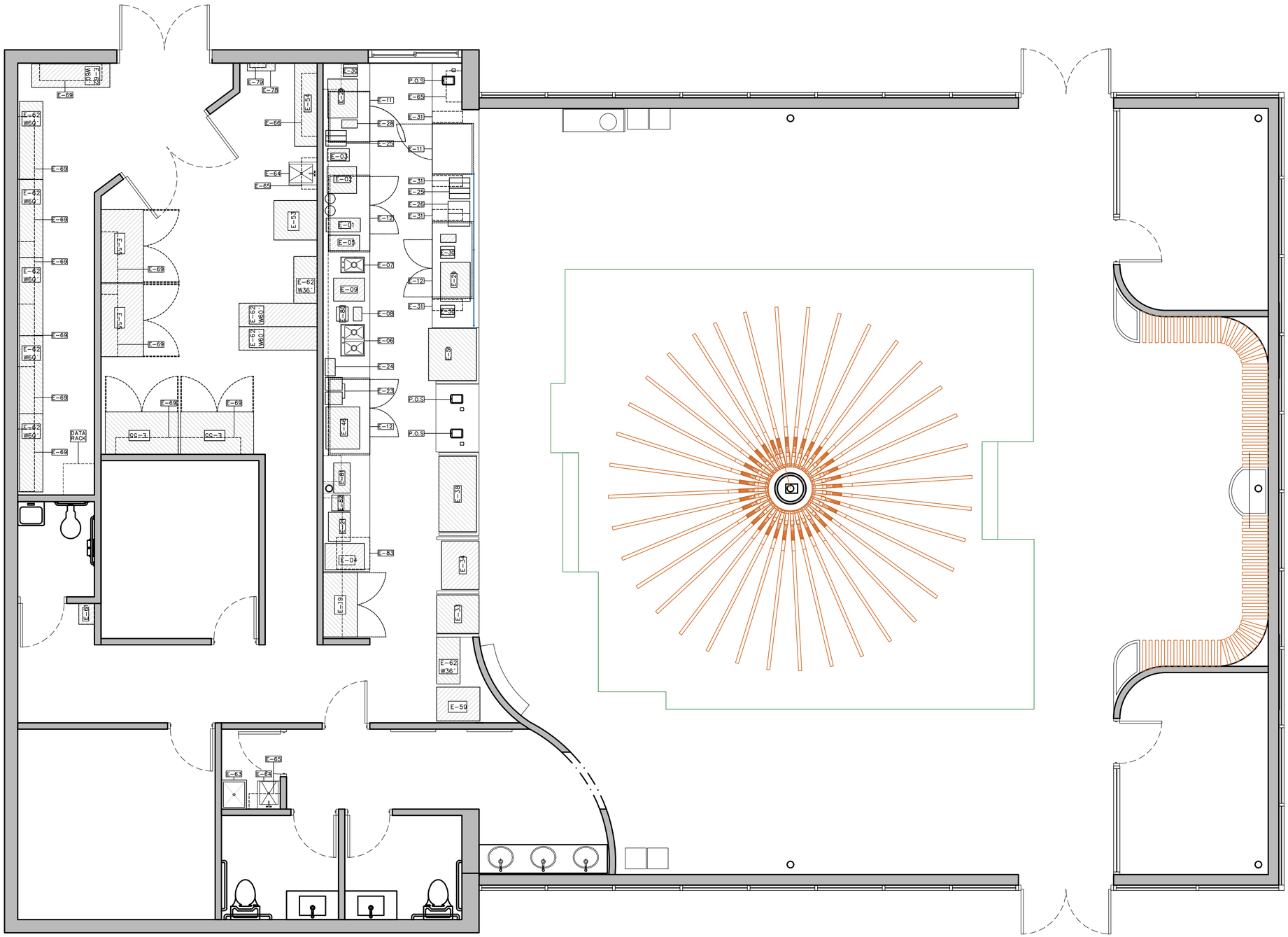
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:60

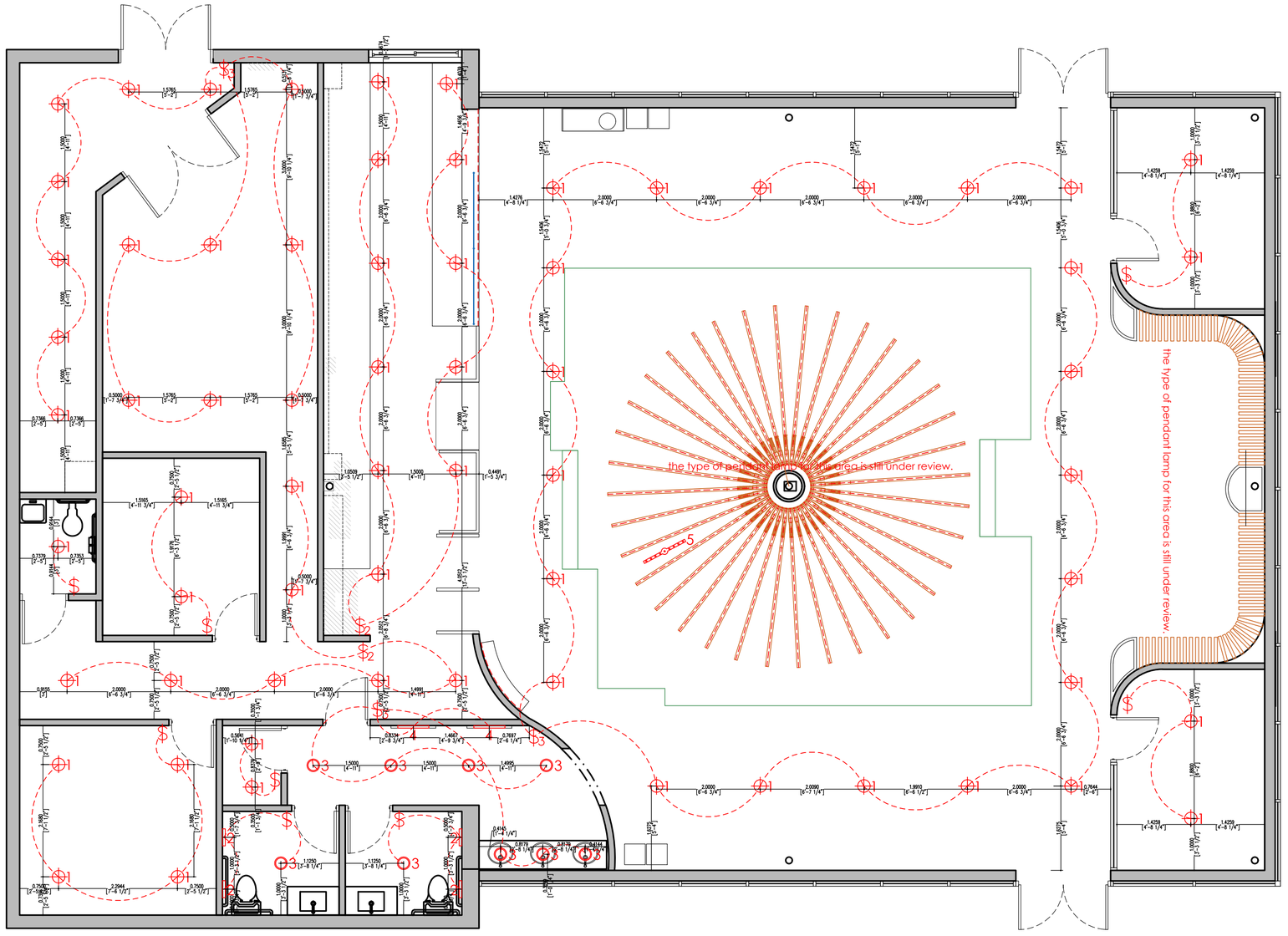
DATE:
03-06-24

PLAN NO.
3/17



Note: Please refer to attached equipment list spreadsheet

QARGO COFFEE	PROJECT: 4 W RAND RD, ARLINGTON HEIGHTS, ILLINOIS 60004, USA	DESING BY: Arq. Felipe Romero DIGITALIZED BY: Arq. Felipe Romero	CONTENT: ARCHITECTURAL LAYOUT WALLS	SCALE: 1:60	DATE: 03-06-24	PLAN NO. 4/17



LIGHTNING LEGEND

1	DOWNLIGHT LED PANELS. QANT 64
2	WALL LAMP ECLIPSE PW 131160-BC GOLDEN FROM COMELY. QANT 4
3	CEILING CILINDER SPOT LW-PD30W COLOR WHITE. QANT 9
4	WALL LAMP AURORA PW 131325 BC GOLDEN FROM COMELY. QANT 2
5	PENDANT LAMP #1 QANT
6	PENDANT LAMP #2 QANT 2
	LED PROFILE (INDIRECT LIGHT)

SWITCHES LEGEND

$	SINGLE WHITE LEVITON COMMERCIAL SWITCH
$C	TWO WAY SINGLE WHITE LEVITON COMMERCIAL SWITCH
$2	DOUBLE WHITE LEVITON COMMERCIAL SWITCH
$2C	TWO WAY DOUBLE WHITE LEVITON COMMERCIAL SWITCH
$3	TRIPLE WHITE LEVITON COMMERCIAL SWITCH
$3C	TWO WAY TRIPLE WHITE LEVITON COMMERCIAL SWITCH

COMMERCIAL LIGHTINING SWITCHES

ALWAYS INSTALL LEVITON COMMERCIAL WHITE SWITCHES



1



2



3



4



QARGO COFFEE	PROJECT: 4 W RAND RD, ARLINGTON HEIGHTS, ILLINOIS 60004, USA	DESING BY: Arq. Felipe Romero DIGITALIZED BY: Arq. Felipe Romero	CONTENT: ARCHITECTURAL LAYOUT WALLS	SCALE: 1:60	DATE: 03-06-24	PLAN NO. 5/17

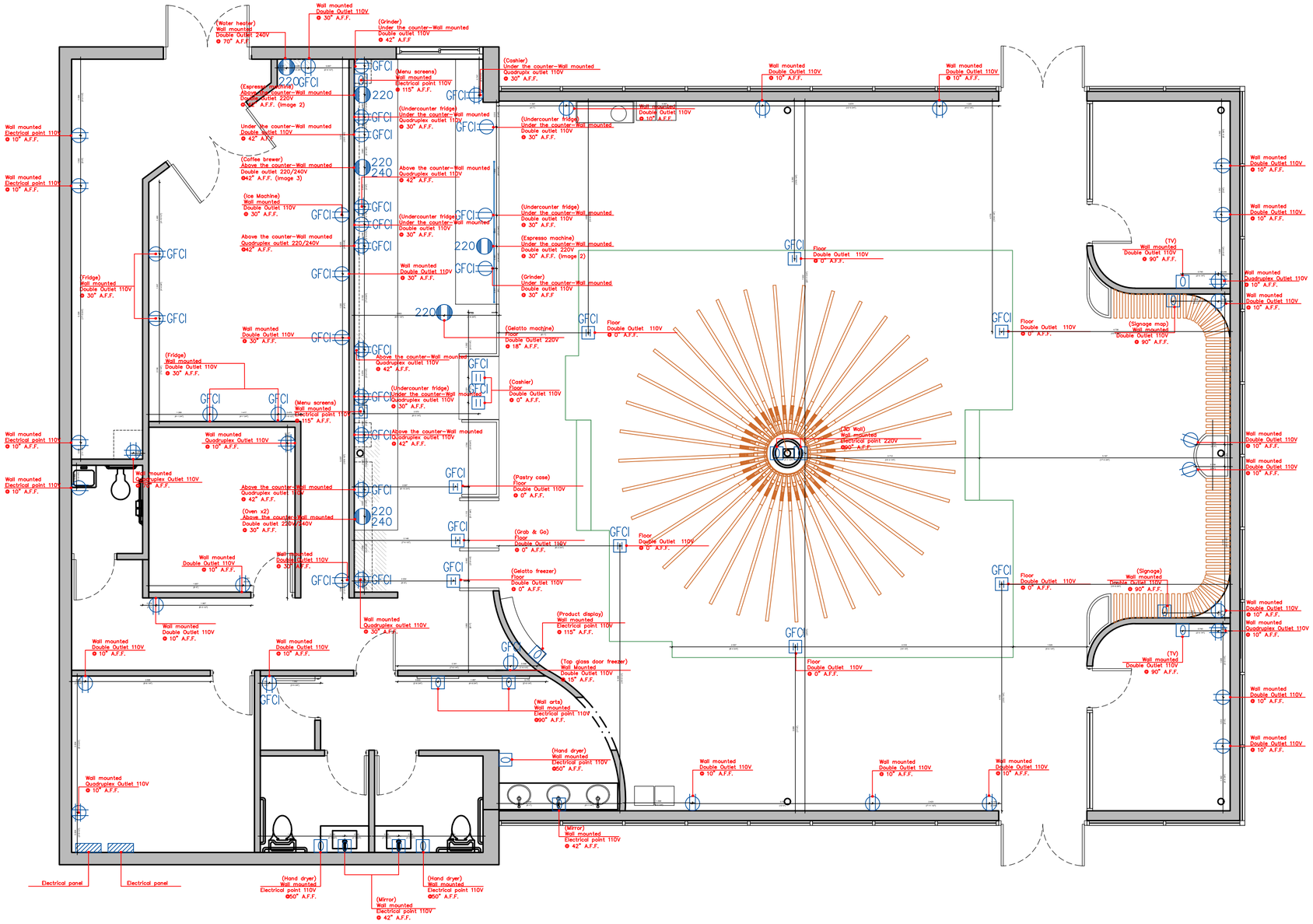




Image 1
Oven



Image 2
Expresso Machine



Image 3
Coffee brewer



WALL OUTLETS
Leviton commercial, white matte finish



FLOOR OUTLETS
Leviton commercial, brushed gold finish

ELECTRICAL LEGEND	
GFCI	NEW BUILDING STANDARD 110-120V. Double OUTLET
GFCI	NEW BUILDING STANDARD 110-120V. QUADRUPLEX OUTLET
220	NEW BUILDING STANDARD 200-240V. SEPARATE CIRCUIT OUTLET (reference image 2 & 3)
220 240	NEW BUILDING STANDARD (20A) 250V. SEPARATE CIRCUIT OUTLET (reference image 1)
	FLOOR ELECTRICAL SOCKET 110-120V
	ELECTRICAL POINT FOR CONNECTION (WITHOUT OUTLET)
	ELECTRICAL PANEL

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

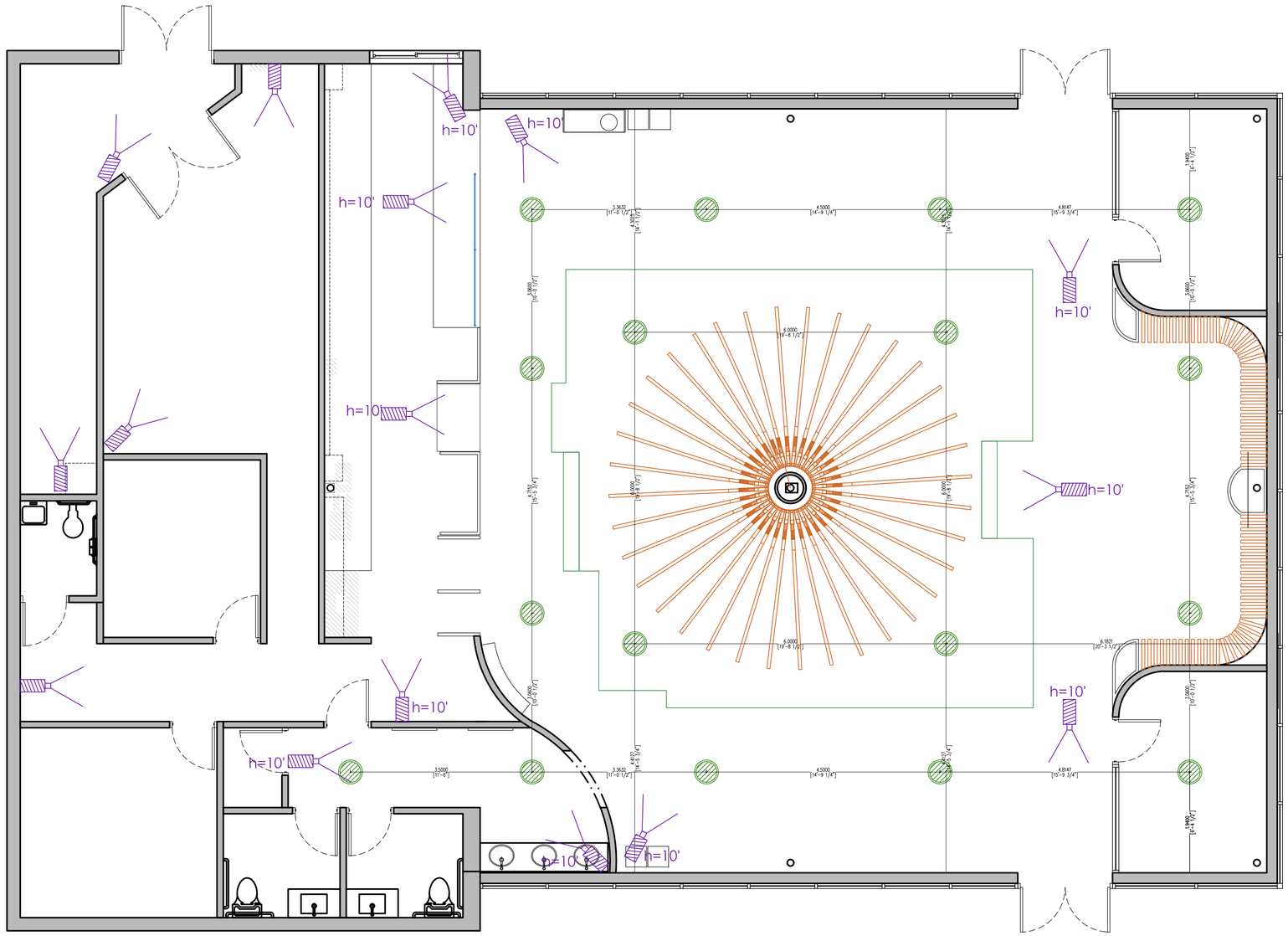
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:60

DATE:
03-06-24

PLAN NO.
6/17



LEGEND

CAMERAS. QANT 15 UNITS

180–360 DEGREE SPHERE CAMERAS
(installed embebed on drywall ceiling).

IN-CEILING SPEAKERS. QANT 17 UNITS

Sonance – MAG8R – Mag Series 8"
2–Way In–Ceiling Speakers'
(installed embebed on drywall ceiling).



