



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 8, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Patton School - 1616 N Patton Ave - 12/14/22
- B. Pennrose at Arlington Downs - 3031 W. Salt Creek Ln. - 11/30/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Francesca's Deck Expansion - 208 S. Arlington Heights Rd. - T1805
Special Use Permit Amendment, Parking Variation
- B. Massa Spa - 918 W. Algonquin Rd. - T1806
Land Use Variation for Massage Establishment
- C. Metropolis - 11 S. Highland Ave. - T1808
PUD Amendment to Amend Ord. 98-061 to modify condition of approval

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

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



**Conceptual Plan Review Committee
3/8/2023**

Item: Patton School - 1616 N Patton Ave - 12/14/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Patton School - 1616 N Patton Ave - 12/14/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

December 14, 2022

Project Title: Patton School Building Expansion

Address: 1616 N. Patton Avenue

Petitioner: Arlington Heights School District 25
Ryan Schulz

Address: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

Requested Action:

1. Amendment to SUP Ordinance #90-087 to allow a building addition.
2. Land Use Variation to allow a School within the P-L District.
3. Comprehensive Plan Amendment to reclassify the subject property from Parks to Schools.

Variations Required:

- None identified at this time.

Attendees: Ryan Schulz, Arlington Heights School District 25
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the District will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining half of the Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time, six of the elementary schools within the district will require building additions that will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Patton Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, the building needs three new classrooms, along with additional storage/custodial spaces and hallways. In 1990, Patton School received Special Use Permit approval to allow a two-story building addition that included two classroom and a gymnasium. The three newly proposed classrooms would be housed in a one-story addition constructed on the western side of the school in an area that is mostly hardscaped concrete and landscaping.

The site has two parking lots; one located to the north of the school building which includes 38 parking stalls and has a singular access point off Patton Avenue, and a secondary parking lot to the south of the school with 38 parking stalls and a singular access point off of Patton Avenue. Circulation through the southern parking lot is one-way and flows in a counter clockwise direction. Primary student loading occurs within the southern parking lot during both morning drop-off and afternoon pick-up. The northern parking lot has two-way traffic circulation and the site includes a total of 76 parking stalls. No modifications to the parking lots have been proposed at this time.

Patton School currently has 401 students, 59 employees, and 21 classrooms. The school is expected to have 422 students, 61 employees, and 24 classrooms as a result of the building addition and full day Kindergarten program. There are no busses that serve the school and this is not anticipated to change as a result of the full day Kindergarten. The standard 9:05am arrival and 3:35pm dismissal times would also remain unchanged.

Meeting Discussion:

Mr. Schulz stated that the school is in need of three new classrooms in order to accommodate the full day kindergarten program and anticipated future enrollment, which will allow the building to have the appropriate occupancy rates to make sure the school is able to absorb future enrollment variations and support district program needs. The addition consists of three classrooms, two small group rooms, and an exterior accessed storage room. The addition is one story in height and will be the same and similar materials as the existing school building. Walls are typically being brick and concrete block. Exterior materials consist of red brick, a capstone fascia resembling limestone, windows to match the existing windows, and a dark bronze metal coping. Completion of the project is planned for August 2024 for the beginning of the 24/25 school year. Construction is anticipated to begin in the spring of 2023. Construction will implement energy efficient design including LED lighting fixtures, low flow plumbing fixtures, and the possible future implementation of rooftop solar system.

Staff is projected to increase from 59 staff up to a potential of 61 staff upon implementation of full day kindergarten program. The number of students at the school is projected to increase slightly by only 21 students by the 26/27 school year, primarily due to the full day kindergarten enrollment and partially due to general population increase. He stated that the total number of classrooms is projected to increase from 21 to 24.

The parking lot contains approximately 75 parking spaces; this exceeds the Village requirement of 66 parking spaces. No busses service the building and this will not change. They are requesting an amendment to the special use permit ordinance that allows a school in the R-3 district.

Mr. Hubbard explained that the Patton School property is within both the R-3 District and P-L District. The school building is zoned R-3, the western half of the site is zoned P-L, Public Land district. The P-L zoned portion of the site triggers the need for a Land Use Variation. The existing SUP on the site from 1990 will also need to be amended. The entire site is classified as "Parks" on the Comprehensive Plan and the Village would analyze whether an amendment to the Comprehensive Plan would be required.

School District 25 held a neighborhood and details of the discussion will be provided as part of the Plan Commission process. The building addition appears to comply with all setback and bulk requirements. A Design Commission application and review will be required prior to Plan Commission appearance. Preliminary stormwater calculations had been provided and would be reviewed as part of the Plan Commission process.

Traffic and Parking Study has been submitted and is under review. Careful attention will need to be paid to pick-up operations as there are stacking/queuing issues that have been observed during dismissal times. Study should take into account maximum future student capacity/population given full occupancy. The site complies with code relative to parking. The Staff Development Committee was generally supportive of the project.

Commissioner Sigalos is generally supportive.

Commissioner Cherwin did not have any concerns to add; was not concerned with this project on a conceptual level.

Commissioner Jensen said he had no questions.

Commissioner Green said he had no first-hand experience at Patton School but encouraged the School District to move forward.

RECOMMENDATION

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

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



Conceptual Plan Review Committee
3/8/2023

Item: Pennrose at Arlington Downs - 3031 W. Salt Creek Ln. - 11/30/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Pennrose at Arlington Downs - 11/30/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

November 30, 2022

Project Title: Pennrose Multi-Family at Arlington Downs

Address: Kirk Albinson – Senior Developer
Pennrose
980 N. Michigan Ave. – Suite 1150
Chicago, IL 60611

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinances #18-036, #18-019, #15-049, #14-025, #12-039, #12-037, and #12-006 to allow a 145-unit multi-family residential development.
2. Land Use Variation to allow a residential use as a principal use within the B-2, General Business District on Lot 3 within the PUD.

Variations Required:

- Variation to Chapter 28, Section 5.1-11.4a, to allow dwelling units below the second floor.
- Variation to Chapter 28, Section 5.1-19.1, to allow a 25' setback along Salt Creek Lane where code requires a 70' setback.
- Variation to Chapter 28, Section 10.4, to allow 186 parking stalls (1.28 per unit) where 290 parking stalls are required (2 per unit).
- Additional Variations may be identified upon submittal of detailed plans.

Attendees: Kirk Albinson, Pennrose
Alan Barker, Lamar Johnson Collaborative
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located within the Arlington Downs PUD and is situated at the southwest corner of Salt Creek Lane and Payton Place. The site is approximately 87,063 square feet (2 acres) in size and is currently vacant with exception to an existing east-west drive aisle that runs along the southern side of the site. This drive aisle was constructed as part of the ADR-II multi-family residential development located to the west and the aisle connects Salt Creek Lane at the east to the ADR-II parking garage at the west. The subject property has access to Salt Creek Lane via aforementioned drive aisle, and also has access to Payton Place via the north-south drive aisle located on the ADR-II property to the west.

As part of the most recent Arlington Downs PUD amendment from 2018, the subject property was conceptually approved for a 180-unit senior living facility. Pennrose, a national developer and manager of mixed-income multi-family properties, is proposing a 145-unit multi-family building on the subject property which would have no age restrictions. The development would be 5 stories tall and would include 49 studio units (35%), 76 one-bedroom units (50%), and 20 two-bedroom units (15%). Approximately 70% of the units would be available for rent at market rates, up to 20% would be set aside for individuals earning 60% of Area Median Income (AMI), and up to 10% of the units devoted to individuals earning 30% of AMI. At the west of the building an at-grade 186-space parking lot has been proposed and the western wing of the building would be constructed above a portion of this surface parking lot. Pennrose would like to begin construction of the building in the fall of 2023 with estimated completion in the spring of 2025.

Meeting Discussion:

Mr. Albinson provided a general summary of the project, which was for a 145-unit rental apartment building with approximately 36 parking stalls. A couple of variances were required.

Mr. Barker explained that the building was a 4-over-1 construction; four stories of wood over concrete podium. The concrete podium houses residential on the east wing and then on the West wing it spans over the parking. Along Salt Creek Lane to the east, the building is setback 25 feet where Code requires a 70-foot setback. A variation would be required. The building architecture has been designed to minimize the bulk and mass of the building and to create a positive visual aesthetic.

The gabled roof on the east was reduced to break up the long mass. The structure includes a gabled roof coupled with a flat roof, to differentiate the building and to break down the scale and mass of the structure. The roof would include an amenity area. The building was designed in close proximity to each of the streets create a positive street presence and to accommodate as much parking as we can behind the building. The parking has been located towards the rear of the site to which was a positive aesthetic compared to parking in front of the building.

Mr. Albinson stated that they are asking for a variance from parking. The Village Code requires 2 stalls per unit and they are still working through the parking layout. The layout is impacted by fire, access. They are requesting a ratio of around 1.25 to 1.28 stalls per unit. They believe that other multi-family residential developments in the vicinity are built at a ratio of the 1.19 to 1.23 stalls per unit, and so they are confident that the proposed parking ratio will be sufficient for the demand created. The other requests are a variance on the setback where currently a 70-foot setback is required and they are asking for a 25-foot setback. This allows the building to be pushed closer to Salt Creek and for the West Wing to be pushed to the north along Peyton Place. This allows them to shelter the parking behind the development, and not have that exposed in the front, which would provide a better experience going up Salt Creek.

Mr. Barker explained that the unit mix would include a lot of studios and one-bedroom units so the parking per bedroom is much higher within this development compared to others.

Mr. Albinson stated that the current parking usage at One Arlington, the mid-rise, is currently at 1.23 stalls per unit or .99 spaces per bedroom. And parking at Peyton Place, the new multi-family building immediately to the West of our site, the ratio is 1.17 parking stalls per unit and .84 stalls per bedroom. Another variation required for this project was requested to be compatible with overall nature of the PUD; a variation was required to allow for first floor residential units. The B-2 District does not allow residential units below the 2nd floor, nor does it allow for solely residential uses. Their development would provide 145 units where the current approved PUD has an allowance for 180 units for this site, so they are looking to reduce the density.

Mr. Hubbard explained that the property is part of the Arlington Downs PUD, which was approved in 2012 to allow for the redevelopment of the former hotel and water park. It's zoned B-2 and is also part of the Euclid/Rolling Overlay Zoning District that was also established in 2012 as part of the original Arlington Downs PUD. That PUD has been amended several times, most recently in 2018 to allow several modifications including construction of the ADR-2 building, which is a 263-unit 5-story building just to the West of this property. During the most recent PUD amendment, this site was conceptually approved for a 180-unit senior living facility. The proposed 145-unit multi-family building triggers the need to amend the PUD.

The B-2 district only allows residential uses when they're part of a mixed-use development with ground floor commercial spaces. Because the proposal is for a residential-only building, it requires the land use variation. Additionally, ground floor residential units are not allowed in the B-2 district, so this also requires a variation. The petitioner has submitted initial responses to the variation approval criteria and those would be evaluated if and when they make a formal application. A market study will be required for this project, which must illustrate the market demand for this product at this location. Impact fees will be required for each unit in the development and the development has to comply with our Inclusionary Housing Ordinance. The developer has proposed 30% of the units as affordable, which complies with Village Code. The minimum number of affordable units as required by code must be rented at affordable levels in perpetuity. An appearance before the Housing Commission will be required.

The Staff Development Committee is supportive of multi-family uses on this property and also supports further development within Arlington Downs. However, there are several issues with the site plan that need to be addressed as this project moves forward. One of the key issues relates to the fire lane on the eastern side of the site, which would be located in the public right of way on Salt Creek Lane. This would require a reduction of the parkway and the sidewalk would need to be adjusted in this location. Given the potential for future redevelopment in this area, another turn lane on Salt Creek may be required, which would be impacted by a fire lane at this location. The Staff Development Committee is not supportive of the proposed on-street fire lane and is requesting that the developer explore alternative layouts that could bring it into the interior of the site. A variation for the setback to the east on Salt Creek Lane would also be required, where code requires a 70-foot setback along Salt Creek. This setback is a product of the Overlay District regulations and was established when 19-story buildings contemplated on this site. As a five-story building, a 70-foot setback is not practical but staff will still need to analyze the proposed 25-foot setback as this project moves forward.

A Design Commission application will be required. Given the proposed construction of the building above the surface parking lot, staff is recommending that the petitioner request a preliminary review with the Design Commission. A traffic and parking study will be required. This site has access Salt Creek Lane on the east side, but also from the existing drive aisle for the ADR-2 development located to the West. The petitioner will need to provide verification that the appropriate cross access agreements between ADR-2 and the subject property exist, or they must be established as part of this project. Because the parking here will not be shared with other users and the Arlington Downs PUD, the parking study doesn't need to analyze parking throughout the entire PUD.

Because the extent of the Code required parking for the overall PUD would be slightly reduced with a 145-unit multi-family development on this site, parking for the overall PUD complies with the original variation granted to Arlington Downs. However, the proposed parking supply for this project, at 1.2 spaces per unit, is slightly lower than the parking provided within the other two residential developments in the PUD. Additional details will be needed to verify the accuracy of the proposed parking supply and projected parking demand.

Commissioner Jensen stated that over the last decade, the overall Arlington Downs PUD has been revised a number of times after previous development proposals did not move forward. He asked the petitioner how confident they were that they would be able to complete the proposed development.

Mr. Barker replied that interest rates and construction costs are a real challenge right now, so we are working with our investor partners to determine if we can advance the deal with the current interest rate market. They're currently scheduled to purchase the land next June, and if interest rates and our construction costs stay relatively stable, they would hopefully start construction next October.

Commissioner Jensen said that he supported the staff flexibility in on what to do with that lower level. Traditionally staff likes to see ground floor retail, but he was supportive of an all-residential use at this location. He thought that this was a great concept.

Commissioner Sigalos said that he also thought this was a great concept and he hoped to see something move forward on this parcel. He asked about the originally approved use in this location.

Mr. Hubbard confirmed that this parcel was conceptually approved as a senior housing facility during the last PUD amendment.

Commissioner Sigalos asked about tenancy structure within the building.

Mr. Barker replied that the building would not be condominiums, only rental.

Commissioner Sigalos asked about the remaining parcels within the PUD.

Mr. Hubbard replied that there were no active proposals for development of the remaining parcels within the PUD.

Commissioner Cherwin stated that he agreed with prior comments. He asked about the proposed fire lane along Salt Creek.

Mr. Hubbard responded that they would need to carve the fire lane into the parkway. If the street would ever need to be widened, the street would need to be widened over the fire lane.

Commissioner Cherwin asked whether this would affect the access to the building for the fire truck, or would it just be an inconvenience at those very minimum times when the fire trucks need access through a fire lane, causing minor disruptions to traffic. Essentially, the widened street could then serve as the fire lane.

Mr. Albinson stated that the fire access lane needs to be within 30 feet of the building. There is a utility easement in this location and then a setback requirement. If the street is widened, he said they might be able to use that edge as a fire access lane.

Commissioner Cherwin agreed that the fire lane would then just be in the public street instead of having to carve out an additional area of the parkway. He asked about the interest rates and construction/labor. He also asked the affordability in perpetuity and whether that was an issue.

Mr. Barker stated the affordability in perpetuity wasn't an issue. They have explored ways of bringing the fire access lane into the site, but it comes at the expense of parking and so parking ends up decreasing. They're looking at alternate options to try to solve the fire lane access issues, and if the fire lane was internalized into the site, parking would decrease and setback variations could be required.

Commissioner Cherwin said that as long as the Village believes that the building conforms to life-safety requirements and the Fire Department has suitable access to the building, he may be open to setback variations. He encouraged the petitioner to come up with alternatives and work with staff on these alternatives.

Commissioner Green expressed his support and agreement with everything that's been said. There were some details that the petitioner still needed to work out, but it sounds like they were working on it. He thanked them for coming.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application, while suggesting they explore and present alternatives to address the issues identified in the staff report.

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



Conceptual Plan Review Committee
3/8/2023

Item: Francesca's Deck Expansion - 208 S. Arlington Heights Rd. - T1805

Department: Planning & Community Development

Requested Action

Amendment to Special Use Permit Ordinance 83-005 to allow the addition of a 1,152 square-foot outdoor dining area.

Variations Required

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 66 parking spaces where 79 spaces are required by code.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit Amendment Request to allow an expanded restaurant on the subject property, and is generally supportive of the proposal, subject to resolution of the following:

1. Data on valet utilization during peak times shall be provided.
2. The petitioner shall provide a written justification demonstrating compliance with the standards for Special Use Permit approval as outlined in Chapter 28, Section 8.5 of the Arlington Heights Municipal Code.
3. The petitioner shall provide a written justification demonstrating compliance with the standards for Zoning Code Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
4. A parking survey shall be conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.
5. A current and accurate Plat of Survey must be provided as part of any Plan Commission application. Staff shall evaluate the need for a six-foot wide public

sidewalk easement on the subject site along the east property line. If determined necessary, the property owner shall continue to work with the Village and assist in the design, furnishing, and installation at the time the sidewalk widening is constructed. Any existing site elements that encroach into the public Right-of-Way would need to be addressed as part of the Plan Commission review process.

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

ATTACHMENTS:

Description

Staff Report
Aerial
Site Plan
Business Summary
Deck & Floor Plans

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence
Exhibits



VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1805

Project Title: Francesca's Deck Expansion

Address: 208 S. Arlington Heights Road

PIN: 03-32-103-024-0000 through -028-0000

To: Conceptual Plan Review Committee

Prepared By: Jake Schmidt, Development Planner

Meeting Date: March 8, 2023

Date Prepared: March 3, 2023

Petitioner: Antonio Fanizza

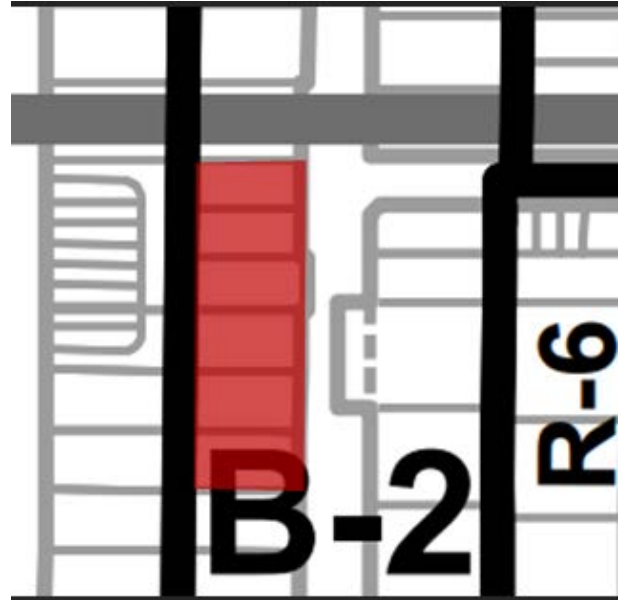
ANTONIO FANIZZA LTD.

Address: 2363 Lechner Ln.

