



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 23, 2019
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. European Crystal Hotel - 1/9/19

IV. PUBLIC HEARINGS

- A. Westgate Park & Shop - 1531-1711 W. Campbell St. - PC#18-027
Rezoning from B-1 to B-2

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: European Crystal Hotel - 1/9/19

Department:

ATTACHMENTS:

Description

European Crystal - 1/9/19

Type

Minutes

PLAN

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

COMMISSION

RE: EUROPEAN CRYSTAL HOTEL - 519 WEST ALGONQUIN ROAD - PC# 18-021
LAND USE VARIATION AMENDMENT, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 9th day of January, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. Would you all please stand and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, would you take roll call?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. Thank you. Sam, have all the public notices been sent?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: In regard to this hearing?

MR. HUBBARD: For PC# 18-021, they have, yes.

CHAIRMAN ENNES: Okay, we have minutes from two prior meetings, the Arlington Executive Plaza and the Southpoint Shopping Center Outlot. Can we have a motion from one of the Commissioners?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

COMMISSIONER CHERWIN: I'll just abstain for the Southpoint, I recused myself.

CHAIRMAN ENNES: Everybody else is in favor? Okay, we have one hearing this evening, European Crystal. I assume the Petitioner is here. Could the Petitioner please come forward? Would you spell your name for us?

MR. CAZARES: Sure. James Cazares, C-a-z-a-r-e-s.

CHAIRMAN ENNES: Okay, James. Will anybody else be speaking on your behalf this evening?

MR. CORCORAN: Yes. Steve Corcoran with Eriksson Engineering, C-o-r-c-o-r-a-n.

CHAIRMAN ENNES: Let me swear you both in while I've got you up here.
(Witnesses sworn.)

CHAIRMAN ENNES: So, I'd like to invite the Petitioner to tell us about your new amended proposal.

MR. CAZARES: Well, thank you so much for allowing me to speak today, Commissioners. I appreciate you taking the time. We now have a name for the hotel. It is called the Chez Hotel. We are scheduled to, we are planning to open in 2020. I'm the Petitioner, I've been here many times before, and Mr. Corcoran as well, too.

To tell you a little bit about the history of our property, it's been owned and operated for over 20 years, 21 years right now here in Arlington Heights, and we're mostly a banquet facility. Annually, we have over I think 150 events, and 10 of them are over 250 guests. The average group size that we host is 150 guests. We've operated other hotels. I've operated personally a very successful rooftop downtown. I was very ranked by US News as one of the top 15 hotels out of over 250 hotels in a very competitive market. So, I wanted to give you a little bit of background on the facility.

We have our site plan, very similar to what was last presented, a couple of modifications but nothing really exciting so we'll just pass that.

The building is very similar to what was presented last time. I have it side by side over here. We've made some improvements. We've made larger windows. We have some more higher efficiency cladding and insulation system that was approved, and will be the first time used in Arlington Heights, by the Design Commission. We have reduced the height of the building, it's now 58 feet eight inches tall from the 90 or 100 feet that was proposed before.

I have the south elevation over here. It shows the view of the building from the highway. I also presented to the Design Commission the proposed sign. I had gotten a preliminary unanimous approval for the location of that sign as well, too.

Bringing you into the building, we have a lobby area that is connected directly north to the existing foyer. I have a preliminary picture of the design. We're incorporating gold tones into the facility. You know, gold is back, gold was in 20 years ago and is coming back in again. So, we're incorporating the gold that my mom loves delicately into this building. We have a wonderful seating area for our guests. If the room is not ready, they can take a seat over there. It's kind of our library, and that is right next to the lobby, the front desk, conveniently located over there.

We also have, I'm sorry, I'm going into a computer also at one time. We also have a gym and a business center on the first floor. There were some changes made. We decided to put ADA rooms on the first floor for convenience of our guests. Take the elevator up, go up to the elevator corridor, this gives you a rendering of what we're proposing to do to. Some hand-woven carpets as well as every floor will have a different picture, one lady, one gentleman, one this, one that. We've only come up with one so far, but we're working on it.

Let's now go into the guest rooms over here. It's going to be the first for the suburbs, a first suburban hotel that is a boutique and independent. It's going to have 10-foot ceilings in the guest rooms. It's going to have triple pane windows. We're going to have wood floors. We had wood floors at my previous hotel and we learned from some mistakes and

we're having our new and improved wood floors over here. They're even going to extend to the restroom, the wood floors. We're going to have a 70-inch smart TV in the guest rooms. The rooms are about 375 square feet, and the closet is going to be a California custom-made closet with glass inlays and lighting inside. We're also going to have a wet bar in there, and all of the furniture in the property is custom designed and unique for this project.