IN-CEILING SPEAKERS
Sonance - MAG8R - Mag Series 8"
2-Way In-Ceiling Speakers'

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

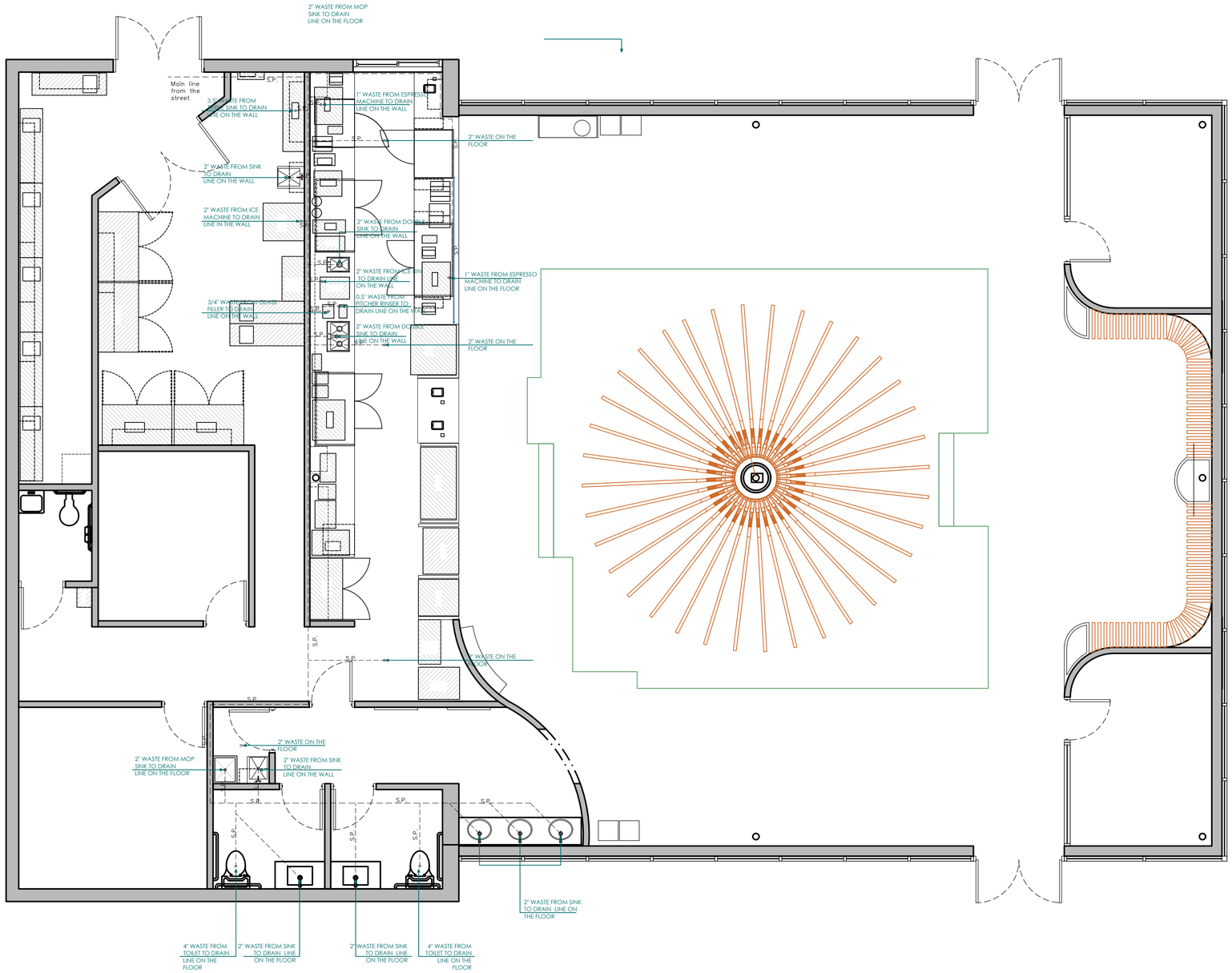
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:60

DATE:
03–06–24

PLAN NO.
7/17



Notes: Scheme developed for new connection points according to equipment requirements, check equipment table.
This is a technical plan according to the equiptment locatión and specifications.
The corresponding connections must be verified on site according to the exisiting facilities.

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

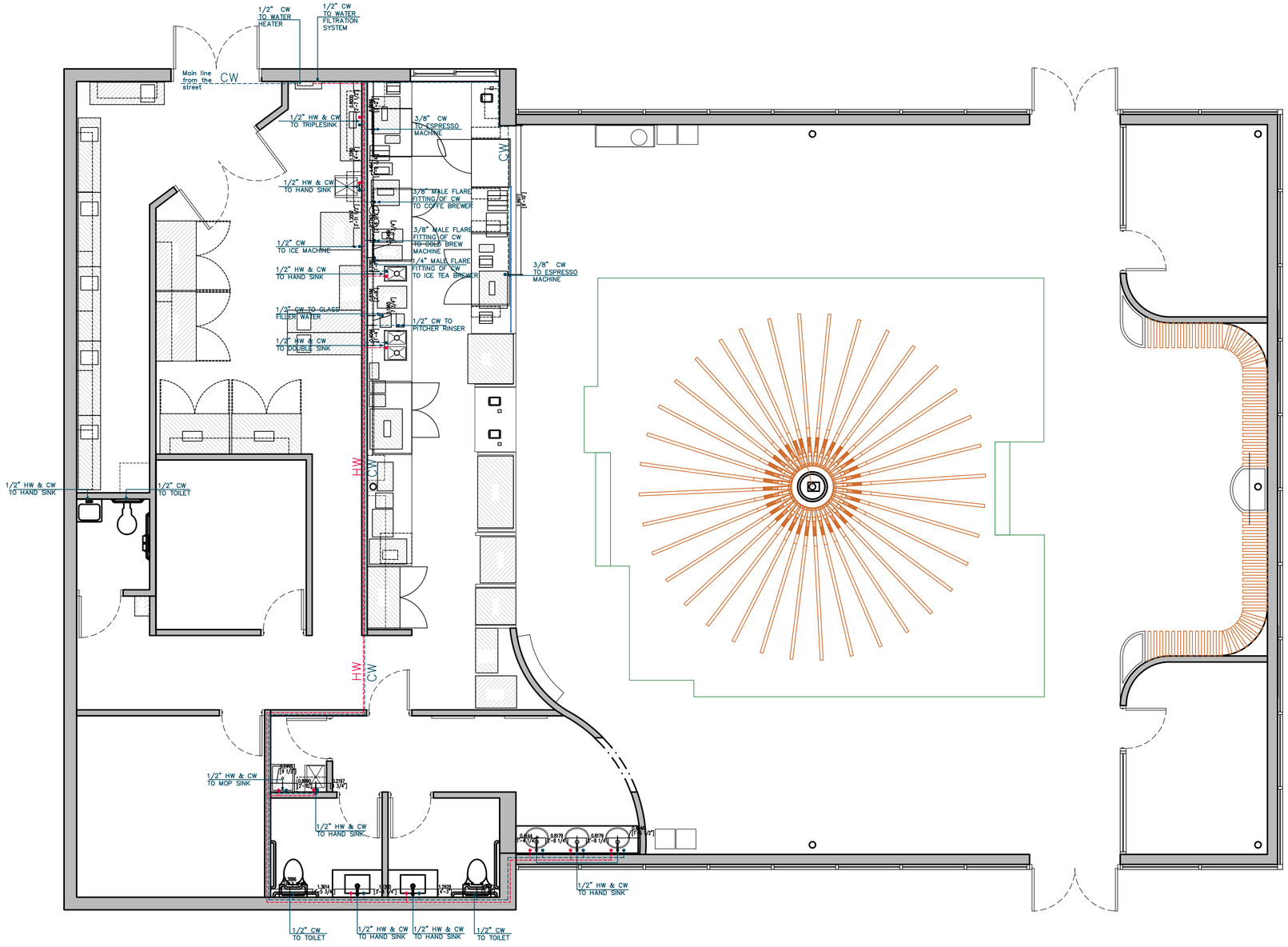
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:60

DATE:
03-06-24

PLAN NO.
8/17



Note:

*Please refer to attached equipment list spreadsheet

*All hydraulic points should be no more than 15 inches high

*the order of income is from primary source in derivation to the water filter and the water heater

*This is a technical plan according to the equiptment locatión and specifications.

*The corresponding connections must be verified on site according to the exisiting facilities.

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

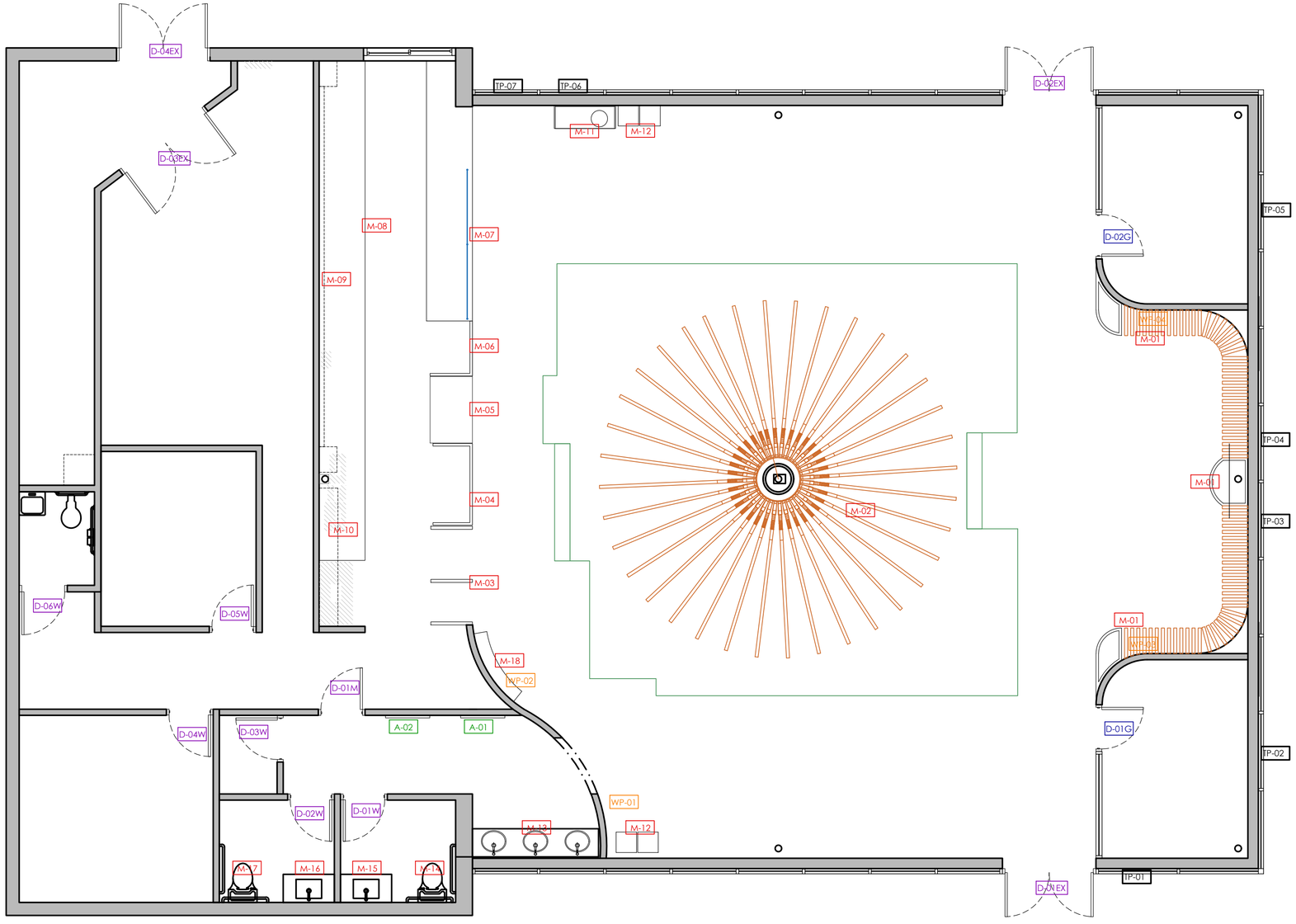
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:60

DATE:
03-06-24

PLAN NO.
9/17



LEGEND

- M-01 FIXED FURNITURE TAGS
- A-01 WALL ARTS TAGS
- D-01 SS DOORS TAGS
- WP-01 WALLS PANELS TAGS
- D-01G GLASS DOORS TAGS
- D-01EX EXISTING DOOR
- TP-01 TRANSPARENT SCREEN

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

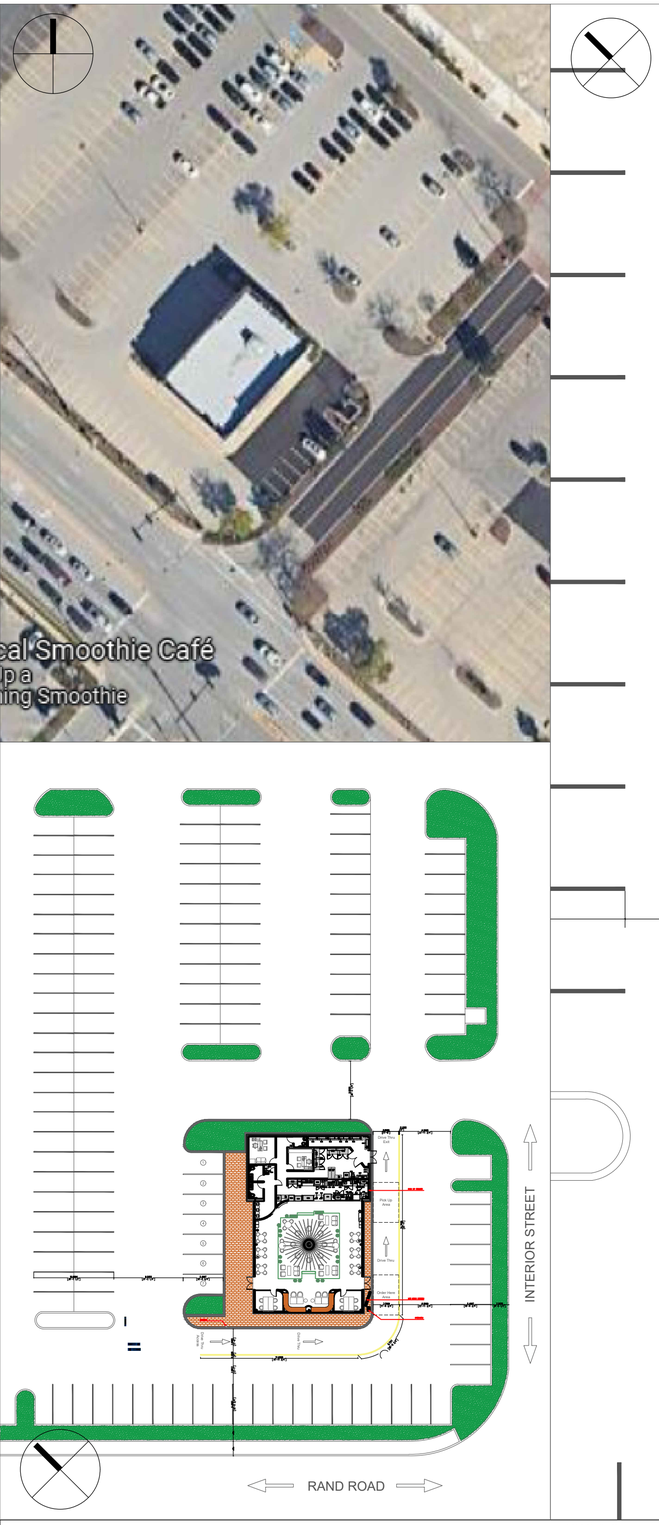
DIGITALIZED BY:
Arq. Felipe Romero

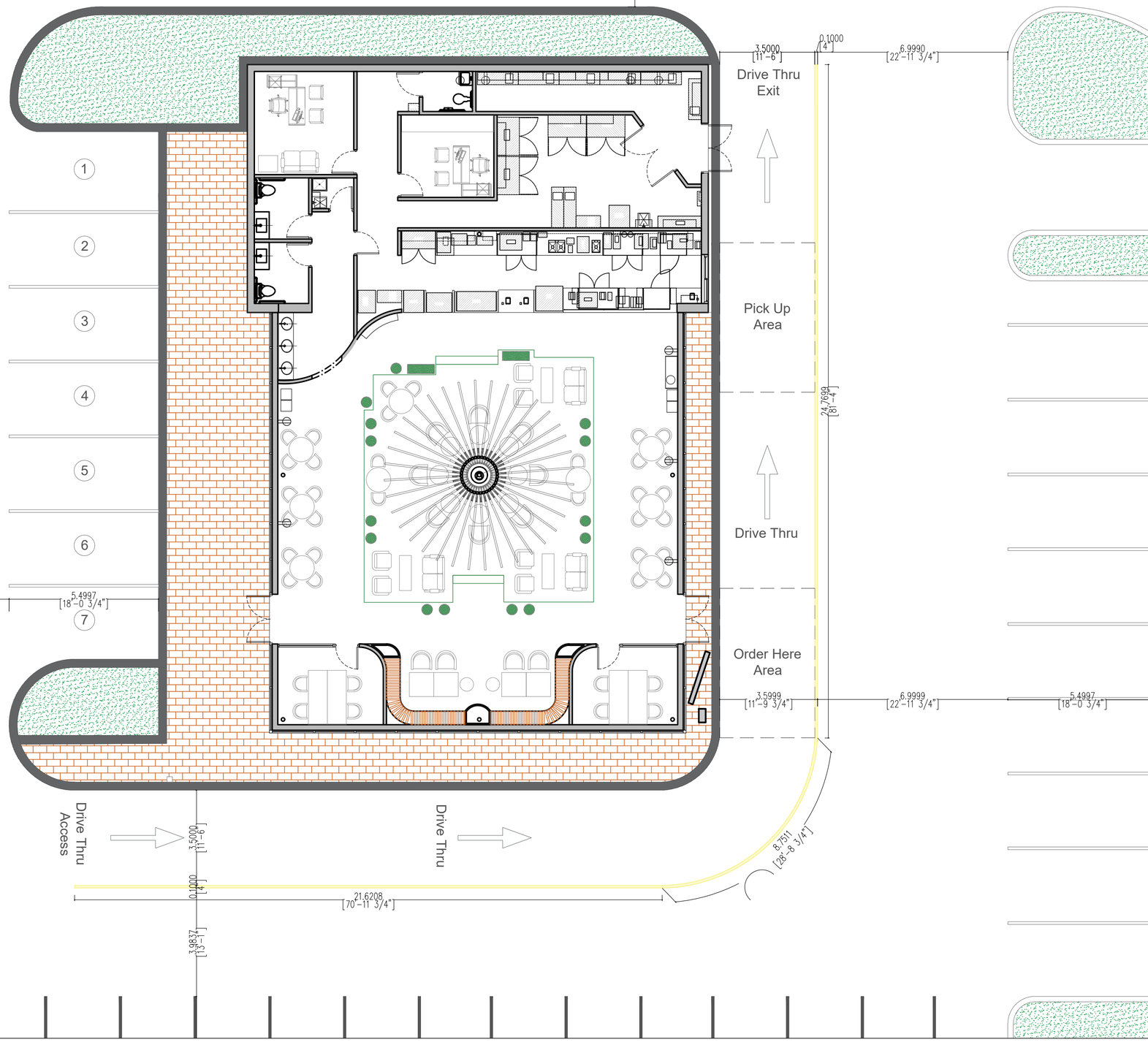
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ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:60

