



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 13, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Northwest Gastroenterologists - 3/23/16

IV. PUBLIC HEARINGS

- A. Metro Auto Detail - 500 E. Northwest Highway - PC#16-005
Special Use for a Car Wash
- B. Egg Harbor Restaurant - 140 E. Wing St. - PC#16-006
Amendment of Special Use

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Northwest Gastroenterologists - 3/23/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 3/23/16 - DRAFT

Type

Minutes

PLAN

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

COMMISSION

RE: NORTHWEST GASTROENTEROLOGISTS - 1415 S. ARLINGTON HEIGHTS ROAD
PC# 16-003 - PUD AMENDMENT

REPORT OF PROCEEDINGS had before the Village of Arlington
Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South
Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 23rd
day of March, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN
BRUCE GREEN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Mr. Enright, roll call please.

MR. ENRIGHT: Certainly. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

(No response.)

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, thank you. Next item on the agenda is approval of meeting minutes from Arlington Dog House from March 9th, 2016. Any comments or approval?

COMMISSIONER DROST: I'll make a motion to approve the minutes.

CHAIRMAN LORENZINI: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good.

COMMISSIONER GREEN: I will have to abstain, I was not there.

CHAIRMAN LORENZINI: Next item on the agenda is Public Hearing Northwest Gastroenterologists, 1415 South Arlington Heights Road, PC# 16-003.

Have all the proper notices been given, Bill?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. JENSEN: Yes.

CHAIRMAN LORENZINI: Would you please, anybody, the Petitioner and anybody who may testify, would you all come forward and I'll swear you all in together? Just stay right there by the podium is fine. Raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, who is going to speak first?

MR. JENSEN: I am.

CHAIRMAN LORENZINI: Would you please state your name, spell that for

LeGRAND REPORTING & VIDEO SERVICES

Chicago & Roselle, Illinois - Miami & Orlando, Florida

(630) 894-9389 - (800) 219-1212

the court reporter and give us your address?

MR. JENSEN: My name is Al Jensen and I'm the executive director of facilities management at Northwest Community Hospital. My address is 3708 Dorchester Place, McHenry, Illinois.

CHAIRMAN LORENZINI: How is Jensen spelled?

MR. JENSEN: J-e-n-s-e-n.

CHAIRMAN LORENZINI: Thank you. Would you give us a brief description on your project?

MR. JENSEN: Thank you. Again, I'm representing Northwest Community Hospital in this venture. This is a partnership that our hospital has with the ownership of the Northwest Endo Center as a joint operating agreement between Northwest Community Hospital and the physicians who own that site.

We're right now in the process of doing some construction in that particular building to make that compliant with Medicare and Medicaid reimbursement, and the particular building needs some construction in order to meet those standards. The project itself really supports that whole process. So, again this is a joint venture between Northwest Community and the doctors who currently own the site.

CHAIRMAN LORENZINI: Have you read all the conditions in the agreement and do you agree with them?

MR. JENSEN: I do.

CHAIRMAN LORENZINI: Okay, thank you. Anything else?

MR. JENSEN: That's it.

CHAIRMAN LORENZINI: Okay, thank you.

MR. JENSEN: Thank you.

CHAIRMAN LORENZINI: Staff report please, Bill.

MR. ENRIGHT: Chairman Lorenzini. The project was subdivided in 1995 and one of the requirements was that a cross access easement be provided to mutually benefit the two lots that Petitioner owns as well as a future development to the south if and when that occurs. That condition from 1995 was never implemented. Therefore, it will have to be done as part of this petition which Petitioner has agreed to and has provided that documentation to the Plan Commission.

With respect to the detention basin, there is one issue that was raised during our review process recently, that the 1977 building permit and drainage permit from MWRD required a certain storage volume for that detention pond that's to the east of the building. It doesn't quite meet that requirement, so they're going to have to enlarge it somewhat. There's a lot of space there to enlarge it, so it's not an issue. But we have in our motion sheet that we've handed out to the Plan Commissioners and I gave it to the developer this evening, there are a couple of additional conditions that we're recommending to the project.

First, the plat of easement for cross access and drainage should be recorded prior to issuance of a building permit. That's the holdover from 1995, so we want that to be done prior to the permit being issued to ensure that it gets done this time.

Numbers 2 and 3 are new, but Petitioner is aware of them. Prior to Village Board, the plat of easement shall be modified so that the drainage easement is to the benefit of lot 1, not the Village. It's a private drainage easement between lots 1 and 2, so it shouldn't mention the Village at all. So, that's just a minor tweaking of the easement plat.

Then number 3, prior to issuance of a building permit, the detention

basin shall be modified to meet the requirements of the 1977 MWRD permit. In addition, it's not a dramatic increase, so a slight increase will have to be made to that detention pond. Then also there is a drainage structure that we believe has a restrictor in it but it's full of water right now. So, they're going to have to measure, you know, give us an analysis of what the restrictor is right now and whether or not that meets the requirement from the MWRD's previous permit and make sure that prior to building permit for the addition, that they have the proper restrictor size to restrict the flow of storm water detention from the site eventually going into the Village system.

So, number 4, they have to do an onsite utility maintenance agreement prior to issuance of a permit. Then compliance with all codes and restrictions.

This is a simple amendment to the PUD. It's a building addition that's relatively small, but it constitutes about a 19 percent increase to the existing building. They are losing parking spaces, but as they have provided in their parking counts, the maximum number of autos on the property was about 53 and they're going to provide 78 even after the loss of parking due to the addition. So, they'll have more than enough parking by code and in practical sense with respect to the actual demand based on their counts.

So, Staff is fully supportive. We did an internal review of their architectural design and approved that already. It's a nice addition. So, other than the additional two conditions to the three that were previously provided by Staff, we're fully supportive of the PUD amendment.

CHAIRMAN LORENZINI: Thank you, Bill. Anything else?

MR. ENRIGHT: No.

CHAIRMAN LORENZINI: Motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: Second by Commissioner Drost. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, let's go next to the questions from the Plan Commissioners. Commissioner Warskow, would you wish to start?

COMMISSIONER WARSKOW: I don't have any questions at this time.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I don't either.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: No questions. Looks like a great addition.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes, great addition. I have sort of a recollection of some of the previous planning. Was there ever an issue with the use of the basement? Did that ever come up in the --

MR. ENRIGHT: No, not, I reviewed the --

COMMISSIONER DROST: So, that was strictly non-medical use and the basement continues to be the basement and there were some issues on sprinklering which never really --

MR. ENRIGHT: Well, the existing building meets code and the addition will have to meet all new codes. So, there aren't any old issues other than this --

COMMISSIONER DROST: Right. The point is when we gave the approval for the original building, there were these conditions and the Petitioners followed those conditions and they were good neighbors and did everything they were supposed to do. That's really the point.

MR. ENRIGHT: Yes, and certainly those conditions still apply from 1995.

COMMISSIONER DROST: Yes, right. But I'm just, you know, there were no enforcement issues?

MR. ENRIGHT: No.

COMMISSIONER DROST: So, everything is good.

MR. ENRIGHT: Correct.

COMMISSIONER DROST: I have no further comments or questions.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I really don't have any comments either. I just have the one question on condition 4, executed onsite utility maintenance agreement, exactly what is that, Bill?

MR. ENRIGHT: That's just between the properties, just to make sure that there is proper maintenance of the detention facility.

COMMISSIONER SIGALOS: Okay, for the detention.

MR. ENRIGHT: It's standard.

COMMISSIONER SIGALOS: All right. That's the only question I had. I think it's great that you're expanding here and I'm fully supportive.

CHAIRMAN LORENZINI: Okay, Commissioner Cherwin?

COMMISSIONER CHERWIN: I am supportive. I heard it at the Plat and Sub and I liked it then. You're in good shape from my end, thank you.

CHAIRMAN LORENZINI: Thank you. I have no questions. So, next we will move to the public comment portion of the meeting. Anybody from the public who would like to come and speak or have any question? Please step forward. Please state your name, spell it for the court reporter and give your address please.

QUESTIONS FROM AUDIENCE

MS. GORR: I'm Sandra Gorr, G-o-r-r. I live at 300 East Haven, and I also own the property at 1430 South Belmont which is directly east of the property that has the detention area. So, I have --

CHAIRMAN LORENZINI: Excuse me. Sir, you can have a seat. We'll just have one at a time if that's okay.

MR. LaMACK: That's fine. I'm her representative.

CHAIRMAN LORENZINI: Okay.

MS. GORR: This is, yes, he's --

MR. LaMACK: My name is Bill LaMack at 18 Champlain Road in South Barrington, Illinois, okay. I am Sandy's realtor at this point in time in the marketing of her properties.

CHAIRMAN LORENZINI: Okay, thank you.

MR. LaMACK: So, I guess that as we proceed at this point, we just had some concern after getting the notification letter that the drainage that is on that retention

property there has not really been functioning correctly because in heavy downpours and whatever, it overflows and it floods our three lots that are there. So, after talking to the engineers tonight, they were basically saying that it just needed to be increased by 50 percent of what it currently is.

CHAIRMAN LORENZINI: I'm sorry, what needed to be increased 50 percent?

MR. LaMACK: About 50 percent of what it is currently. So, our questions are always going to be is it going to expand this way, is it going to expand this way, or whatever. I don't know if they have those answers at this point in time since they just got their report today, okay.

The drainage that comes out of there for the storm sewer basically is supposed to pick something up at the bottom of that area and head east to hook into the Arlington Heights storm sewer system. But we found that on heavy rains it doesn't handle it correctly. Therefore, it kind of goes around the edge of the property and starts to flood into ours. So, we just wanted to make sure that whatever they were doing there was going to be sufficient to clean out the pipes or do whatever else so the proper amount of drainage basically stays in the storm sewer instead of moving over on our property.

The other thing is there was no increases in the landscaping or whatever else that are on the detention lot at this point in time, and we were wondering whether or not some kind of -- or whatever else could be put along the back lot line to ensure that some of that was not coming on to our property.

CHAIRMAN LORENZINI: Bill, would you, or the Petitioner out there, answer the detention on the --

MR. ENRIGHT: Well, I'd like the Petitioner to address what they're going to do with that. But certainly as I mentioned earlier, one of the conditions here is that they increase the detention to meet the original permit standards which is today's standards as well. In addition, they have to evaluate the restrictor size to make sure that, number one, there is a restrictor in there but also that it's sized properly. But we will certainly work, and I'm glad that you came to the meeting tonight because I was unaware of that, and we will sit down tomorrow morning, Staff with our Engineering Department, and pay careful attention to this so that when they do come in for building permit to build the addition, they have to meet these conditions. We will, you know, work with their engineer on addressing these issues and make sure that it's functioning properly because it obviously isn't.

MR. LaMACK: It isn't currently but it could easily be done so.

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Would you speak into the microphone? Would you speak into the mic so the court reporter can hear you?

MR. LaMACK: If they have to increase the detention area, it can be done many different ways. We just want to know that it's functioning correctly and we'd be glad to see the 50 percent increase in retention. Okay, thank you very much.

MS. GORR: Thank you.

CHAIRMAN LORENZINI: Would the Petitioner like to add anything or answer the question on the shrubbery? Some landscaping? Your name, spell it please, and your address.

MR. ABRAMS: Good evening. My name is Todd Abrams, I'm president at W-T Civil Engineering, LLC. Address is 2675 Pratum Avenue in Hoffman Estates, Illinois.

CHAIRMAN LORENZINI: And the spelling of your last name?

MR. ABRAMS: A-b-r-a-m-s. So, what we're actually looking at here is our site development plan, but I'll switch you over to our grading plan. You can see the existing building and proposed addition is on, I guess the westerly half of the plan, the property that we're showing up on the screen right now. You can kind of see in the middle area of the easterly lot is our existing detention pond.

Currently, the detention pond drains to a storm structure that's in the center of this circular area here, the center of the existing detention pond, and then drains out to a storm sewer which arrives in the public right of way and then ultimately drains to the east. So, Staff mentioned previously the pond does not currently have the detention volume that was required back in the 1977 ordinance, close to 50 maybe, it's approximately 40 percent low. Then the other issue is that we're not exactly sure if there is a restrictor in the structure that is in the middle of the detention pond. However, I think one thing we are sure of is that there is some blockage in there because almost at all times there is water sitting down in the bottom of the pond.