Des Plaines, IL 60016

Existing Zoning: B-2: General Business District

Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District	One-story commercial building	Commercial
South	B-2: General Business District	One-story commercial building	Commercial
East	B-2: General Business District	One-story commercial buildings	Commercial
West	R-6: Multiple Family Dwelling District	Multi-Family Residential Development, Single-Family Homes	Moderate Density Multi-Family

Requested Action:

1. Amendment to Special Use Permit Ordinance 83-005 to allow the addition of a 1,152 square-foot outdoor dining area.

Variations Required:

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 66 parking spaces where 79 spaces are required by code.

Project Background:

Francesca's Tavola is a casual sit-down restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. The restaurant currently has a seating area of 3,396 square-feet with a seating capacity of 237, and is served by two parking lots with 72 parking spaces. The restaurant is open 7 days a week, from 11:30am to 9:00pm Sunday through Thursday, and from 11:30am to 10:00pm Friday and Saturday. The petitioner states that there are 20 to 25 employees on-site during peak shift.

During the Coronavirus Pandemic, Francesca's applied for, and received approval of, a 1,600 square-foot, 96-seat outdoor dining area within the northern parking lot via the Village's 2020 Covid Relief Outdoor Dining program. Francesca's is seeking to make this outdoor seating area permanent by constructing a 1,152 square-foot deck, which will accommodate 72 seats. No changes to the building are proposed. However, as the deck will be removing parking, substantially increasing seating area and capacity, an amendment to the existing Special Use Permit is required. Staff is generally supportive of exploration of an improved outdoor dining area, if parking demand can be accommodated.

Zoning and Comprehensive Plan

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

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

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

Building, Site Plan, and Landscaping

As mentioned, the petitioner will be removing parking within the northern parking lot, and constructing a deck. The petitioner is proposing to remove the asphalt area surrounding the deck, and adding shrubbery around the perimeter of the deck. Staff encourages the use of landscaping to enhance the experience of diners, appearance of the property, and buffer the adjacent residences from potential noise. During the formal Plan Commission review process, staff will evaluate the existing site landscaping to ensure that it conforms to all code requirements where necessary and feasible. Additionally, Staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed.

A portion of the parking lot will remain, providing two accessible parking spaces. The driveway onto Arlington Heights Road will remain as-is.

The petitioner shall provide the village with a timeline for installation of all proposed improvements.

As part of this petition, Staff will evaluate the need for a 6-foot wide sidewalk easement along the eastern edge of the property abutting Arlington Heights Road in order to facilitate the future installation of a wider sidewalk. A current and accurate Plat of Survey must be provided as part of the Plan Commission application, and once submitted, staff can determine whether a sidewalk easement is necessary or whether any of the existing onsite improvements encroach into the public Right-of-Way. If determined necessary, the petitioner would be required to work with the Village on the design, furnishing, and installation of any such wider sidewalk. This request is consistent with that required of the adjacent property to the north, Dunkin' Donuts, at the time of their Special Use Permit request.

Traffic and Parking

Currently, the site provides the necessary amount of code-required parking when taking into consideration the removal of the temporary seating area. However, after implementation of the aforementioned outdoor Covid Relief dining area in 2020, the petitioner has stated that a valet service is used during peak times and vehicles are double-parked on-site as well as parked off-site at the former Village Bank and Trust building across the street. Staff has concerns about the long-term viability of utilizing the Village Bank site for parking, as the site could be re-occupied or redeveloped. The petitioner has proposed utilizing Lot O across Village Hall for valet parking needs. Staff is evaluating the feasibility of this proposal. To assist in evaluation, Staff will need data on valet utilization during peak times.

During Staff Development Committee Review, the Engineering Division commented that a full curb, and sidewalk restoration would be needed across the entrance to the northern parking lot. As Arlington Heights Road is under the jurisdiction of IDOT, their review and approval would be required. However, this was in response to a prior version of the plan where the northern lot would be fully closed, whereas under the current plan some parking in this lot would be maintained. During the formal Plan Commission review process, it will be determined if IDOT approval is needed with the revised change to the northern parking lot.

The total parking requirement for the proposed facility is based off of the combined seating area for the restaurant. An analysis of required parking under existing and proposed conditions is shown in **Table I** below:

Table I: Required Parking

Proposed Seating		
	Area (SF)	Parking
Interior Seating	2,396	53
Exterior Seating	1,152	26
Total	3,548	79
Parking Provided		66
Surplus/Deficit		13

Current Seating (Without Covid Relief Seating)			Current Seating (With Covid Relief Seating)		
	Area (SF)	Parking		Area (SF)	Parking
Interior Seating	2,396	53	Interior Seating	2,396	53
Exterior Seating	0	0	Exterior Seating	1,600	36
Total	2,396	53	Total	3,996	89
Parking Provided		72	Parking Provided		64
Surplus/Deficit		19	Surplus/Deficit		25

Per the Staff analysis, a total of 79 spaces would be required for the site. After removal of a large portion of the northern lot, the subject site would be improved with 66 spaces, resulting in a code-required parking deficit of 13 parking spaces.

As such, a variation would be required to allow the proposed expansion. In order to demonstrate conformance with the standards of approval for a Zoning Code Variation, the petitioner must provide a written justification to the following criteria:

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

For a 66-space parking lot, the Illinois Accessibility Code requires 3 accessible parking spaces. Additionally, the IAC allows for two accessible spaces to share an access aisle. Meeting the minimum required accessible spaces provision of the IAC or restriping the spaces to share an access aisle could increase available on-site parking.

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

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

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the proposed expansion is only 1,152 square-feet, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required. However, anticipated parking demand will need to be evaluated. The petitioner shall provide a parking study, such study to be conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As the restaurant is expanding, 4 bicycle parking spaces are required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit Amendment Request to allow an expanded restaurant on the subject property, and is generally supportive of the proposal, subject to resolution of the following:

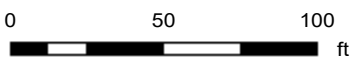
1. Data on valet utilization during peak times shall be provided.
2. The petitioner shall provide a written justification demonstrating compliance with the standards for Special Use Permit approval as outlined in Chapter 28, Section 8.5 of the Arlington Heights Municipal Code.

3. The petitioner shall provide a written justification demonstrating compliance with the standards for Zoning Code Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
4. A parking survey shall be conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates, that demonstrates that the site has sufficient parking. Counts shall be conducted hourly on the surveyed days.
5. A current and accurate Plat of Survey must be provided as part of any Plan Commission application. Staff shall evaluate the need for a six-foot wide public sidewalk easement on the subject site along the east property line. If determined necessary, the property owner shall continue to work with the Village and assist in the design, furnishing, and installation at the time the sidewalk widening is constructed. Any existing site elements that encroach into the public Right-of-Way would need to be addressed as part of the Plan Commission review process.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

March 3, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1805



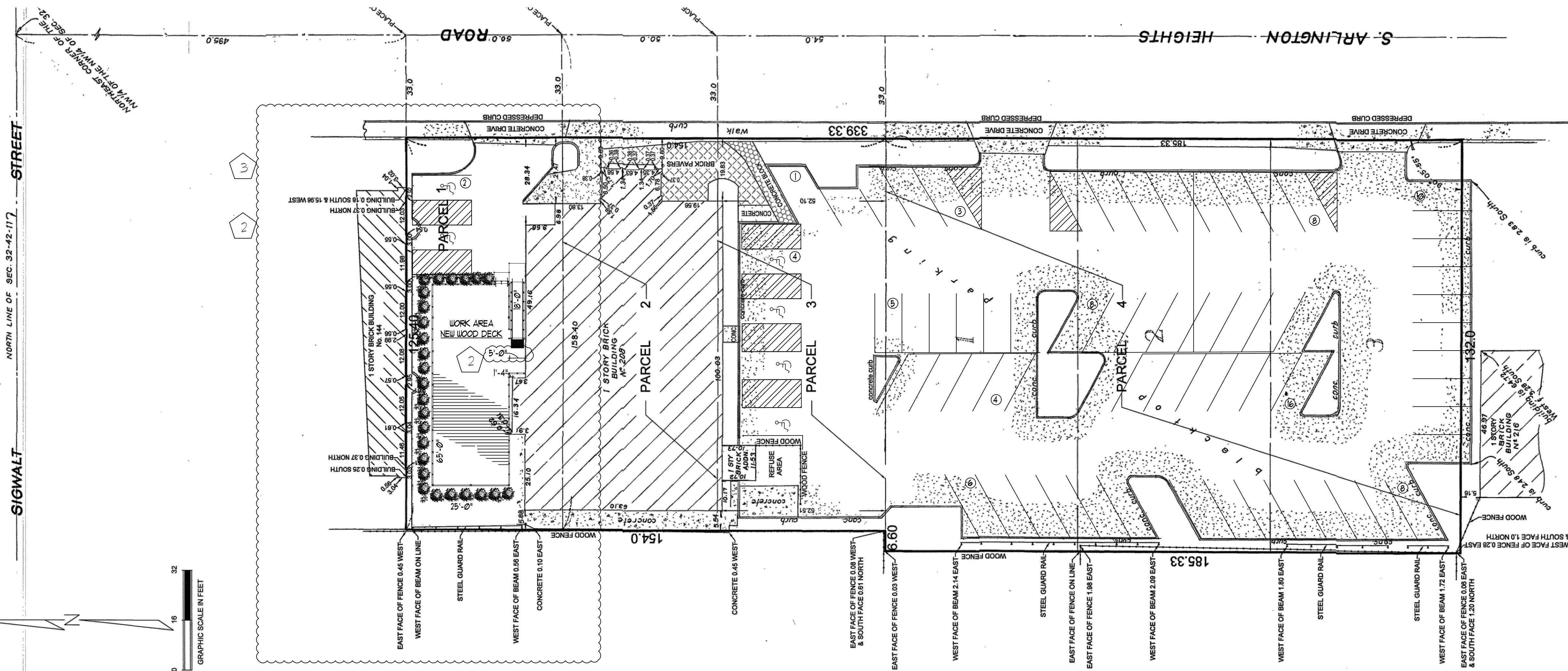
Print Date: 12/16/2022

Notes

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

NEW WD DECK AND DOOR OPENING
FOR 'FRANCESCA'S TAVOLA' RESTAURANT
208 ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, ILLINOIS

NOTE:
SURVEYOR AND OR CIVIL ENGINEER TO VERIFY
ALL REQUIRED SET BACK BY GOVERNING CODES
AND ORDINANCE PRIOR OF STACKING THE NEW
CONSTRUCTION, ANTONIO FANIZZA ASSOC. DOES
NOT GUARANTEE SET BACKS



- ADOPTED CODES
- 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
 - 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
 - 2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
 - 2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
 - 2018 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS
 - 2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
 - 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
 - 2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS
 - 2018 ILLINOIS ACCESSIBILITY CODE

ZONING ANALYSIS

1. ZONING	
2. LOT SIZE	13,000.0 SQ FT
3. BUILDING AREA	6,650.0 SQ FT
4. WORKING AREA	1,731.0 SQ FT
5. OCCUPANCY TYPE	ASSEMBLY A-2
6. OCCUPANCY LOAD	
RESTAURANT AREA	FIX SEATING 184
STACK ROOMS	1824 / 300 = 6
TOTAL	190 OCC
7. CONSTRUCTION TYPE	II-B
8. EXISTING PARKING SPACES	65 CAR
9. EXIT STAIRS	95'36"=131 X 0'3"-39.3" W. REQUIRED 44" PROVIDED

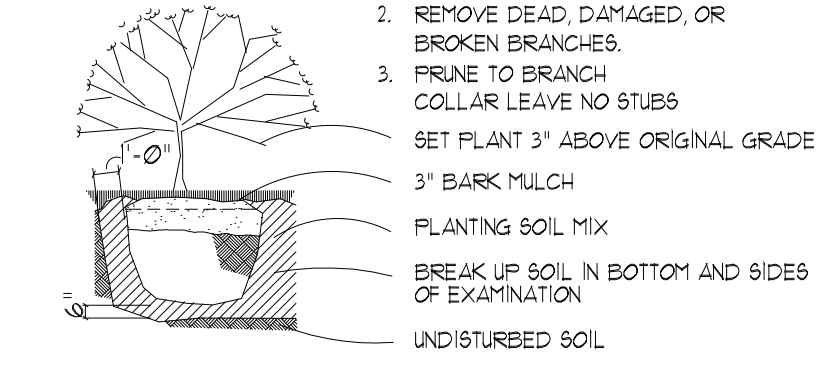
LEGEND SHEET

T-1	COVER SHEET / SITE PLAN
T-2	SPECIFICATIONS
T-3	FASTENING SCHEDULE
A-0	NEW WOOD DECK FND. PLAN AND DETAILS
A-1	NEW WOOD DECK PLAN
A-1J	EXISTING PARTIAL FLOOR PLAN
A-2	NEW WOOD DECK ELEV'S, SEC. AND DETAILS
E-1	NEW DECK ELECTRICAL PLAN, NOTES



- GENERAL NOTES
- SEED TO BE KENTUCKY BLUEGRASS BLEND
 - ALL TREES AND SHRUBS SHALL BE MULCHED WITH A MINIMUM OF FOUR (4) HIGH DEPTH SHREDDED BARK WOOD CHIPS OR OTHER ALL ORGANIC MATERIAL ALL FLOWERS AND GROUNDCOVER BEDS SHALL BE MULCHED WITH A MINIMUM (2) INCH DEPTH SHREDDED BARK OR OTHER ALL ORGANIC MULCH
 - NO LANDSCAPE MATERIAL SHALL BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS OR OTHER ABOVE GROUND UTILITIES
 - PRUNE TREES AFTER INSTALLATION PER DIRECTION OF LANDSCAPE ARCHITECT
 - REPLACE FOLIAGE BY MIN 25%, REMOVE WHOLE BRANCHES NOT TIPS, REMOVE DOUBLE LEADERS, NARROW 'Y' CROTCHES, RUBBING BRANCHES AND REMOVE DEAD DAMAGED, OR BROKEN BRANCHES
 - PRUNE AT BRANCH COLLARS, LEAVE NO STUBS
 - TREES MAY REQUIRE STAKING OF GUYING AFTER PLANTING

- NOTE:
- RECOMMENDED GRATE SIZES: 6"x6", 5"x5", 6" DIA, 5" DIA; (SEE PLAN) AS LARGE AS POSSIBLE TO MAXIMIZE PLANTING SOIL VOLUME
 - ROOT BALL OF TREE MUST FIT THROUGH THIS OPENING
 - DRAINAGE SYSTEM MAY BE NEEDED UNDER CERTAIN SOIL CONDITIONS
- NOTE:
- ALL EXISTING TREES AND SHRUBS IN GOOD CONDITIONS TO REMAIN. EXISTING TREE- GC. TO TAKE PRECAUTIONS TO SAVE TREE AND TREE ROOTS.
- ALL TREES MUST HAVE A MINIMUM 3" CALIPER AT THE TIME OF PLANTING.
- ALL SHRUBS MUST BE A MINIMUM HEIGHTS OF 74" AT THE TIME OF PLANTING UNLESS THEY ARE A GROUNDCOVER TYPE OF SHRUB.
- TYPICAL FOR ALL ISLANDS
- CUT AND REMOVE EXISTING DEAD TREES
- REPLANT NEW TREES AND PERENNIALS AS SHOWN ON PLAN.



SHRUB PLANTING SECT./DET
SCALE: NOT TO SCALE

LEGEND	SYMBOL	NO.	LATIN	COMMON NAME	SIZE	SIZE WHEN PLANTED
	LLH	25	HYDRANGEA	LITTLE LIME HYDRANGEA	3'-5'	18" TALL
	FRG	25	CALAMARGOSTI6 KARL FORESTER	FEATHER RED GRASS - KARL FORESTER	3'-4'	18" TALL

- LIABILITY INSURANCE:
- PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT). THE CONTRACTOR SHALL MAINTAIN CONTRACTURAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT:
 - CONTRACTOR AND ANY SUB-CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS FRANCESCA'S TAVOLA OWNER AND ANTONIO FANIZZA ASSOC., LTD. HEREINAFTER CALLED OWNER AND ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR THE RESULT FROM THE OPERATIONS OR THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUB-CONTRACTOR, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT. WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOW-SOEVER; AND CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COSTS, AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER.
 - THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH. 48, SEC. 60-69, ILLIN OIS REVISED STAT).
 - EACH AND EVERY CONTRACTOR AND SUB-CONTRACTORS WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING).

ANTONIO FANIZZA ASSOC. LTD
ARCHITECTS
2363 LECNER LANE
DES PLAINES, ILLINOIS 60016
TEL: (847) 823-5664 FAX (847) 823-1664
Email: antoniofanizza@comcast.net

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USE ALL FEES HAVE BEEN PAID IN FULL.
FAILURE TO DO SO THE USER WILL BE
RESPONSIBLE FOR ALL COURT COST AND
LEGAL FEES.

1. PER VILLAGE COMMENTS 01/21/2022
2. PER VILLAGE COMMENTS 02/02/2022

CERTIFICATION AND SEAL
SEPTEMBER 12 2022
DATE

STATE OF ILLINOIS
ANTONIO FANIZZA
001-011807
LICENSED ARCHITECT

EXPIRES 11-30-2022

SIGNATURE

DESIGN FIRM # 184000218
EXPIRES 04-30-2023

DRAWING NAME:
COVER SHEET

PROJECT NAME:
NEW WOOD DECK
208 S ARLINGTON HTS
ARLINGTON HEIGHTS, IL

released
to const
job no. 2219
scale AS SHOWN
date 04.26.2022.
drawn by IDP
checked by AF
sheet

T-1

ANTONIO FANIZZA ASSOC. LTD

ARCHITECTS

December 9, 2022

Business Summery

To: Staff Development committee Review
Planning and Community Development Department
Village of Arlington Heights
33 S Arlington Heights Rd.
Arlington Heights, IL 60005

Re: 208 S Arlington Heights Rd.
Application Type: Commercial Deck
Project Description: New outdoor wood deck.
Application Number: 22-804

Dear Sir Madam,

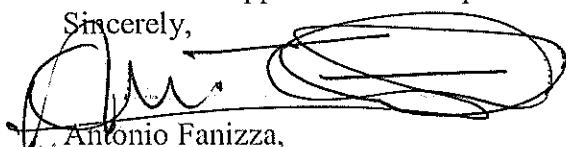
We come before the Board to ask the opportunity for us to build an outdoor dining patio. When the Covid pandemic started we needed to close indoor dining and with Village approval we open outdoor dining under a temporary structure a tent. This allowed us to serve our patrons till such a time that things returned to normal where we were allowed to serve indoor again, at this time our patrons began asking if we could continue to serve them in warmer days outdoor. This has created the need for a more formal setting such as we are proposing the use of the North parking lot for a new outdoor patio.

We are a full service restaurant: bar and dining we also do pickups, we can serve individuals as well as private parties for miscellaneous occasions.