DATE:
03-06-24

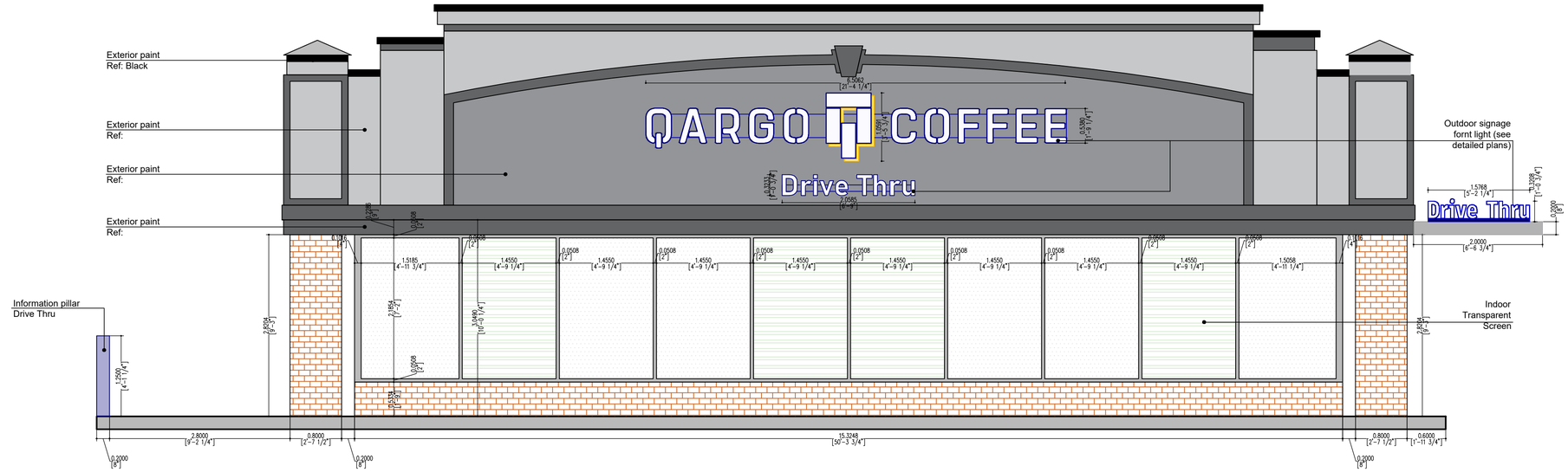
PLAN NO.
10/17



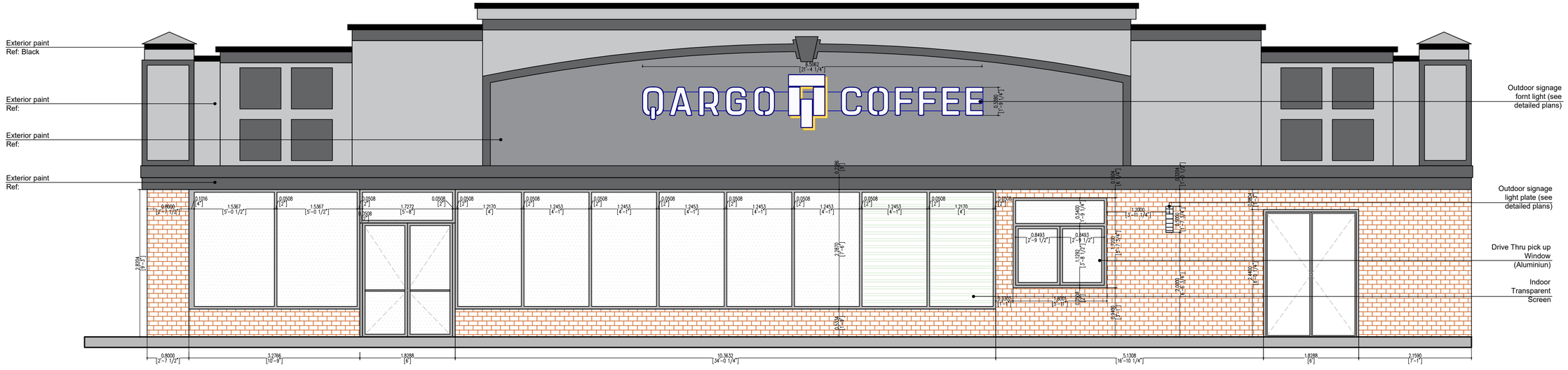


QARGO COFFEE

PROJECT:	DESING BY:	CONTENT:	SCALE:	DATE:	PLAN NO.
4 W RAND RD, ARLINGTON HEIGHTS, ILLINOIS 60004, USA	Arq. Felipe Romero DIGITALIZED BY: Arq. Felipe Romero	ARCHITECTURAL DRIVE THRU	1:100	03-06-24	1/1



FRONT FACADE



RIGHT SIDE FACADE

QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

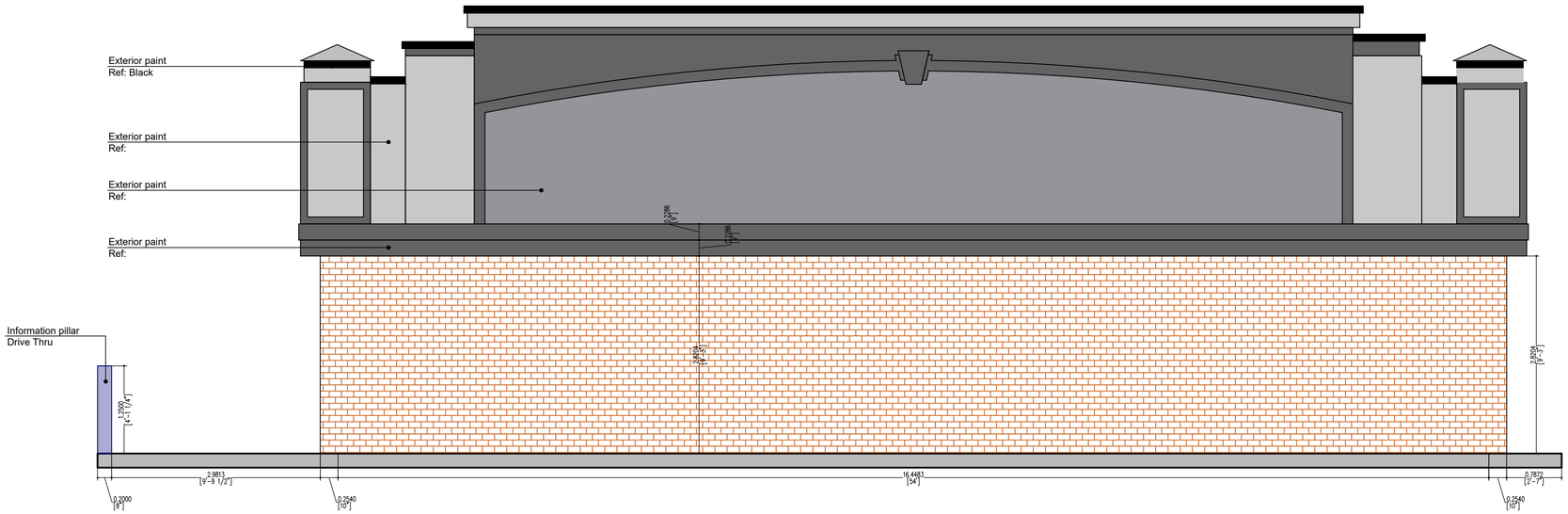
CONTENT:

ARCHITECTURAL
FACADE

SCALE: 1:50

DATE: 03-06-24

PLAN NO. 1/2



REAR FACADE



LEFT SIDE FACADE

QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

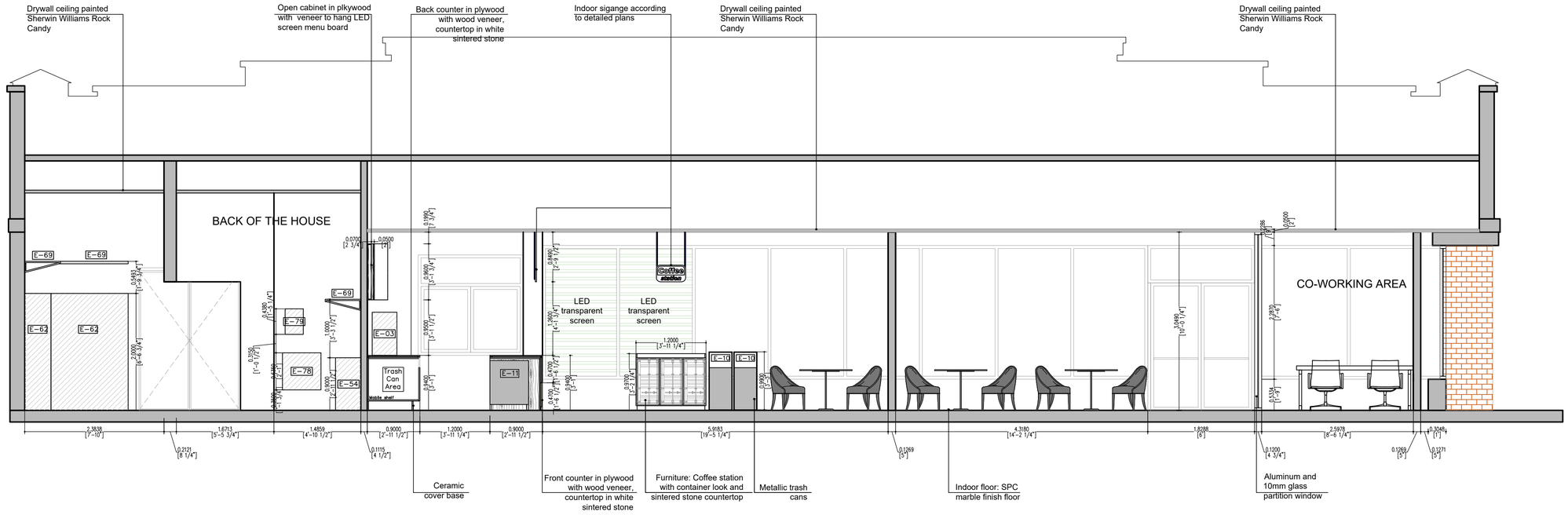
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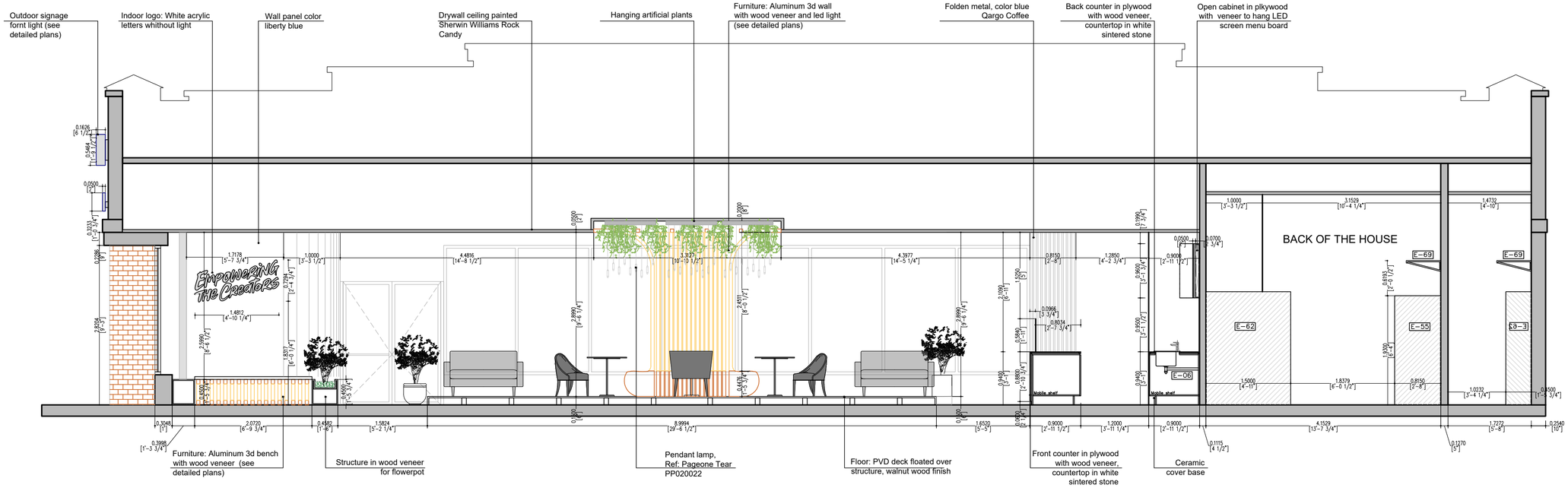
SCALE: 1: 40

DATE: 03-06-24

PLAN NO. 1/2



SECTION AA



SECTION BB

QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

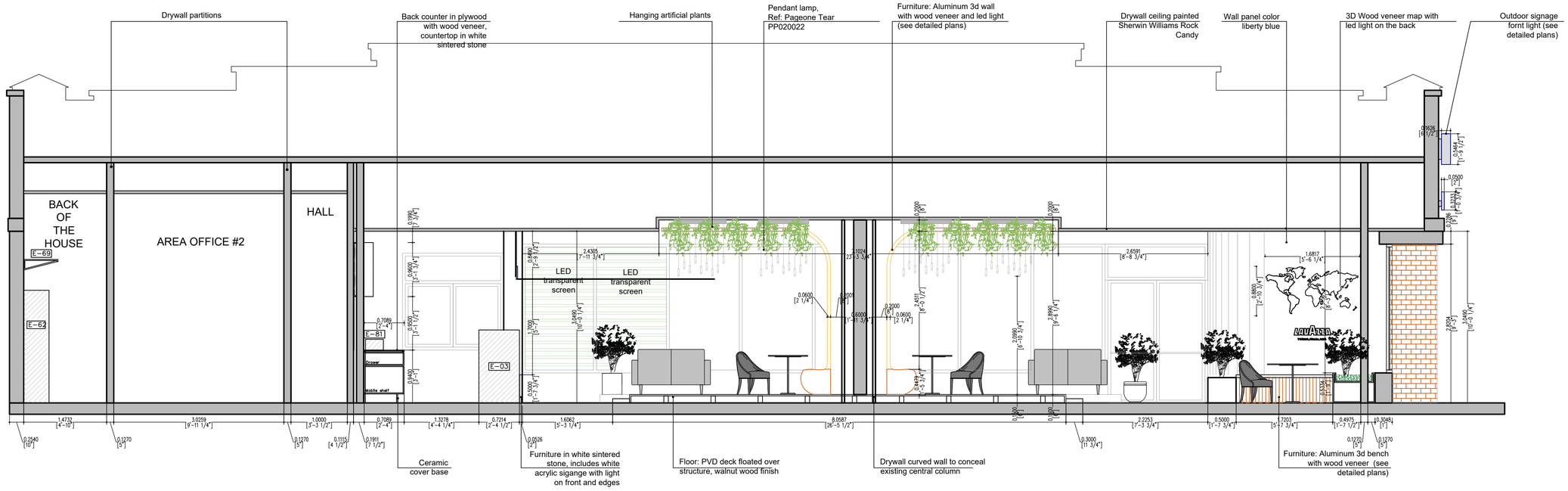
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SECTIONS

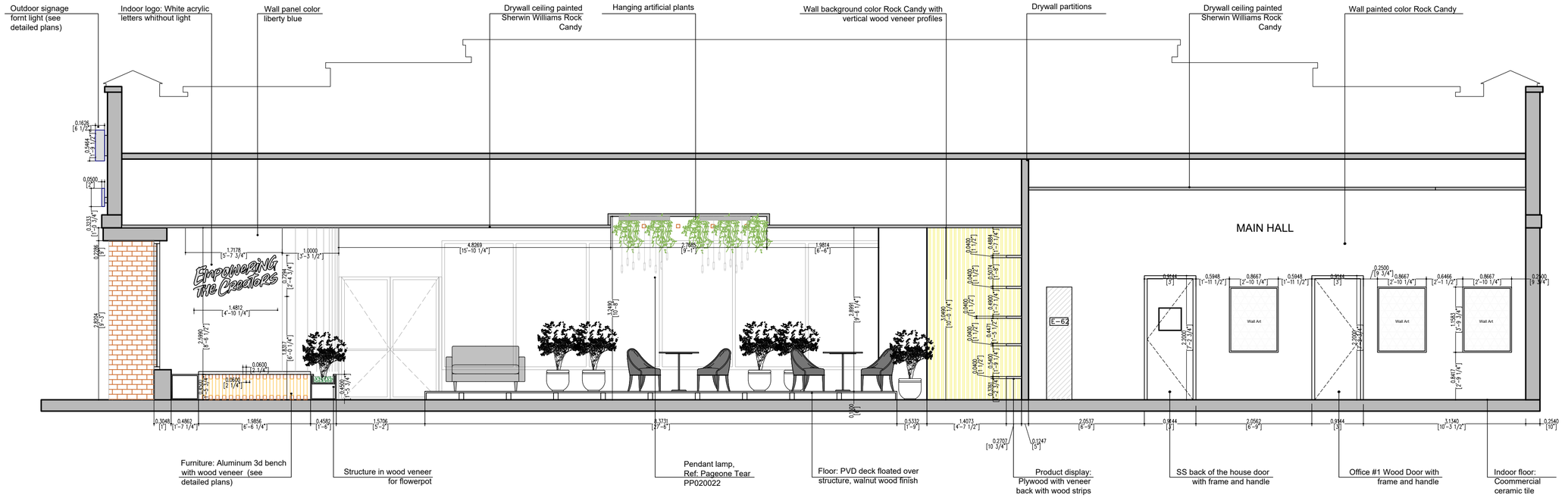
SCALE: 1:50

DATE: 03-06-24

PLAN NO. 11/17



SECTION CC



SECTION DD

QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

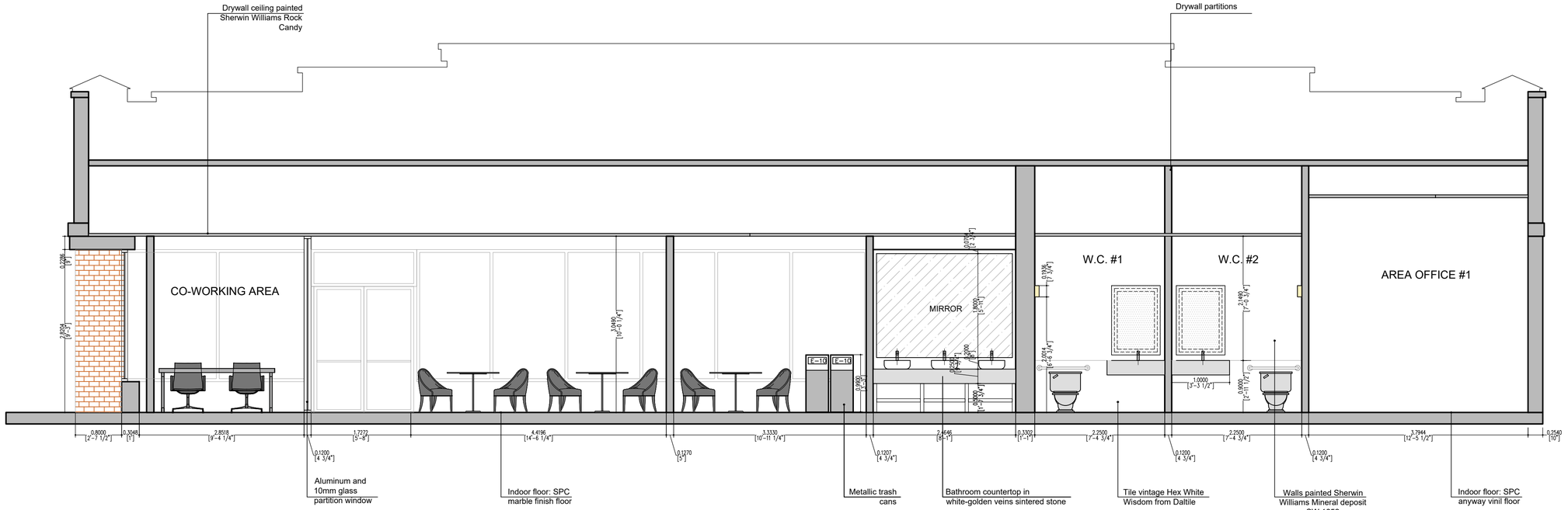
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SECTIONS