So, we'll drain out the pond, review the conditions that are in that existing structure, make sure we've got the right restrictor size, and then we'll also add the required volume which will probably be a combination of expansion of the pond in an east-west-north-south direction and deepening it. But your east property line is here, we won't go anywhere near the existing brush line which is what I'm pointing to right here.

CHAIRMAN LORENZINI: Okay, thank you. Any other questions from the public, the audience?

Okay, if none, we'll close the public comment portion and go back to final deliberation from the Commissioners. Any further questions from the Commissioners or a motion?

COMMISSIONER ENNES: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-003, an Amendment to Ordinances 77-005 and 95-005 to amend the PUD to allow a 1,612 square foot expansion for a medical office.

This approval is subject to the following conditions:

- 1. The plat of easement for cross access and drainage shall be recorded prior to issuance of a building permit.**
- 2. Prior to Village Board, the plat of easement shall be modified so that the drainage easement is to the benefit of Lot 1, not the Village.**
- 3. Prior to issuance of a building permit, the detention basin shall be modified to meet the requirements of the MWRD Permit 77-496 and Petitioner shall verify if Structure #25 includes the required restrictor, which shall meet code.**
- 4. An executed onsite utility maintenance agreement shall be provided prior to issuance of a building permit.**
- 5. The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll make the second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, congratulations. You received a unanimous approval from the Plan Commission. Now you still have to go to the Board of Trustees for final approval. Bill, is there a date for that?

MR. ENRIGHT: Tentatively, April 4th at 8:00 p.m. in this room. But Petitioner one week in advance can verify that with me.

CHAIRMAN LORENZINI: Okay.

MR. ENRIGHT: So, there is no other business on the agenda tonight. We should have future Plan Commission meetings in April. I'd like to introduce Sam Hubbard, our new Staff development planner, previously with Lake Zurich, now with the Village of Arlington Heights. We welcome Sam, he has a lot of good experience and he'll be, he already is taking over. So, I'll be attending some Plan Commission meetings and transitioning where eventually you'll only see Sam for a while.

CHAIRMAN LORENZINI: That's good.

COMMISSIONER WARSKOW: Welcome, Sam.

CHAIRMAN LORENZINI: Good to have you.

MR. ENRIGHT: So, that's all we have to report on, but we will have our normally scheduled Plat and Sub and Plan Commission meetings in April.

CHAIRMAN LORENZINI: Do we have anything else from the Commissioners?

COMMISSIONER ENNES: I have a question. I'm just wondering, Bill, if you had done any follow up from our last hearing in regard to Staff's legal opinion in regard to the terminology on the Dog House.

MR. ENRIGHT: Yes, and after discussing it with Charles and counsel, it is our understanding that the language in the existing ordinance does not regulate dog walking in the neighborhood. It just regulates it on the site.

COMMISSIONER ENNES: Okay, thank you.

CHAIRMAN LORENZINI: Anything else? Do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you.

(Whereupon, at 7:49 p.m., the meeting was adjourned.)

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

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

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC



Item: Metro Auto Detail - 500 E. Northwest Highway - PC#16-005

Department: Planning & Community Development

Requested Action

Special Use Permit to allow an Automobile Car Wash and Detailing in the B-3 Zoning District.

Variations Identified

None.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use Permit, subject to the following:

1. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Staff Report
Legal Notification
Aerial
Justification
Plat & Sub Minutes
Plat of Survey
Parking Survey
Floor Plan & Parking layout
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1

Type

Board or Commission Report
Correspondence
Exhibits
Correspondence
Minutes
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 13, 2016
Date Prepared: April 8, 2016
Project Title: Metro Auto Detail
Address: 500 E. Northwest Highway

BACKGROUND INFORMATION

Petitioner: Emperatriz Acevedo
Address: 1046 Rose Ave.
 Des Plaines, IL 60016

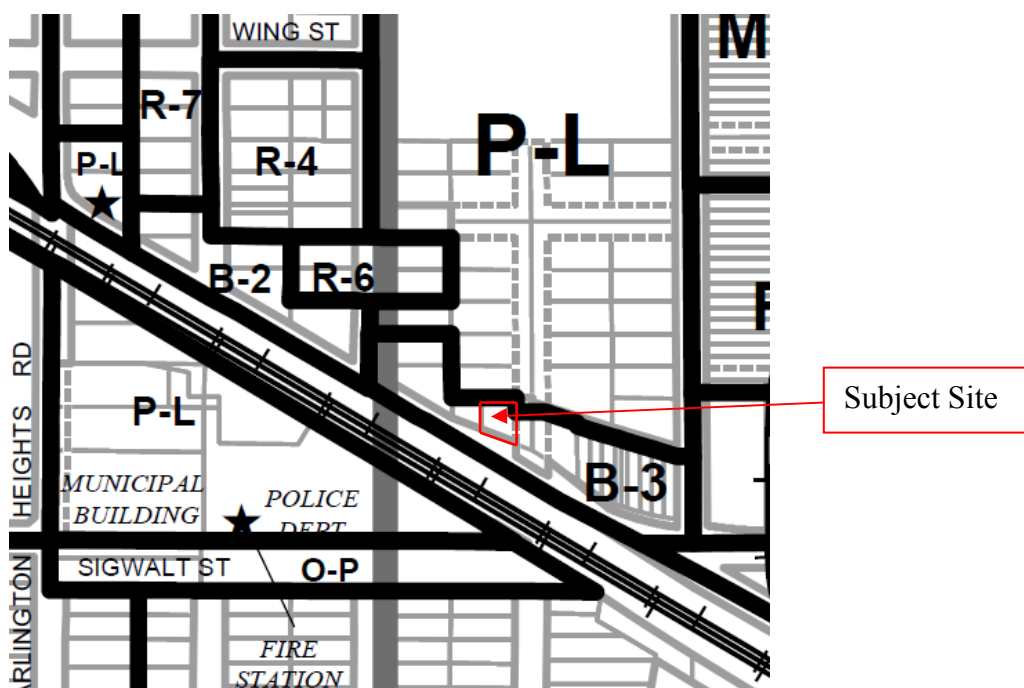
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- Special Use Permit to allow an Automobile Car Wash and Detailing in the B-3 Zoning District.

Variations Identified:

- None.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Park (Recreation Park)	Park
South	R-3, One Family Dwelling District	Northwest Highway and METRA tracks	Government
East	B-3, General Service, Wholesale and Motor Vehicle District	Auto Repair Business	Park

West	B-3, General Service, Wholesale and Motor Vehicle District	Automobile Service Station with Convenience Mart	Commercial
-------------	--	--	------------

Background:

The subject property is owned by the Arlington Heights Park District, who leases it to Arlington Auto Repair. Arlington Auto Repair opened for business in February of 2016 and currently has only one employee. The Petitioner would like to utilize a small area within the existing building to operate a car detailing business. Both the Petitioner and Arlington Auto Repair would occupy the building, which is approx. 3,500 square feet.

Access to the site comes from three curb cuts along E. Northwest Highway. A single overhead door exists on the east side of the building, which will be the primary access point for cars entering into the washing/detailing area. This area is large enough for only about two cars, and all washing will be manual (i.e. there will be no car wash machine). Parking areas are located on both the east and west sides of the building. Additional overhead doors exist on the southern and western sides of the building, which allow for convenient circulation of automobiles through the building and site. The remaining areas of the building are used as a waiting area and for car repairs.

The proposed car wash and detailing operation will maintain the same hours of operation as the existing auto repair business, which is open from 8:00am until 6:00pm.

Zoning and Comprehensive Plan

The current use of the property, as a motor vehicle repair business, is a permitted use within the B-3 District. The proposed automobile car wash use is classified as a special use within the B-3 District, hence the request for a Special Use Permit.

The Village's Comprehensive Plan designates the future use of the Subject Property as "Parks". Although the proposed Special Use Permit does not conform to this designation, the Subject Property will remain under ownership by the Arlington Heights Park District. If and when the Park District is ready to convert the Subject Property into parkland, the proposed Special Use shall not impede this process; as the property owner and landlord, the Park District can terminate the lease with Arlington Auto Repair with 90 days' notice. The lease is scheduled to expire on Dec. 31, 2018.

The Petitioner has provided written justification certifying conformance to the following criteria, as required for any Special Use Permit application:

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

Staff concurs with the Petitioner's assessment and believes that the proposed Special Use can comply with the necessary criteria for approval as required by the Zoning Code.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on March 23, 2016, to discuss the proposed Special Use. The subcommittee felt that this was an appropriate location for the proposed use and was supportive of the proposal.

Site Plan, Building and Landscaping

The proposed use will not require any changes to the interior of the building. The Petitioner is aware that all signage must receive a permit and comply with applicable signage regulations. Additionally, the Petitioner has been aware the any re-stripping of the parking lot will require a permit as well.

During the review process, the Public Works Dept. has identified a need for a new water meter and RPZ on the building. The Petitioner will work with staff to provide these improvements once the Special Use Permit has been approved, and is aware that a

business license and occupancy will not be granted until these items have been resolved to the satisfaction of the Public Works Dept.

The Subject Property is non-compliant with regards to parking lot landscape screening. However, staff feels that due to the future use of the property to be used as a park and incorporated into nearby Recreation Park, additional landscaping is not needed at this time.

Traffic & Parking

A detailed traffic study is not required due to the amount of floor area on the subject property (under 5,000 square feet). Staff believes that parking and circulation will not be an issue due to the small size of the proposed washing/detailing area. Similarly, staff does not take issue with stacking of automobiles given the scope of the use.

Staff has analyzed the parking requirements relative to the dual usage of the property:

Use	Parking Requirement	Number of Bays	Number of Employees	Parking Required
Auto Repair	1 space per employee plus 3 spaces per bay	5	2	17
Car Wash	1 space per employee plus 3 spaces per bay	2	3	9
				Total Parking Required: 26
Parking Provided				26 (19 exterior, 7 interior)
Parking Surplus/(deficit)				--

The proposed use is compliant with all parking regulations. Furthermore, the Petitioner has provided a parking survey outlining existing usage of the parking areas on the east and west sides of the building, which shows that the peak in overall parking on site was 5 automobiles. Staff is confident that the Subject Property has the parking capacity to support the proposed special use.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use Permit, subject to the following:

1. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

____ April 8, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
APRIL 13, 2016, AT 7:30
P.M. in the Municipal Build-
ing, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 16-005, a Special
Use to allow a "Automobile
Car Wash" in the B-3 zoning
district, said property lo-
cated at 500 E. Northwest
Highway, Arlington
Heights, IL, legally de-
scribed as:
Lot 6 in Block 3 in Krause's
Subdivision and that part of
the west half (1/2) of va-
cated Haddow Avenue lying
northerly of a line described
as follows: Beginning at the
southwest corner of said Lot
6, the west line of said lot 6
having a bearing of south 00
degrees 00 minutes 59 sec-
onds east; thence south 65
degrees 52 minutes 33 sec-
onds east a distance of
177.16 feet; thence south 60
degrees 00 minutes 47 sec-
onds east a distance of 4.93
feet to a point on the center
line of vacated Haddow Ave-
nue which is 32.08 feet north
of the northerly line of
Northwest Highway and ly-
ing south of the south line
extended east of Lot 5 in
Block 3 in Krause's Subdi-
vision, a subdivision of that
part of the west 627 feet of
the east 922.45 feet of the
south 624.1 feet of the east
half (1/2) of the southwest
quarter (1/4) of section 29,
township 42 north, range 11
east of the Third Principal
Meridian lying north of the
center line of Chicago Road
in the Village of Arlington
Heights and including also
Lot 1 of Block 5 of George W.
Dunton's Addition to Ar-
lington Heights No. 2, east of
the Third Principal Meri-
dian, in Cook County, Illinois.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
March 28, 2016 (4436299)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 28, 2016 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz
Authorized Agent