Here's the front view. You can see the wood floors. We've taken away the desks. Desks have really become not part of the business anymore. We're working with the Village to get a mini bar license, it's something the Village doesn't have but we've been working with Staff and it looks like that should be going through. Some artwork, so on and so forth.

We're going to have Alexa in the guest room. Alexa will control the lights. Even our sheets are 400 thread count and organic. You know, we're local, we're focused on the guests, and even little things like the straws are going to be made out of avocados. We have to focus, we have to differentiate ourselves, we have to offer something unique, and that's the reason why I'm here today.

The washrooms, they're going to have a rainfall shower. Our toilets, this may not be so exciting, but I have to mention it's only one gallon per flush and it's not heavy duty flush. Our amenities are going to be locally sourced as well, too.

One change to the building is that now we have taken the storage and we're converting it to a rooftop terrace. It is going to be located 58.8 feet high. It's on the sixth floor and half of it will be enclosed and half of it will be outside. It has some stunning views, and I actually took my drone up there and recorded a little video for you so you could take a look at what type of views guests can anticipate up there.

What we've proposed to Staff and what actually Charles and the others have proposed is that we open it up only to hotel guests and banquet attendees, and that after that has opened we run additional parking studies and then possibly open it to the public. This is going to be about a \$2 million investment to add this on to the hotel. For me to spend \$2 million and take a risk like that, I'm 99 percent sure that this is going to open to the public. That one percent is if I don't make it.

This is going to be the first for Arlington Heights. I know there's another proposition in Downtown Arlington Heights to have a rooftop terrace, but this is going to be the first hotel that will have a rooftop. We're no longer the first boutique hotel, unfortunately. I had to come to this Commission and to the Staff over three years ago and Rosemont beat us. So, they now have the Rose Boutique Hotel, but we'll be at least the first boutique hotel with a rooftop terrace.

I'm going to show you the video of my drone so you could take a look at how it would look up there.

MR. HUBBARD: I'm not seeing how to play the video.

(Video from drone played.)

MR. CAZARES: I'm sorry that it didn't come out so well, but it really does have some stunning views. It has views of Downtown Chicago, it's about this small but it's still Downtown Chicago. In the evening, it has wonderful views of the airplanes coming in out of O'Hare. I am an aviation fanatic, I'm also a private pilot, commercial pilot, been doing it for over 20 years. So, you know, maybe I'll move my office up there. But it also has some wonderful views of Downtown Arlington Heights as well as the neighboring communities.

MR. HUBBARD: I'm going to try again, I might be able to play it now.

MR. CAZARES: Okay, thank you.

(Video from drone played again.)

MR. CAZARES: Thank you, Sam. The excitement has been really amazing for that rooftop. I'm going to present to you, I've already booked over 10 contracts for 2020, and the first one is being in June. I have one client who wants to book in March. I'm not sure if I'm that risky. I'm working with the Building Department over here and let's just say it's a learning curve.

So, parking. Parking has always been our issue, and we are requesting a hypothetical variance for the 172 spots that we have to the 248 spaces that are required. We did a little research over here and, you know, this code was put in 1959 in the Village. There's been some amendments to it but it's been basically the same for 60 years. You can see it still shows that it's still one spot per dwelling.

So, we have to take that, you know, into consideration. Hawaii wasn't even a state. Castro took control of Cuba at that time. The internet wasn't invented. So, I'm going to take gradual and baby steps with everyone over here and only keep it open to the hotel guests and to events, not open to the public, do more counts, and then take the next step.

You know, I am the gatekeeper for the hotel. I know what's happening and I've done this before. I control what comes in and what goes out. This is an example of a contract that we recently secured. It's June 13th, it is 220 guests. So, I've blacked out the names, just the first name, you know, I don't know if this, I'm sure this will go public but we don't want to share their e-mails or telephone number. We have 220 guests, and of that they secured the entire hotel for their wedding day, all 60 rooms and all two suites. They secured 50 percent of the hotel the night before and 20 rooms on the day before on Thursday, and 10 on Sunday.

Those guests selected us because, number one, we offered shuttle service to the airport, complementary shuttle service. Number two, our proximity to the airport, we're only 11 minutes drive from the airport. None of those 60 rooms, of those guests, they're all using the shuttle service. So, when we take a look at this wedding, of 220 guests, it would require 60 parking spots for the rooms and X amount for the ballroom. But the 120 guests or 100 guests or whatever it may be because, you know, we're not going to count heads and beds, are using our service, our complementary shuttle service which is going to also provide shuttle service to Downtown Arlington Heights.

I have another client that I recently secured as well, too, and this will be the last one. It is June 20th as well, too. A little bit larger wedding, 250 guests, taking our entire hotel on their wedding. They're going to rent more rooms on the 19th. They were having a lot of people from the East Coast. You know, my job is not only to sell the hotel, to sell the amenities, but I have to sell the area. I have to tell these people, listen, you'll want your people to come over here, you should have your rehearsal on Friday night, you should have it on my rooftop, and then you should go to Downtown Arlington Heights and go to the bars and here and there and so on and so forth. It's worked.