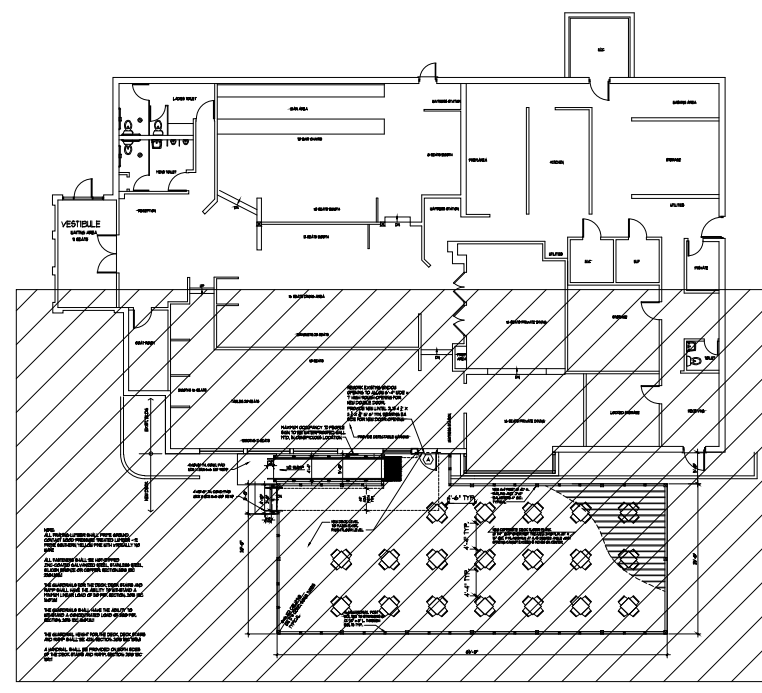
We are open seven (7) days a week: Sunday thru Thursday from 11:30 am till 9:00 pm, Friday and Saturday we are open from 11:30 am till 10:00 pm. Our staff at peak hours will consist of Twenty (20) to Twenty Five (25) employees. When patrons come in: first check in, then they have the option of either wait in the lobby or at the bar till they are seated. We provide Two Hundred Thirty Seven (237) seats, we would like to add about Seventy Two (72) outdoor seats (It should be noted that the outdoor seats are from patrons that would normally seat indoor). We have provisions in South parking lot of Sixty Five (65) spaces and Seven (7) in North parking lot, we are taking Five (5) spaces from the North parking lot, we also have valet services by Presidential Parking LTD which as arrangements with the bank to use their lot during bank's off hours.

We would like to remain viable restaurant, we believe meeting our patron's needs will keep us relevant, the present trend it is to provide in warmer days the option of indoor or outdoor dining, with the existing use of the valet parking it has not nor do we foresee it to be an issue. We ask the Board to approve such a request.

Sincerely,

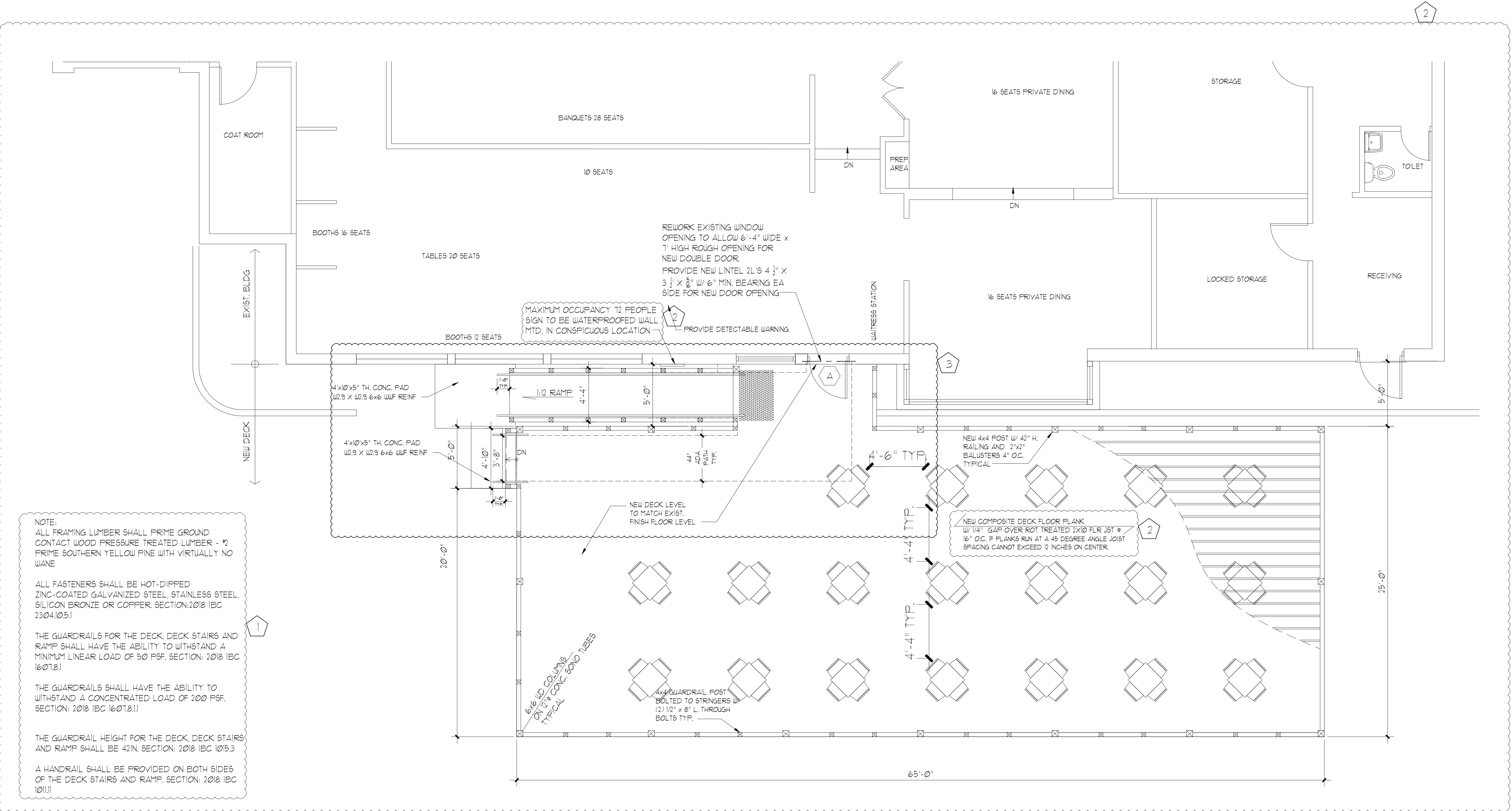


Antonio Fanizza,
Architect



KEY PLAN

SCALE: N.T.S.



NEW DECK & EXISTING PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE VILLAGE OF ARLINGTON HEIGHTS CODES AND ORDINANCES. THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARBERS ACT (410-ILCS) AND THE ILLINOIS ACCESSIBILITY CODE (21 ILL. ADM. CODE CODE 400.1) AS SIGNED BY MY HAND AND SEAL.

NO.	REVISION
1.	PER VILLAGE COMMENTS 07/21/2022
2.	PER VILLAGE COMMENTS 09/22/2022
3.	PER VILLAGE COMMENTS 07/23/2023

CERTIFICATION AND SEAL
FEBRUARY 3, 2023
DATE



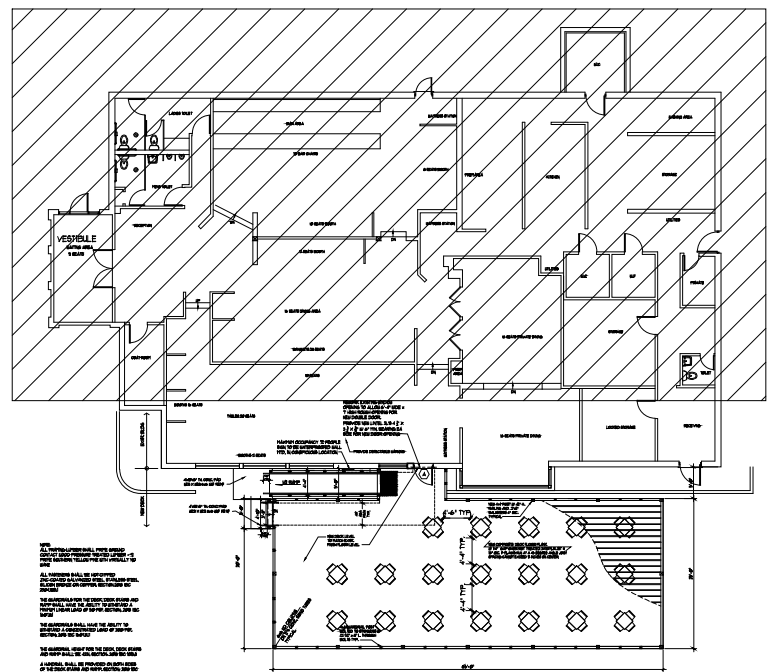
EXPIRES 11-30-2024
SIGNATURE

DESIGN FIRM #: 184.000219
EXPIRES 04-30-2023

DRAWING NAME:
NEW WOOD DECK PLAN
PROJECT NAME:
NEW WOOD DECK
208 S ARLINGTON HTS
ARLINGTON HEIGHTS, IL

released to const
job no. 2219
scale AS SHOWN
date 04.26.2022.
drawn by IDML
checked by AF

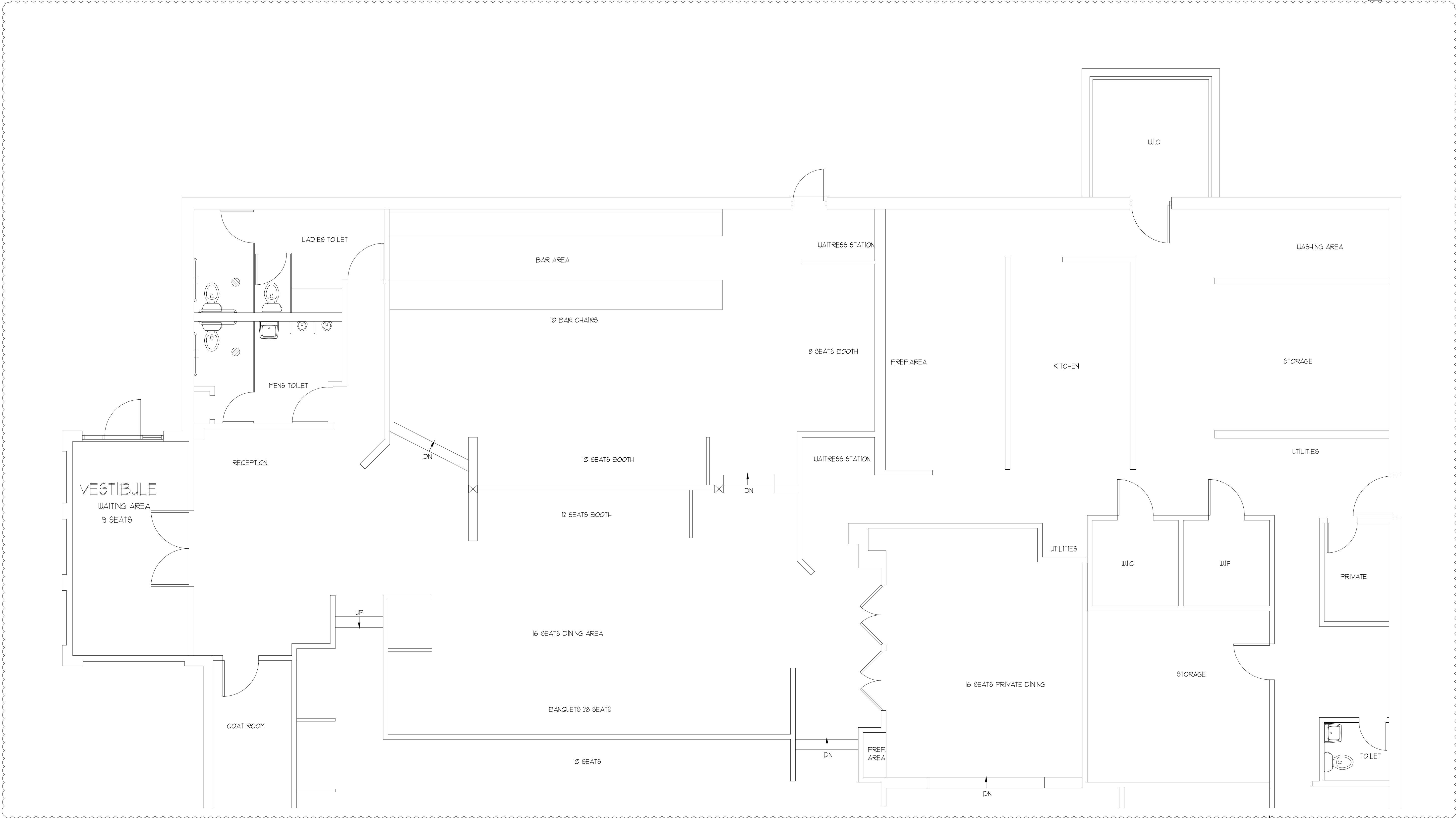
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A-1



KEY PLAN

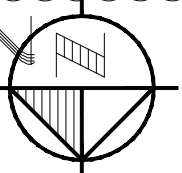
SCALE: N.T.S

2



EXISTING PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



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ARCHITECTS

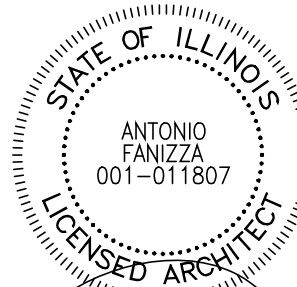
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DES PLAINES, ILLINOIS 60016
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LEGAL FEES.

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SPECIFICATION WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY REGISTERED ARCHITECT.
UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE VILLAGE OF ARLINGTON HEIGHTS
CODES AND ORDINANCES. THEY ARE IN
COMPLIANCE WITH ALL APPLICABLE
CODES INCLUDING THE ENVIRONMENTAL
BARRENS ACT (410-ILCS) AND THE ILLINOIS
ACCESSIBILITY CODE (71 ILL. ADM. CODE
CODE 400.1) AS SIGNED BY MY HAND
AND SEAL.

NO.	REVISION
1.	PER VILLAGE COMMENTS 07/21/2022
2.	PER VILLAGE COMMENTS 09/02/2022
3.	PER VILLAGE COMMENTS 07/23/2023

CERTIFICATION AND SEAL
FEBRUARY 3, 2023
DATE



EXPIRES 11-30-2024

SIGNATURE

DESIGN FIRM #: 184.000219
EXPIRES 04-30-2023

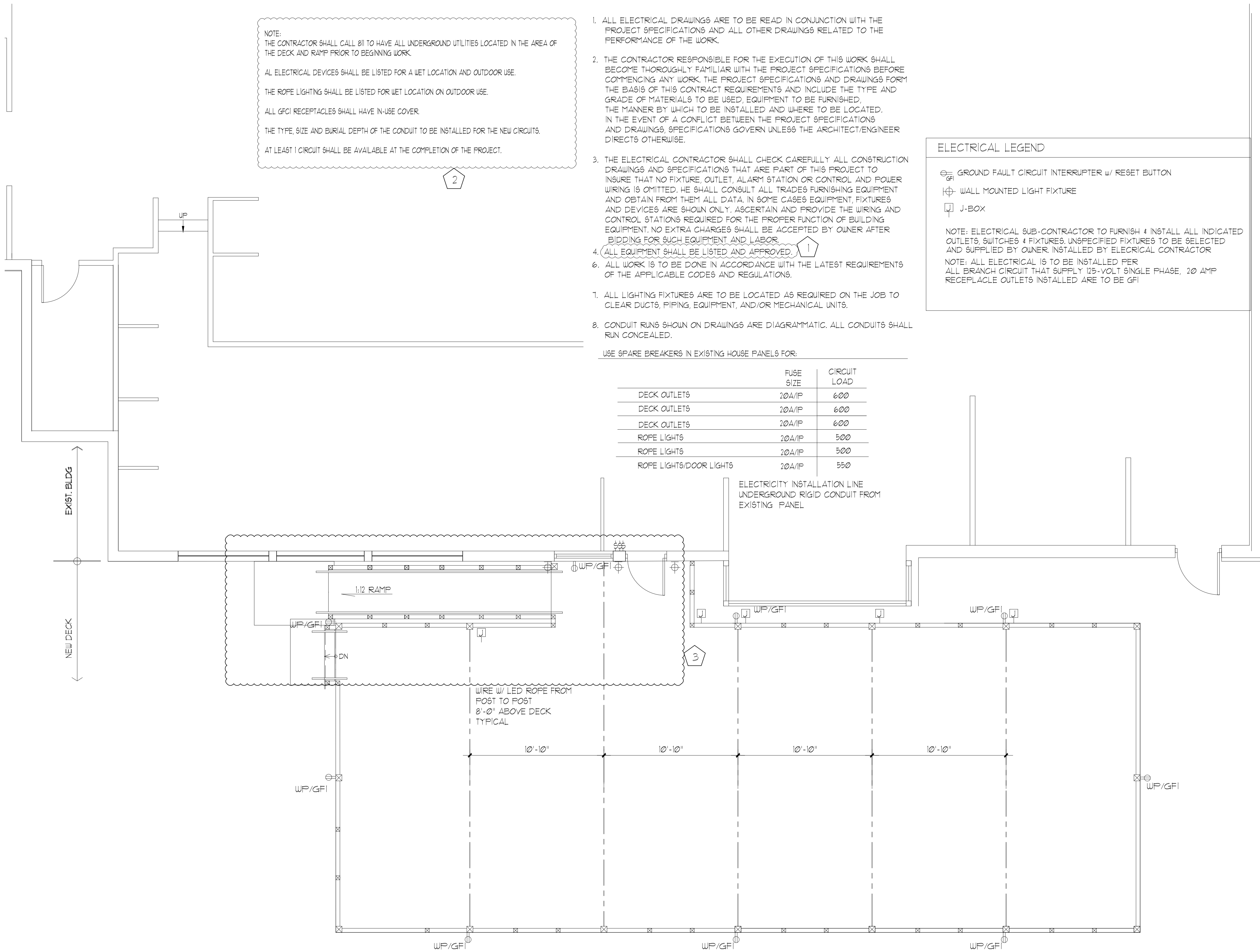
DRAWING NAME:
NEW WOOD DECK PLAN

PROJECT NAME:
NEW WOOD DECK
208 S ARLINGTON HTS
ARLINGTON HEIGHTS, IL

released
to const
job no. 2219
scale AS SHOWN
date 04.26.2022.
drawn by ID/ML
checked by AF

sheet

A-11



NEW DECK ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"

1. ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.
2. THE CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THIS WORK SHALL BECOME THOROUGHLY FAMILIAR WITH THE PROJECT SPECIFICATIONS BEFORE COMMENCING ANY WORK. THE PROJECT SPECIFICATIONS AND DRAWINGS FORM THE BASIS OF THIS CONTRACT REQUIREMENTS AND INCLUDE THE TYPE AND GRADE OF MATERIALS TO BE USED, EQUIPMENT TO BE FURNISHED, THE MANNER BY WHICH TO BE INSTALLED AND WHERE TO BE LOCATED. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT SPECIFICATIONS AND DRAWINGS, SPECIFICATIONS GOVERN UNLESS THE ARCHITECT/ENGINEER DIRECTS OTHERWISE.
3. THE ELECTRICAL CONTRACTOR SHALL CHECK CAREFULLY ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS THAT ARE PART OF THIS PROJECT TO INSURE THAT NO FIXTURE, OUTLET, ALARM STATION OR CONTROL AND POWER WIRING IS OMITTED. HE SHALL CONSULT ALL TRADES FURNISHING EQUIPMENT AND OBTAIN FROM THEM ALL DATA. IN SOME CASES EQUIPMENT, FIXTURES AND DEVICES ARE SHOWN ONLY. ASCERTAIN AND PROVIDE THE WIRING AND CONTROL STATIONS REQUIRED FOR THE PROPER FUNCTION OF BUILDING EQUIPMENT. NO EXTRA CHARGES SHALL BE ACCEPTED BY OWNER AFTER BIDDING FOR SUCH EQUIPMENT AND LABOR.
4. ALL EQUIPMENT SHALL BE LISTED AND APPROVED.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS.
7. ALL LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING, EQUIPMENT, AND/OR MECHANICAL UNITS.
8. CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. ALL CONDUITS SHALL RUN CONCEALED.
- USE SPARE BREAKERS IN EXISTING HOUSE PANELS FOR:

	FUSE SIZE	CIRCUIT LOAD
DECK OUTLETS	20A/1P	600
DECK OUTLETS	20A/1P	600
DECK OUTLETS	20A/1P	600
ROPE LIGHTS	20A/1P	500
ROPE LIGHTS	20A/1P	500
ROPE LIGHTS/DOOR LIGHTS	20A/1P	550

ELECTRICAL LEGEND

- ⊖ GF GROUND FAULT CIRCUIT INTERRUPTER w/ RESET BUTTON
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊔ J-BOX

NOTE: ELECTRICAL SUB-CONTRACTOR TO FURNISH & INSTALL ALL INDICATED OUTLETS, SWITCHES & FIXTURES. UNSPECIFIED FIXTURES TO BE SELECTED AND SUPPLIED BY OWNER. INSTALLED BY ELECTRICAL CONTRACTOR

NOTE: ALL ELECTRICAL IS TO BE INSTALLED PER ALL BRANCH CIRCUIT THAT SUPPLY 125-VOLT SINGLE PHASE, 20 AMP RECEPTACLE OUTLETS INSTALLED ARE TO BE GF!