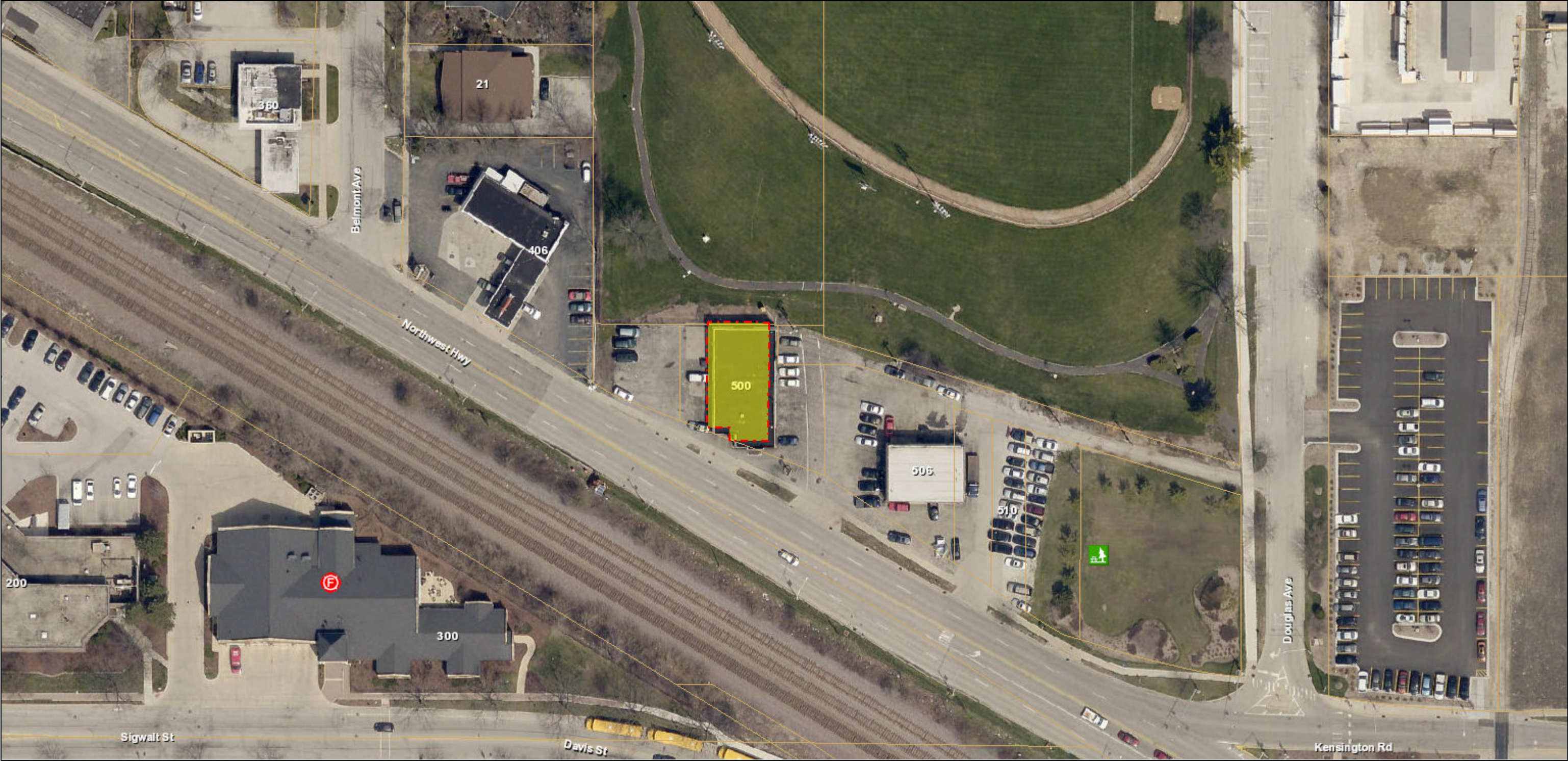
Control # 4436299

RECEIVED

APR 01 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Metro Auto Detail - PC# 16-005



Review criteria

Friday, March 11, 2016 7:54 AM

To Arlington Heights il village
From metro auto detail and car wash inc.
President emperatriz torres acevedo
Vice president andres villares

We Metro Auto Detail and car wash are looking for a good place, to make our business grow. And offer a good quality in detailing. We believe that competition make us better in our quality and customer service. And we feel that this is a great town to do it,.

Our kind of business, is not by any means a threat to the Arlington Heights people.
For health or obstruction on any circumstances.

We want to do everything right and do all the requirements by city. And comply with all the regulations and conditions established by the village board of trustees..

Thank you for your time

President emperatriz torres acevedo
Vice president andres villares

PC#16-005

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

March 23, 2016

Project Title: Metro Auto Detail
Address: 500 E. Northwest Highway
Petitioner: Emperatriz Acevedo
1046 Rose Ave.
Des Plaines, IL 60016

Requested Action:

- Special Use Permit to allow an Automobile Car Wash and Detailing in the B-3 Zoning District.

Variations Identified:

- None have been identified at this time.

Attendees: Emperatriz Acevedo, Petitioner
Andres Villares, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bill Enright, Deputy Director of Planning & Community Service
Sam Hubbard, Development Planner

PROPOSAL:

The subject property is owned by the Arlington Heights Park District, who leases it to Arlington Auto Repair. The Petitioner would like to utilize a small area within the existing building to operate a car detailing business. Both the Petitioner and Arlington Auto Repair would occupy the building, which is approx. 3,500 square feet.

Access to the site comes from three curb cuts along E. Northwest Highway. A single overhead door exists in the area where car washing and detailing would take place, which provides adequate interior access for cars into the building. This area is large enough for only about two cars, and all washing will be manual (i.e. there will be no car wash machine).

DISCUSSION:

Mr. Villares gave a brief overview of his work history and desire to open this type of business. Mr. Villares started his business 3 years ago and works mostly for car dealers doing car washing and detailing, but business has been growing and he has been looking for a building of his own. The gentleman who leases the space at 500 E. Northwest Highway is a friend and so he discussed the opportunity to lease space within the auto repair shop to operate his detailing business. His work is 80% car detailing and 20% car washing. Mr. Villares clarified that he doesn't do body work, just detailing and car washing.

Commissioner Green asked if there was space for only two cars within the building to perform these services.

Mr. Villares responded that there is more space than for just two cars, but that at this time he only needs to sublease space for two cars. However, the space is ideal for car washing because it has overhead doors on both sides of the building, allowing cars to pull in on one side and exit the opposite side. Mr. Villares clarified that it will be a handwashing business only.

Commissioner Green asked if services would be by appointment.

Mr. Villares responded that yes, most services would be performed by appointment. However, if customers were having their cars repaired/serviced at the repair shop, they could purchase a car wash as well. Detail jobs without appointment were unlikely because it can take 4 hours to detail a car.

Mr. Hubbard said that staff was supportive of a new business coming into Arlington Heights, but wanted to make sure that all parking codes could be met so that there were no traffic or parking issues. Staff has asked the petitioner to provide additional details on parking volume and a parking survey to determine the current capacity of the site.

Mr. Enright apologized to the petitioner and stated that staff had made an error in advising the petitioner that the use was permitted, when it is actually a special use. Car washes are classified as a "Special Use" and auto detailing is included in the definition of a car wash so a special use permit is required. Mr. Enright reiterated the staff perspective in wanting to make sure that all parking requirements are met, and that staff was leery of multiple cars lining up to access the site for a car wash, but that based on how the petitioner has described the use, staff doesn't see this as an issue at this location.

Mr. Villares discussed the current parking and projected future parking for the site and felt that parking would not be an issue, and estimated that he would not use more than four spots at any one time.

Commissioner Green added that parking stalls inside of the building can count toward the parking requirement and that the Village just wants to make sure there are no parking problems created by this development.

Commissioner Cherwin said that parking and stacking are usually his concerns with these types of uses. Mr. Cherwin questioned staff as to whether runoff of cleaning chemicals was a concern.

Mr. Enright responded that cleaning chemicals were not a big issue. Stacking of cars could be an issue, noise on adjacent properties could be an issue, but given the scope of this particular proposal, these items would not be an issue.

Commissioner Green commented that he believed the soaps used today are more environmentally friendly than in the past.

Mr. Villares added that he prefers to use the most environmentally friendly products on cars because he also takes his own health into account and doesn't want to use harsh chemicals for his own benefit. He added that most of his cleaning products are water based.

Commissioner Sigalos questioned if any collision repair occurred on site.

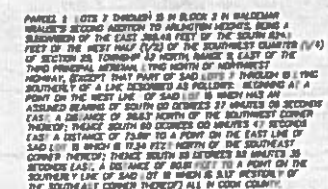
Mr. Villares responded "no".

Commissioner Sigalos said it was a great use and encouraged the petitioner to move forward.

RECOMMENDATION

Plat & Sub Committee concurred with Staff and encouraged the Petitioner to move forward. **Commissioner Green** adjourned the meeting at 7:18 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

[illegible]

PINNEL 2, 3 & 4 IN BLOCK 3 IN QUARTER'S BOUNDARY AND THAT PART OF THE WEST 1/4 OF 36TH OF VICTORIA MEADOW AVENUE, THE NORTHERN 1/4 OF 4 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF THE INTERSECTION OF THE WEST 1/4 OF 36TH AND 1/4 HAVING A BEARING OF SOUTH 95 DEGREES 10 MINUTES 10 SECONDS EAST 80 FEET TO THE SOUTHWEST CORNER 30 MINUTES 30 SECONDS EAST A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER 30 MINUTES 30 SECONDS EAST 80 FEET TO A POINT ON THE CENTERLINE OF THE NORTHERLY LINE OF NORTHWEST MEADOW AND 1/4 SOUTH OF THE NORTH LINE OF THE WEST 1/4 OF 36TH EXTENDED EAST 100 FEET TO THE WEST 1/4 OF 36TH EAST 80 FEET TO THE SOUTH 1/4 OF THE EAST 1/4 OF 36TH 1/4 HAVING A BEARING OF SOUTH 95 DEGREES 10 MINUTES 10 SECONDS EAST 80 FEET TO THE NORTH CORNER OF THE CENTER LINE OF CHICAGO ROAD IN THE VILLAGE OF GEORGE W. QUARTER AND 1/4 HAVING A BEARING OF SOUTH 95 DEGREES 10 MINUTES 10 SECONDS EAST 80 FEET TO THE THIRD PRINCIPAL MERIDIAN IN 1/4 QUARTER.

[illegible]

PARCEL 3, THE EAST HALF (1/2) OF VACATED HADSDON AVENUE (1/2) NORTHWESTLY OF AND ADJOINING THE NORTHWESTLY END OF THE "H" HIGHWAY AND LOTS 1 AND 2 OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF VACATED HADSDON AVENUE WHICH HAS A BEARING OF SOUTH 80 DEGREES 37 MINUTES 00 SECONDS, 1/4 OF THE DISTANCE FROM THE CENTER LINE OF THE 1/2 OF THE NORTHWESTLY HIGHWAY; THENCE SOUTH 80 DEGREES 00 SECONDS 47 SECONDS EAST A DISTANCE OF 36.00 FEET TO A POINT ON THE EAST LINE OF VACATED HADSDON AVENUE; THENCE EAST 1/4 OF THE DISTANCE TO THE CORNER OF LOT 1 IN BLOCK 8 IN WALSHMAN FRAMES; SECOND ADDITION TO ARLEIGH HEIGHTS IN THE EAST 1/2 (1/2) OF THE NORTHERLY QUARTER (1/4) OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE THIRD PRINCIPAL MERIDIAN; S. 1/4, T. 4N., R. 1E., 1/4.

[illegible]

PARCEL 1 - 35544 S.F. OR 0.8160 ACRES
PARCEL 2 - 3467 S.F. OR 0.0796 ACRES
PARCEL 3 - 14103 S.F. OR 0.3238 ACRES
PARCEL 4 - 2248 S.F. OR 0.0516 ACRES
PARCEL 5 - 1006 S.F. OR 0.0231 ACRES
PARCEL 6 - 2190 S.F. OR 0.0503 ACRES

TOTAL AREA = 58557 S.F. OR 1.3443 ACRES

THIS IS TO CERTIFY THAT ACCORDING TO FLOOD INSURANCE RATE MAP 170056 0001 B, DATED MARCH 1, 1984, THE ABOVE DESCRIBED PROPERTY LIES WITHIN A "ZONE C" FLOOD PLAIN.

Ronald W. Stanley
RONALD W. STANLEY U.S. BOX 2728

PLAT PREPARED BY:
RW. STANLEY AND ASSOCIATES

670 E. NORTHWEST HIGHWAY
DES PLAINES, ILLINOIS 60018
(847) 699-0018

E. KENSINGTON ROAD

TO: ARLINGTON HEIGHTS PARK DISTRICT, CHICAGO, TITLE AND TRUST CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1986, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN.