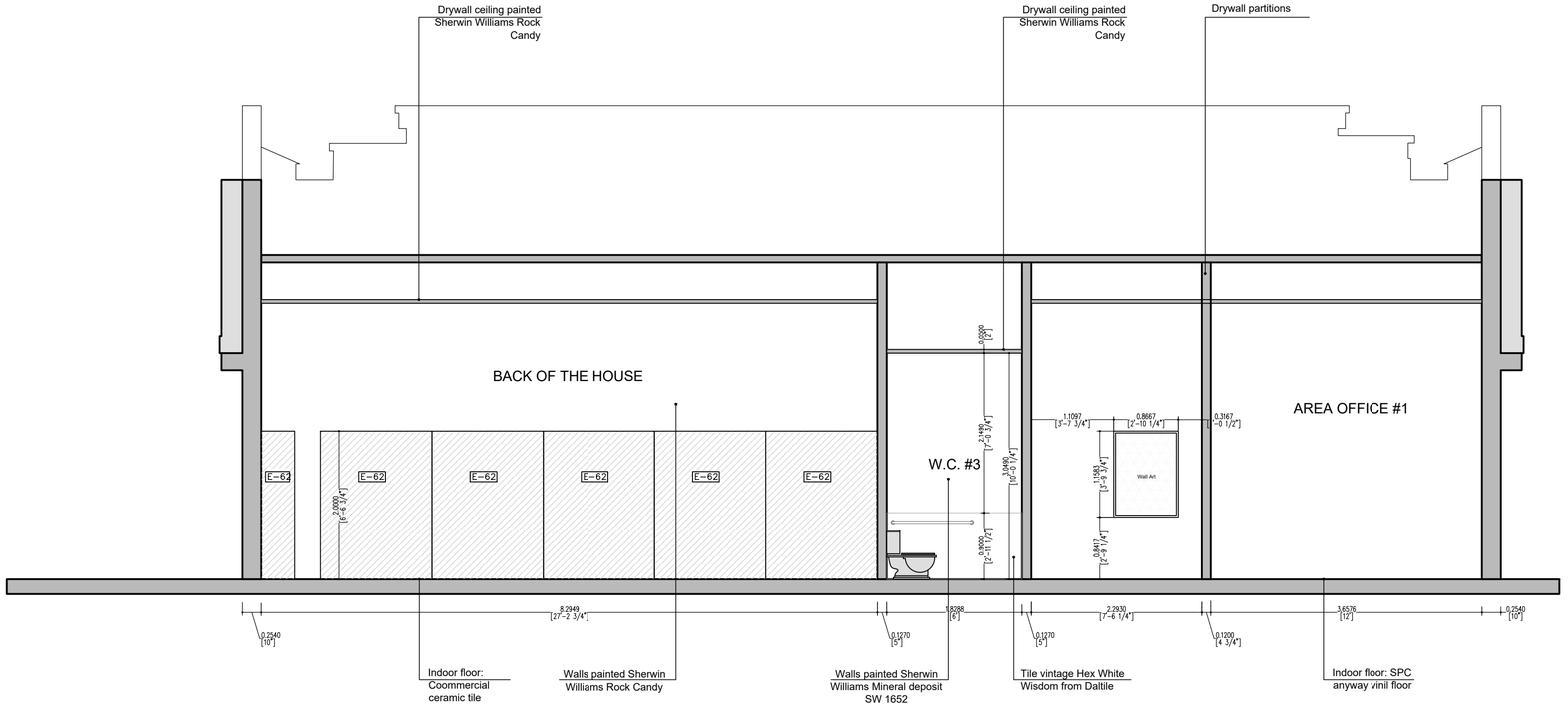
SCALE: 1:50

DATE: 03-06-24

PLAN NO. 12/17



SECTION EE



SECTION FF

QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

CONTENT:

ARCHITECTURAL LAYOUT
SECTIONS

SCALE:

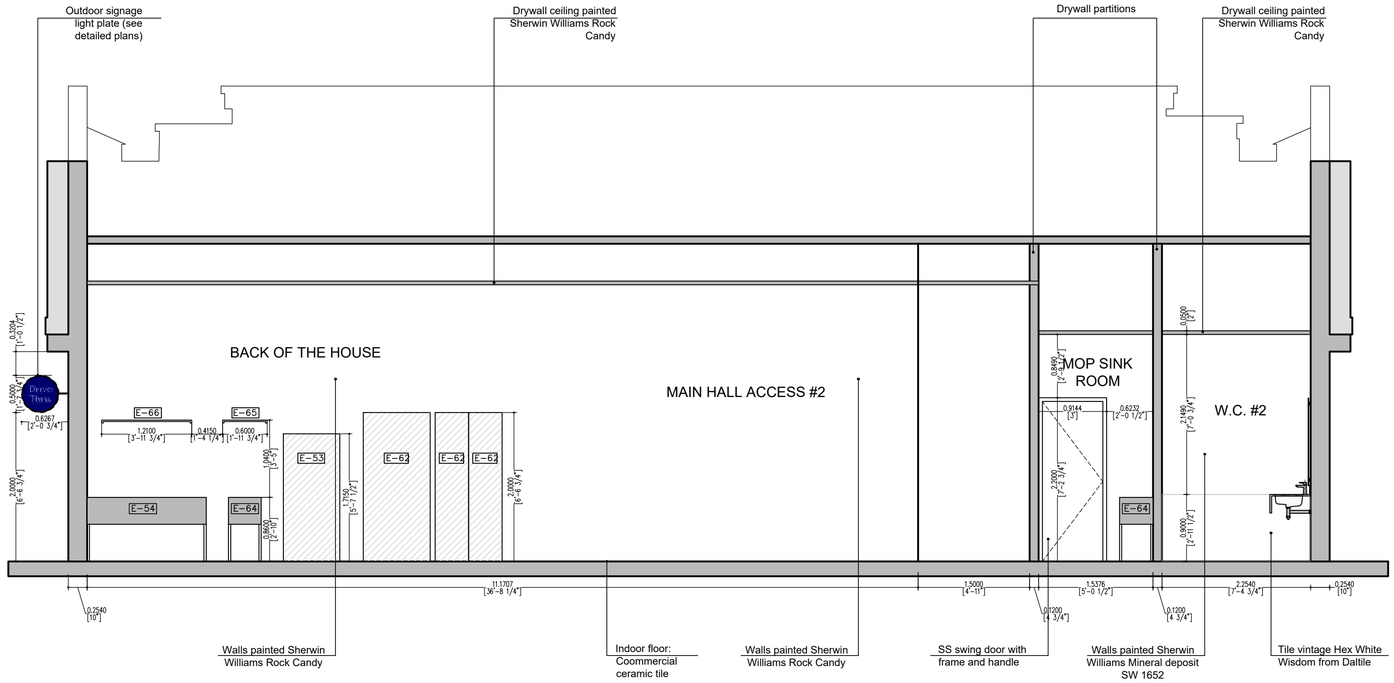
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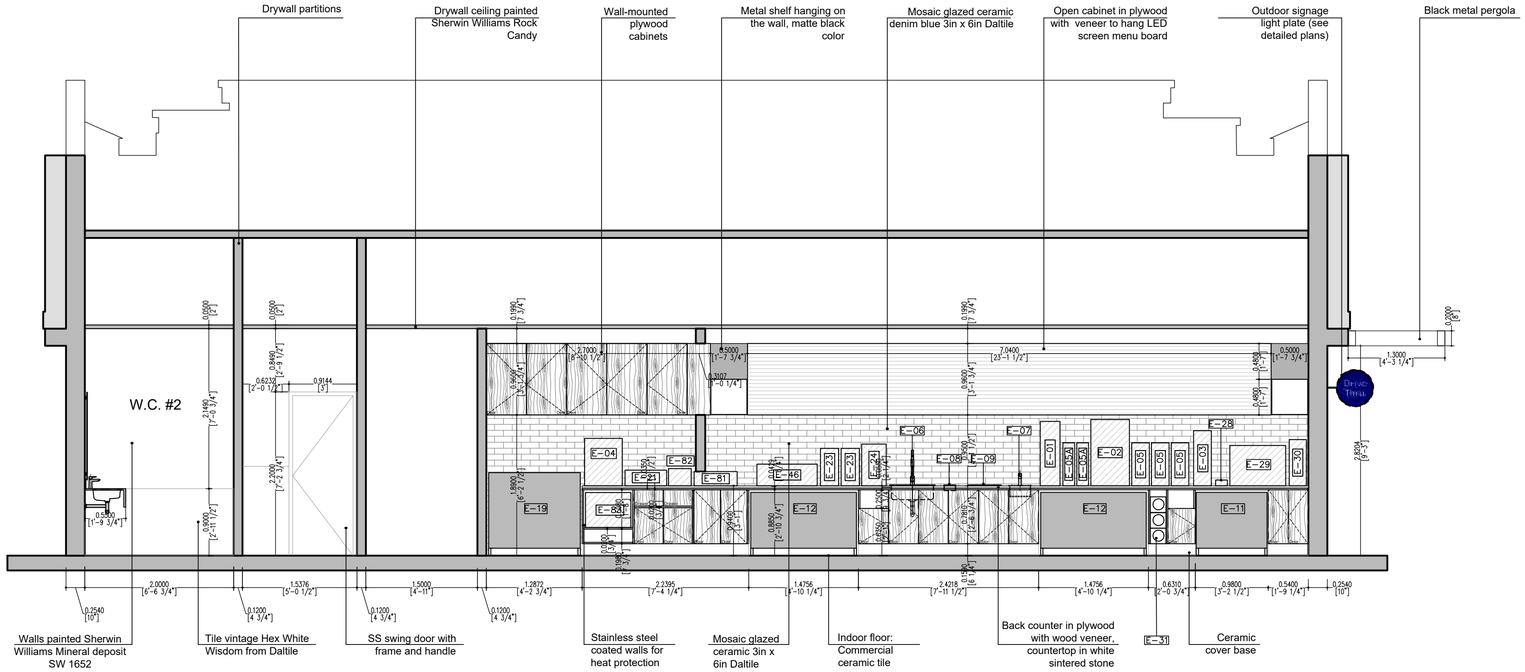
03-06-24

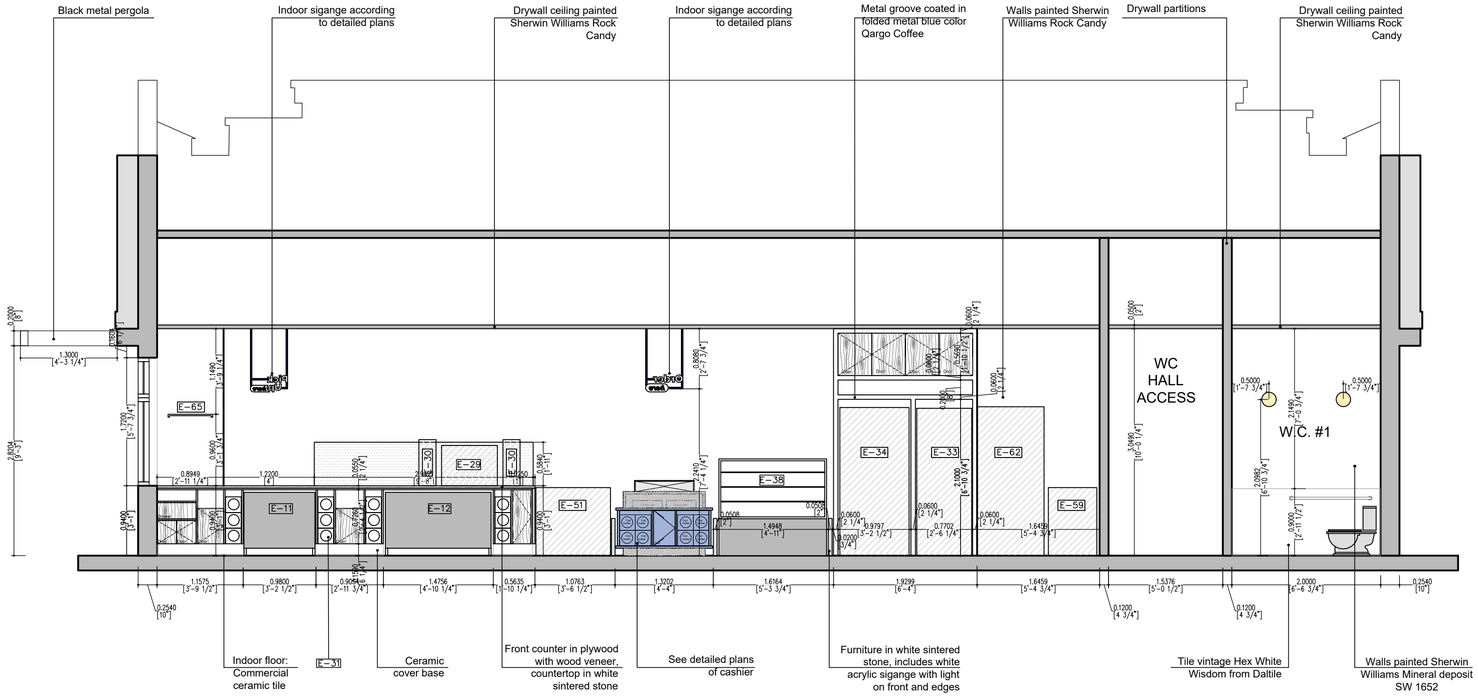
PLAN NO.