ANTONIO FANIZZA ASSOC. LTD

ARCHITECTS

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DES PLAINES, ILLINOIS 60016
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Email: antoniofanizza@comcast.net

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NO.	REVISION
1.	PER VILLAGE COMMENTS 07.23.2022
2.	PER VILLAGE COMMENTS 09.23.2022
3.	PER VILLAGE COMMENTS 07.23.2023

CERTIFICATION AND SEAL

FEBRUARY 3 2023

DATE

STATE OF ILLINOIS

ANTONIO FANIZZA

001-011807

LICENSED ARCHITECT

EXPIRES 11-30-2024

SIGNATURE

2

DESIGN FIRM #: 184.000219

EXPIRES 04-30-2023

DRAWING NAME:

NEW WOOD DECK ELECTRICAL PLAN

PROJECT NAME:

NEW WOOD DECK

208 S ARLINGTON HTS

ARLINGTON HEIGHTS, IL

released to const

job no. 2219

scale AS SHOWN

date 04.26.2022.

drawn by ID/ML

checked by AF

sheet

E-1

C:\PROJECTS\PORCHES AND GARAGES\208 S ARLINGTON HTS FRANCESCA FAVOLA\DWG\



Conceptual Plan Review Committee
3/8/2023

Item: Massa Spa - 918 W. Algonquin Rd. - T1806

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a Massage Establishment in the B-2 District.

Variations Required

No variations have been identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the B-2 District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:

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

2. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.

3. The amount of existing onsite parking stalls relative to the amount of code required parking within the PUD must be evaluated as part of the Plan

Commission review process. Any deficit beyond what was granted as part of the 2007 parking variation shall require an amendment to said variation.

4. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.

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

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Floor Plan - Plumbing

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits



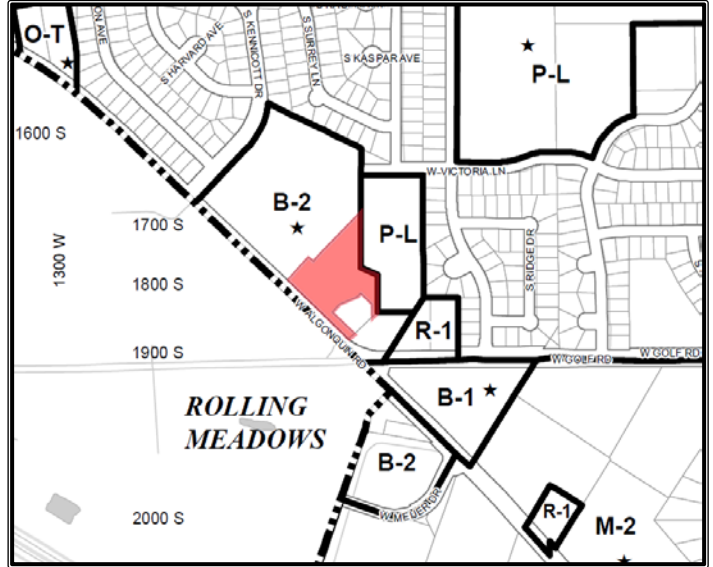
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1806
Project Title: Massa Spa
Address: 918 W. Algonquin Rd.
PIN: 08-09-300-018

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: March 8, 2023
Date Prepared: March 3, 2023

Petitioner: Travis Alberhasky
 Massa Spa, LLC
Address: 1636 E Algonquin Rd.
 Schaumburg, IL 60173

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Northeast	P-L, Public Land District	Kingsbridge Arboretum	Parks
Northwest	B-2, General Business District	Lowe's Home Improvement	Commercial
Southeast	B-2, General Business District	Bank of America, National Tire & Battery	Commercial
Southwest	- City of Rolling Meadows -		

Requested Action:

1. Land Use Variation to allow a Massage Establishment in the B-2 District.

Variations Required:

1. No variations have been identified at this time.

Project Background:

The subject property is occupied by an approximately 25,500 square foot multi-tenant commercial building located at the northeast corner of Algonquin Road and Golf Road. The site is part of the Surrey Ridge Shopping Center, which also includes the Lowes Home Improvement store and two outlots occupied by Bank of America and NTB National Tire & Battery. Surrey Ridge was approved as a Planned Unit Development (PUD) in 1970, which has been amended several times over the last five decades. Access to the shopping center comes from one signalized intersection and two right-in/right-out driveways along Algonquin Road, and one right-in only driveway along Golf Road.

The petitioner, Massa Spa LLC, is interested in an approximately 2,400 square foot unit, which has been vacant for the last four years, and they are looking to establish a massage therapy spa within the vacant space. The business would include five massage rooms and up to eight employees during peak times. Hours of operation would be between 10:00am-8:00pm Monday through Saturday and 10:00am-5:00pm on Sunday. The business would provide foot massages, reflexology, Swedish and deep tissue massages, hot stone massages, and prenatal and sports massages. In addition, they would offer manicures, pedicures, waxing, and facials with licensed estheticians. The petitioner currently operates a similar massage therapy spa located in Schaumburg.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as a “Massage Establishment”, which is not allowed in any zoning district within Arlington Heights. Accordingly, a Land Use Variation is required. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

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

The Comprehensive Plan classifies this property as appropriate for commercial land uses. Compatibility of the proposed use with this designation is contingent upon meeting the Land Use Variation criteria as outlined above. The Illinois Department of Financial and Professional Regulation (IDFPR) requires that all massage therapists be licensed; accordingly, all massage therapists working at the Massa Spa must be licensed per applicable IDFPR requirements.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. As such, no Design Commission review is required. The subject unit was previously occupied by a doctor’s office and is well suited for conversion into a massage establishment; substantial modifications to the unit are not believed to be necessary. However, in order to comply with Building Code requirements, hand sinks are required in each massage room where direct contact with the skin will occur. Additionally, separate men’s and woman’s restrooms shall be required, and any new restrooms and shower rooms must be handicap accessible. The petitioner has been provided preliminary review comments from the Department of Building and Life-Safety,

and any work done to prepare the space for occupancy by Massa Spa must comply with current Building Code and Fire/Life-Safety regulations.

Staff will inspect the onsite landscaping as part of the Plan Commission review process. Any missing or dead landscaping must be replanted as part of any potential approval.

Parking and Loading:

Per Code, a traffic and parking study by a certified traffic engineer is only required for Land Use Variations abutting a major arterial which involve uses that are greater than 5,000 square feet in floor area. As the subject unit is 2,400 square feet in size and located along Algonquin Road, which is classified as a major arterial, no traffic and parking study is required. The Staff Development Committee does not believe the proposed massage establishment will have a substantial impact on traffic generation within the PUD.

The Surrey Ridge Shopping Center operates on a shared parking model where access and parking is shared between all businesses within the PUD. When the former Timber Lodge Restaurant was torn down in 2007 to allow construction of the Bank of America building, a parking variation was granted to allow 685 parking stalls within the PUD where 713 are required by code. Staff will need to reevaluate the parking requirements for the PUD as several of the businesses have changed since the number of code-required parking stalls was last calculated in 2007. Additionally, certain restriping within the Lowes parking lot may have impacted the overall parking supply. Staff is not aware of the shopping center experiencing a parking shortage, however, if a parking deficit relative to code requirements exists beyond what was granted in 2007, the parking variation needs to be amended as part of Land Use Variation process. Additional analysis will be completed once a formal application has been received.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the B-2 District and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
3. The amount of existing onsite parking stalls relative to the amount of code required parking within the PUD must be evaluated as part of the Plan Commission review process. Any deficit beyond what was granted as part of the 2007 parking variation shall require an amendment to said variation.
4. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

March 3, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1806



Subject
Property

Subject Unit

Project Narrative-Massa Spa and foot massage

Business Information

Massa Spa LLC was established in 2012. My wife and I, Sara, opened a salon in Wheeling, Illinois, and we sold that salon a few years ago. We currently own Massa Spa in Schaumburg (1636 E Algonquin road). We have been operating this Salon successfully for four years. I am a retired military veteran (US Army/National Guard) of 23 years and hold a Master's degree in Food Studies. My wife Sara, in addition to her Massage therapist license and Nail technician license, holds a Master's degree in Accounting. Our new salon has five massage rooms, and 2-8 people will be working. Spa open hours of operation will be Monday-Saturday, 10:00 AM-8:00 PM. Sunday 10:00 AM-5:00 PM. My Wife Sara has been a licensed Massage therapist since 2014. Our new location at 918 W Algonquin road was formally a medical office which made an ideal location for a massage salon with very little build-out needed. This property has been vacant for over four years.

Our salon is designed to be a relaxing spot for couples from the busy city. From the moment you step through our doors, you will be transported to a peaceful and serene environment where you can leave your cares and worries behind.

Our skilled and experienced massage therapists use traditional Chinese techniques and modern therapeutic methods to ease tension, alleviate stress, and promote overall wellness.

We use only the highest-quality oils and lotion supplies to ensure that skin feels soft and nourished.

Whether you want to relieve chronic pain, recover from an injury, or unwind after a long day, we

have a massage to meet your needs.

We are successfully running Groupon campaigns last nine years; We specialize in couples massage spa packages. Our current reviews from Groupon are 4.41 Stars given by 763 people. Fresha 4.8/5. Start. Facebook 4.8/5.stars.

Our salon is committed to providing excellent customer service. We value every one of our customers and strive to create a warm and welcoming environment that will make you feel at home.

We offer various massage services, including foot massage, Reflexology, Swedish, deep tissue, hot stone, prenatal, and sports massages. In addition, we offer manicure pedicures, waxing, and facial services with licensed Estheticians.

Each of our massage treatments is designed to promote relaxation, relieve muscle tension, and leave you feeling refreshed and revitalized.

Our massage therapists are highly trained and skilled in various techniques, ensuring you receive the best possible massage experience.