DES PLAINES, ILLINOIS JUNE 4, 1999
Ronald W. Stanley
 PROFESSIONAL LAND SURVEYOR NO. 2728



RECEIVED

APR 04 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

500 E Northwes Hwy
Arlington Hrs 12 6004
Week day

East side parking
lot

Marzo - 28 - 2016

Monday

West side parking
lot

8 Am	1	1
8:30 am	2	1
9:00 Am	3	1
9:30 Am	3	1
10:00 Am	3	1
10:30 Am	3	1
11:00 Am	3	1
11:30 Am	2	1
12:00 pm	2	1
12:30 pm	2	1
1:00 pm	2	1
1:30 pm	2	1
2:00 pm	2	1
2:30 pm	3	1
3:00 pm	2	1
3:30 pm	2	1
4:00 pm	2	1
4:30 pm	2	1
5:00 pm	2	1
5:30 pm	1	1
6:00 pm		

April 2, 2016

west side parking

1

1

1

1

4

14

1

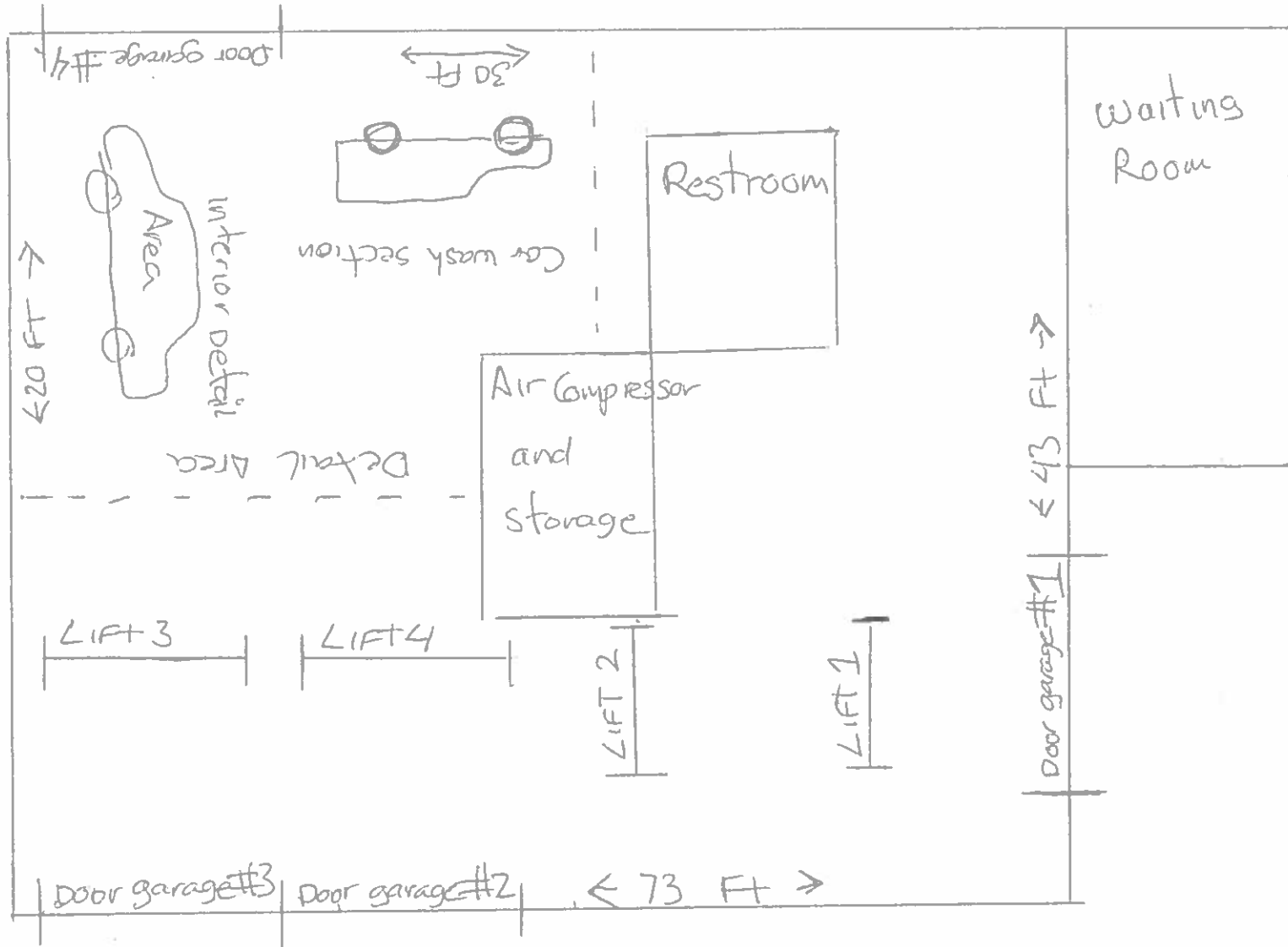
1

4

1

—

Building Square Ft 3,139
 Detail shop square Ft 600
 Cars per day 3 or 4



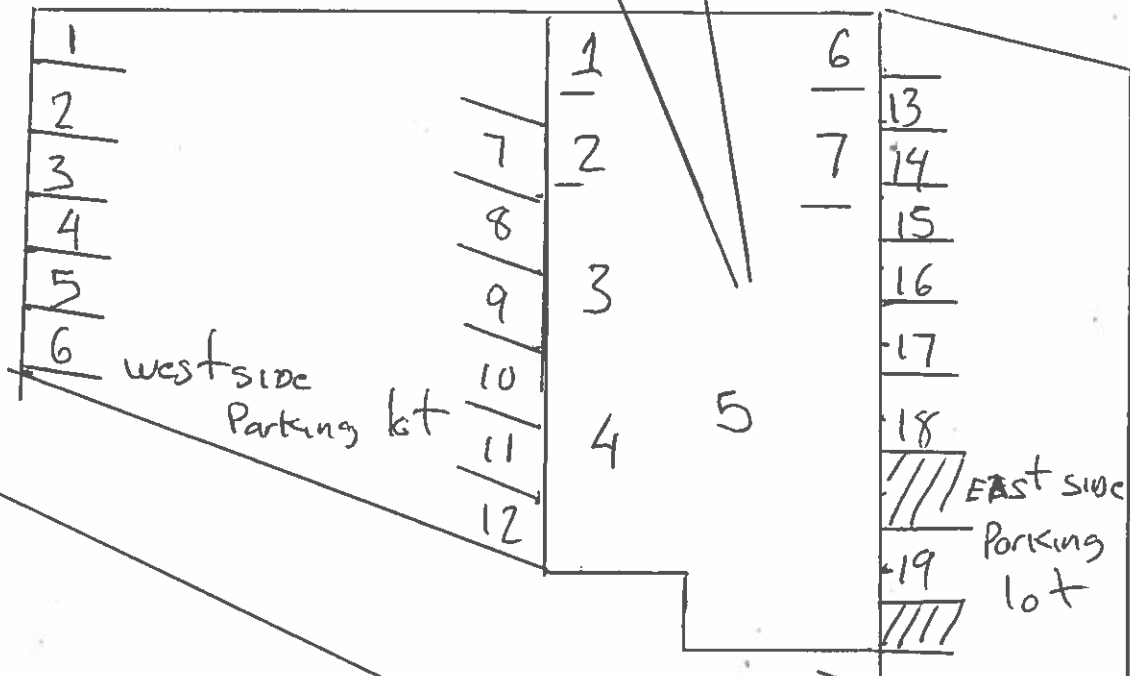
500 E NORTHWEST HWY ARLINGTON HEIGHTS IL.
 60004

RECEIVED

APR 04 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

there are 7 spaces
inside of the building



500 E NORTHWEST HWY
ARLINGTON HTS IL
60004

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005
 Petitioner: Emperatriz Acavedo
 Owner: Village of Arlington Heights
Park District
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

P.I.N.# 03-29-351-007
 Location: 500 E Northwest Hwy
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Car Wash
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Repair
 Proposed: Auto Repair w/ Car Wash
 Site Gross Area: ~ 8,250 sq
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

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

6. GENERAL COMMENTS:

NO COMMENT AT THIS TIME,

RECEIVED

MAR 2 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Deb Pierce 3-23-16
 Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-005</u>	P.I.N.# <u>03-29-351-007</u>
Petitioner: <u>Emperatriz Acevedo</u>	Location: <u>500 E Northwest Highway</u>
	Rezoning: _____ Current: _____ Proposed: _____
	Subdivision: _____
	# of Lots: _____ Current: _____ Proposed: _____
Owner: <u>City of Arlington Heights</u>	PUD: _____ For: _____
<u>Park District</u>	Special Use: <u>x</u> For: <u>Car Wash</u>
	Land Use Variation: _____ For: _____
Contact Person: _____	
Address: _____	Land Use: _____ Current: <u>Auto Repair</u>
	Proposed: <u>Auto Repair w/ Car Wash</u>
Phone #: _____	Site Gross Area: <u>~ 8,250 sq</u>
Fax #: _____	# of Units Total: _____
E-Mail: _____	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICESNO Comments

Director

3/24/14

Date

RECEIVED

APR 01 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: March 31, 2016

Subject: 500 E Northwest Hwy., P.C. #16-005

With regard to the proposed Special Use Permit, I have the following comments:

- 1) The water meter must be replaced with a meter equal to the diameter of the incoming water line (either $\frac{3}{4}$ " or 1" most likely)
- 2) An approved RPZ must be installed directly after the new water meter.
- 3) Floor drains must not drain to the storm sewer.

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005Petitioner: Emperatriz AcuedoOwner: Village of Arlington Heights
Park District

Contact Person: _____

Address: _____

Phone #: _____

Fax #: _____

E-Mail: _____

P.I.N.# 03-29-351-007Location: 500 E Northwest Highway

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: X For: Car Wash

Land Use Variation: _____ For: _____

Land Use: _____ Current: Auto RepairProposed: Auto Rep w/ car washSite Gross Area: ~ 8,250 sq ft

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____Sanitary Sewer _____ X _____Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X __________ N/A __________ N/A __________ N/A __________ X __________ X __________ X __________ X _____~~GENERAL COMMENTS ATTACHED~~NO FURTHER COMMENTS AT THIS TIME.PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

Date

3-24-16

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Metro Auto Detail
500 E. Northwest Highway

Round 1 Review Comments

03/29/2016

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems.

6. General comments:

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

RECEIVED
MAR 29 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
Contact Person: David Thoma, Stratford Company
Address: 234 James Street
Barrington, IL 60010
Phone #: 847-381-8880
Fax #: 847-381-9120
E-Mail: _____

P.I.N.# 03-25-302-022-0000
Location: 140 E. Wing St., Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Restaurant expansion
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 2.64 acres
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
MAR 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP

Environmental Health Officer

3/18/16

Date

James McCalister

tor

3/18/16

Director
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005
 Petitioner: Emperatriz Acevedo
 Owner: Arlington Heights Park Dist.
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

P.I.N.# 03-29-351-007
 Location: 500 E Northwest Highway
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Car Wash
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Repair
 Proposed: Auto Rep. w/ car wash
 Site Gross Area: ~ 0.250 A
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

SEE ADDITIONAL COMMENTS ATTACHED.

3-30-16

Date

Planning & Community Development Dept. Review

March 30, 2016



REVIEW ROUND 1

Project: Metro Auto Detail – Andres Villares
500 E. Northwest Highway

Case Number: PC 16-005

7. Staff is unable to verify compliance with parking regulations. Please provide the following documents to enable staff to verify parking compliance:
 - a. Site Plan indicating how many parking spaces are contained on site, including both interior spaces within the building and exterior spaces on the property. For exterior spaces, include only code compliant spaces located on asphalt or other paved surfaces.
 - b. Information on maximum projected employees at peak shift for both the existing auto repair business and the proposed car wash/detailing business.
8. Per Section 6.12-1.2.b of the Zoning Code, a parking study is not required due to the floor area of the proposed Special Use at less than 5,000 sq. ft. and the location of the subject property along Northwest Highway (classified as a Major Arterial). However, a detailed parking analysis is required. Please provide a parking survey indicating usage of the parking lot during one weekday and one Saturday.
9. All signage shall conform to the requirements of Chapter 30 (Signs) of the Municipal Code. Please clarify if any new signage will be proposed for the car wash/detailing business.