13/17

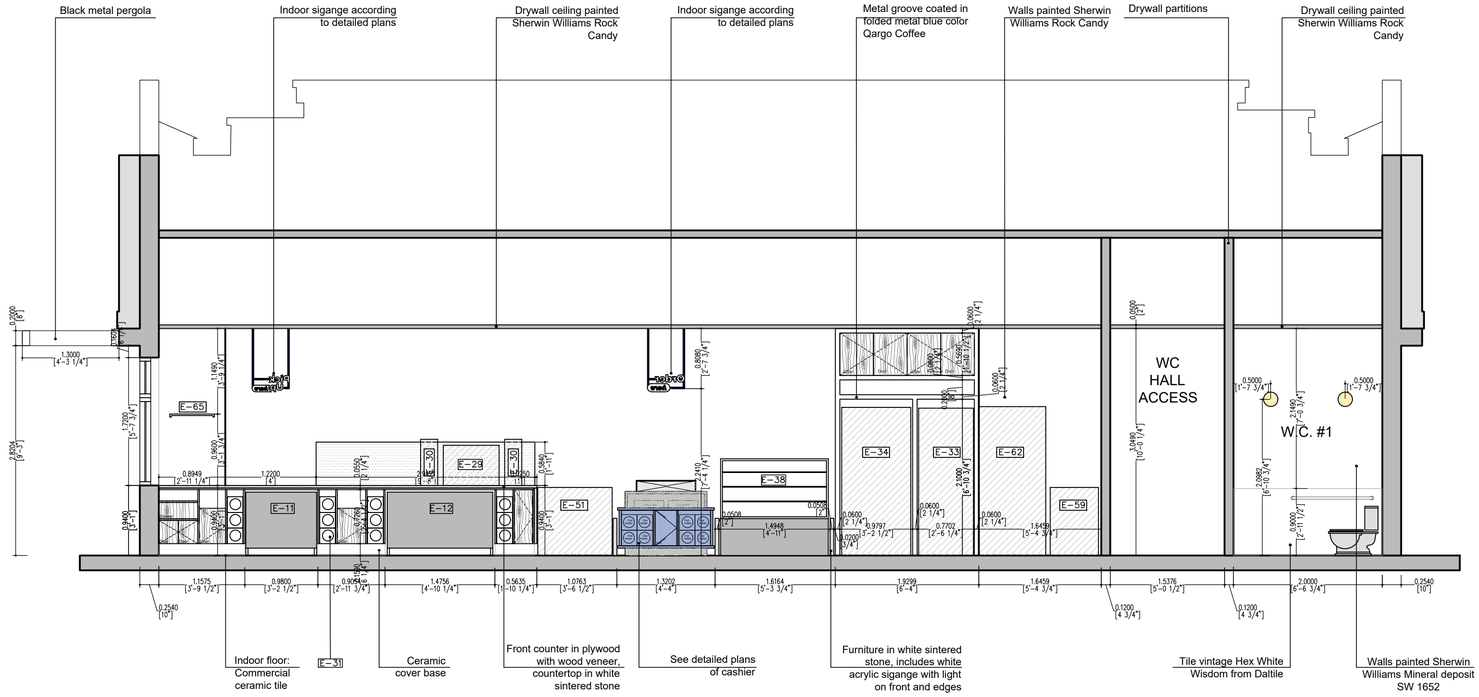


SECTION GG


Drywall partitions
Drywall ceiling painted Sherwin Williams Rock Candy
Wall-mounted plywood cabinets
Metal shelf hanging on the wall, matte black color
Mosaic glazed ceramic denim blue 3in x 6in Daltile
Open cabinet in plywood with veneer to hang LED screen menu board
Outdoor signage light plate (see detailed plans)
Black metal pergola
W.C. #2
Drive-thru
E-04
E-82
E-21
E-81
E-83
E-19
E-46
E-12
E-12
E-12
E-11
E-06
E-07
E-08
E-09
E-01
E-02
E-03
E-28
E-29
E-30
E-23
E-24
E-25
E-26
E-27
E-05
2.7000 [8'-10 1/2"]
0.5000 [1'-7 3/4"]
0.3107 [1'-0 1/4"]
7.0400 [23'-1 1/2"]
0.5000 [1'-7 3/4"]
1.3000 [4'-3 1/4"]
0.8890 [2'-11"]
0.6232 [2'-0 1/2"]
0.9144 [3']
2.1000 [7'-2 3/4"]
0.5400 [1'-9 3/4"]
2.8489 [9'-4 3/4"]
2.0000 [6'-6 3/4"]
0.8700 [2'-10 1/4"]
0.8500 [2'-9 1/2"]
0.1200 [4 3/4"]
0.1200 [4 3/4"]
0.1200 [4 3/4



SECTION II



SECTION JJ

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

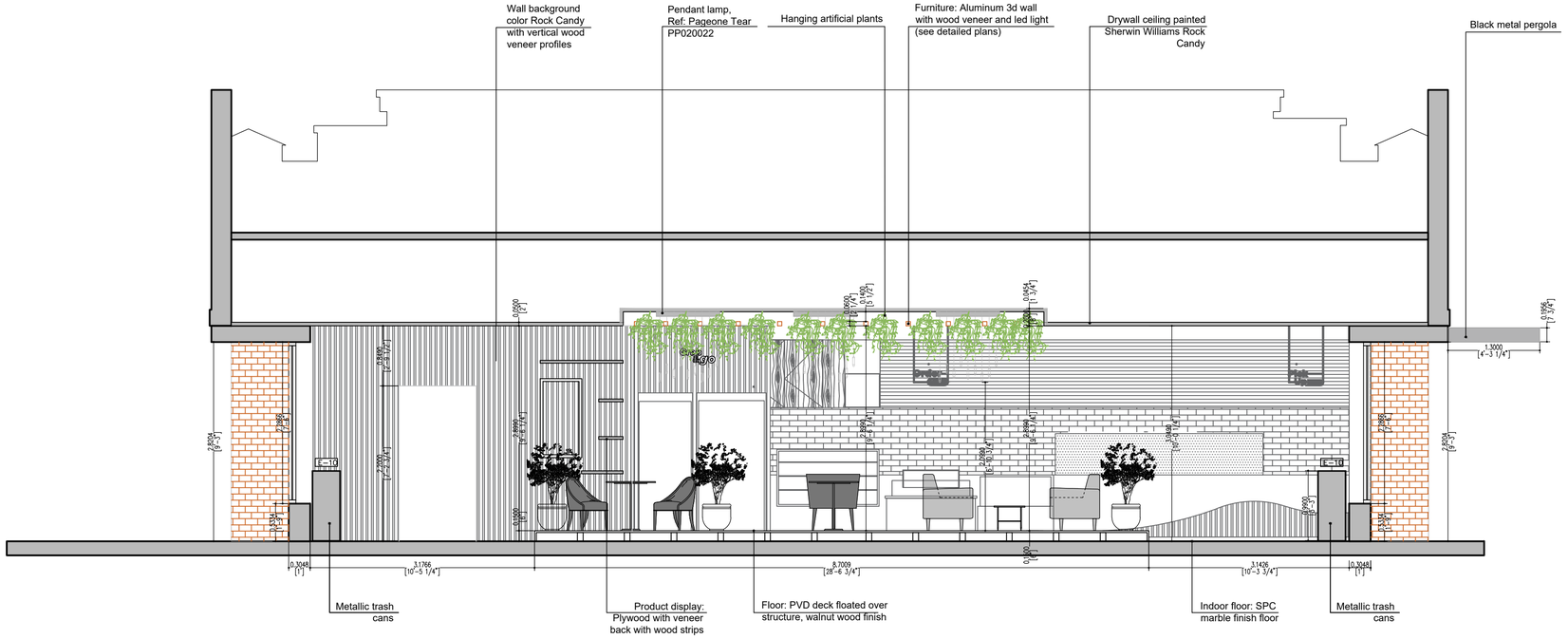
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
SECTIONS

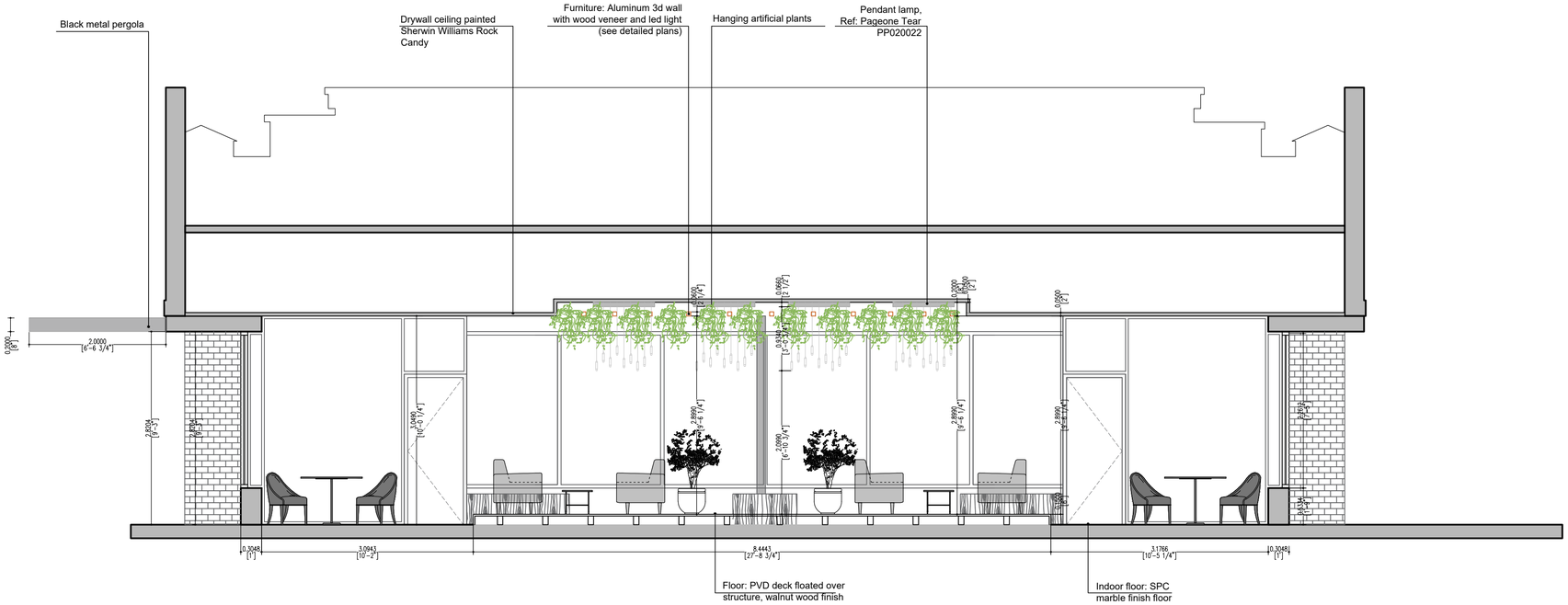
SCALE: 1:50

DATE: 03-06-24

PLAN NO. 15/17



SECTION KK



SECTION LL

QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

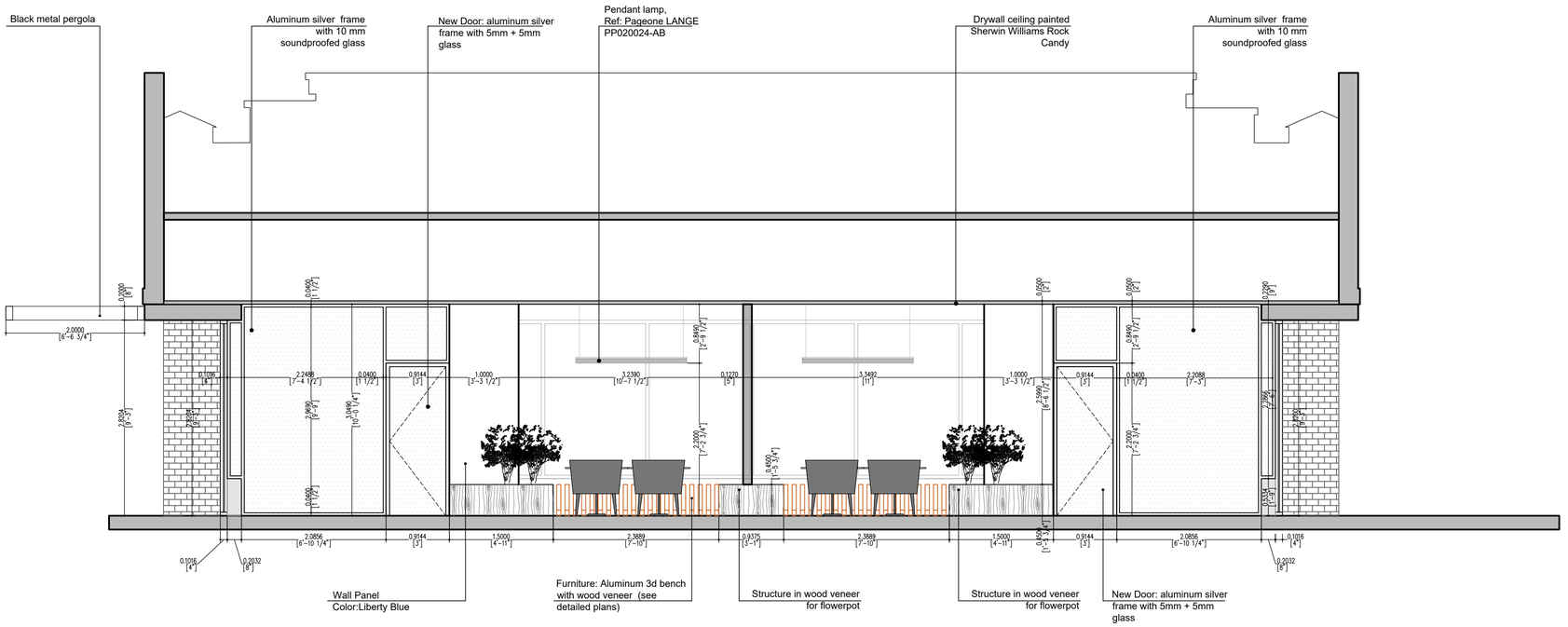
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ARCHITECTURAL LAYOUT
SECTIONS

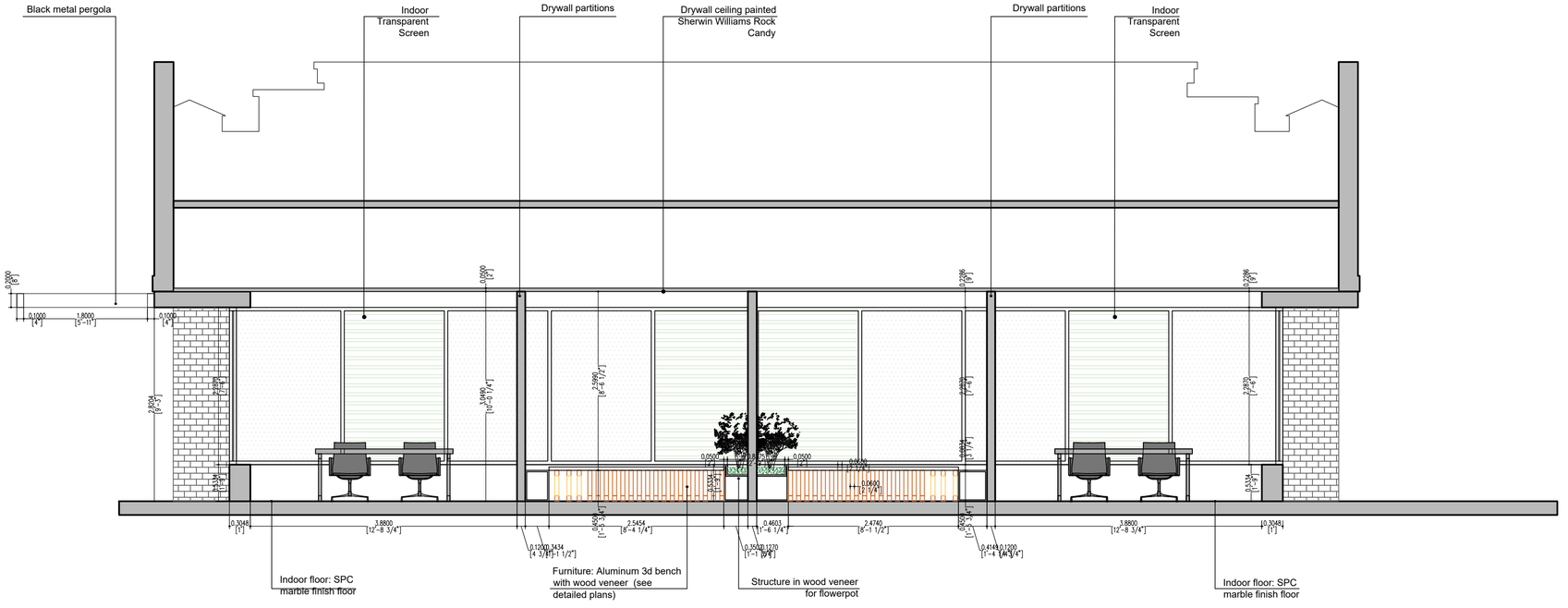
SCALE: 1:50

DATE: 03-06-24

PLAN NO. 16/17



SECTION MM



SECTION NN

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
ARCHITECTURAL LAYOUT
WALLS

SCALE:
1:50

DATE:
03-06-24

PLAN NO.
17/17


QARGO COFFEE
QARGO COFFEE
Drive Thru
DRIVE THRU


QARGO COFFEE
Drive Thru
Drive Thru
QARGO COFFEE




Grab &go
Coffee station


Order here
grab &go






Grab &go
Order here
Pick Up here
Classic
Fresh & Cool
Taste of Italy
Boba Tea
Energy Fresh
Kids
Pots
Acai
Cold Brew
Tea
Bottled Drinks
Breakfast Sandwiches
Snacks
LAVAZZA


Grab & go
Order here
Pick here
Love Returns
Classic
Fresh & Cool
Taste of Italy
Taste of Italy
Boba Tea
Energy Fresh
Kids
Pets
Acai
Tea
Bottled Drinks
Snacks
CARGO COFFEE
LAVAZZA
TORINO ITALIA