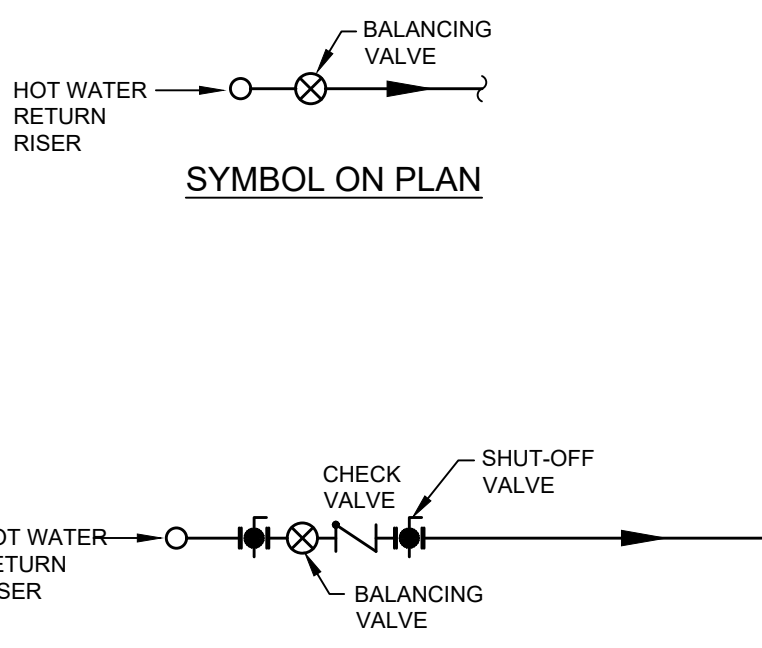
Massa Spa LLC

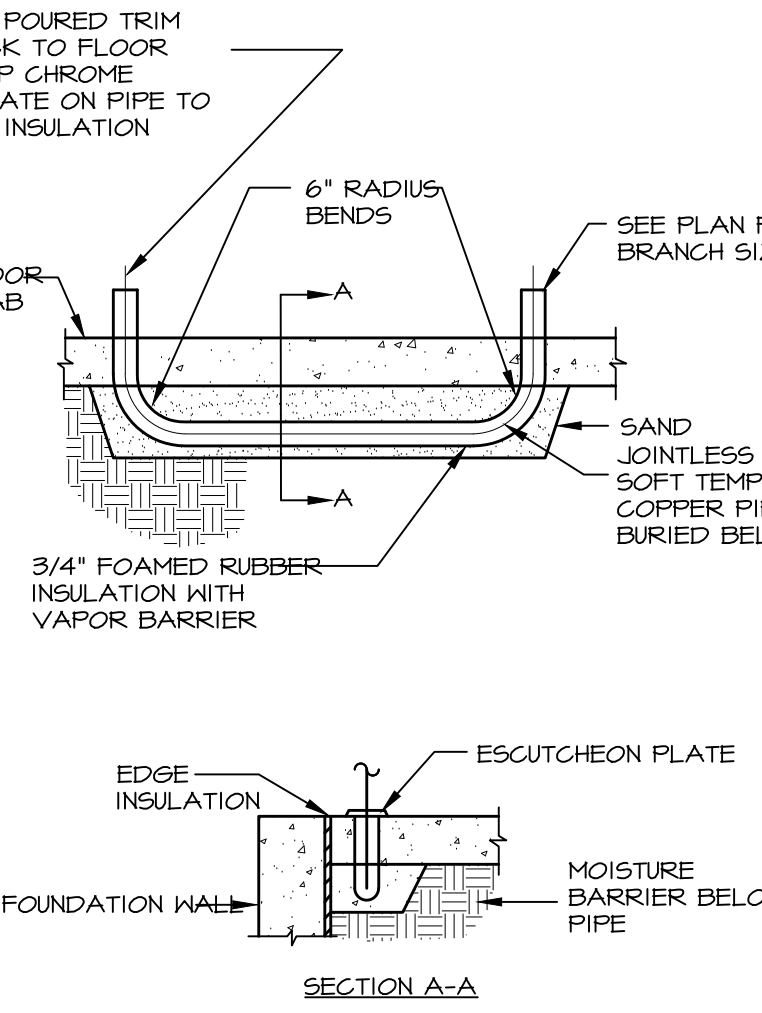
773-751-9294

GENERAL	
A. <u>CODES AND PERMITS:</u> 1. COMPLY WITH ALL APPLICABLE CODES, OBTAIN ALL NECESSARY APPROVALS AND PAY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK. 2. PLUMBING AND DRAINAGE SYSTEMS TO BE INSTALLED AS PER APPROVED DRAWINGS AND IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE, (LATEST EDITIONS AND AMENDMENTS) AND LOCAL AUTHORITY'S REQUIREMENTS. 3. ALL MATERIALS AND EQUIPMENT SHALL HAVE PRIOR APPROVAL FOR THE APPLICATION BY THE AUTHORITIES HAVING JURISDICTION, E.G. UL AND AGA. B. <u>PIPING MATERIALS:</u> 1. DOMESTIC SUPPLY PIPING: ABOVE THE FINISH FLOOR SHALL BE TYPE "L" COPPER. BELOW THE SLAB-ON-GRADE LESS THAN 2" SHALL BE TYPE "K" COPPER LINES 2" AND LARGER SHALL BE DUCTILE IRON. 2. ABOVEGROUND: SANITARY AND STORM LINES SHALL BE CAST IRON PIPE COMPLYING WITH ASTM A74 AND NSF 14 WITH WELDED JOINTS. VENT LINES SHALL BE SCHEDULE 40 PVC PIPE COMPLYING WITH ASTM 2665-74 AND NSF 14 WITH WELDED JOINTS (IF CODE PERMITS). CEILING: SANITARY AND VENT LINES SHALL BE BE SCHEDULE 40 CPVC PIPE COMPLYING WITH ASTM/E81U723 AND ICC-PMG 1278 LISTING FOR PLENUM USE. UNDERGROUND: SANITARY AND VENT LINES TO BE CAST IRON. D. <u>NOTES:</u> 1. CONTRACTOR SHALL BECOME FAMILIARIZED WITH SITE CONDITIONS PRIOR TO SUBMITTING BIDS. CLAIMS FOR EXTRAS DUE TO SITE CONDITIONS WILL NOT BE ACCEPTED. 2. EXCAVATE AND CONFIRM THE LOCATION AND INVERT OF EXISTING STORM AND SANITARY CONNECTIONS AT PROPERTY LINE PRIOR TO WORK COMMENCING. IF EXISTING CONNECTIONS AT PROPERTY LINE ARE FOUND TO BE UNSUITABLE (INSUFFICIENT SIZE OR UNACCEPTABLE INVERT) PLUMBING CONTRACTOR SHALL INFORM THE OWNER/ENGINEER. 3. COORDINATE WITH GENERAL CONTRACTOR LOCATIONS AND SIZES OF REQUIRED PLUMBING CHASES AND ANY ADDITIONAL BRACINGS BETWEEN STUDS FOR WALL HUNG FIXTURES. 4. COORDINATE WITH GENERAL CONTRACTOR ANY REQUIRED CUTTING OF STRUCTURE TO FACILITATE PASSAGE OF PIPES. 5. THESE DRAWINGS INDICATE DIAGRAMMATICALLY THE INTENT, GENERAL CHARACTER, REQUIREMENTS AND LOCATION OF THE WORK SHOWN AND INCLUDED. THE WORK INDICATED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. 6. CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM, WHERE THERE IS NO MENTION OF THE RESPONSIBLE PARTY FOR A SPECIFIC ITEM TO BE FURNISHED OR INSTALLED ON THE DRAWINGS, THE DRAWING'S TRADE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ALL RELATED PURCHASES AND LABOR FOR A COMPLETE OPERATING SYSTEM FOR THIS ITEM. THIS CONTRACTOR SHALL PAY ALL PERMIT FEES, PLAN REVIEW FEES, LICENSE FEES, INSPECTIONS, AND TAXES APPLICABLE TO THEIR DIVISION AND SHALL BE INCLUDED IN THE BASE BID AS PART OF THEIR CONTRACT. 7. CONTRACTOR SHALL BE LICENSED, BONDED, INSURED AND CAPABLE OF PERFORMING QUALITY WORKMANSHIP. THIS CONTRACTOR GUARANTEES ALL OF HIS WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE BY THE OWNER AND ENGINEER. 8. CONTRACTOR SHALL ESTABLISH SAFE WORKING PROCEDURES FOR THE PROTECTION OF THE WORKMEN IN ALL PHASES OF WORK, COMPLYING WITH ALL APPLICABLE PROVISIONS OF CITY, STATE, AND FEDERAL SAFETY LAWS (OSHA) AND AS RECOMMENDED IN THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION' AS ISSUED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA, INC., 20TH AND E. STREETS, N.W. WASHINGTON, D.C. 9. CONTRACTOR SHALL VERIFY ALL MOUNTING, ARRANGEMENTS, HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN. ANY MENTION OF A SPECIFIC MOUNTING ARRANGEMENT, HEIGHT OR LOCATION SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO VERIFY THE SPECIFIC REQUIREMENT FURNISHED OR THE TRADES WORKING IN THE SAME AREA. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR ITEMS INSTALLED IN WRONG LOCATIONS, IN CONFLICT WITH OTHER WORK, ETC. 10. ALL CUTTING AND PATCHING (TO ORIGINAL STATE) OF BUILDING MATERIALS AS REQUIRED FOR INSTALLATION OF A COMPLETE WORKABLE SYSTEM. CONTRACTOR SHALL FURNISH AND INSTALL ALL SLEEVES THRU WALLS AND CORING THRU FLOORS. 11. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REVIEW AND CHECK THE ENTIRE PORTION OF WORK, CLEAN EQUIPMENT AND DEVICES, REMOVE SURPLUS MATERIALS AND RUBBISH FROM THE PROPERTY AND LEAVE THE WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION. EACH RESPECTIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY CARTONS, DEBRIS, EQUIPMENT, ETC., INSTALLED BY THIS CONTRACTOR INCLUDING EQUIPMENT FURNISHED BY OTHERS AND UNCRATED OR REMOVED FROM CARTONS BY THIS CONTRACTOR. 12. BEFORE PLACING WATER SYSTEM IN OPERATION, CHLORINATE ENTIRE SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AND STATE PLUMBING CODES, SUPPLY CERTIFICATE OF COMPLIANCE. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PUMPING AND DRAINING OF TRENCHES OR PITS NECESSARY FOR THE INSTALLATION OF HIS WORK. 13. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE PURCHASE, DELIVERY, RECEIVING, UNLOADING, STORING, SETTING IN PLACE, AND PROTECTING OF ALL NEW EQUIPMENT FURNISHED BY THIS CONTRACTOR AND EQUIPMENT FURNISHED BY OWNER AND INSTALLED BY THIS CONTRACTOR FROM DAMAGE BY VANDALISM AND WEATHER DURING CONSTRUCTION. 14. CONTRACTOR TO VERIFY IN FIELD AND PROVIDE EXTENSIONS REQUIRED TO ADJUST ALL FIXTURES TO GRADE LEVEL TO MAINTAIN INVERTS AS DETERMINED BY ALL FIXTURES RELATED (GREASE TRAPS, MAN HOLES, ETC.)	15. DISINFECTION OF POTABLE WATER SYSTEM SHALL BE AS FOLLOWS: GENERAL: NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY HAVING JURISDICTION OR, IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR AWWA C652 LISTED IN CHAPTER 19 OR AS DESCRIBED IN THIS SECTION. THIS REQUIREMENT SHALL APPLY TO "ONSITE" OR "IN-PLANT" FABRICATION OF A SYSTEM OR TO A MODULAR PORTION OF A SYSTEM. A. THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT THE POINTS OF OUTLET. B. THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION AT LEAST 50 PARTS PER MILLION (50 MG/L) OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED OFF AND ALLOWED TO STAND FOR 24 HOURS; OR THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER CHLORINE SOLUTION AT LEAST 200 PARTS PER MILLION (200 MG/l) OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS. C. FOLLOWING THE REQUIRED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SYSTEM. D. THE PROCEDURE SHALL BE REPEATED WHERE SHOWN BY A BACTERIOLOGICAL EXAMINATION THAT CONTAMINATION REMAINS PRESENT IN THE SYSTEM. E. INSPECTIONS AND APPROVALS: 1. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION FROM TIME TO TIME BY THE ENGINEER AND THE AUTHORITY HAVING JURISDICTION. INFORM THE ENGINEER 48 HOURS IN ADVANCE OF ANY TESTS OR COVERING BURYING OR CONCEALMENT OF SERVICES TO ALLOW FOR INSPECTION. DO NOT COVER, BURY OR CONCEAL SERVICES WITHOUT THE ENGINEER'S APPROVAL. 2. DO NOT CHANGE ANY MATERIAL, EQUIPMENT OR CONSTRUCTION METHOD FROM WHAT IS SHOWN ON THE DRAWINGS AND SPECIFICATION WITHOUT THE APPROVAL OF THE ENGINEER, ANY CHANGES MADE WITHOUT THE ENGINEER'S AUTHORIZATION MAY RESULT IN THE WORK NOT BEING ACCEPTED AND/OR DELAY IN ISSUANCE OF THE FINAL LETTER OF ASSURANCE. 3. THE DOCUMENTS INDICATE THE MINIMUM STANDARDS TO BE APPLIED TO THE WORK. ANY APPROVAL OF, OR AGREEMENT TO, A LOWER STANDARD, BY ANY PERSON OR AUTHORITY WILL NOT NECESSARILY BE APPROVED BY THE ENGINEER AND MAY RESULT IN THE WORK NOT BEING ACCEPTED AND/OR DELAY IN ISSUANCE OF THE FINAL LETTER OF ASSURANCE. F. <u>COOPERATION WITH OTHER TRADES:</u> 1. GIVE FULL COOPERATION TO OTHER SUB TRADES AND FURNISH ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL SUB TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY. 2. INSTALL ALL EQUIPMENT AND PIPING TO OBTAIN CEILING HEIGHTS SPECIFIED. IN CASE OF CONFLICT, NOTIFY THE ENGINEER BEFORE INSTALLING ANY ITEM REFERRED TO ABOVE. CARRY OUT ANY REQUIRED ADJUSTMENT. G. <u>MATERIALS AND WORKMANSHIP:</u> 1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND APPARATUS REQUIRED FOR WORK SHALL BE NEW, OF GOOD QUALITY AND SHALL BE FURNISHED, DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL, AND SHALL BE SELECTED AND ARRANGED SO AS TO FIT PROPERLY INTO THE BUILDING SPACES, WHERE NO SPECIFIC KIND OR QUALITY OF MATERIAL IS GIVEN, A GOOD STANDARD ITEM, AS APPROVED BY THE ENGINEER, SHALL BE FURNISHED. 2. USE SKILLED AND QUALIFIED, FITTERS, PLUMBERS, METAL WORKERS, WELDERS, HELPERS, AND LABOR REQUIRED TO UNLOAD, TRANSFER, ERECT, CONNECT UP, ADJUST, START, OPERATE AND TEST SUCH SYSTEMS. HELPERS AND UNQUALIFIED WORKERS WILL BE DIRECTLY SUPERVISED AT ALL TIMES WHILE WORKING ON THE SITE BY QUALIFIED TRADES PERSONS. 3. UPON REQUEST BY THE ENGINEER, PRODUCE COPIES OF TRADE QUALIFICATIONS OF ANY SELECTED WORKERS. 4. THE ENGINEER SHALL HAVE THE RIGHT TO REJECT ANY ITEM THAT, IN HIS/HER OPINION, DOES NOT CONFORM TO AN ACCEPTABLE STANDARD OF QUALITY, QUIETNESS OF OPERATION, FINISH, APPEARANCE AND PERFORMANCE. UNACCEPTABLE MATERIAL AND/OR WORKMANSHIP MUST BE RECTIFIED TO THE APPROVAL OF THE ENGINEER. 5. UNLESS NOTED OTHERWISE, ALL FIXTURES SHALL BE PROVIDED WITH APPLICABLE ACCESSORIES (SUCH AS SUPPLY STOPS, WASTE TRAPS, FIXTURE MOUNTING SUPPORTS, BOLT CAPS, WATER CLOSET SEATS, ETC., AS REQD.) 6. ALL EQUIPMENT AND DEVICES SHALL BEAR AGA, CSA OR UL APPROVED LABELS AND CERTIFICATIONS SHALL VERIFY IF LOCAL CODE REQUIRED. H. <u>SUBMITTALS:</u> 1. PRIOR TO COMMENCEMENT OF WORK, SUBMIT COMPLETE SHOP DRAWINGS ELECTRONICALLY (PDF FILES) ON ALL SPECIFIED OR APPROVED EQUAL MATERIALS TO BE USED. ALLOW 5 WORKING DAYS FOR THE ENGINEER TO REVIEW. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELAYS CAUSED BY ANY REQUIRED RESUBMISSION OF SHOP DRAWINGS. 3. THE ENGINEER'S REVIEW IS FOR GENERAL COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AND WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR CORRECTNESS OF PERFORMANCE, FUNCTION, DETAILS AND DIMENSIONS. 4. WHERE ALTERNATE EQUIPMENT HAS BEEN SUBMITTED THE CONTRACTOR BEARS RESPONSIBILITY FOR ANY REDESIGN AND CONSTRUCTION REQUIRED TO ACCOMMODATE THE EQUIPMENT. I. <u>DRAWINGS AND SPECIFICATIONS:</u> 1. CONTRACT DRAWINGS FOR PLUMBING WORK ARE IN PART DIAGRAMMATIC, INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENT OF EQUIPMENT AND PIPING. THIS CONTRACTOR SHALL LAY OUT THE WORK AT THE SITE AND PROVIDE ANY NECESSARY OFFSETS AND ADJUSTMENTS TO SUIT SITE CONDITIONS AND AVOID CONFLICT WITH OTHER TRADES. 2. CARE SHALL BE TAKEN TO ENSURE THAT THE INSTALLATION IS IN ACCORDANCE WITH DETAILED DRAWINGS, WHERE GIVEN, AND THAT THE INSTALLATION MEETS THE DESIGN REQUIREMENTS. 3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING CALLED FOR IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS SHALL BE CONSIDERED AS APPEARING IN BOTH. 4. ANY DISCREPANCIES FOUND BETWEEN DRAWINGS AND SPECIFICATIONS, LEAVING IN DOUBT THE TRUE INTENT OR MEANING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE WORK BEING PERFORMED.

EXECUTION	
<u>TESTING:</u> 1. SANITARY PIPING: TEST UNDER 10 FEET STANDING HEAD. 2. WATER PIPING: PRESSURE TEST AT 1-1/2 TIMES THE SYSTEM PRESSURE BUT AT LEAST 100. PSI BY AIR OR WATER, FOR 1 HOURS, WITH NO SIGNIFICANT PRESSURE DROP. 3. ALTERNATE TESTS WILL GOVERN AS CALLED FOR BY PLUMBING INSPECTOR. TESTING SHALL BE WITNESSED AND SIGNED BY OWNER. A. <u>INSTALLATION:</u> 1. PROVIDE CHROME PLATED ESCUTCHEON PLATES WHEREVER PLUMBING LINES PENETRATE A FINISHED WALL. 2. PROVIDE SHUT OFF VALVES AND ACCESSORIES IN ACCESSIBLE LOCATIONS TO EACH APPLIANCE, PIECE OF EQUIPMENT, FIXTURE GROUP OR BRANCHES. PROVIDE VALVES IN ACCORDANCE WITH CODES AND WHERE SHOWN ON THE DRAWINGS. 3. INSTALL BALANCING VALVES WHERE SHOWN ON THE DRAWINGS OR AS REQUIRED AND ADJUST THE VALVES FOR BALANCED FLOW ON THE RECIRCULATION SYSTEM. 4. IDENTIFY EACH PIPING SYSTEM WITH STICK ON DECALS TO INDICATE SERVICE AND DIRECTION OF FLOW. DO NOT RUN WATER PIPES IN OUTSIDE WALLS WITHOUT PROTECTION FROM FREEZING TO THE ENGINEER'S APPROVAL. 5. THREADED FITTINGS ON GALVANIZED STEEL PIPING SHALL BE 150# CLASS GALVANIZED MALLEABLE IRON FILLING CONFORMING TO ASTM A-197 SPECIFICATION. 6. FURNISH AND INSTALL UNIONS WHERE INDICATED OR NECESSARY FOR REPAIR OR SERVICE. UNIONS 2" AND SMALLER SHALL BE STANDARD GROUND JOINT BRASS TO IRON SEAT, MALLEABLE IRON, SCREWED. UNIONS 2-1/2" AND LARGER SHALL BE STANDARD CAST IRON FLANGED UNIONS 125# CLASS. 7. HORIZONTAL SOIL OR WASTE LINES SHALL BE AT A SLOPE OF NOT LESS THAN 1/8" PER FOOT AND SHALL BE HELD CLOSE TO THE CONSTRUCTION TO MAINTAIN A MAXIMUM OF HEAD ROOM. ALL CHANGES OF DIRECTION AND JUNCTIONS SHALL BE MADE WITH "Y" FITTINGS AND 1/8 BENDS. 8. HOT AND COLD WATER PIPING SHALL BE PROPERLY PITCHED TO LOW POINTS IN THE SYSTEM WHERE DRAINS SHALL BE INSTALLED. 9. VALVES SHALL BE MANUFACTURED BY CRANE, STOCKHAM. VALVE NUMBERS INDICATED HERE ARE CRANE. GATE VALVE, 2" AND SMALLER. #428. GLOBE VALVE, 2" AND SMALLER #7 CHECK VALVE, 2" AND SMALLER, #38. VALVES ARE SUITABLE FOR IRON OR STEEL PIPE ONLY. IF COPPER PIPING IS USED, MODIFY VALVE NUMBERS AS REQUIRED AND SUBMIT PROPER VALVES FOR APPROVAL. 10. ALL SUPPLY PIPING TO BE RUN OVERHEAD, UNLESS NOTED OTHERWISE. 11. ALL SUPPLY PIPING TO BE A MINIMUM OF 3/4" DIA., UNLESS NOTED OTHERWISE. 12. EACH FIXTURE WILL HAVE A 3/4" X 12" AIR CHAMBER. 13. DO NOT USE PVC IN PLENUM RETURN CEILING. 14. ALL FIXTURES WILL BE FURNISHED WITH INTEGRAL STOPS. 15. ALL FLOOR DRAINS AND FIXTURES TO BE BOLTED IN ACCORDANCE WITH LOCAL CODES. 16. ALL HORIZONTAL BENT PIPING SHALL BE RUN ABOVE FINISHED CEILINGS AND SLOPED UP TOWARD MAIN SANITARY. 17. THE PLUMBING CONTRACTOR WILL NOT INSTALL COMBUSTIBLE PIPING MATERIAL IN OR THROUGH FIRE RATED ASSEMBLIES. 18. HORIZONTAL DRAINAGE PIPING SHALL BE PITCHED NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" DIA. AND UNDER, WHILE HORIZONTAL DRAINAGE PIPING SHALL BE PITIED NOT LESS THEN 1/8" PER FOOT FOR PIPING 4" DIA. AND OVER. 19. ALL CONNECTIONS BETWEEN DISSIMILAR METALS SHALL BE MADE WITH DIELECTRIC UNIONS OR COUPLINGS. 20. PIPES WHICH PASSING THROUGH THE FOUNDATION OR RATED WALL SHALL BE SLEEVED WITH "WATER STOP OR FIRE RESIST" "DEPEND TO THE APPLICATION" TO PROVIDE NOT LESS THAN 1" CLEARANCE AROUND THE PIPE. THE OPENING BETWEEN THE PIPE AND THE PIPE SLEEVE SHOULD BE TIGHTLY PACKED WITH OAKUM AND CAULKED WITH LEAD. J. <u>FIRE STOPPING:</u> 1. ALL FIRE STOPPING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE TO MAINTAIN FIRE RATINGS OF THE STRUCTURE AND FINISHES. MATERIAL USED FOR FIRE STOPPING SHALL BE TESTED AND APPROVED FOR THE PARTICULAR APPLICATION. PROVIDE COPIES OF THE TEST RESULTS TO THE ENGINEER ON REQUEST. 2. PIPES PASSING THROUGH WALLS AND FLOORS SHALL NOT BE IN DIRECT CONTACT WITH THE STRUCTURE. PENETRATIONS SHALL BE SIZED TO ALLOW 1/2" CLEARANCE BETWEEN THE PIPE AND THE STRUCTURE. 3. PIPES PENETRATING OR PARTLY PENETRATING FIRE SEPARATIONS, FIREWALLS AND FIRE RATED STRUCTURES SHALL HAVE THE 1/2" SPACE BETWEEN THE PIPE AND THE STRUCTURE CAULKED WITH UL APPROVED HIGH TEMPERATURE INSULATION CEMENT TO AVOID FIRE, SMOKE AND SOUND TRANSMISSION. 4. PIPES PASSING THROUGH WALLS AND FLOOR THAT ARE NOT ARE RATED SHALL HAVE THE 1/2" SPACE BETWEEN THE PIPE AND THE STRUCTURE CAULKED WITH INSULATION AND/OR INSULATION CEMENT TO AVOID SOUND, SMOKE AND DUST TRANSMISSION. 5. THIS WORK TO BE UNDERTAKEN BY QUALIFIED TRADES PEOPLE ONLY.	E. <u>INSULATION:</u> 1. ALL INSULATION WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE PLUMBING CODE AND AUTHORITIES HAVING JURISDICTION BY AN EXPERIENCED FIRM WITH AN ESTABLISHED REPUTATION IN THIS FIELD, AND TO THE SATISFACTION OF THE ARCHITECT/ENGINEER 2. ALL DOMESTIC WATER PIPING TO BE INSULATED WITH FIBERGLASS INSULATION AND VAPOR BARRIER PER FOLLOWING: • CW : ALL SIZE, 1" INSULATION. • HW & HWR : 1" AND SMALLER, 1" INSULATION. • VTR : ALL SIZE, 1/2" INSULATION WITHIN 10' FROM ROOF PENETRATION. 3. INSULATION TO BE AS MANUFACTURED BY INSUL-SHIELD OR KNAUF INDUSTRIES. ONE PIECE MOLDED INSULATION WITH SELF SEALING ADHESIVE. ALL FITTINGS TO BE COMPLETE WITH ONE PIECE FIRM MOLDED HIGH IMPACT PVC FITTING COVERS. 4. ALL SANITARY P-TRAPS IN AREAS SUBJECT TO FREEZING SHALL BE INSULATED WITH MIN. 1/2" INSULATION COMPLETE WITH VAPOR BARRIER. 5. FIRE RATED CEILING: PIPE INSULATION SHALL BE FIRE RATED AND COMPLY WITH REQUIREMENTS OF DIVISION 07 FOR PIPE INSULATION AND SEAL PENETRATIONS. G. <u>HANGERS:</u> 1. SUPPORT PIPING ON ADJUSTABLE MALLEABLE IRON OR WROUGHT STEEL HANGERS. GRINNELL #67, 101, 260, 2699R APPROVED. EQUAL. INSTALLATION AND SPACING SHALL BE AS REQUIRED BY GOVERNING CODE AND AUTHORITIES HAVING JURISDICTION. 2. PIPE STRAPPING USED IN PLACE OF APPROVED PIPE HANGERS WILL NOT BE ACCEPTED. 3. HANGERS SHALL BE OF STANDARD WEIGHT STEEL OR IRON ROD AND RING OR CLEVIS TYPE. 4. ALL SUSPENDED HORIZONTAL PIPING SHALL BE SUPPORTED BY HANGERS WAGED NO FURTHER THAN 8'-0" APART (4'-0" APART FOR PVC PIPING). NO PIPING SHALL BE SELF-SUPPORTING NOR BE SUPPORTED FROM EQUIPMENT CONNECTIONS. 5. SUPPORTS AND HANGERS SHALL BE INSTALLED TO PERMIT FREE EXPANSION AND CONTRACTION IN PIPING SYSTEMS UNLESS PIPE REQUIRES FIRM ANCHOR CONTROL. H. <u>CLEANOUTS:</u> 1. CLEANOUTS SHALL BE INSTALLED ON ALL INTERIOR AND EXTERIOR SANITARY AND STORM DRAINAGE PIPING IN ACCORDANCE WITH LOCAL PLUMBING CODES. 2. CLEANOUTS SHALL BE FULL SIZE FOR PIPES OF 4" DIAMETER AND LESS, AND 4" SIZE FOR ALL LARGER PIPES. 3. CLEANOUTS IN SIDEWALKS, CONCRETE OR PAVED AREAS FOR OUTSIDE DRAINAGE PIPING AND FOOTING DRAINS TO BE EXTENDED TO SURFACE IN C.I. PIPE WITH PIPE ANCHORED IN 12" X 12" X 6" COLLAR OF CONCRETE. 4. WHERE CLEANOUTS MUST BE INSTALLED IN FINISHED FLOORS USE APPROPRIATE CLEANOUT COVERS. 5. CLEANOUTS SHALL BE PLACED AT ALL DEAD ENDS, AT CHANGES OF DIRECTION, AT 50'-0" INTERVALS ON HORIZONTAL RUNS, OUT OF HIGH TRAFFIC AREAS, (NOT UNDER CASES) ETC. WHERE CLEANOUTS OCCUR CONCEALED SPACES, THEY SHALL BE PROVIDED WITH EXTENSION TO FLOOR ABOVE OR TO WALLS. A HAND-HOLE TEST TEE SHALL BE PLACED AT THE BASE OF EACH STAGE. I. <u>ACCESS DOORS:</u> 1. PROVIDE ACCESS TO ALL CONCEALED PLUMBING EQUIPMENT FOR OPERATION, MAINTENANCE, CALIBRATION AND ADJUSTMENT, INCLUDING: VALVES, UNIONS, AND CLEANOUTS. 2. ACCESS DOORS FOR CLEANOUTS SHALL BE 8" X 8" MINIMUM. ALL OTHER ACCESS DOORS SHALL BE A MINIMUM OF 12" X 12", WHERE FULL BODY OR HEAD AND SHOULDERS ACCESS IS REQUIRED, DOORS SHALL BE 24" X 24". 3. ACCESS DOORS IN PLASTERED WALLS AND CEILINGS SHALL BE FLUSH TYPE MADE OF 14 GA. STEEL WITH RECESSED PERFORATED ANCHOR FLANGE AND PLASTER KEY, CONCEALED HINGES AND SCREWDRIVER OPERATED CAM LOCKS. ACUDOR TYPE PS 5030. 4. ACCESS DOORS IN DRYWALL PARTITIONS OR CEILINGS, TILE OR MASONRY WALLS SHALL BE FLUSH TYPE MADE OF 16 GA STEEL HAVING MOUNTING FLANGE, CONCEALED HINGES AND SCREWDRIVER CAM LOCKS. ACUDOR TYPE UF 5000. 5. ACCESS DOORS TO HAVE PRIMER FINISH EXCEPT FOR CERAMIC TILED AREAS WHERE ACCESS DOOR SHALL BE STAINLESS STEEL. 6. ACCESS DOORS REQUIRED IN FIRE PARTITIONS AND SIMILAR FIRE RATED STRUCTURE SHALL BE U.L. APPROVED FIRE DOORS, SUITABLE FOR THE STRUCTURE IN WHICH THEY ARE TO BE LOCATED. ACCESS DOORS SHALL BE AS MANUFACTURED BY ACUDOR OR APPROVED EQUAL.