Prepared by: SAUL HERRERA

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005
 Petitioner: Emperatriz Acvedo
 Owner: Arlington Heights Park Dist.
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

P.I.N.# 03-29-351-007
 Location: 500 E Northwest Highway
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Car Wash
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Repair
 Proposed: Auto Rep w/ car wash
 Site Gross Area: ~ 8,250 sq ft
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

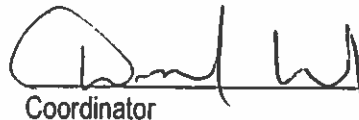
LANDSCAPE & TREE PRESERVATION:

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

YES	NO
<u>N/A</u>	_____
_____	<u>X</u>
_____	<u>X</u>

Comments:

- 1) Along Northwest Highway, provide a three foot high screen along the parking area. Pursuant to Chapter 28, Section 6.15, a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way.
- 2) It is recommended that landscaping be incorporated on the front elevation adjacent to the building in place of the existing asphalt. The landscaping should consist of foundation plantings and a mix of perennials.


 Coordinator

3/29/10
 Date

WEDNESDAY, APRIL 6, 2016

RECEIVED

APR 08 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Mr SAM HUBBARD

Development Planner

Village of Arlington Heights.

33 South Arlington Heights road

Arlington heights IL. 6005-1499

RE; METRO AUTO DETAIL & CAR WASH

500 E NORHTWEST HWY.

ARLINGTON HEIGHTS IL, 60004

PETITION APPLICATION DEPARTMENT COMMENT RESPONSE

1 Building department : no comments at this time

Response; no required

1A Building Department : No comments at this time

Response : no required

2 Public works Department

1. The water meter must be replace with a meter equal to the diamer of the Incoming water line (either ¾ or 1" most likely)

Response: Acknowledged as soon as the special use permit its granted we going to proceed

With the requirements that needs to operate

2. An approved RPZ must be installed directly after the new water meter

Response: as soon as the special use permit its granted we going to proceed

RESPONSE: Acknowledged as soon as the special use permit its granted we going to proceed

With the requirements that needs to operate

3. Floor drains must not drain to the storm sewer

RESPONSE: we are looking for this information as soon as we have and answer

The response its going to be give to you guys,. sorry for the inconvenience

3 ENGINEERING DEPARTMENT

No comments at this time

RESPONSE: No answer required

4 FIRE DEPARTMENT

No comments at this time

RESPONSE: No answer required

5 POLICE DEPARTMENT

- 1 Character of use

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

RESPONSE: Acknowledged.

- 2 Are lighting requirements adequate?

Lighting should be up to the village of Arlington heights code

RESPONSE: Acknowledged.

- 3 PRESENT TRAFFIC PROBLEMS?

There are not traffic problems at this location.

RESPONSE Acknowledged.

4. Traffic accidents at particular location?

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

RESPONSE: Refer to traffic comment response.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT.

This development should not create any additional traffic problems.

RESPONSE: Acknowledged.

6. General comments:

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

RESPONSE: Acknowledged. The emergency information will be provide as soon as the special use permit is granted.

6 HEALTH SERVICES DEPARTMENT

1. No comments at this time

RESPONSE: NO answer its require

7 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7. STAFF is unable to verify compliance with parking regulations. Please provide the following documents to enable staff to verify parking compliance:

- a. Site plan indicating how many parking spaces are contained on the site, including both interior spaces within the building and exterior spaces on the property. For exterior spaces, include only code compliant spaces located on asphalt or other paved surfaces.**
- b. Information on maximum projected employees at the peak shift for both the existing auto repair business and the proposed car wash/detailing business.**

RESPONSE: A. copy for parking spaces for interior and exterior is submit to the planning deparment already

- c. A copy for the number of employees for both business are already submit to the planning department
- 8. Per section 6.12-1.2.b of the zoning code, a parking study is not required due to the floor area of the proposed special use at less than 5,000 sq. ft and the location of the subject property along northwest hwy. (classified as a mayor arterial). However, a detail parking analysis is required. Please provide a parking survey indicating usage of the parking lot during one weekday and one Saturday.

RESPONSE: A SURVEY of both day are already submit to the planning department.

- 9. All signage shall conform to the requirements of chapter 30 (signs) of the municipal code. Please clarify if any new signage will be proposed for the car wash/detailing business.

RESPONSE: a signage will be proposed to the village as soon as we get the autorotation.

7a comments

- 1) Along northwest hwy, provide a three foot high screen along the parking are.
Pursuant to the chapter 28, section 6.15. a three foot high screen must be provide in order to screen parking areas that are adjacent to the public way.
- 2) It is recommended that landscaping be incorporated on the front elevation adjacent to the building in place of the existing asphalt. The landscaping should consist of foundation plantings and mix of perennials.

RESPONSE: We acknowledge that in a future this building will be remove and incorporate to the park so no landscape its required



Item: Egg Harbor Restaurant - 140 E. Wing St. - PC#16-006

Department: Planning & Community Development Department

Requested Action

Amend existing Special Use #88-14 to allow expansion of the Egg Harbor Cafe restaurant into an adjacent store front, including 25 additional seats.

Variations Identified

None.

Recommendation

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use amendment, subject to the following:

1. The Petitioner shall purchase monthly parking permits from the Village for employee parking in the Village owned "North Garage".

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notification	Correspondence
Aerial	Exhibits
Narrative	Correspondence
Floor Plans	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Plat and Sub Minutes	Minutes

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 13, 2016
Date Prepared: April 8, 2016
Project Title: Egg Harbor Expansion
Address: 140 E. Wing Ave

BACKGROUND INFORMATION

Petitioner: David Thoma
 Stratford Company
Address: 234 James Street
 Barrington, Illinois 60010

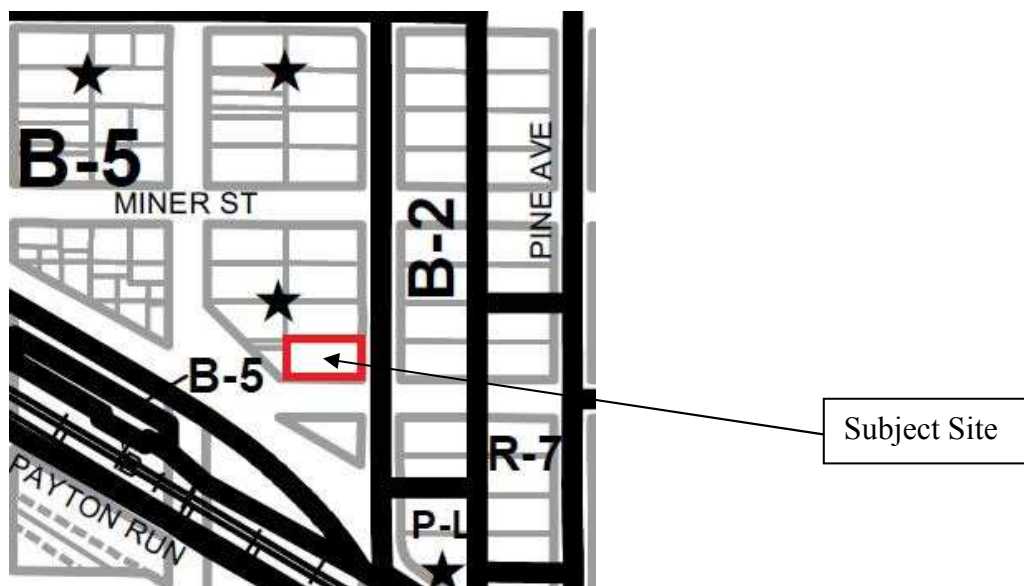
Existing Zoning: B-5, Downtown District

Requested Action:

- Amend existing Special Use #88-14 to allow expansion of the Egg Harbor Cafe restaurant into an adjacent store front, including 25 additional seats.

Variations Identified:

- None.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Residential	Mixed Use
South	B-5, Downtown District	Northwest Highway , Public Land, and METRA	Government
East	B-5, Downtown District	Parking	Mixed Use
West	B-5, Downtown District	Residential	Mixed Use

Background:

Egg Harbor Café is a casual sit down restaurant specializing in gourmet breakfast and lunch creations served from 6:30 a.m. to 2:00 p.m. daily. The 3,844 square foot tenant space is in Units 9, 10, and 11 of the retail portion of the One Hancock mixed use

PUD, adopted in May 1986 (Ordinance 86-70). The subject site is located along E. Wing Street, on the south side of this development in a multi-tenant commercial shopping strip referred to as One Hancock Square. One Hancock Square includes 36,705 square feet of retail space. Directly in front of Egg Harbor Cafe is a 57-space surface public parking lot. Retailers here are required to obtain parking permits for their employees in the north garage on Evergreen and Miner Streets.

The existing restaurant is approximately 3,844 square feet and the new expansion will include another 952 square feet, for a total space of 4,796 square feet. The restaurant intends to expand into a former Fannie May candy store that plans to relocate into another vacated space in the same retail center. Other tenants in the shopping strip include a variety of restaurants, services, offices, and other retail space.

The Petitioner is requesting to increase the seating area inside the restaurant from 1,635 square feet (excluding the hostess station and the waiting area) with an additional 735 square feet of seating area for a total 2,370 square feet of seating area. The expansion will result in an addition of 25 seats. The existing restaurant seating area has seating for 126 patrons.

Zoning and Comprehensive Plan

The current zoning permits a restaurant use. However, the special use for the restaurant will need to be amended to accommodate the expansion. The expansion will include the removal of five booths in the existing restaurant space. The removed booths will make space for an expanded waiting area, a barista station, and a cashier booth. There will be six new booths and five additional tables in the proposed expanded dining area, resulting in a net addition of 25 seats. The proposed restaurant expansion project is compatible with the surrounding land uses, and is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Plat and Subdivision Committee

On February 24, 2016, the Plat and Subdivision committee met to discuss the project. The subcommittee was supportive of the proposed amendment to the existing special use permit that would allow the expansion of Egg Harbor into the space currently occupied by Fannie May Candies.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of the shopping strip or the parking lot are proposed. The project will be implemented in two phases. Phase One will be improvements to the existing interior restaurant space. Phase Two will encompass the expansion of the restaurant into the new space, once the current tenant has vacated.

Traffic & Parking

The Village has received complaints regarding current Egg Harbor employees taking up customer parking in the surface public parking lot in front of Egg Harbor, and on weekends occupying much of the customer parking spaces in the North Garage. In response to these complaints, Egg Harbor has double checked with their employees to confirm that they must park in the parking garage and not within the surface parking lot that is meant for customers. Furthermore, beginning in April, management will purchase parking permits to the North Garage for all full time employees, which employees have currently been parking in the daily spaces of the garage. This should help to free up the daily fee spaces within the North Garage.

Although the Zoning Ordinance only requires a Traffic & Parking study for projects located on a major or secondary arterial that are greater than 5,000 square feet in size, the Petitioner has submitted a parking survey that analyzes the typical usage of the nearby parking areas during the week and on weekends. This survey is attached as **Exhibit A**. Based on this survey, it is clear that the peak usage of parking within this area occurs during the weekend. The Staff Development Committee has analyzed the parking counts and believes that the purchase of monthly parking permits for full time employees will help to mitigate the parking impact of the proposed expansion.

Additional public street parking exists along Miner Street and along Northwest Highway. Public parking is also available in the parking lots adjacent to the Metra train station. Given these additional parking options within the downtown area (but not included within Petitioner's parking survey), staff believes that adequate parking options exist within the area to absorb the proposed restaurant expansion.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use amendment, subject to the following:

1. The Petitioner shall purchase monthly parking permits from the Village for employee parking in the Village owned "North Garage".

_____, April 8, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit A
Parking Survey for Parking Areas Adjacent to Hancock Square

		Available Spaces		
Date	Time	In Surface Lot	In Parking Garage	On Evergreen Street
Saturday, March 19th	9:00 AM	6	3/4 of garage vacant	0
	11:00 AM	0	0	0
	1:00 PM	2 (Handicap)	3	0
Monday, March 21st	9:00 AM	18	30	11
	11:00 AM	8	33	5
	1:00 PM	4	31	2
Wednesday, March 23rd	9:00 AM	28	31	6
	11:00 AM	6	21	3
	1:00 PM	16	28	5

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
APRIL 13, 2016, AT 7:30
P.M. in the Municipal Build-
ing, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 16-006, an
amendment to a Special Use
to allow an expansion of an
existing restaurant in the B-
5 zoning district, said prop-
erty located at 140 E. Wing
Street, Arlington Heights,
IL, legally described as:
Lots 1 through 8, inclusive,
in Block 20 in the Town of
Dunton, now known as Ar-
lington Heights, a subdivi-
sion of the west 1/2 of the
southwest 1/4 of section 29,
township 42 north, range 11
east of the Third Principal
Meridian, excepting there-
from that part of said Lots 5
and 6 in Block 20, lying
southwesterly of a straight
line drawn from a point on
the south line of said Lot 5,
138.33 feet, as measured
along the south line of Lots 4
and 5 in said Block 20, west
of the southeast corner of
Lot 4 in said Block 20, to a
point on the west line of said
Lot 6, 138.55 feet, as meas-
ured along the west line of
Lots 6, 7 and 8 in said Block
20, south of the northwest
corner of Lot 8 in said block
20, all in Cook County, Illi-
nois.