Order here
Burlington
MONIN
Noisette

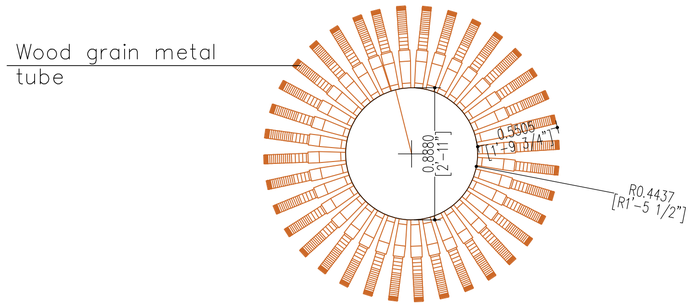

Grab &go

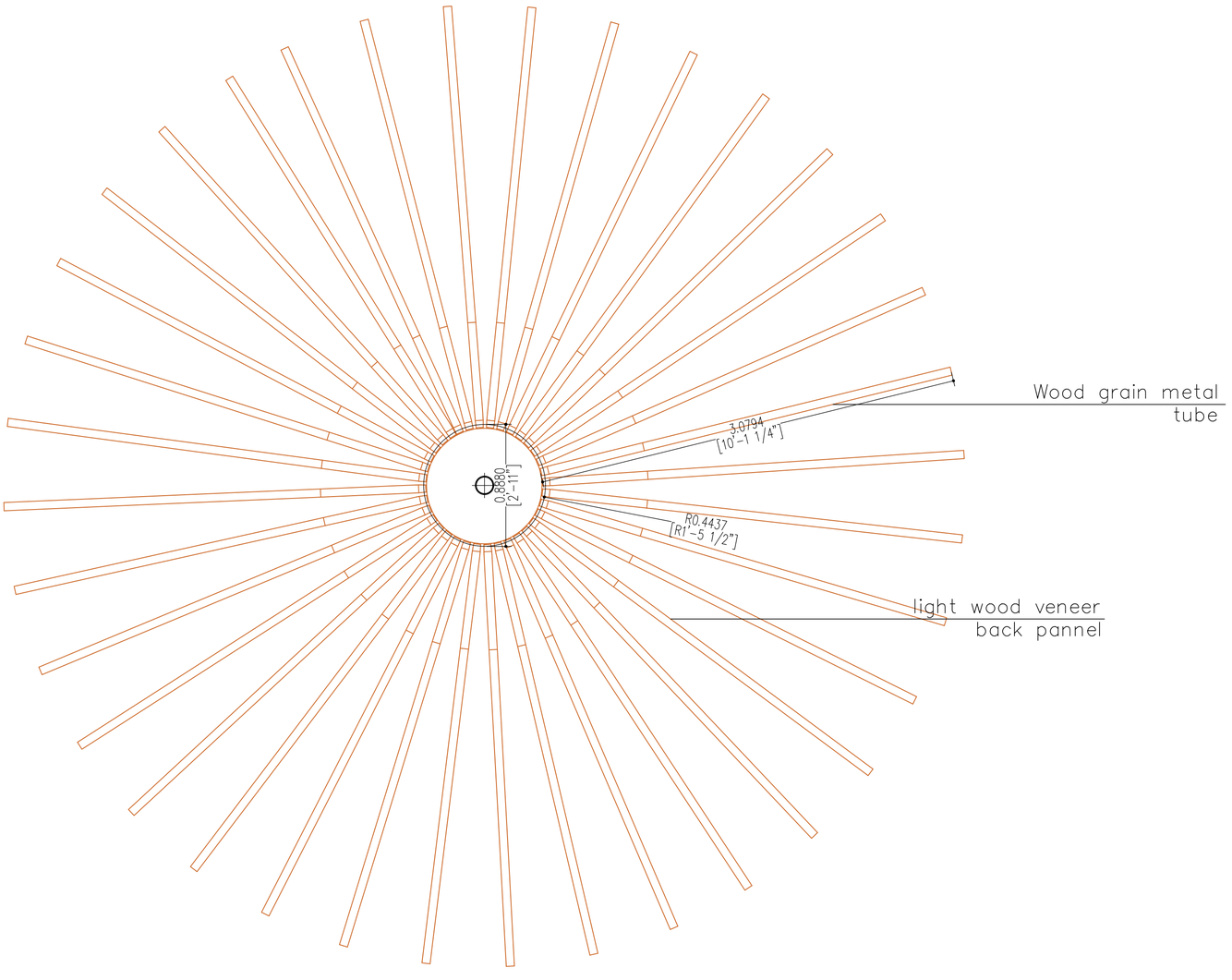
QARGO COFFEE

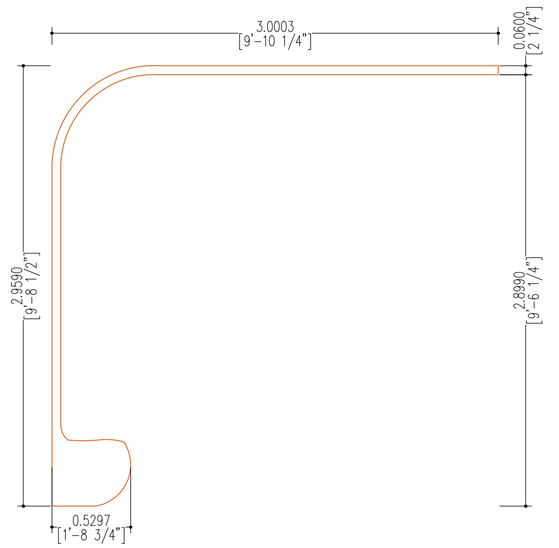


LAVAZZA

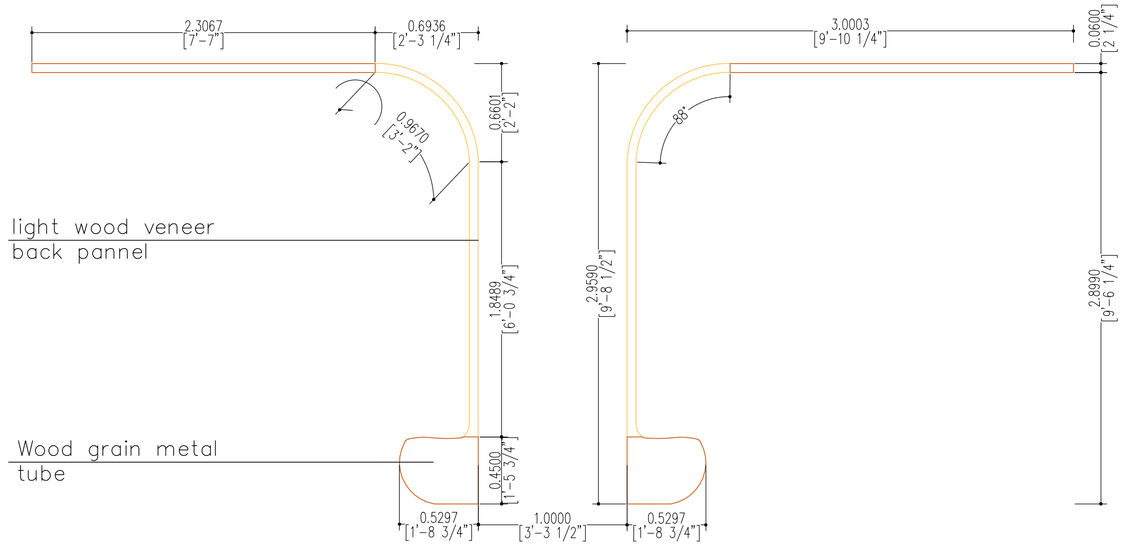
TORINO, ITALIA, 1895







X 36 UNITS



QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

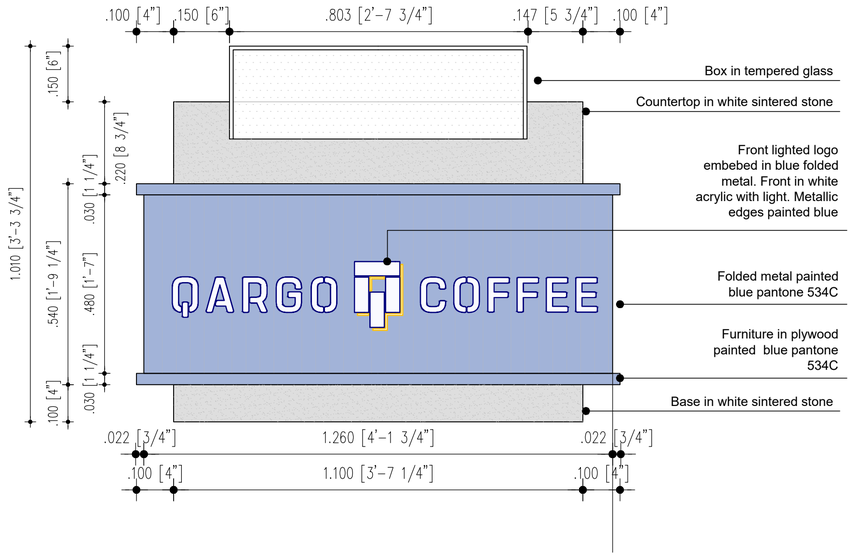
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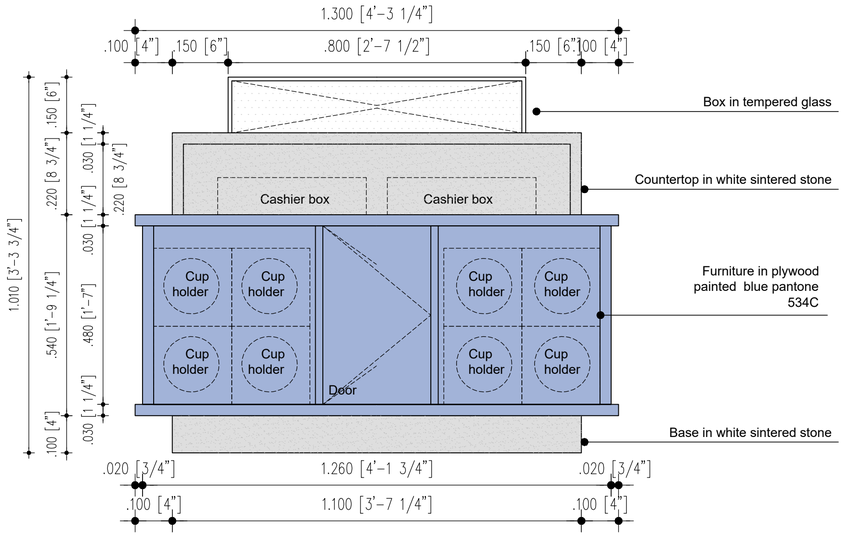
ARCHITECTURAL LAYOUT
3D WALL DETAILS

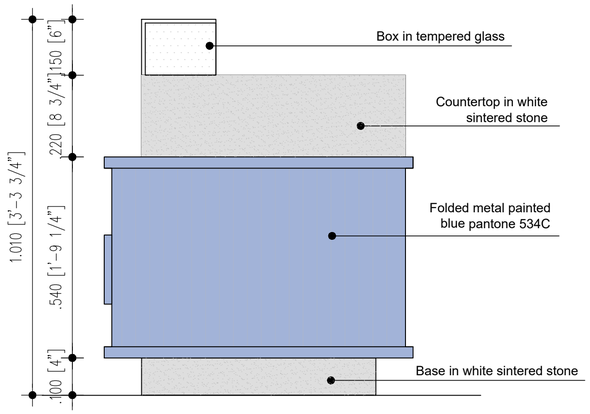
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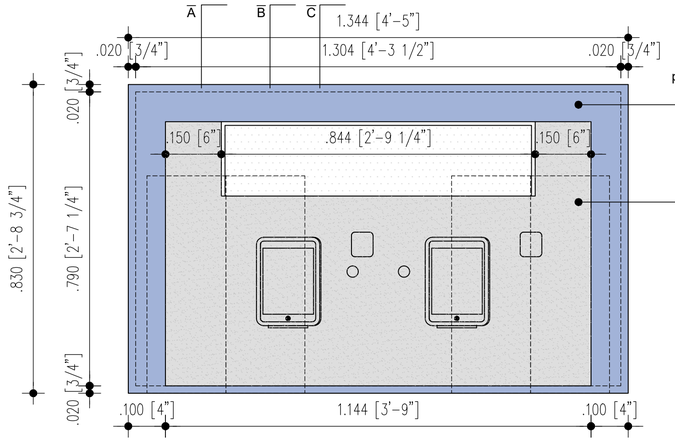
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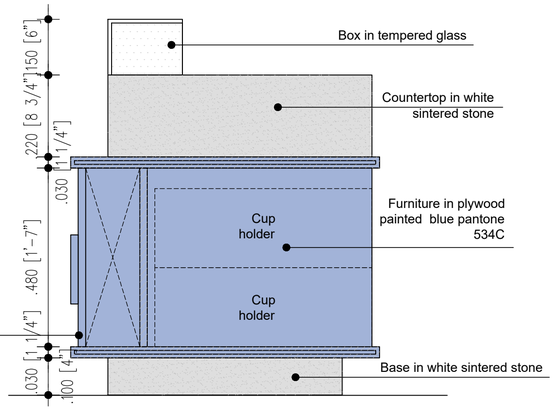
PLAN NO. 1/1

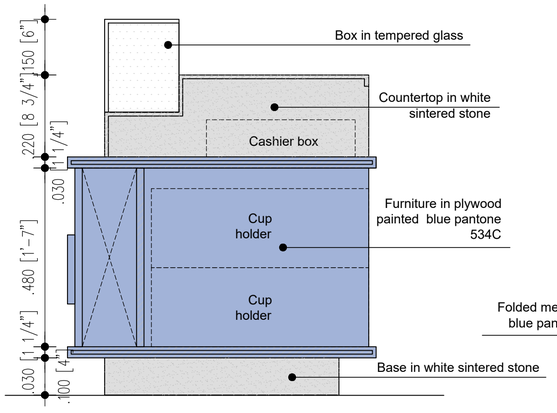


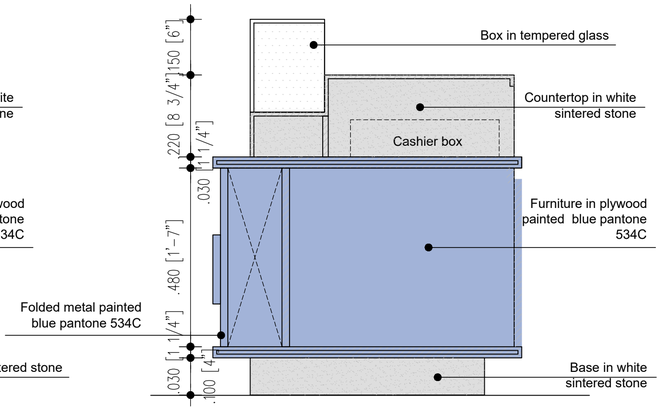












QARGO COFFEE

PROJECT:

4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:

Arq. Felipe Romero

DIGITALIZED BY:

Arq. Felipe Romero

CONTENT:

CASHIER DETAILED PLAN

SCALE:

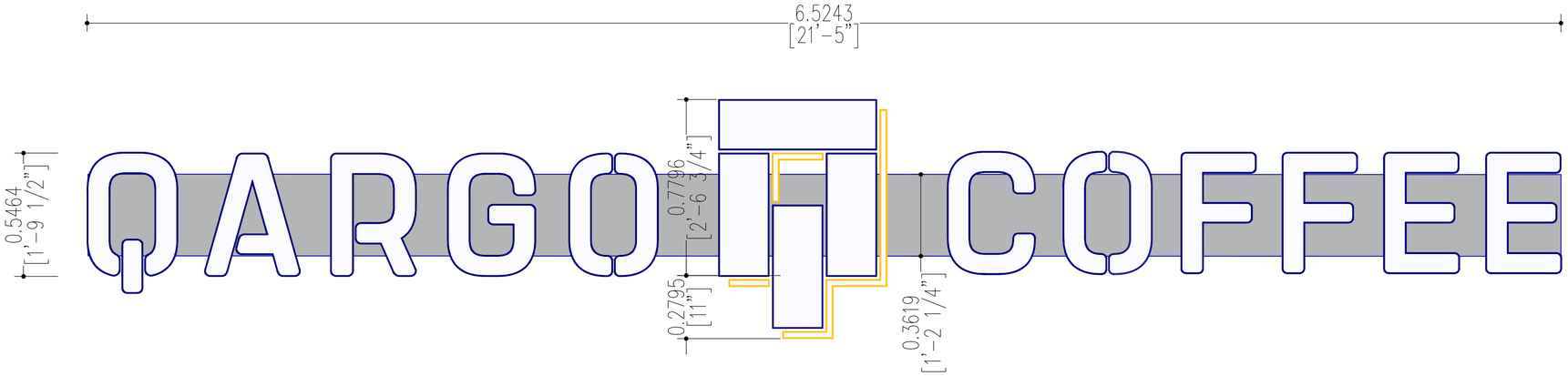
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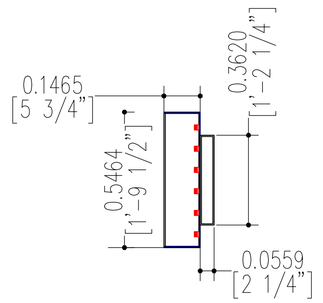
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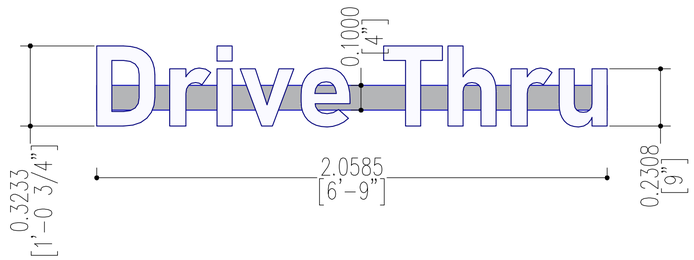
03-06-24

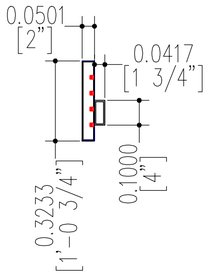
PLAN NO.

1/1









OUTDOOR LOGO SPECS

FRONT: 35mm thick white acrilic with vinyl (brand 3M)
INSIDE: UL listed LED modules, each letter with 3 ft (1.00m) UL-listed black power cable
that gets into the aluminum painted mounting raceway.
RETURNS AND BACK: 304 stainless steel painted Blue Pantone 282C.
For the small parts of the Q use Yellow Pantone1235C
BACKER RACEWAY: Aluminum raceway to support signage and hide cables and power supply inside.
Length: same as logo. Height: $\frac{2}{3}$ of letters. Depth: 2 inch
painted Blue Pantone 282C
*Lenght and height of the signage according to the following drawing. Depth of the signage should ALWAYS be $\frac{1}{4}$ of the height of the letters.

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

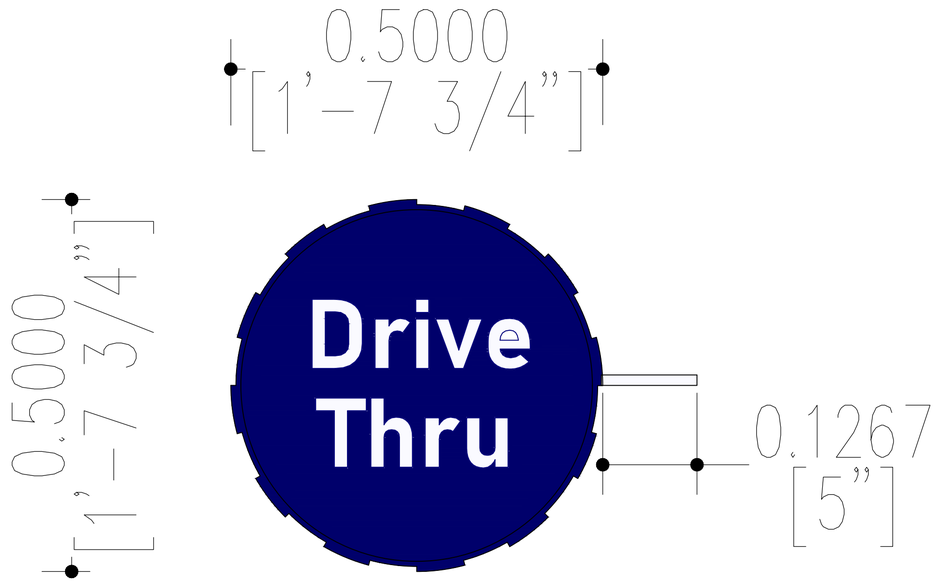
DIGITALIZED BY:
Arq. Felipe Romero

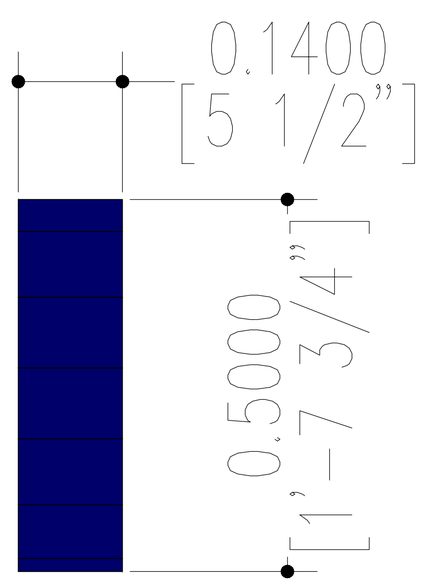
CONTENT:
DETAILED PLANS
OUTDOOR SIGNAGE

SCALE: 1:15

DATE: 03-06-24

PLAN NO. 1/5





OUTDOOR PLATE SPECS

FRONT AND BACK: Acrylic light box with UV printing according to graphic design.

EDGE: 304 stainless steel painted White. Include a folded metal sheet painted White over all the rounded edge.