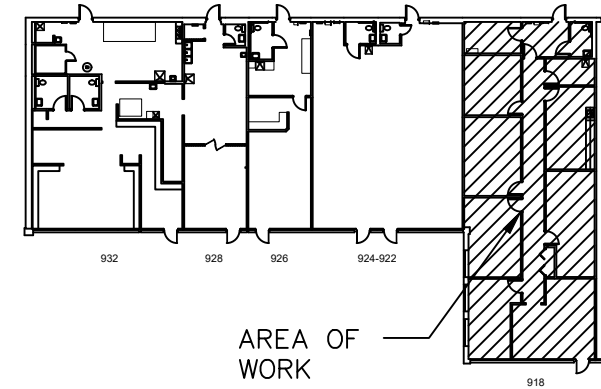
PLUMBING SYMBOL LIST			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A.F.F.	ABOVE FINISHED FLOOR	— — —	COLD WATER LINE
AG	AIR GAP	— — — —	HOT WATER LINE
C.I.	CAST IRON	— — — —	HOT WATER RECIRCULATION
CO	CLEANOUT	— S —	SUSPENDE SANITARY
CW	COLD WATER SUPPLY	— US —	UNDERGROUND SANITARY
FD	FLOOR DRAIN	-----	SUSPENDE VENT
HWT	HOT WATER TANK	⌒	DOWN (ELBOW)
LAV	LAVATORY	⌒	RISER UP (ELBOW)
OSD	OPEN SITE DRAIN	⌒	BALL VALVE
P	PUMP	⌒	CHECK VALVE
PC	PLUMBING CONTRACTOR	⌒	GATE VALVE
RD	ROOF DRAIN	⌒	UNION
SAN	SANITARY	▶	DIRECTION OF FLOW
SK	SINK		
ST	STORM		
UR	URINAL		
UG	UNDER GROUND		
V	VENT		
V.I.F.	VERIFY IN FIELD		
VTR	VENT THRU ROOF		
WC	WATER CLOSET		
WH	WATER HEATER		
E.T.R.	EXISTING TO REMAIN		
DISREGARD ANY SYMBOL OR ABBREVIATION THAT IS NOT APPLICABLE TO THIS PROJECT			

	
1 HOT WATER RETURN ASSEMBLY SCALE: NONE	

	
2 UNDERGROUND DOMESTIC WATER PIPING SCALE: NONE	



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Partial Strip Mall KEY PLAN # 6

1	02/06/23	ISSUED FOR CLIENT REVIEW
Rev. No.	Date	Description

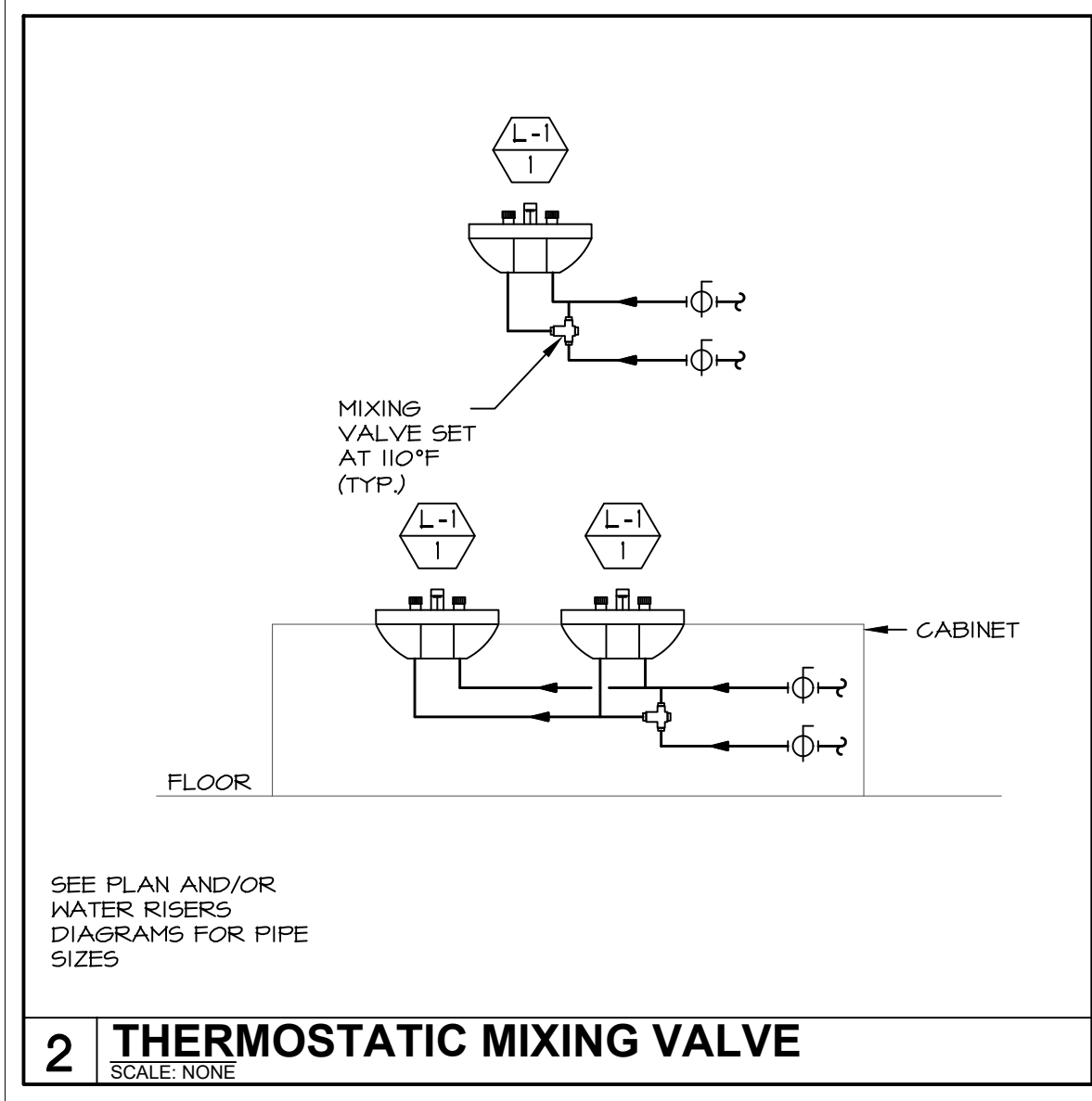
ISSUES & REVISIONS



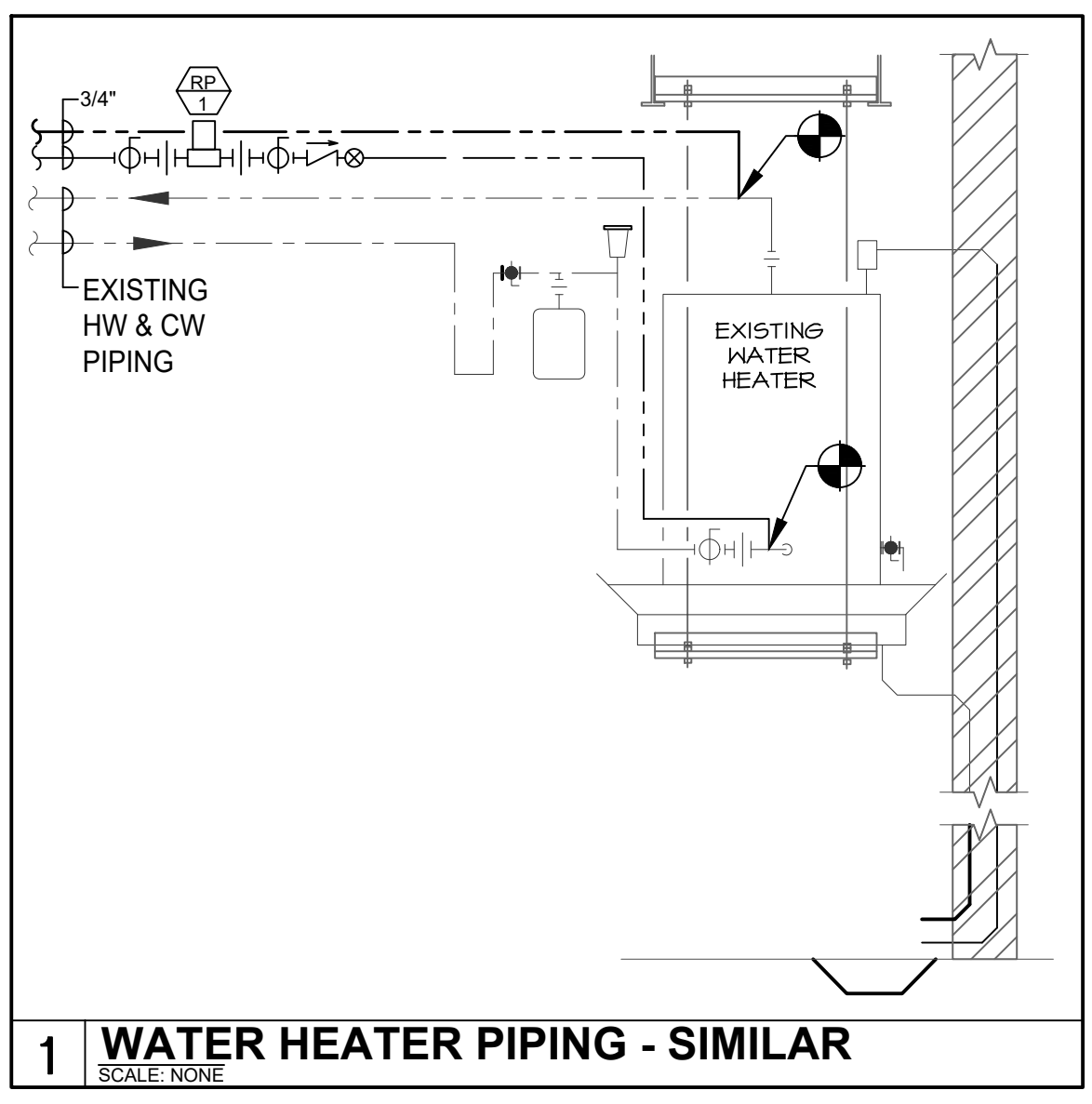
Project: **New Hand Sinks for Rooms 1 through 5**
918 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title: **GENERAL NOTES & SYMBOL LIST**