All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60006, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
March 28, 2016 (4436300)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 28, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

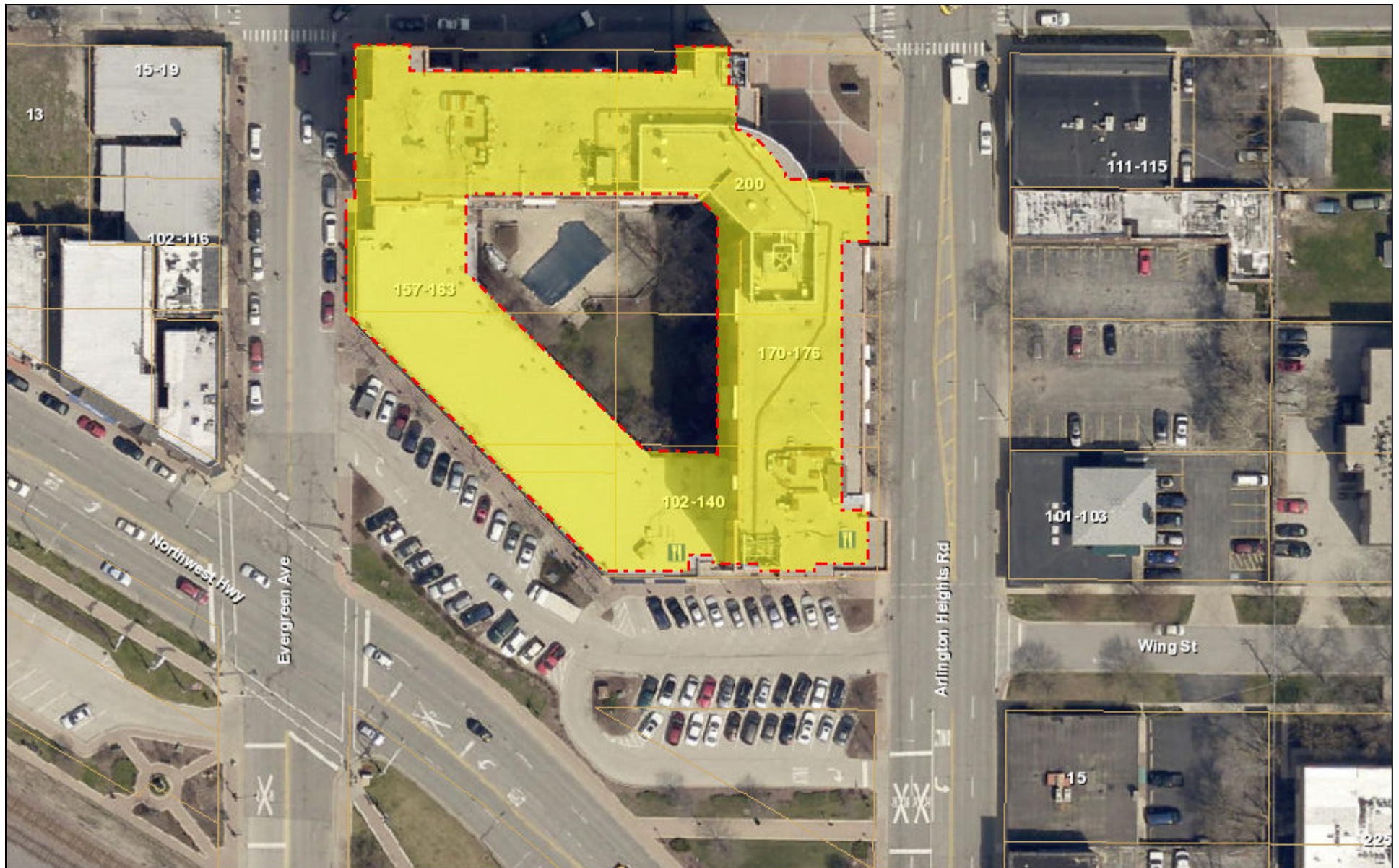
BY

Laurel Baltz
Authorized Agent

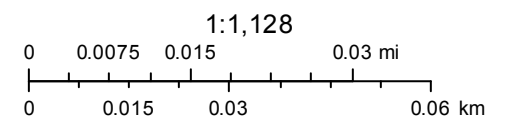
Control # 4436300

RECEIVED
APR 01 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

140 E Wing



February 17, 2016



DRAFT

Egg Harbor Restaurant has been a valued tenant at Hancock Square since 1993. The modification of their interior provides expansion of their current tenancy by approximately 952 square feet into contiguous space within the B-5 Downtown District mixed use development. The current restaurant operation is in compliance with the regulations and conditions of the existing special use and due to the expansion that special use requires an amendment. Alcohol is not served.

The expanded floor plan totals approximately 4,796 square feet. The approximate 735 square feet of seating area will result in an addition of 25 seats. The design provides better flow for both patrons and servers within this popular eatery which is open for breakfast and lunch 6:30 until 2:00.

The restaurant is considered an amenity to Village residents within the Central Business District and those throughout the community given its convenient and central location at Arlington Heights Road and Northwest Highway.

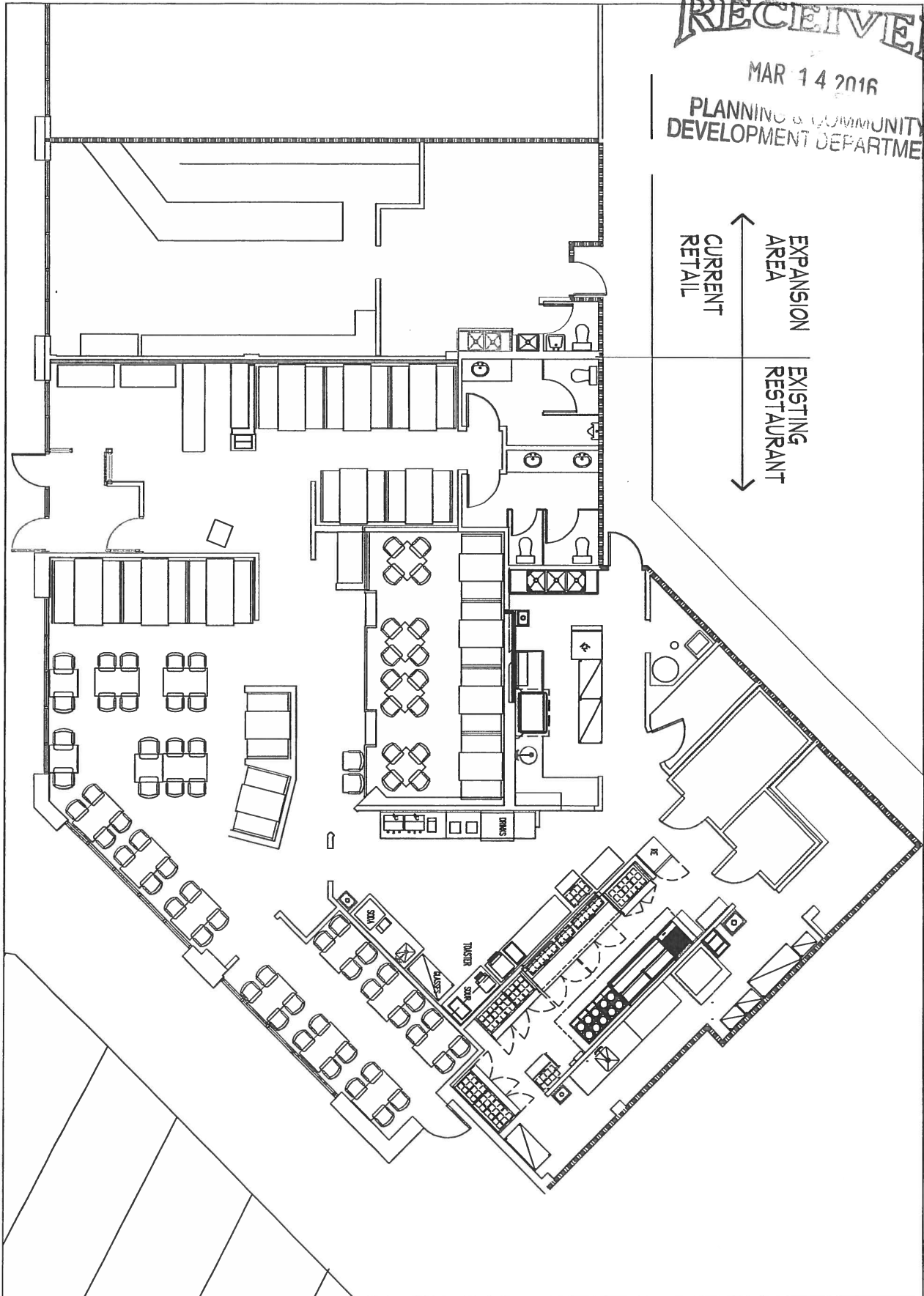
RECEIVED
MAR 14 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED

MAR 14 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EXPANSION
AREA
CURRENT
RETAIL
EXISTING
RESTAURANT



INTERIOR TENANT IMPROVEMENTS AND EXPANSION
EGG HARBOR CAFE

140 E. WING STREET
ARLINGTON HEIGHTS, ILL. 60004

EXISTING RESTAURANT

11 MARCH, 2016

STRATFORD
COMPANY GENERAL CONTRACTOR

DAVID THOMA ARCHITECT
234 James Street
SUITE 2
BARRINGTON, ILLINOIS
60010

847.361.8880
FAX 847.361.8120
www.stratfordcompany.com



BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
 Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
 Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
 Contact Person: David Thoma, Stratford Company
 Address: 234 James Street
Barrington, IL 60010
 Phone #: 847-381-8880
 Fax #: 847-381-9120
 E-Mail: _____

P.I.N.# 03-25-302-022-0000
 Location: 140 E. Wing St., Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Restaurant expansion
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 2.64 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

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

6. GENERAL COMMENTS:

— THE NARRATIVE SUBMITTED INDICATES THE ADDITION OF 25 SEATS, YET THE DRAWING PROVIDED IS SHOWING 45.

— THE DRY GOODS STORAGE SHOULD BE ENCLOSED AS EGRESS IS NOT PERMITTED TO PASS THROUGH STORAGE AREAS.

RECEIVED

MAR 22 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEB PIERCE 3-21-16
 Director PLAN REVIEWER Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
Contact Person: David Thoma, Stratford Company
Address: 234 James Street
Barrington, IL 60010
Phone #: 847-381-8880
Fax #: 847-381-9120
E-Mail: _____

P.I.N.# 03-25-302-022-0000
Location: 140 E. Wing St., Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Restaurant expansion
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 2.64 acres
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

*Change of use of existing space from previous
Business use to Assembly use may require
changes to ~~the~~ any LIFE SAFETY system.*

RECEIVED

MAR 22 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

3/22/16

Date

RECEIVED

APR 01 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

**Village of Arlington Heights
Public Works Department**

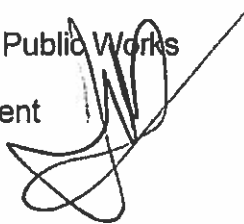
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: March 31, 2016

Subject: 140 E Wing St., P.C. #16-006



With regard to the proposed expansion, I have the following comments:

- 1) There are no utility improvements to be made, therefore VAHPW is acceptable with the expansion.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
 Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
 Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
 Contact Person: David Thoma, Stratford Company
 Address: 234 James Street
Barrington, IL 60010
 Phone #: 847-381-8880
 Fax #: 847-381-9120
 E-Mail: _____

P.I.N.# 03-25-302-022-0000
 Location: 140 E. Wing St., Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: Restaurant expansion
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 2.64 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ ☒ _____

Sanitary Sewer _____ ☒ _____

Storm Sewer _____ ☒ _____

b. Surface Improvement

Pavement _____ ☒ _____

Curb & Gutter _____ ☒ _____

Sidewalks _____ ☒ _____

Street Lighting _____ ☒ _____

c. Easements

Utility & Drainage _____ ☒ _____

Access _____ ☒ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____ ☒ _____

4. SITE PLAN ACCEPTABLE? _____ N/A _____

5. PRELIMINARY PLAT ACCEPTABLE? _____ N/A _____

6. TRAFFIC STUDY ACCEPTABLE? _____ N/A _____

7. STORM WATER DETENTION REQUIRED? _____ ☒ _____

8. CONTRIBUTION ORDINANCE EXISTING? _____ ☒ _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____ ☒ _____

10. WETLAND EXISTING? _____ ☒ _____

~~GENERAL COMMENTS ATTACHED~~

No FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

[Signature] BY *[Signature]*
 Director

3-24-16
 Date

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Egg Harbor
140 E. Wing Street

Round 1 Review Comments

03/29/2016

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems.