.
MOUNTING TUBE: Stainless steel 2cm squared mounting tube to attach signage to wall. Painted Blue Pantone 282C

*Diameter of plate according to the following drawing. Depth plate should ALWAYS be 1/5 of the diameter of the plate.

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

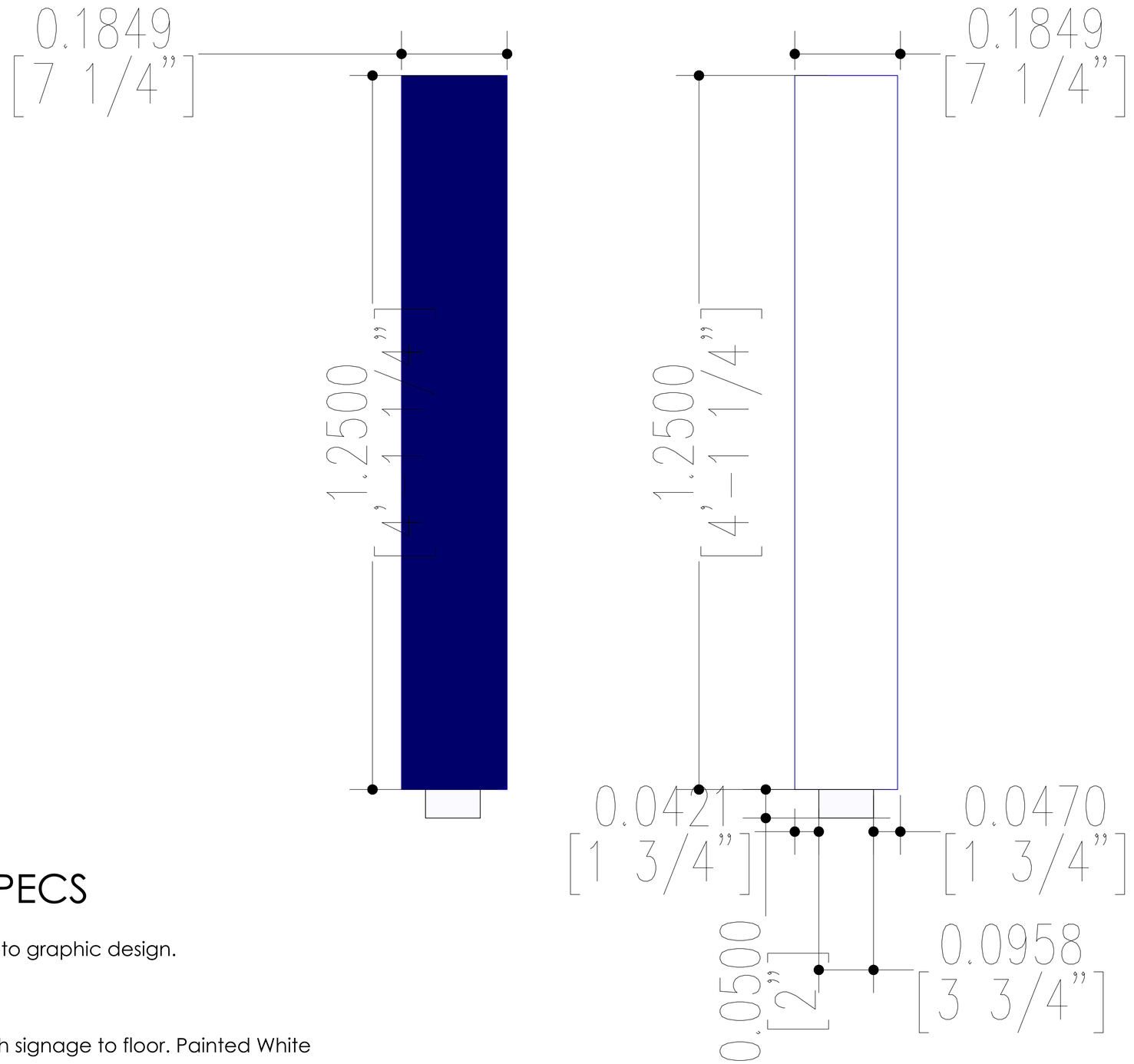
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
DETAILED PLANS
OUTDOOR SIGNAGE

SCALE:
1: 5

DATE:
03–06–24

PLAN NO.
2/5



OUTDOOR DRIVE THRU BOXES SPECS

FRONT AND BACK: Acrylic light box with UV printing according to graphic design.

EDGE: 304 stainless steel painted Blue Pantone 282C

MOUNTING TUBES: Stainless steel 10cm rounded tubes to attach signage to floor. Painted White

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

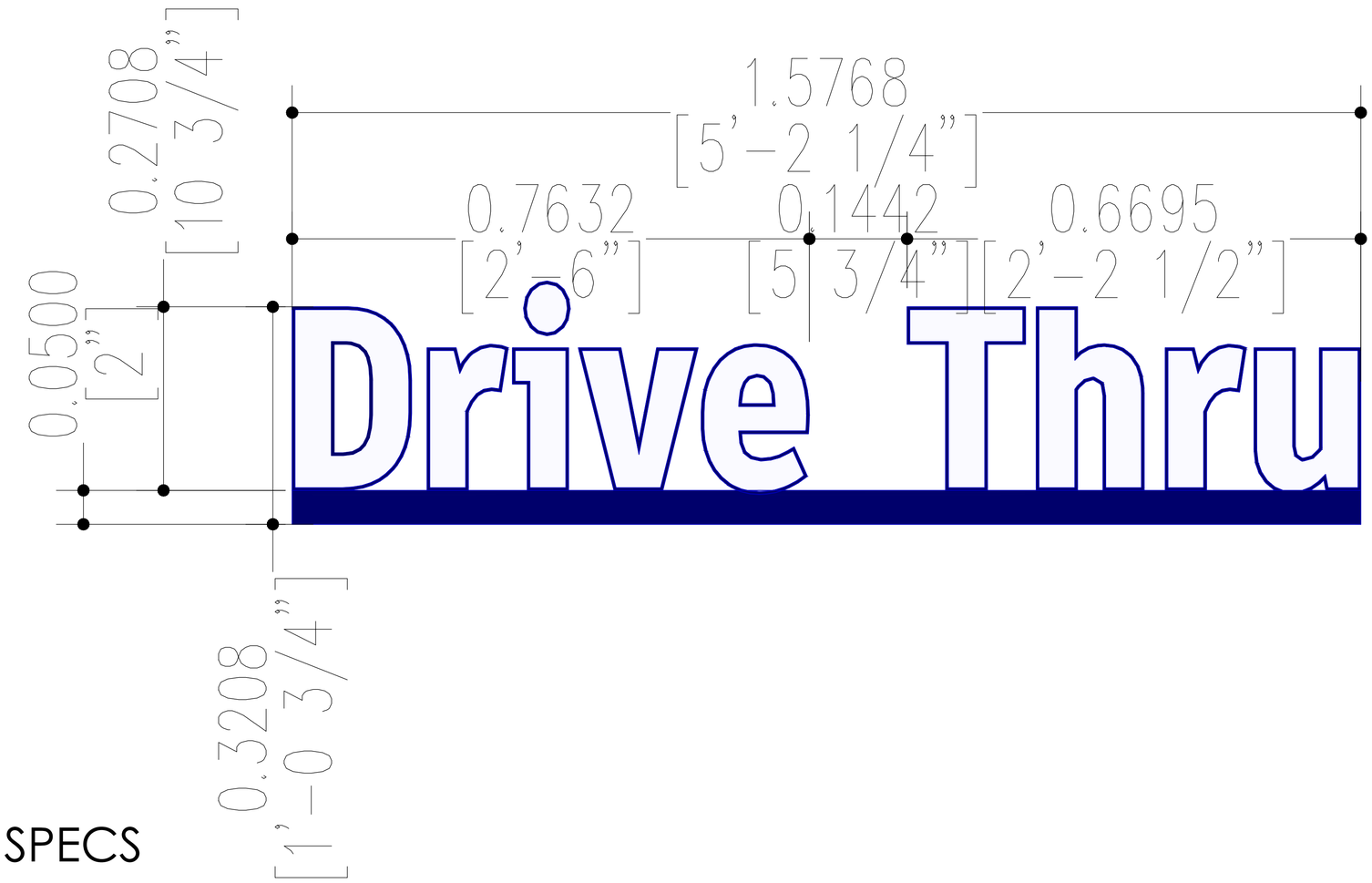
DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
DETAILED PLANS
OUTDOOR SIGNAGE

SCALE: 1:5

DATE: 03-06-24

PLAN NO. 3/5



OUTDOOR DRIVE THRU LOGO SPECS

FRONT: 35mm thick white acrilic with vinyl (brand 3M)

INSIDE: UL listed LED modules, each letter with 3 ft (1.00m) UL-listed black power cable
that gets into the aluminum painted mounting raceway.

RETURNS AND BACK: 304 stainless steel painted Blue Pantone 282C.

.

BASE RACEWAY: Aluminum raceway to support signage and hide cables and power supply inside.
Length: same as logo. Height: 2 inch. Depth: 2 inch
painted Blue Pantone 282C

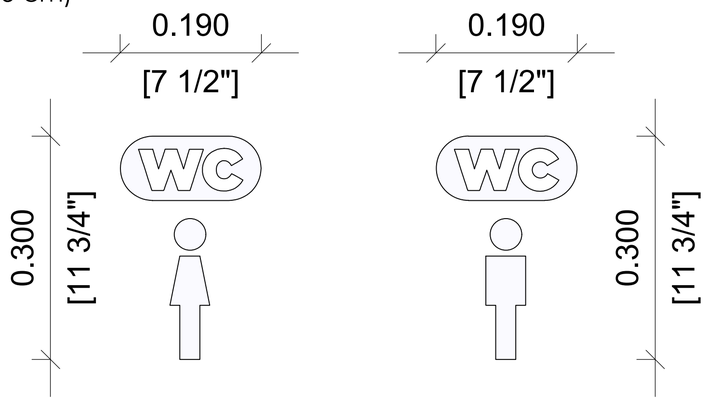
*Lenght and height of the signage according to the following drawing. Depth of the signage should ALWAYS be $\frac{1}{4}$ of the height of the letters.

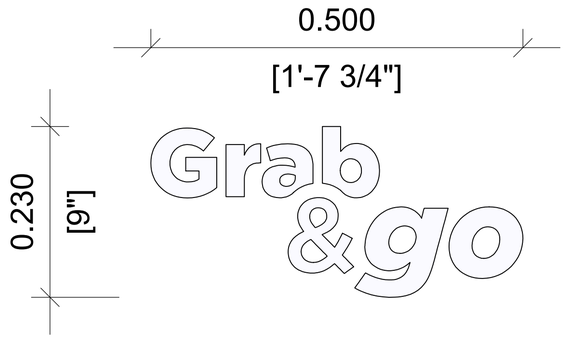
	PROJECT:	DESING BY: / DIGITALIZED BY:	CONTENT:	SCALE:	DATE:	PLAN NO.
QARGO COFFEE	4 W RAND RD, ARLINGTON HEIGHTS, ILLINOIS 60004, USA	Arq. Felipe Romero / Arq. Felipe Romero	DETAILED PLANS OUTDOOR SIGNAGE	1:5	03-06-24	4/5

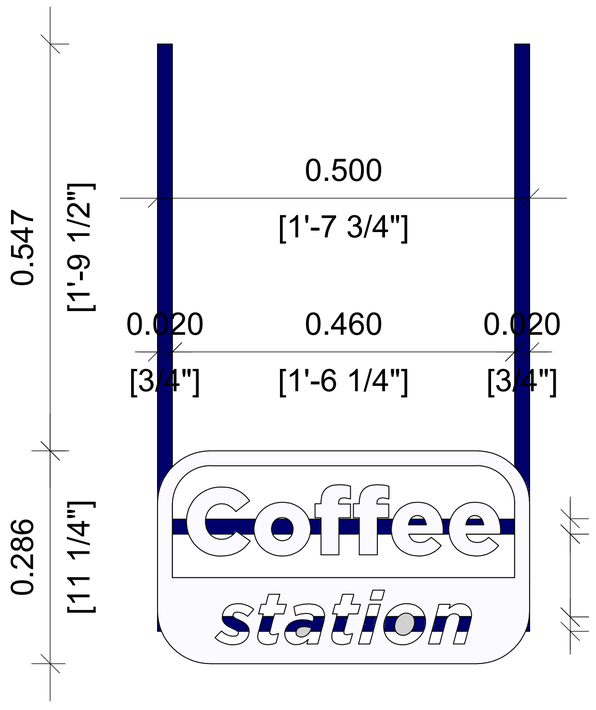
INDOOR SIGNAGE SPECS

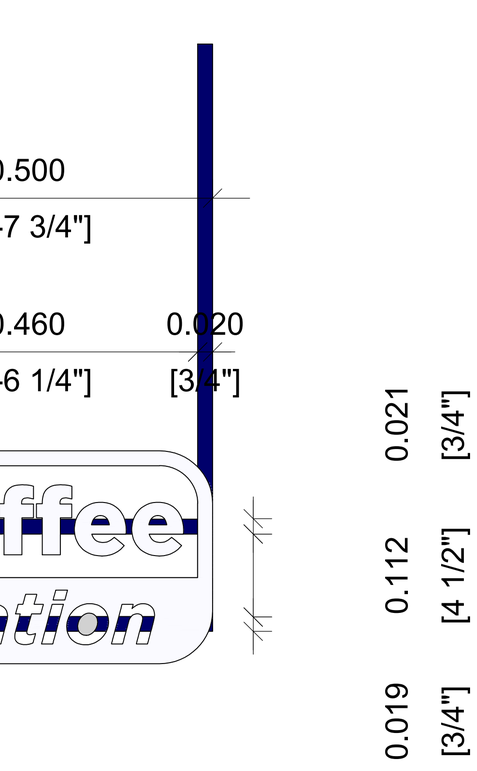
FRONT: White acrylic, front light only.
EDGES AND BACK: stainless steel painted Blue Pantone 282C
.
MOUNTING BARS: Stainless steel 1.5cm squared mounting tube (cables go inside tubes), painted Blue Pantone 282C

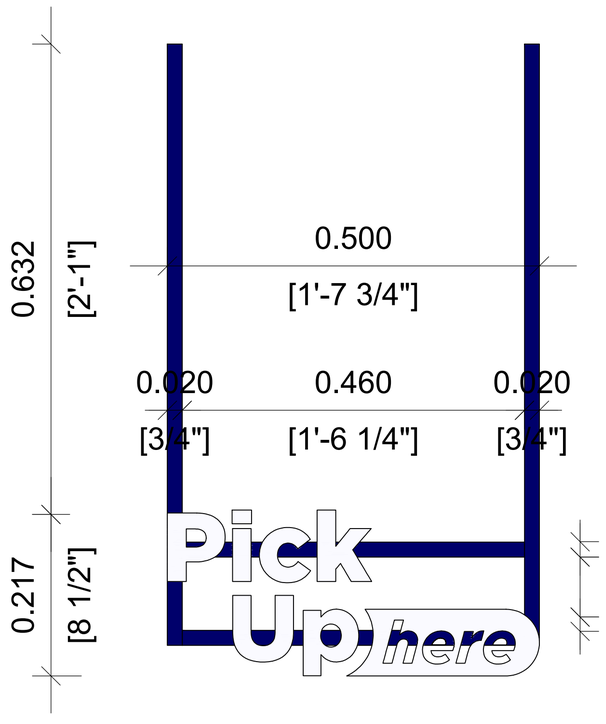
*Depth of letters 1 inch (2.5 cm)

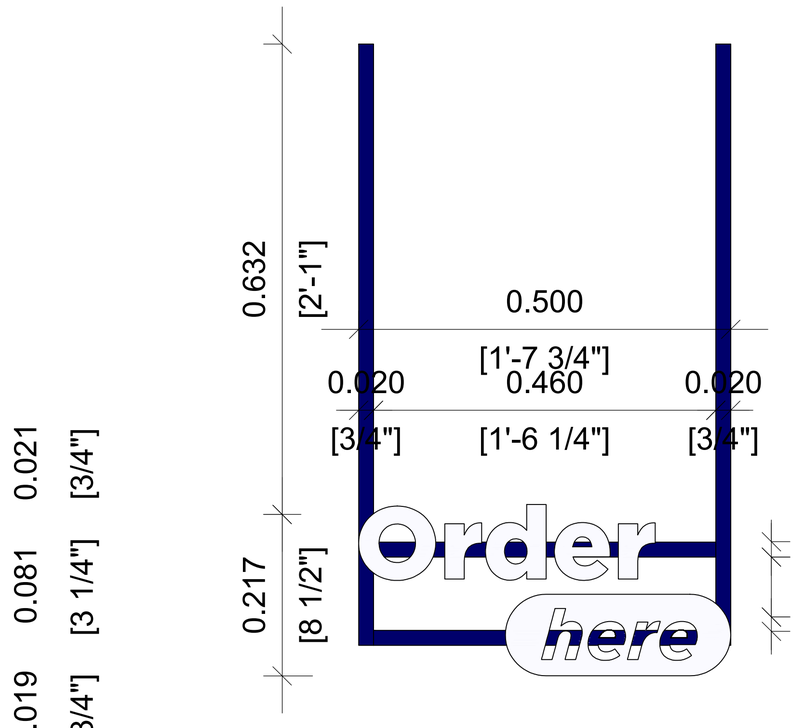












QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
DETAILED PLANS
INDOOR SIGNAGE

SCALE: 1:5

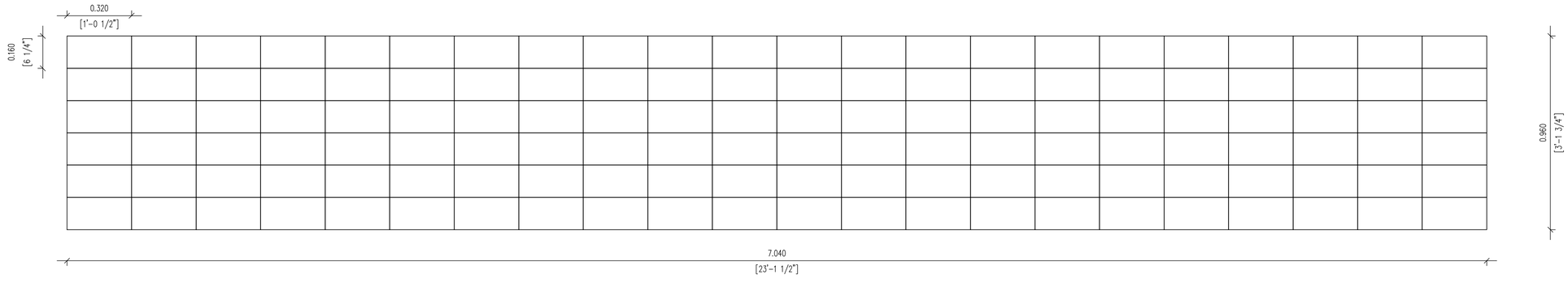
DATE: 03-06-24

PLAN NO. 5/5



7.040
[23'-1 1/2"]

FLAT LED SCREEN OVER CABINET
Plan view



FLAT LED SCREEN OVER CABINET
Elevation

QARGO COFFEE

PROJECT:
4 W RAND RD,
ARLINGTON HEIGHTS,
ILLINOIS 60004, USA

DESING BY:
Arq. Felipe Romero

DIGITALIZED BY:
Arq. Felipe Romero

CONTENT:
LED SCREEN DETAILS

SCALE:
1:15

DATE:
03-06-24

PLAN NO.
1/1

Conceptual Plan Review Committee
5/8/2024

Item: CarMania Auto Sales - 533 S. Arthur Ave. - T1844

Department: Planning & Community Development Department

Requested Action

1. Land Use Variation to permit for Motor Vehicle Sales, Including Auxiliary Service within the M-2 Limited Heavy Manufacturing District.