Date: 02/06/23	Proj. No: 2308
Drawn: BS	Sheet No:
Checked: BS	P0.1
Approved: BS	

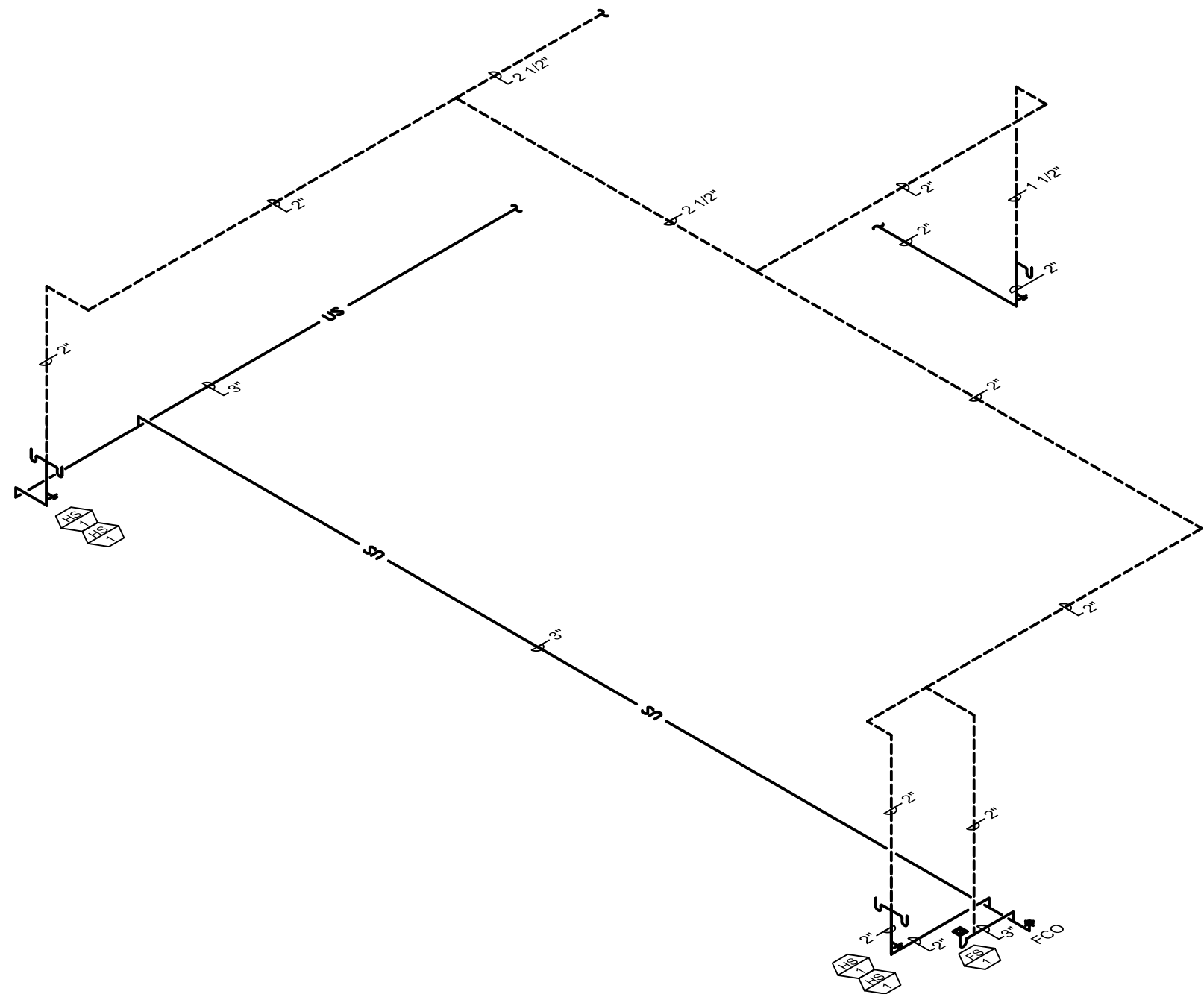


2 THERMOSTATIC MIXING VALVE
SCALE: NONE

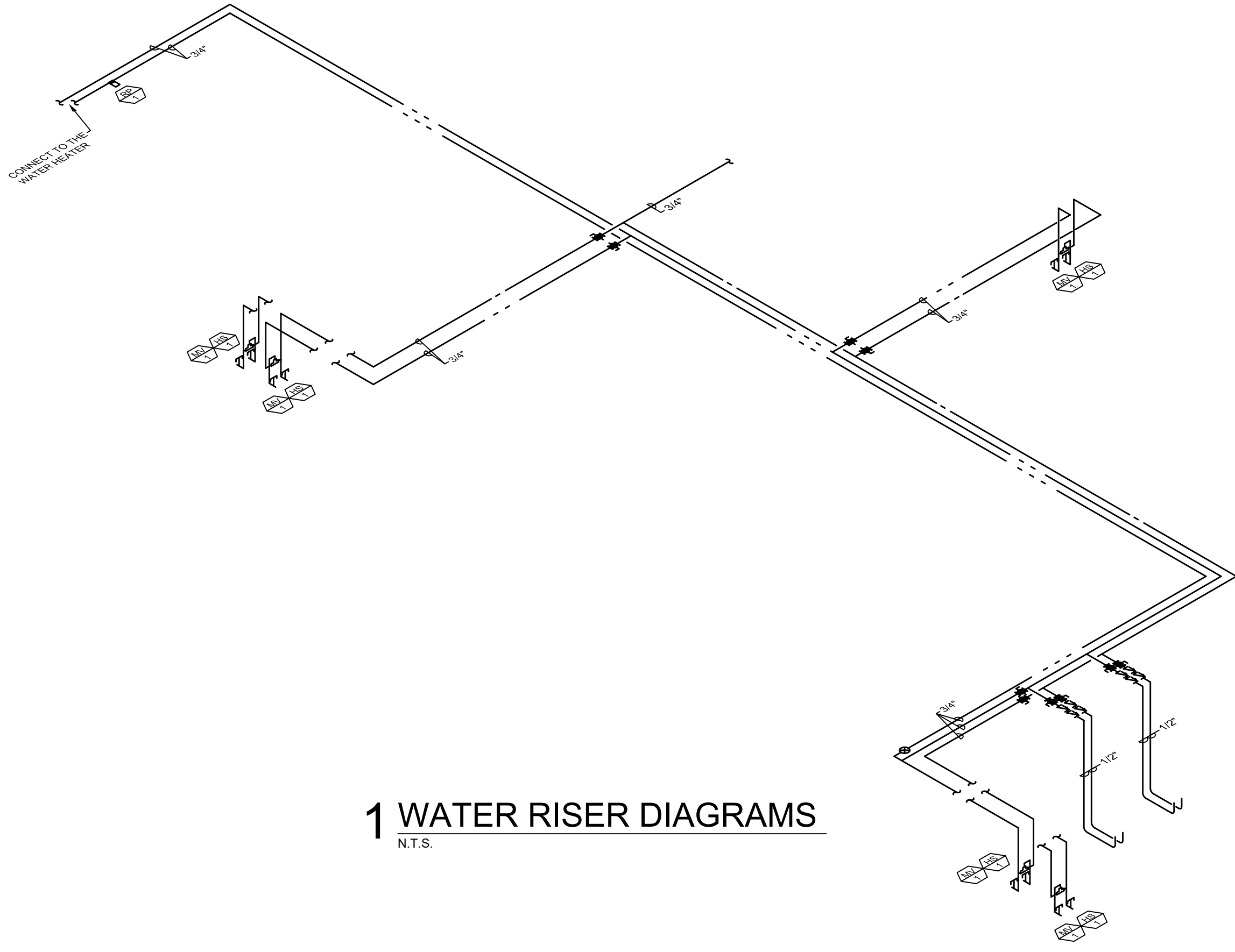


1 WATER HEATER PIPING - SIMILAR
SCALE: NONE

PLUMBING EQUIPMENT SCHEDULE					
TAG	EQUIPMENT	QTY	MANUFACTURER & MODEL	TYPE	REMARKS
CO	CLEANOUT "FINISHED"	-	ZURN, ZN-1400-BP-NL JR SMITH, 4021	FLOOR	ADJUSTABLE. C.I. BODY, GAS AND WATERTIGHT ABS TAPERED THREAD PLUG. FURNISH WITH SECURING SCREW. (EQUAL MANUFACTURERS: JOSAM, SIOUX CHIEF)
	CLEANOUT	-	ZURN, 1441-2 JR SMITH, 4422	WALL	C.I. BODY, GAS AND WATERTIGHT ABS TAPERED THREAD PLUG. FURNISH WITH CHROME ACCESS COVER AND SECURING SCREW. (EQUAL MANUFACTURERS: JOSAM, SIOUX CHIEF)
	CLEANOUT "CARPET FLOOR"	-	ZURN, Z-1441-BP JR SMITH, 4021-Y	FLOOR	C.I. BODY, ADJUSTABLE, POLISHED BRASS TOP WITH CARPER MARKER. (EQUAL MANUFACTURERS: JOSAM, SIOUX CHIEF)
FS-1	FLOOR SINK	1	JR SMITH 3110-12	-	FLOOR SINK WITH BOTTOM STRAINER. 12"x12" SQUARE NICKEL BRONZE TOP, 1/2" GRATE. CAST IRON FLANGED RECEPTOR WITH SEEPAGE HOLES, ACID RESISTANT COATED INTERIOR, NICKEL BRONZE RIM AND SECURED GRATE. ALUMINUM DOME BOTTOM STRAINER. (EQUAL MANUFACTURERS: ZURN, SIOUX CHIEF)
MV-1	MIXING VALVE	5	WATTS, LFUSG-B-M2	SINGLE SINK	ROUGH BRONZE FINISH. MIXING VALVE SET AT 110°F DISCHARGE TEMP. ASSE 1070, PRESSURE RATING OF 125 PSIG. FLOW RATE 4 GPM AT 45 PSIG. (EQUAL MANUFACTURERS: WATTS, BRADLEY, ZURN)
HS-1	HAND SINK	5	ELKAY, CHS1716-C CHICAGO FAUCET 631 Mc GUIRE LFH2165CCLK STOPS	WALL	12"x9 1/4"x6" TYPE 304 STAINLESS STEEL. LK-8 CHROME PLATED STAMPED BRASS PERFORATED STRAINER. 7" HIGH BACK SPLASH, WALL HANGER, INTEGRAL S.S. SUPPORT BRACKETS. P-TRAP: 1 1/2" CAST BRASS WITH CLEANOUT AND WALL FLANGE. STOPS: HEAVY DUTY CHROME PLATED 3/8" ODX12" LONG AND BRASS STEAM. (EQUAL MANUFACTURERS: JUST, EAGLE GROUP)
RP-1	REC. PUMP	1	BELL & GOSSETT, PL-30	INLINE	1/12 HP. 115/1/60, 1750 RPM. 5 GPM @ 20' HD. 3/4" SUCTION & DISCHARGE SIZE. DRIP PROVE TYPE MOTOR, CAST IRON MOTOR HOUSING AND CASING. TC-1 AUTOMATIC TIMER KIT AND AQS AQUASTAT.



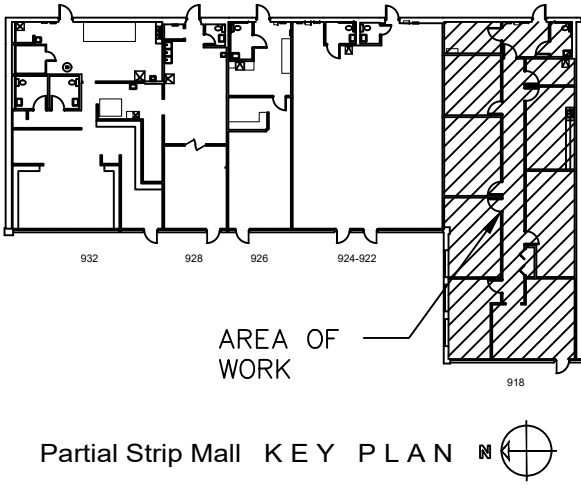
2 WASTE RISER DIAGRAMS
N.T.S.



1 WATER RISER DIAGRAMS
N.T.S.



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Rev. No.	Date	Description
1	02/06/23	ISSUED FOR CLIENT REVIEW

ISSUES & REVISIONS



EXP. 11.30.2023

Project:
New Hand Sinks for
Rooms 1 through 5
918 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title:
SCHEDULES DETAILS
& RISERS DIAGRAMS

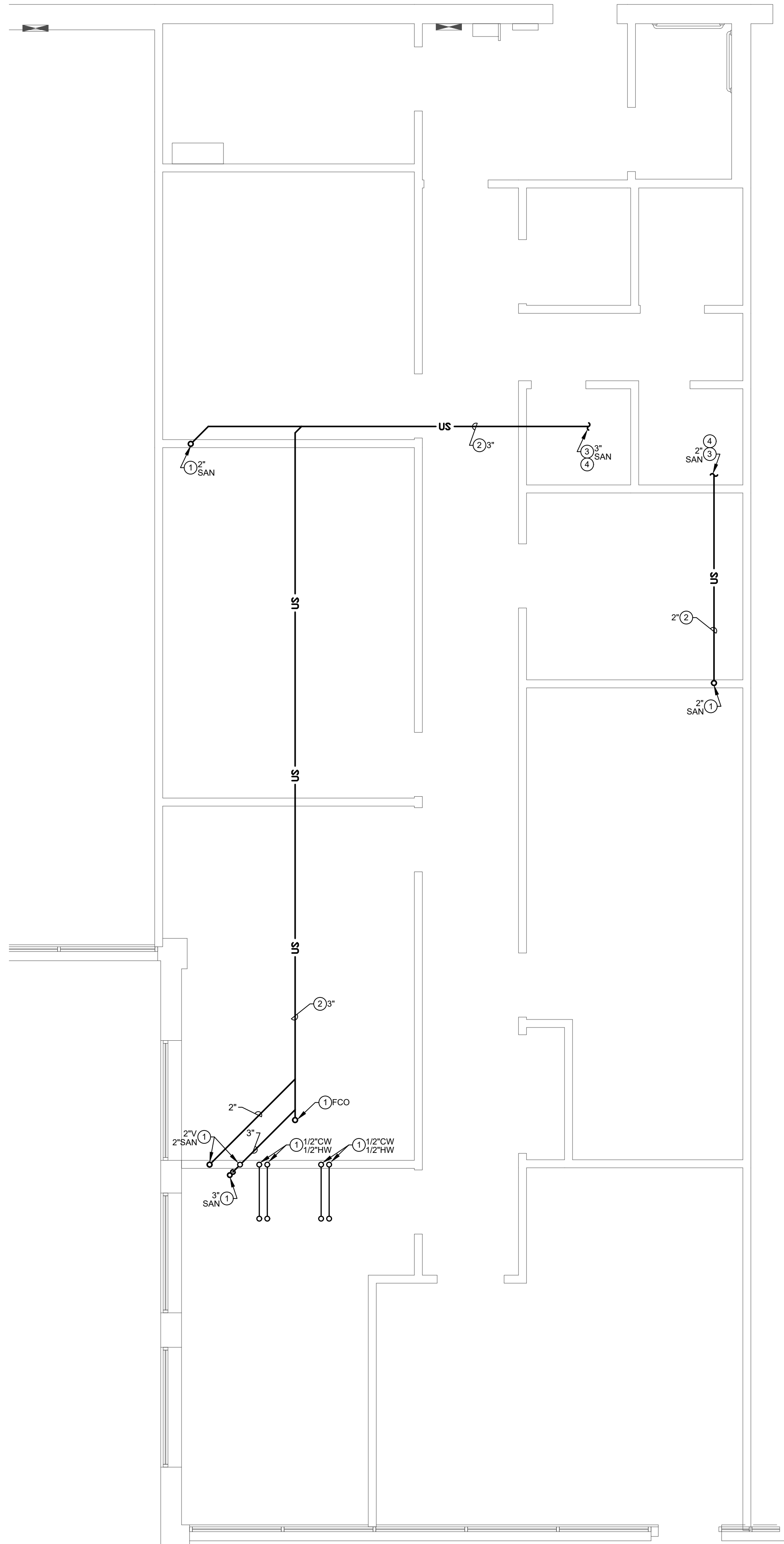
Date: 02/06/23 Proj. No: 2308

Drawn: BS Sheet No:

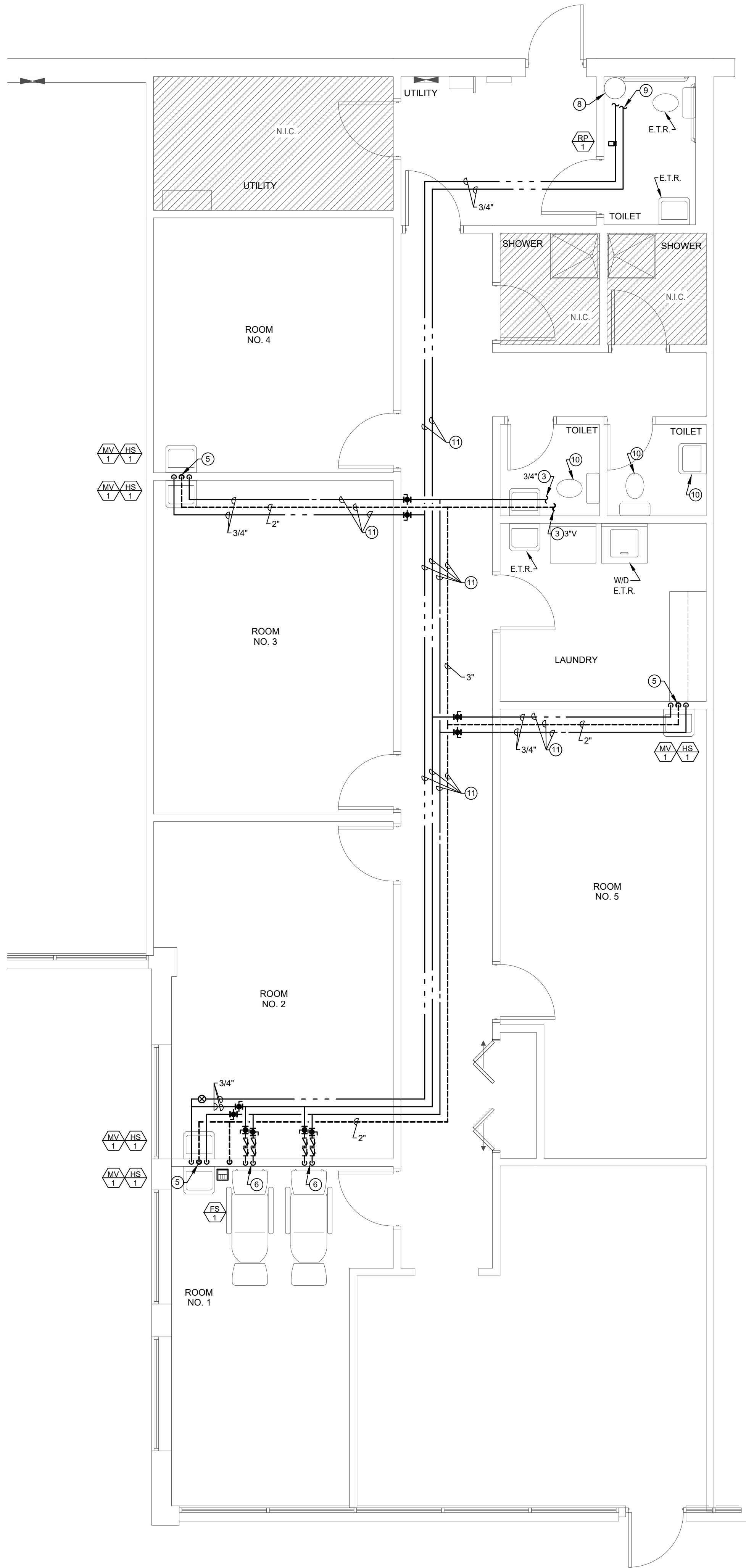
Checked: BS

Approved: BS

P0.2



1 UNDERGROUND PLAN - PLUMBING
SCALE : 1/4" = 1'-0"



2 FLOOR PLAN - PLUMBING
SCALE : 1/4" = 1'-0"

GENERAL NOTES

- THIS CONTRACTORS TO MAKE ALL REQUIRED PIPE OPENINGS THROUGH ROOF, WALLS, AND FLOORS AS REQUIRED FOR WORK INDICATED INCLUDING FIRE STOPPING AND PATCHING AS REQUIRED.
- SCHEDULE AND COORDINATE ALL WORK TO MEET THE PROJECT PHASING.
- COORDINATE ALL WORK WITH THAT OF ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES.
- INSTALL ALL WORK TIGHT TO BOTTOM OF EXISTING STRUCTURE.
- COORDINATE REQUIREMENTS AND MAKE FINAL CONNECTIONS TO EQUIPMENT FURNISHED BY OTHER CONTRACTORS AND THE OWNER.
- THIS CONTRACTOR SHALL NOT INSTALL PIPING IN ANY ROOM DEDICATED FOR ELECTRICAL EQUIPMENT. FOR THE ROOMS WITH ELECTRICAL EQUIPMENT, PROVIDE MINIMUM OF THREE FEET CLEARANCE FORM THE EQUIPMENT. COORDINATE LOCATION OF ELECTRICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR.