6. General comments:

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

RECEIVED
MAR 29 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
Contact Person: David Thoma, Stratford Company
Address: 234 James Street
Barrington, IL 60010
Phone #: 847-381-8880
Fax #: 847-381-9120
E-Mail: _____

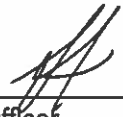
P.I.N.# 03-25-302-022-0000
Location: 140 E. Wing St., Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Restaurant expansion
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 2.64 acres
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
MAR 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP  3/18/16
Environmental Health Officer Date

James McCalister  3/18/16
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
 Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
 Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
 Contact Person: David Thoma, Stratford Company
 Address: 234 James Street
Barrington, IL 60010
 Phone #: 847-381-8880
 Fax #: 847-381-9120
 E-Mail: _____

P.I.N.# 03-25-302-022-0000
 Location: 140 E. Wing St., Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Restaurant expansion
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 2.64 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

PLEASE SEE ADDITIONAL COMMENTS
 ATTACHED.

 Date

Planning & Community Development Dept. Review

March 30, 2016



REVIEW ROUND 1

Project: Egg Harbor – David Thoma/Stratford Company
140 E. Wing Street

Case Number: PC 16-006

7. The Beneficial Owners signature is required on the petition (page "A").
8. The Affidavit of Ownership must be signed by the property owner, notarized, and submitted to the Village (page 9 of the application).
9. A copy of an executed contract to lease the space at 130 E. Wings Street (Fannie May Candies) is required. Sensitive information can be redacted from the executed contract.
10. Per Section 6.12-1.2.b of the Zoning Code, a parking study is not required due to the floor area of the proposed Special Use Permit Amendment at less than 5,000 sq. ft. and the location of the subject property as essentially along Northwest Highway and Arlington Heights Road (both classified as Major Arterials). However, a parking inventory/survey over a three day period (including Saturday) of the available parking spaces within the adjacent public surface parking lot in front of the retail on Wing Street during the restaurant's breakfast and lunch peak hours is required.
11. The Village has received multiple complaints that Egg Harbor employees park in the surface parking lot spaces along Wing Street. Monthly employee parking permits can be purchased (at a reduced rate) for the North Garage located at the corner Miner St. and Evergreen St. Please propose a solution to remedy this parking issue.

Prepared by:

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
 Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
 Owner: John Hancock Life Insurance Co, USA
197 Clarendon St., Boston, MA 02116
 Contact Person: David Thoma, Stratford Company
 Address: 234 James Street
Barrington, IL 60010
 Phone #: 847-381-8880
 Fax #: 847-381-9120
 E-Mail: _____

P.I.N.# 03-25-302-022-0000
 Location: 140 E. Wing St., Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Restaurant expansion
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 2.64 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

NO COMMENTS

[Signature] 3/25/16
 Coordinator Date

Dan Griebel

From: Dan Griebel
Sent: Tuesday, April 05, 2016 4:17 PM
To: 'Enright, Bill'
Cc: 'Mertes, Michael S.'; 'Hubbard, Sam'; 'doug gow'
Subject: Egg Harbor - Special Use
Attachments: Village Review Comments - Round 1.pdf

Bill,

As each of you are aware the Egg Harbor special use process is slightly different given the fact that Egg Harbor is the petitioner, John Hancock is the owner & landlord of Hancock Square and, a second tenant, Fannie May is relocating within Hancock Square to enable Egg Harbor's expansion of 25 seats. Due to timing, variety of entities (owner's various level of approvals, tenants, general contractors and sub contractors) involved in perfecting the various negotiations, location of home offices and size of organizations involved numerous details have been assigned to CTK Chicago Partners and Gow Real Estate Services.

The Petitioner within Special Use process designed by VAH should be the entity compiling the various information for good reason. Egg Harbor's representative – Dave Thoma - shall be making the presentation on April 13th and I will be in attendance. Miscommunication at this level within the Village regarding a Special Use is potentially disastrous given all the Departments, within the Village involvement, and precedent of consideration.

Response per the Round 1 Comments:

Building Department 1

Seating – per Dave Thoma (3-31-16) 25 seat addition is accurate - 5 Booths are being removed from the existing restaurant & replaced with 6 booths and 5 tables – net gain is 1 booth and 5 tables or 25 seats

Egress - per Dave Thoma (3-31-16) Dry Storage isn't a means of egress

Building Department 1A

Life Safety – per Dave Thoma (3-31-16) Expansion space has sprinklers and will conform to exit sign requirements

Utility, Engineering, Health Services and Landscape (7A)

No comments required

Fire Department

Knock Box shall be installed during construction and remain afterwards

Police Department

#2 Interior lighting shall conform per code – Exterior lighting is provided within VAH owned surface parking lot; #6 Emergency Contact Information is provided within the attached pdf

Planning and Community Development Department (7)

#7, #8 & #9 - John Hancock shall authorize each including redacted versions of both Fannie May and Egg Harbor leases. Numerous levels of authorization were required to perfect the business terms of the renegotiated Fannie May extension and relocation. These protracted negotiation delays and complications stem from a new Director of Real Estate and Fannie's Parent Corporation's acquisition of Harry and David in 10/2016.

#10 – Parking Study completed within PDF

#11 – per Carl's email (3-24-16) full time employees will be provided monthly garage parking passes and employees informed him that they were using daily fee upper level spaces.

It is further understood that a full 'powerpoint' presentation in pdf format shall be delivered to the Village to ensure that Petitioner provides a professional presentation containing all required information, one week prior to April 13th.

All parties appreciate the ability to maintain a slot within the April 13th Planning Commission meeting. Please feel free to call me directly to discuss and compiling the various emails referenced within this correspondence which shall be sent this afternoon.

Sincerely,

Dan Griebel
Vice President
CTK Chicago Partners
1111 E. Touhy, Suite 230, Des Plaines, IL 60018

847.768.3059 office - 630.205.1803 mobile - dgriebel@ctkcp.com





Seating

INTERIOR TENANT IMPROVEMENTS AND EXPANSION
EGG HARBOR CAFE

140 E. WING STREET
ARLINGTON HEIGHTS, ILL 60004

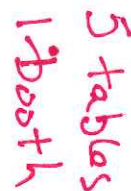
EXISTING RESTAURANT

11 MARCH, 2016

STRATFORD
COMPANY GENERAL CONTRACTOR

DAVID THOMA ARCHITECT
204 James Street
SUITE 2
BARRINGTON, ILLINOIS
60010

847.261.8880
FAX 847.261.9120
www.stratfordcompany.com



EXISTING
RESTAURANT

647.381.8880
FAX 647.381.9120
www.stratfordcompany.com

Dan Griebel

From: doug gow [dougslgow@gmail.com]
Sent: Tuesday, April 05, 2016 10:06 AM
To: Dan Griebel
Subject: Fwd: Village Review Comments

Doug Gow

REAL ESTATE SERVICES
675 N. North Court #100
Palatine, Illinois 60067

847-934-9496-Office
847-934-9439-Fax
847-772-3684-Cell
dougslgow@gmail.com

Seating & Egress & Life Safety

----- Forwarded message -----

From: David Thoma <dthoma@stratfordcompany.com>

Date: Thu, Mar 31, 2016 at 1:39 PM

Subject: RE: Village Review Comments

To: doug gow <dougslgow@gmail.com>

Cc: Dan Griebel <DGriebel@ctkcp.com>, David Thoma <dthoma@stratfordcompany.com>

25 is correct.

I don not use the Dry Storage rooms as a required means of egress.

Life safety is fire alarm, sprinklers, means of egress (i.e. exit signs)

From: doug gow [mailto:dougslgow@gmail.com]
Sent: Thursday, March 31, 2016 11:12 AM
To: David Thoma
Cc: Dan Griebel
Subject: Re: Village Review Comments

Dave,

Emergency Contact Information

Arlington Heights Police Department**Emergency Information Card**

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

EGG HARBOR CAFE

Address/City

140 E. WING STREET, ARLINGTON HEIGHTS

Telephone Number

847 253-4363

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:**Contact #1**

Name

IVAN ARRIOLA

Address/City

845 MILLER LANE, BUFFALO GROVE

Telephone Number

—

Cell Number

847 312-4634

Contact #2

Name

MICHAEL FARRELL

Address/City

443 SIGNAL HILL, N. BARRINGTON

Telephone Number

847 382-3335

Cell Number

224 522-3335

Alarm System

☒ No

☐ Yes

Phone number:

—

Alarm Company Name

—

HAMCO, INC.**EGG HARBOR CAFE MANAGEMENT COMPANY***Parking Study*

April 1, 2016

TO: Doug Gow

FROM: Michael Farrell

We have done a few surveys regarding our parking situation. We did this three separate days of the week at three different times of the day. You will see below the TOTAL AMOUNT OF OPEN SPACES THAT WERE AVAILABLE.

	In The Lot	In The Parking Garage	On Evergreen Street	
Sat. March 19, 2016	6	¼ Full	0	9 am
	0	0	0	11 am
	2 handicap	3	0	1 pm
Mon. March 21, 2016	13	30	11	9 am
	3	33	5	11 am
	4	31	2	1 pm
Wed. March 23, 2016	28	31	6	9 am
	6	21	3	11 am
	16	28	5	1 pm

After the three day assessment, it looks as though the weekends are the busiest. However, I believe the parking garage has more spaces available at these times. If you need any further information, please let me know.

Mike Farrell

Mike Farrell

Dan Griebel

From: doug gow [dougslgow@gmail.com]
Sent: Thursday, March 24, 2016 1:59 PM
To: Dan Griebel
Subject: Fwd: AH Parking Study Results
Attachments: AH 3 day parking survey.pdf

FYI

Doug Gow

REAL ESTATE SERVICES
675 N. North Court #100
Palatine, Illinois 60067

847-934-9496-Office
847-934-9439-Fax
847-772-3684-Cell
dougslgow@gmail.com

----- Forwarded message -----

From: Arlington Heights <arlingtonheights@eggharborcafe.com>
Date: Thu, Mar 24, 2016 at 1:57 PM
Subject: AH Parking Study Results
To: doug gow <dougslgow@gmail.com>, Mike Farrell <mfeh60@gmail.com>

Hi Doug,

We finished the three day parking study this week and I have attached the results. I want to be very reassuring that we double checked to make sure that no employees are parked in the lot while we are open and we discovered that zero employees of Egg Harbor were in the lot. We also checked on evergreen street and in the parking garage in the customer parking and included those numbers in the survey. We are going to get parking passes in April for employees who work full time and have them start using garage pass spots instead of the \$1.50 upper lot spots they are currently using and we will require these employees to use these spots in the garage every time that they park.

Thank you for taking the time to look over the results. We look forward to completing the expansion for our restaurant as we know many guests of local are are excited to see us able to accommodate larger groups of people during our busy lunch hours and weekends.

Look forward to hearing from you.