Variations Required

1. Variation to Chapter 28, Section 10.2-9, to allow tandem parking stalls.

2. Variation to waive the required parking analysis, unless provided with a formal Plan Commission application.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to permit Motor Vehicle Sales, Including Auxiliary Service in the M-2 Limited Heavy Manufacturing District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter 28.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The remaining gravel area on the northern parcel shall be removed and converted to grass/greenspace/landscaping. No parking or storage of vehicles on this area shall be allowed.

3. Variation request(s) must be identified and written justification provided based on the criteria for approval.

4. Landscaping shall be provided along S. Arthur Avenue in front of both lots in compliance with code. A landscape plan shall be required.

5. Parking lot islands shall be required at the end of each parking row, including one tree.

6. The retaining wall will be evaluated upon formal submission of a Plan Commission application.

7. Stormwater dentition must be provided that complies with current Village detention requirements.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Aerial	Exhibits
Narrative	Correspondence
Conceptual Site Plan	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

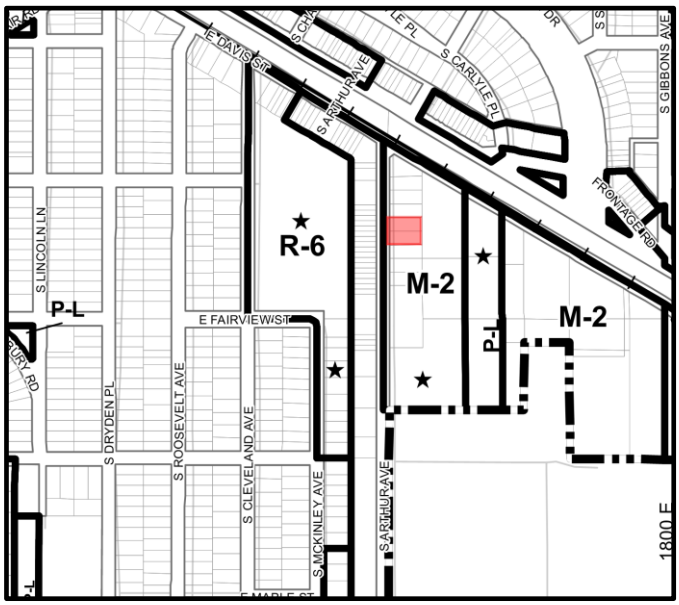
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: T1844*
***Project Title**: Carmania LUV*
***Address**: 533 S Arthur Ave*
***PIN**: 03-33-126-005; 03-33-126-004*

***To**: Conceptual Plan Review Committee*
***Prepared By**: Dan Osoba, Planner I*
***Meeting Date**: May 8, 2024*
***Date Prepared**: May 3, 2024*

***Petitioner**: Lukasz Guzy, Carmania, Inc.*
***Address**: 533 S Arthur Ave*
Arlington Heights, IL 60005

***Existing Zoning**: M-2 Limited Heavy Manufacturing District*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2 Limited Heavy Manufacturing District	Fountain Apartments & Single-Family Dwellings	Commercial
South	M-2 Limited Heavy Manufacturing District	Residential Townhomes, Condos & Single-Family Dwellings	Commercial
East	M-2 Limited Heavy Manufacturing District	Arlington Heights Post Office	R&D, Mfg, Warehouse
West	B-4 Limited Service District	Single-Family Dwellings	Commercial

Requested Action:

1. Land Use Variation to permit for Motor Vehicle Sales, Including Auxiliary Service within the M-2 Limited Heavy Manufacturing District.

Variations Required:

1. Variation to Chapter 28, Section 10.2-9, to allow tandem parking stalls.
2. Variation to waive the required parking analysis, unless provided with a formal Plan Commission application.

Project Background:
The subject property consists of two platted lots approximately 20,245 square-feet in total size. The southern lot contains a 3,655 square-foot building occupied by Carmania. The northern lot is vacant land that contains a non-code compliant gravel parking lot where the auto repair business stores cars that are awaiting repair.

The petitioner is proposing to partially pave approximately 2,500 square-feet of the gravel parking lot with 15 tandem parking stalls for the storage of used vehicles that that would be marketed and sold on the subject property. The remaining portion of the gravel parking lot is proposed to be removed and replaced with grass. A small retaining wall is proposed along the front of the new parking lot facing S. Arthur Ave. No other improvements are proposed for the site or for the existing building.

The proposed hours of operation for the motor vehicle sales business are the same as the motor vehicle repair business: Monday – Friday from 9:00 am to 5:00 pm. The existing motor vehicle repair business includes four employees. The petitioner indicates that no new employees would be required to expand the operations of this business to include motor vehicle sales.

Zoning and Comprehensive Plan
The property is zoned M-2, Limited Heavy Manufacturing District. The proposed land use, Motor Vehicle Sales, Including Auxiliary Service, is not a permitted land use within the M-2 District; therefore a Land Use Variation is required. As part of the formal application to the Plan Commission, the petitioner must provide a written response to each of the four criteria necessary for a Land Use Variation, which are referenced below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan designates this property as appropriate for "Commercial" land uses. The proposed motor vehicle sales land use is consistent with the intended future land use of the property and the surrounding vicinity along S. Arthur Ave. On a conceptual basis, staff finds that the proposed motor vehicle sales land use is generally consistent with the spirit and intent of the Comprehensive Plan.

Should this project move forward, the petitioner will need to provide a separate document that addresses the Land Use Variation criteria, and revisions to the project narrative will be required to include all proposed services/activities/operations that would take place at this facility.

Site and Landscaping
The petitioner indicates that perimeter landscaping will be provided along S. Arthur Avenue in front of the Carmania building and the proposed used car lot. The petitioner also indicates that landscaping may be improved along the northern property line to include new trees, and the SDC encourages implementation of landscape enhancements along the northern property line. Landscape islands with a tree are required at the end of all parking rows and the proposed parking lot does not appear to be able to comply with this stand on the southern end. Details on all proposed landscaping must be provided with a formal Plan Commission application.

Regarding exterior site work, the referenced retaining wall may require a structural engineer to design, stamp and seal plans for the wall based on whether the length and height are significantly above grade. Stormwater detention that meets current Village detention requirements must be provided. A comprehensive review of all zoning requirements will be completed once a formal application is received and the need for additional variations may be identified.

Parking and Traffic:

Per Section 6.12-1 a traffic and parking analysis is not required for this redevelopment. Staff has analyzed the site relative to parking requirements. The petitioner shall provide a breakdown of the interior building area to determine the code required parking demand for each land use. The following table illustrates the parking requirements relative to the uses on the site:

Tenant	Code Uses	Gross Square Footage	Parking Ratio	Number of Bays	Number of Employees	Parking Required
533 S Arthur Ave	Automobile Service Stations	3,655 sq. ft.	One space for each employee plus 3 spaces for each service bay	4	4	12**
	Motor Vehicle Sales	Unknown	One space per 600 sq. ft.	N/A	N/A	--
					Total Parking Required	16*
					Total Parking Provided	26*
					Surplus/(Deficit)	**10***

**Parking totals do not include office square footage*
***Each service bay counts towards one off-street parking space and is included in this calculation*

The Village has observed storage of up to 20 vehicles, including 7 trucks/RV's/boats, on the existing gravel area since Carmania was issued a business license in September of 2021. Additionally, parking of automobiles has occurred in drive aisles within the front parking lot and along the side of the building (see **Exhibit I**). The petitioner will need to explain how they will manage onsite vehicle storage to eliminate parking/storage from the grass and drive aisles, or whether an expansion of the paved area is needed to accommodate demand. Additionally, the petitioner shall provide information on any agreements with off-site property owners that allow storage of their vehicles on the subject property.

This proposal results in the requirement of additional off-street motor vehicle parking; therefore, bicycle parking will be required. A minimum of two bicycle parking spaces shall be provided and should be located near the front entrance. Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to permit Motor Vehicle Sales, Including Auxiliary Service in the M-2 Limited Heavy Manufacturing District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
    - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
    - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
    - **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
    - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The remaining gravel area on the northern parcel shall be removed and converted to grass/greenspace/landscaping. No parking or storage of vehicles on this area shall be allowed.
3. Variation request(s) must be identified and written justification provided based on the criteria for approval.
4. Landscaping shall be provided along S. Arthur Avenue in front of both lots in compliance with code. A landscape plan shall be required.
5. Parking lot islands shall be required at the end of each parking row, including one tree.
6. The retaining wall will be evaluated upon formal submission of a Plan Commission application.
7. Stormwater dentition must be provided that complies with current Village detention requirements.

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

_____ May 3, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 184

May 2022 - Aerial

April 2024 - Aerial

April 25, 2024

Sam Hubbard
Development Planner

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RECEIVED
APR 25 2024
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: PROJECT NARRATIVE
Variation for 517-533 S. Arthur Avenue

Dear Sam:

Pursuant to your email of April 16th, I provide the following narrative.

CURRENT USE

This property consists of two parcels.
Parcel 1: 517 S. Arthur (03-33-126-005-0000)
Vacant Lot
Parcel 2: 533 S. Arthur (03-33-126-006-0000)
Building (Office and repair shop)

I use Parcel 2 for my auto repair business (Carmania Inc.).
Carmania Inc. is open Monday – Friday from 9:00 am to 5:00 pm.
Besides myself, I have 2 full time mechanics and one additional office employee that I employ.
The garage has four bays for vehicle repairs.

PROPOSED USE

My goal is to sell used vehicles on the premises. To achieve this goal, I need to receive a zoning variation from the city. This is the beginning of that process.

I have a proposal to pave the front of the lot with asphalt. (adjoining Arthur Ave) This has been provided previously to the City, but if requested I can resubmit. The paved area will be approximately 2,500 square feet.
Permits will be pulled and everything will be done to code.

I also have an engineering report that I have also submitted earlier to the city. Per this report there will be fifteen (15) spaces available to display vehicles.

I anticipate 5-10 vehicles being on the premises "for sale" at any given time. I do not intend to add any structures to the lot to support this business. Sales will be transacted in the existing office for "Carmania".
Hours of operation will be the same as "Carmania" as I consider the sales business to be ancillary to my car repair business. As such, I will not be hiring anyone in addition to my current staff to sell cars. My existing office person is more than capable of showing cars and completing required paperwork.

Hours of Operation will be Monday – Friday from 9:00 am to 5:00 pm same as "Carmania".

The source of vehicles will be primarily be from auction. But I will purchase vehicles from their owners directly if the opportunity presents itself.

All sales will be done on the premises, on-site. Arlington Heights will be the point of sale. Vehicles may be displayed on the internet, but buyers will have to come to the office to complete the transaction.

I do not anticipate increase in traffic pattern. Presently there is a good flow for the customers of "Carmania". There should not be a significant change with the addition of vehicle sales.

As to the remaining unpaved rear of the lot, I intend that at the time of paving, to have the contractor remove the gravel in the back of the vacant lot. I will then restore the remaining back of the lot with soil and grass. (Remove and Restore)

This area may be paved in the future, with permits, but right now it is cost prohibitive. For my purposes the proposed paved lot will be sufficient to show vehicles and to have parking for customers.

I also intend to upgrade the curbside landscaping along Arthur Avenue, both in front of "Carmania" and the proposed used car lot. I will be getting proposals from landscapers that I can share with the committee later. I am also considering upgraded the landscaping along the north side of the lot to include some new trees.

Both businesses will share the common driveway to Arthur avenue.

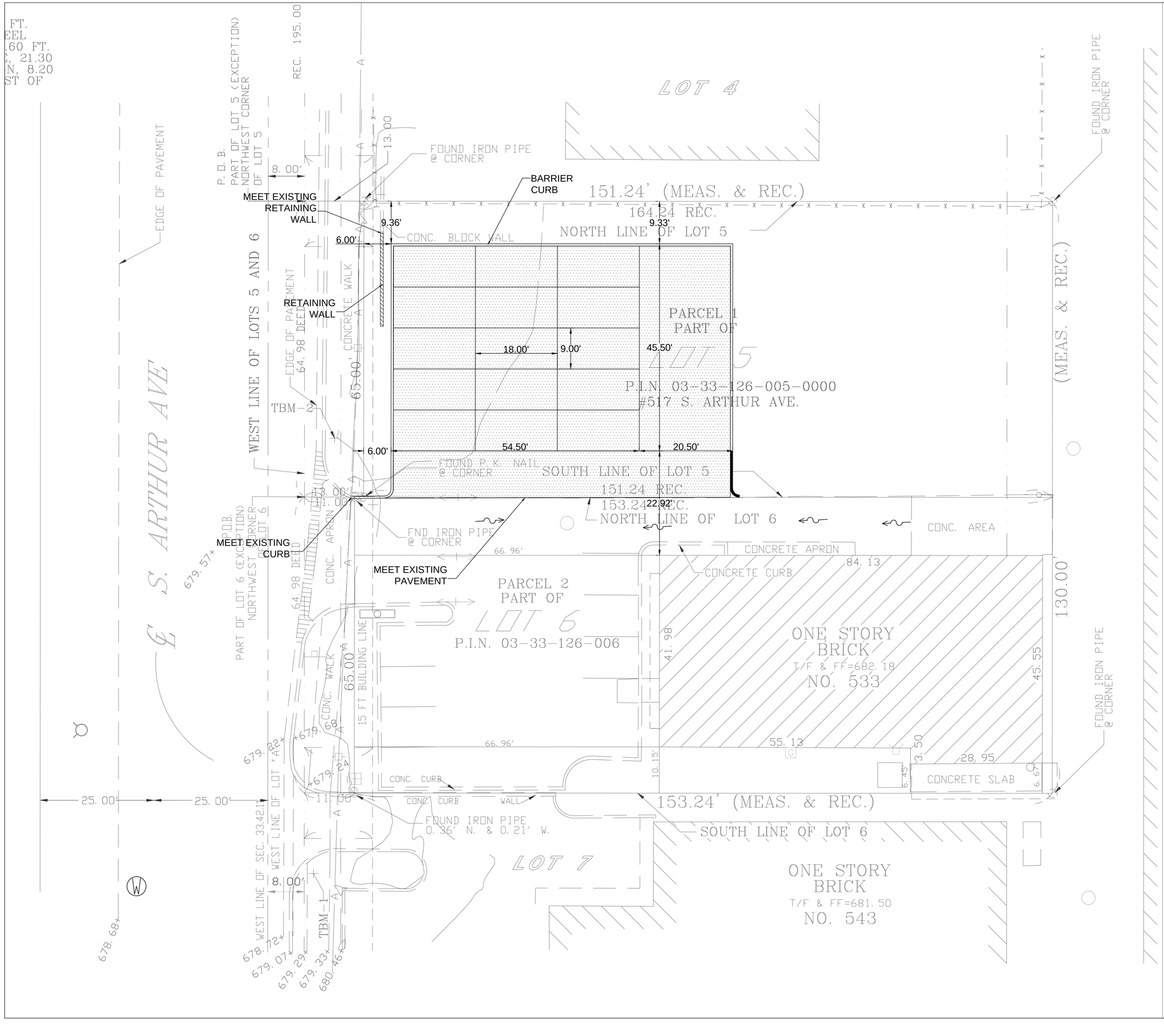
SUMMARY

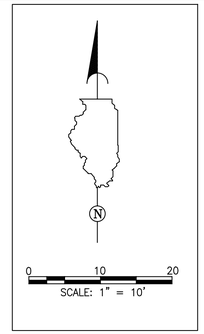
I believe the variance that I am seeking is in keeping with the character and existing use of the area. I am merely seeking permission to park vehicles that will be available for sale. I will be using the existing driveway and I am not contemplating any new structures. This business will be ancillary to my existing business and should not create any additional traffic.

I hope this narrative helps you understand my plans for the lot. Of course I am available if you need additional information.



Lukasz Guzy
773-704-9939 L_guzy@yahoo.com





PROPOSED LEGEND:

- ASPHALT PAVEMENT
- DEPRESSED BURRIER CURB
- BURRIER CURB
- BLOCK RETAINING WALL

SITE PLAN NOTES

1. CURBING AND SIDEWALK CONCRETE QUALITY SHALL BE AS SPECIFIED IN THE IDOT STANDARD SPECIFICATIONS.
2. CURBS SHALL HAVE CONTROL JOINTS AT 15' SPACING AND EXPANSION JOINTS AT 60' SPACING AND AT TANGENT POINTS OF ALL RADII OF LESS THAN 100'.
3. CURB CONTROL JOINTS SHALL BE 2" DEEP SAW CUTS MADE WITHIN 48 HOURS OF PLACING CONCRETE.
4. REINFORCING BARS SHALL NOT RUN THROUGH EXPANSION JOINTS. LAP BARS 12" AT ALL SPLICES.
5. DOWEL BARS SHALL BE PROVIDED AT ALL CURB CONSTRUCTION JOINTS.
6. DEPRESSED CURB SECTIONS SHALL BE PROVIDED WHERE INDICATED ON THE PLANS.
7. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, CENTER OF FENCING OR CENTER OF STRIPING UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLAN, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITIES. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAIL, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. THEY SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAY BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE APPROVAL OF THE ENGINEER.
10. THE BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE THE RISK OF POLLUTION.

PROPOSED PARKING EXPANSION
533 ARTHUR AVE
ARLINGTON HEIGHTS ILLINOIS

NO.	DATE	REVISION
1	01/06/24	PRELIMINARY REVIEW

job no.	7093
drawn	PTB
checked	
approved for owner	
file name	
scale	

NORWOOD ENGINEERING, LTD
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CONCEPTUAL GEOMETRIC PLAN

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