PLAN NOTES

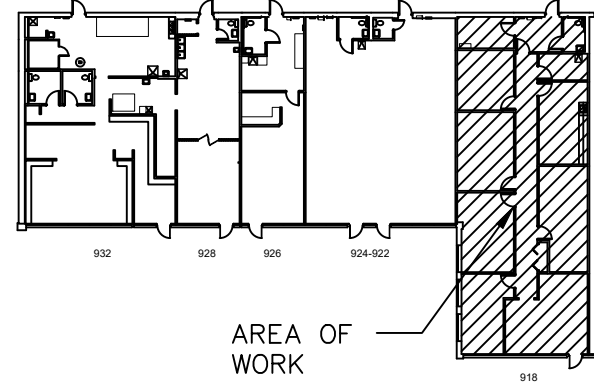
- ROUTE PLUMBING PIPING (OF SIZE, SYSTEM/FIXTURE INDICATED) UP. REFER TO THE RISER DIAGRAM FOR MORE INFORMATION.
- SAW CUT EXISTING FLOOR AS REQUIRED TO INSTALL NEW PIPING (OF SIZE AND SYSTEM INDICATED). PATCH FLOOR TO MATCH THE EXISTING. VERIFY THE ROUTING PRIOR TO COMMENCING THE WORK.
- CONNECT THE PLUMBING PIPING (OF SIZE AND SYSTEM INDICATED) TO THE EXISTING.
- FIELD VERIFY THE QUALITY, LOCATION AND HEIGHT OF THE EXISTING SANITARY WASTE PRIOR TO INSTALLATION.
- ROUTE PLUMBING PIPING (OF SIZE AND SYSTEM INDICATED) DN. TO THE PLUMBING FIXTURE.
- 1/2" CW & 1/2" HW DN IN WALL TO PEDICURE CHAIR WITH ASSE 1022 BACKFLOW PREVENTER BD. CONNECT A DRAIN LINE AT THE VENT OUTLET SIZE AND ROUTE TO THE OPEN SITE DRAIN. ALLOW 1" AIR GAP.
- 1/2" CW AND 1/2" HW STUB UP TO THE PEDICURE CHAIR. PRIOR TO INSTALLATION REEFER TO THE MANUFACTURE INSTALLATION FOR PLUMBING REQUIREMENT.
- EXISTING WATER HEATER TO REMAIN.
- FOR CONTINUATION SEE WATER HEATER PIPING DETAIL 1/P0.1.
- REMOVE AND REINSTALL EXISTING PLUMBING FIXTURE AS REQUIRE TO INSTALL NEW UNDERGROUND PIPING.
- REMOVE AND REINSTALL EXISTING CEILING TILES AS REQUIRED FOR INSTALLATION OF NEW PLUMBING WORK. REPLACE ANY DAMAGED CEILING TILES DURING CONSTRUCTION WITH NEW ONES TO MATCH THE EXISTING.

UNDERGROUND GENERAL NOTES

- PRIOR TO COMMENCING THE WORK, CONTRACTOR SHALL PROVIDE A CAMERA SERVICE TO INVESTIGATE CONDITION, LOCATION AND INVERT ELEVATIONS OF UNDERGROUND WASTE PIPING.
- THIS CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR TO UNDERGROUND WASTE PIPING. AS CLAIMS FOR EXTRAS DUE TO UNCOVERED SITE CONDITIONS WILL NOT BE ACCEPTED.



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Partial Strip Mall KEY PLAN #6

Rev. No.	Date	Description
1	02/06/23	ISSUED FOR CLIENT REVIEW

ISSUES & REVISIONS



EXP. 11.30.2023

Project:

**New Hand Sinks for
Rooms 1 through 5**
918 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title:

**PLUMBING
FLOOR PLANS**

Date: 02/06/23

Proj. No: 2308

Drawn: BS

Sheet No:

Checked: BS

P1.1

Approved: BS



Conceptual Plan Review Committee
3/8/2023

Item: Metropolis - 11 S. Highland Ave. - T1808

Department: Planning & Community Development

Requested Action

Amendment to Planned Unit Development to Amended Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses in the subject unit.

Variations Required

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

The Staff Development Committee reviewed the proposed Amendment to PUD Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses within the subject unit, along with the following variation:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

The SDC is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Zoning Code Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.

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

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for all employees working within the subject unit.

3. A private "Reduced Pressure Zone" (RPZ) is required to isolate the medical / dental office room the other units in the building.

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

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Floor Plan

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits



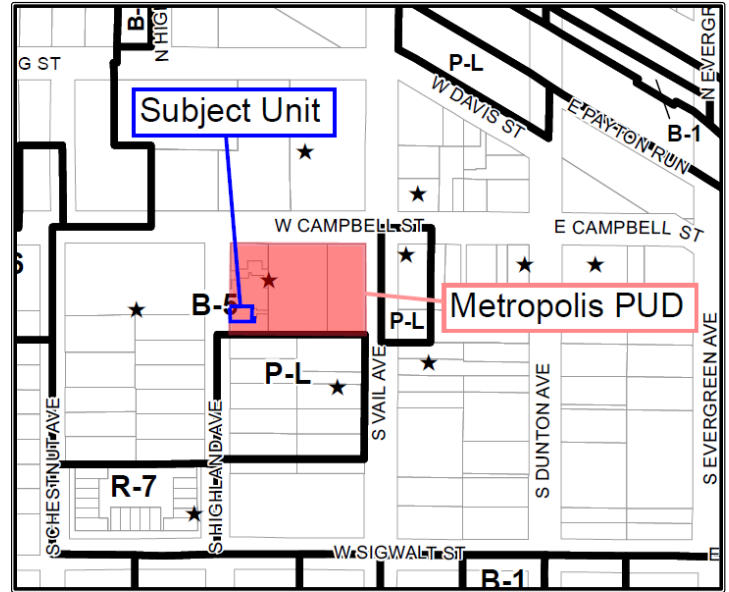
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1808
Project Title: Metropolis PUD Amendment #2
Address: 11 S. Highland Ave.
PIN: 03-29-346-030, 03-29-346-032 thru -037

To: Conceptual Plan Review Committee
Prepared By: Nalini Johnson, AICP
Meeting Date: March 8, 2023
Date Prepared: March 3, 2023

Petitioner: Lauren Mika Zattera
Address: 1110 Heritage Drive
 Mount Prospect, IL 60056

Existing Zoning: B-5: Downtown District
Comprehensive Plan: Mixed-Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Metropolis Place Condominiums; Forbici Salon	Mixed-Use
South	P-L, Public Land District	Vail Avenue Garage; Dunton Tower Apartments	Government
East	B-5, Downtown District	Mago Grill and Cantina; Performing Arts Center	Mixed-Use
West	B-5, Downtown District	Vacant Lot	Mixed-Use

Requested Action:

1. Amendment to Planned Unit Development to Amended Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses in the subject unit.

Variations Required:

2. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The Metropolis PUD is a mixed-use development located in downtown Arlington Heights that was approved in 1998. The PUD is comprised of the Metropolis Theater / commercial building located along Campbell Street, the Hagenbring multi-tenant commercial building located along Vail Avenue, and the Metropolis Condominium building located along Highland Avenue, which condominium building includes ground floor commercial condominium units. Walter G. Zattera, a local dentist practicing in Arlington Heights, has under contract a 1,261 square foot ground floor commercial unit (the “subject unit”) within the Metropolis Condominiums and is proposing relocation of his dental practice to this location.

The dental practice has four employees (including the dentist) and 1,029 active patients. Hours of operation are Monday 9 a.m. to 6 p.m.; Tuesday and Wednesday 8 a.m. to 5 p.m., closed on Thursday, and every other Friday and Saturday they are open from 8 a.m. to 1 p.m. A part-time hygienist works every Monday and every other Wednesday, Friday and Saturday. The practice usually sees one patient per hour, which translates to about sixteen (16) patients on Mondays, about (8) patients on Tuesdays, and on Wednesdays approximately 8-16 patients. Every other Friday and Saturday, the dentist treats 8 patients a day. Consultations are by appointment only and no walk-ins are allowed.

Zoning and Comprehensive Plan

The subject property is located within the B-5 Downtown zoning district and medical and dental offices are classified as permitted uses within the B-5 district. However, PUD Ordinance 98-061, which approved the Metropolis PUD, stipulates that no medical office uses are allowed within the development. Therefore, an amendment to the PUD is required as the petitioner is proposing a dental office where the current Metropolis PUD prohibits medical and dental office uses. This condition of approval was established due to the higher parking demand associated with medical and dental offices, the amount of floor area on the third and fourth floors of the Metropolis Theater building that could have been leased as medical office space, and the lack of onsite parking areas provided within the planned unit development.

The original Metropolis PUD received a parking variation to allow no onsite parking spaces and parking for the development is provided by the Village within the Vail Avenue garage. However, since the original PUD approval and restriction on medical and dental uses was established, the Vail Avenue garage has been expanded to increase the parking supply within. The subject property was previously occupied by a physical therapy use / podiatrist, which is considered a medical office. That business has since vacated the site and according to Village records, it appears to have been allowed to occupy the space in error.

The Comprehensive Plan classified this site as a suitable for mixed-use developments and the existing and proposed uses on the site comply with this designation.

Building/Site

No site changes or exterior changes to the building (other than signage) are proposed as part of the future occupancy of the space by Dr. Zattera. The subject unit will undergo certain

modifications to prepare it for use as a dentist office, including reconfigured walls, new plumbing, a new washroom, laboratory, and sterilization area. All improvements are limited to the interior of the site; the exterior will remain the same and signage will utilize the existing awning and color scheme of the building. The petitioner should be aware that a private “Reduced Pressure Zone” (RPZ) is required to isolate the medical / dental office from the other units in the building and this will need to be addressed at time of building permit issuance for the interior remodel.

Traffic and Parking

As identified above, the prior tenant within this space was a podiatry /physical rehabilitation office, which had occupied the space since 2008. Per code, the requested amendment to the PUD to eliminate the prohibition on medical and dental uses requires submission of a traffic and parking study by a certified traffic engineer. The petitioner has requested a waiver from this requirement and the following variation is therefore required:

- ***Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.***

With regards to the requested variation, the petitioner will need to prepare a written response addressing the standards for variation approval, which standards are outlined below:

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

The Staff Development Committee is supportive of this variation for the following reasons; 1) the site had previously been occupied by a medical office use and the Village public parking system was able to adequately accommodate for the parking demand from that business, 2) the Vail Avenue garage has been expended since the original prohibition on medical / dental uses was established, which expansion has increased the public parking supply, and 3) the subject unit is small in size at only 1,261 square feet and the limited number of employees and the low volume of daily clients is not expected to create a substantial parking demand.

The petitioner shall be required to purchase parking passes for all employees to allow them to park within the Vail Avenue garage. Furthermore, the requested amendment to the PUD will only allow medical / dental uses within the subject unit; the restriction on medical uses shall still apply to the remaining spaces within the Metropolis PUD. The provision of bike parking spaces is not required for the proposed re-occupancy of a medical office in the subject unit.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Amendment to PUD Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses within the subject unit, along with the following variation:

- 1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.***

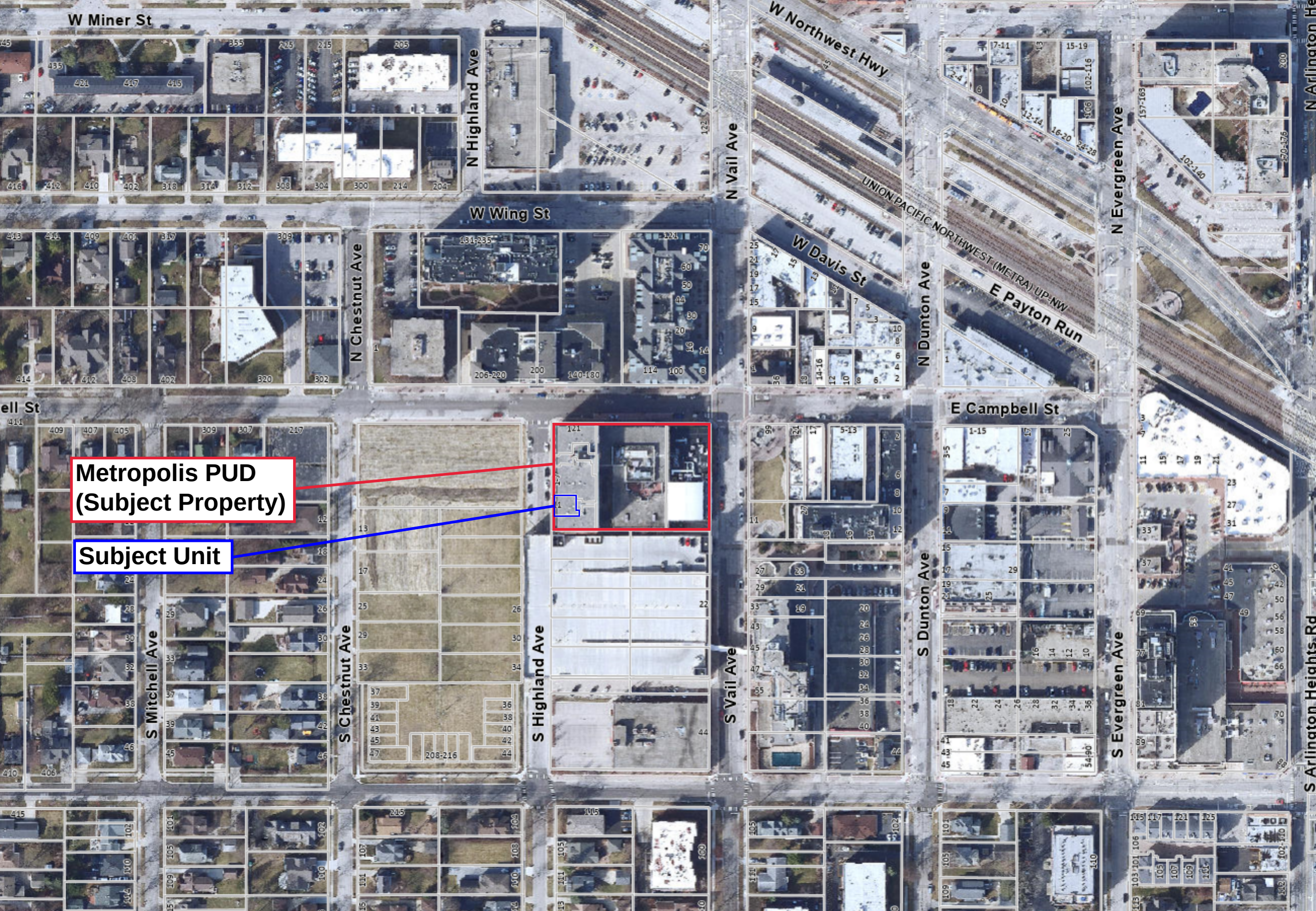
The SDC is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Zoning Code Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
2. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for all employees working within the subject unit.
3. A private "Reduced Pressure Zone" (RPZ) is required to isolate the medical / dental office room the other units in the building.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position upon submittal of a formal application and detailed review.

March 3, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1808



**Metropolis PUD
(Subject Property)**

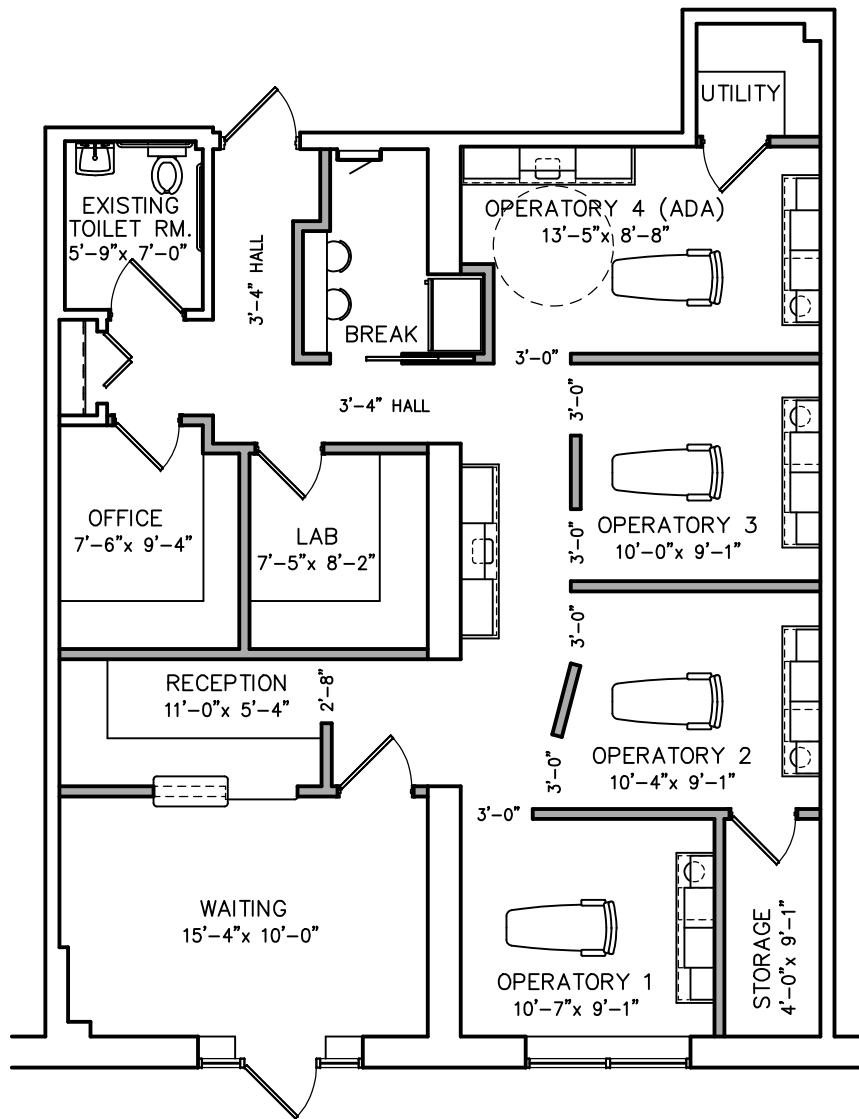
Subject Unit

5. Project Description – 11 S. Highland Avenue

“My practice is a family-oriented practice, seeing patients as young as 3 years old to patients in their 90's. I have been in practice for 39 years and have no plans on retiring anytime soon. I am currently located at 120 W Eastman St, Arlington Heights, which is being torn down as of my current knowledge in April 2023. We have four employees, including me. My practice has 1029 active patients. My hours of operation are Monday, 9-6. Tuesday and Wednesday, 8-5. Closed on Thursday. Every other Friday and Saturday, 8-1. I have a part-time hygienist that works every Monday and every other Wednesday, Friday and Saturday. We usually see patients one every hour. So Mondays, we will see about 16 patients. Tuesday, we will see 8 patients. Wednesday, 8-16 patients. Every other Friday and Saturday, 8 patients a day. Appointments only, no walk-ins.

As far as the nature of the improvements is concerned, the only wall we are not changing is the waiting room. Plumbing is there for the 4 operatories but we will need to add plumbing for the additional employee washroom and lab and sterilizing area. All improvements are internal only.” – Dr. Walter Zattera

Dr. Walter Zattera's goal is to have his practice open and to be seeing patients by April 1, 2023 at his new location, 11 S. Highland Avenue.



ARCHITECTURAL CONSULTING SERVICES

870 WEST HILLSIDE
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(224) 725-8563

DRAWING NAME:

PROPOSED NEW PLAN

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

PROPOSED NEW SPACE PLAN
FOR:

Dr. Zattera Dental

11 S. Highland Avenue
Arlington Heights, IL

DATE:

FEB. 24, 2023

SHEET NUMBER:

SK-1