-Carl

Arlington Heights Egg Harbor Cafe
140 E Wing St
[847-253-4363](tel:847-253-4363)

From: doug gow <douglasgow@gmail.com>
Sent: Wednesday, March 16, 2016 10:10 AM
To: Mike Farrell; Arlington Heights
Subject: Re: Egg Harbor Parking study

Carl,
Attached per Mike Farrell's request.
See the recommendations at the bottom of the page.
Regards

Doug Gow
REAL ESTATE SERVICES
675 N. North Court #100
Palatine, Illinois 60067

[847-934-9496](tel:847-934-9496)-Office
[847-934-9439](tel:847-934-9439)-Fax
[847-772-3684](tel:847-772-3684)-Cell
douglasgow@gmail.com

On Wed, Mar 16, 2016 at 9:51 AM, Mike Farrell <mfeh60@gmail.com> wrote:
Hey Doug: Do you have a copy of the special use permit application you could forward to our manager Carl Fine at the store: Arlingtonheights@eggharborcafe.com. I was encouraging them to get some parking permits for the staff, and he was concerned about the notes the Village sent about EHC employees parking in the lot and parking deck. He said they all park on the top deck, daily fee parking, so wants to see what the village is talking about. Mike

Dan Griebel

From: doug gow [dougslgow@gmail.com]
Sent: Thursday, March 24, 2016 10:25 AM
To: Dan Griebel; Mike Farrell
Subject: Fwd: Egg harbor sign

FYI

Doug Gow
847-772-3684

Signage

Begin forwarded message:

From: Jennifer <jennifer@signcentral.com>
Date: March 24, 2016 at 10:04:10 AM CDT
To: doug gow <dougslgow@gmail.com>
Subject: Egg harbor

Hi dad the following are the pictures for the public hearing sign. Thanks a lot Jen

EGG HARBOR CAFE

May

130

425293 M4

NOTICE OF PUBLIC HEARING

HEARING FOR: SPECIAL USE - 140 EAST WING STREET,
ARL. HTS., IL

HEARING LOCATION: ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD

DATE: APR. 13, 2016 TIME: 7:30PM

PUBLIC ATTENDANCE & COMMENTS INVITED

FOR DETAILS CALL: OR: THE VILLAGE OF ARLINGTON HEIGHTS
HAWCO, INC. DEPARTMENT OF PLANNING AND
847-473-5100 COMMUNITY AFFAIRS
340 S. ALPHEA ROAD
ARL. HTS., IL 60018

NOTIFICATION AFFIDAVIT

I, MICHAEL J. FARRELL hereby certify as follows:

1. That on the 25th day of MARCH, 2016, affiant caused to be mailed in the Post Office of LINCOLNSHIRE, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

[Signature]
Signature

Subscribed and Sworn to before me

this 25th day of March, 2016.

[Signature]
Notary Public





WHEELING TOWNSHIP

1616 N. Arlington Heights Road • Arlington Heights, Illinois 60004

847-259-7730 • fax 847-259-1570

www.wheelingtowship.com

Assessor Jerry Sadler

Phone: 847-259-1515 Fax: 847-259-3070

Instructions for Your Variance

We have supplied you with the property index numbers (PINS) for the property within the required boundaries for your variance letters.*

You will need to go to the web to obtain the names and addresses for mailing your variances notices.

The web address is: www.cookcountytreasurer.com

1. Choose "Payments" then "Payment Status."
2. Enter P.I.N. #.
3. Enter Security Code given as it reads.
5. Click on 'Search'
4. Choose "Click Here to Pay or for Detailed Tax Information"
5. Use "Mailing Information" not "Property Location."
6. Return to PIN Summary to enter next P.I.N. #.

If you have any questions, please feel free to contact the Wheeling Township Assessor's office at 847-259-1515.

Jerry Sadler
Wheeling Township Assessor

*These property index numbers are required by your village or city and are provided as a courtesy by the Wheeling Township Assessor's office. The Township assumes no responsibility for any additional requirements by the village or city.

PUBLIC HEARING NOTIFICATION LIST OF PROPERTY OWNERS OF RECORD

(Real Estate Index No.)	(Name)	(Street)	(City/State/Zip)
03-29-335-001/002 004/005/006/007	SUBJECT: 140 E. WING ST,	ARL HTS	60004
03-29-327-004	VILLAGE OF ARL HTS,	33 S ARLINGTON HTS RD,	A.H. 60005
- - - - -005			
- - - - -006			
- - - - -009			
- - - - -010			
- - - - -011			
- - - - -012			
- - - - -013			
03-29-333-002	VILLAGE OF ARL HTS,	33 S ARLINGTON HTS RD,	A.H. 60005
03-29-333-004	RTA/METRA,	547 W. JACKSON BLVD,	CHICAGO, IL 60606
03-29-334-003			
- - - - -004			
- - - - -005			
- - - - -006			
- - - - -008			
- - - - -009			
- - - - -010			
- - - - -012			
- - - - -014			
- - - - -015			
- - - - -016			
03-29-500-007	500 W. Madison St	Chicago, IL	60661
- - - - -			

PUBLIC HEARING NOTIFICATION LIST OF PROPERTY OWNERS OF RECORD

(Real Estate
Index No.)

(Name)

(Street)

(City/State/Zip)

03-29-326-002

- - - - -003

- - - - -004

- - - - -005

- - - - -008

- - - - -012

- - - - -013

- - - - -014

- - - - -009

- - - - -011

03-29-328-003

- - - - -004

- - - - -007

- - - - -008

- - - - -009

- - - - -010

03-29-328-011 - 1001 thru 1020 - Rel. Plaza Condo

03-29-336-001

- - - - -002

- - - - -008

- - - - -004

- - - - -005

- - - - -009

03-29-336-010 - 1001 thru 1020 - Parkview Condo

PUBLIC HEARING NOTIFICATION LIST OF PROPERTY OWNERS OF RECORD

(Real Estate
Index No.)

(Name)

(Street)

(City/State/Zip)

03-29-344-001

- - - - -007

- - - - -008

- - - - -009

- - - - -011

- - - - -013

03-29-344-014

Village of Oak Hills, 33 S. Arlington Hills Rd, AH. 60005

1001 - thru 1020 - Pine Crest Condo

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

- - - - -

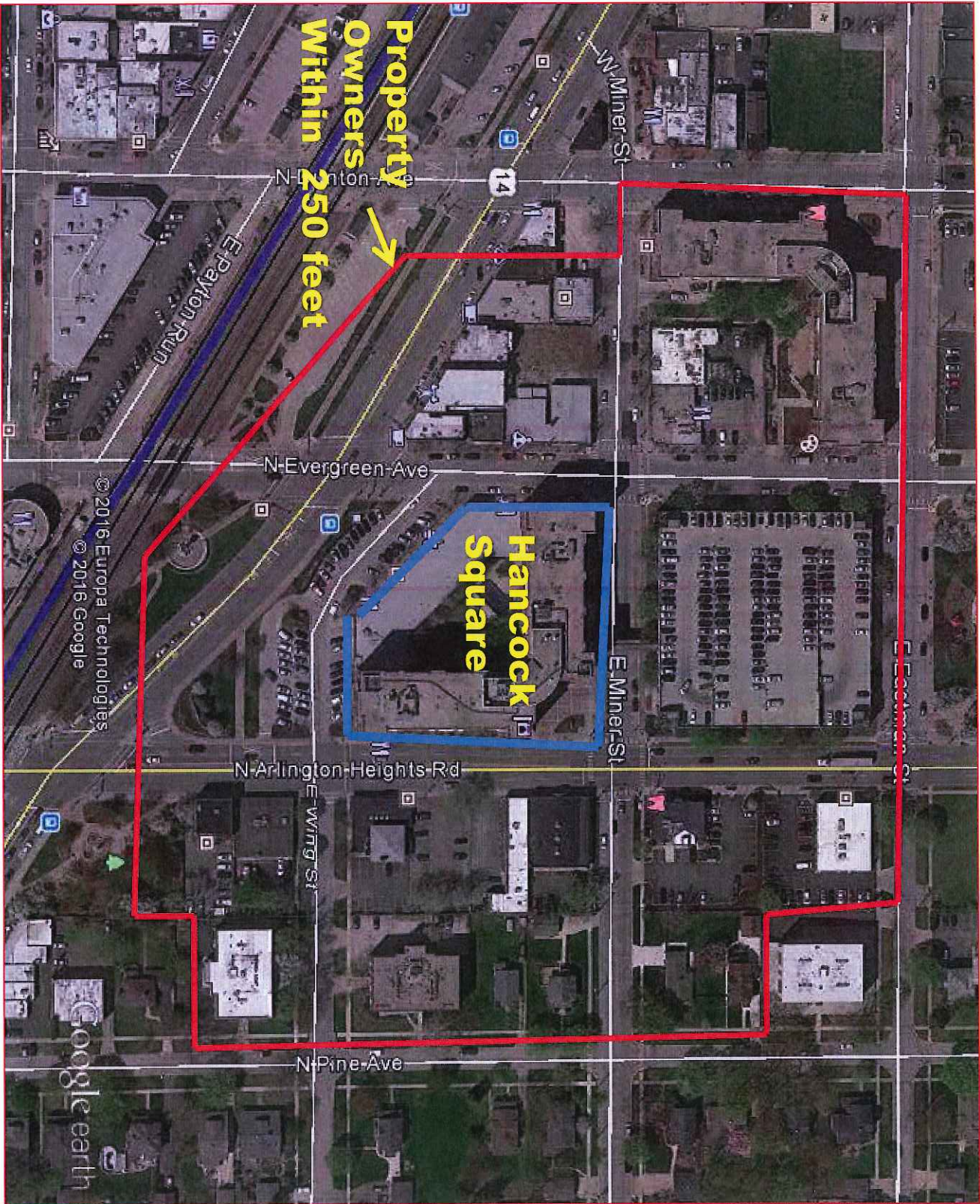
- - - - -

CONDOMINIUM: 03-29-344-014-1001 thru 1020
PINE CREST CONDOMINIUMS

Unit	Unit	Unit	Unit
201 = 1001	301 = 1006	401 = 1011	501 = 1016
202 = 1002	302 = 1007	402 = 1012	502 = 1017
203 = 1003	303 = 1008	403 = 1013	503 = 1018
204 = 1004	304 = 1009	404 = 1014	504 = 1019
205 = 1005	305 = 1010	405 = 1015	505 = 1020

CONDOMINIUM: 03-29-328-011-1001 thru 1020
ARLINGTON PLAZA CONDOMINIUM

Unit	Unit	Unit	Unit
1 A = 1001	2 B = 1006	3 C = 1011	4 D = 1016
1 B = 1002	2 C = 1007	3 D = 1012	5 A = 1017
1 C = 1003	2 D = 1008	4 A = 1013	5 B = 1018
1 D = 1004	3 A = 1009	4 B = 1014	5 C = 1019
2 A = 1005	3 B = 1010	4 C = 1015	5 D = 1020



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

February 24, 2016

Project Title: Egg Harbor Cafe
Address: 140 E Wing Street
Petitioner: David Thoma
Stratford Company
234 James Street
Barrington, IL 60010

Requested Action:

- Special Use Amendment

Variations Required:

1. None.

Attendees: Todd Stapleton, Egg Harbor
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bill Enright, Deputy Director Planning

Project Summary

Egg Harbor is looking to renovate a portion of their existing space and also expand into the space to the west. The expansion will add 25 seats, therefore an amendment to Rod 88-014 is required. The existing restaurant is 3,844 square feet and the expansion will add 952 square feet. Current seating area is 1,635 square feet with an additional 735 square feet proposed.

Meeting Discussion:

Todd Stapleton, Manager of Egg Harbor presented the project to the Committee. They are updating the main restaurant including a better layout of space, new flooring, etc, which may result in the loss of 1 table. Fannie May will move to the former Subway space and Egg Harbor would expand to the Fannie May space. This would add 25 seats to the restaurant.

Commissioner Jensen asked how many tables do they have currently?

Mr. Stapleton indicated they have 36 and will add 5. They are exploring outside seating as well.

B. Enright indicated that outdoor seating requires administrative approval if they elect to include tables outside. He added that there have been some complaints about Egg Harbor employees parking in the public parking spaces in front of the stores. He added that the Village has a program for employees to sell \$15 monthly permits which are 50% reduced.

Mr. Stapleton added that they do not allow employees to park in front and that they have 6 parking permits for staff.

Commissioner Green asked how many employees do they have at maximum.

Mr. Stapleton said 50 maximum on Sundays. He added that they typically park in the north garage first level. He added that he didn't know the Village sold \$15 reduced permits for employees.

Commissioner Sigalos asked if their hours of operation would change.

Mr. Stapleton said they would remain the same.

Commissioner Jensen asked when they plan to reopen.

Mr. Stapleton said March 5th for the existing space and April for the expansion.

Commissioner Green said he was in favor of the proposal and all agreed.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

**Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Bill Enright, Recorder**