I've had a lot of success with weddings and I'm going to have a lot of success with corporate. I haven't gotten there yet but I am working on it. I'm working very closely with the Convention Bureau over here, they're very excited. They brought many groups in. So, I've also looked at partnership with the hotels over here, the Doubletree Hotel, and other

hotels that are located in Arlington Heights.

Parking, we've had a lot of off-site parking agreements. I actually have talked to my neighbor at Safeguard. They only have five parking spots, they sent me an e-mail and said go ahead, use it. Also, Hamilton Partners which came before this Commission last year, they have over 200 parking spots. I've talked to their counsel, Bruce Garner, and you know, once that is rented out, there could be an agreement made. So, we have over 473 spots secured, not including Safeguard and not including a possible surplus of over 200 spots at Hamilton Partners.

Doubletree which are very nice neighbors, I've been working very closely with them. You know, we did a little study, we took a look at what they have. They have 560 parking spots. They actually have 376 on site. They have a significant deficit. Forget about the deficit and forget about the parking spots, you just need to pass by their hotel, it's at least 50 to 60 percent used. You know, I've talked to them, and they said, James, we need places for people to go. They'd be like we have 100 Korean flight attendants every day that stay at our hotel, at the majority of our hotel, we send them to Schaumburg all the time. There's no place to eat down here. We would love to send them to the rooftop. I would love to have them. At this moment we'll take baby steps, but I believe that we open the rooftop to the public, this will be a key asset to the other hotels. We'll have a nice, unique amenity that patrons that come from out of state or come for business to either Elk Grove or Schaumburg or Arlington Heights will have a nice place to go to that's close by.

You know, being downtown and having many hotels that all have rooftops, we work very well together. We were getting the groups together, and it's an amenity that guests want to have today, in 2018, 2019, and very foreseeable in the future. You can see that with developments we're having here in Downtown Arlington Heights.

Thank you so much for allowing me to speak for the third or fourth time in front of this Commission. I'm sorry that I've had to come so many times. I really believe in my project. I know that this will be excellent. I know I won't let anyone down, and I look forward to inviting each of you personally, no more than two at a time please, to see my rooftop so that I can make my final presentation to open this to the public. Thank you so much.

CHAIRMAN ENNES: James, one question. The Staff report has several conditions at the end of it. Have you seen those and are you agreeable to those?

MR. CAZARES: Yes, I have seen them. Yes.

CHAIRMAN ENNES: And you're agreeable?

MR. CAZARES: Yes.

CHAIRMAN ENNES: Okay, thank you. Sam, would you like to give us your report?

MR. HUBBARD: Absolutely. So, the Plan Commission should be very familiar with this project. This is the third time that this project has come before the Plan Commission. Originally, it was approved I believe back in August of 2018 for a 62-room hotel. That was a land use variation. At that time, it was nine stories. The Petitioner has revised the hotel concept, reducing from nine to six stories, and has increased the room count to 63 rooms.

I will note that the Staff report was based on a 62-room hotel concept. It was believed when the Staff report was drafted that one of the rooms shown in the plans would need to be eliminated to locate a fire command center. But it appears that the building will not qualify as a high rise and no longer needs to meet the high rise standards, so

that room can remain. So, it would be a 63-room hotel and that of course changes the parking variation by one space as well. So, due to the changes to the hotel plans and the site as well as the requested built-out of the rooftop area, an amendment to the previously granted land use variation is required. That's why Petitioner is before you this evening.

As I briefly touched upon, there is a required variation to parking, and that's to reduce the number of parking spaces from 249 spaces to 172 spaces. This is due primarily to the build-out of the rooftop area which kicks up the parking requirements. Additionally, there have been some minor changes to the site, and one of those changes has kicked in the requirement for a variation to drive aisle width.

So, the project has gone before both the Conceptual Plan Review Committee and the Design Commission. On September 26th, Petitioner appeared before the Conceptual Plan Review Committee and presented a revised hotel concept. At that time, the hotel was still proposed at nine stories, but the concept was to change the 62 rooms and make it 100 rooms. There was concern expressed by the Conceptual Plan Review Committee about the increase in rooms and the parking implications, and whether or not, you know, it could still be considered a boutique hotel and why an increase in rooms was required since the Petitioner had mentioned when they had testified back earlier in the year that 62 rooms was the economically feasible. Since appearing in front of the Conceptual Plan Review Committee, the Petitioner has taken the feedback and listened to what the Conceptual Plan Review Committee members said as well as Staff, and reduced the hotel rooms from the originally proposed 100 down to 63 as currently proposed which has also corresponded to a reduction in height as previously mentioned from nine stories to six stories.

On November 28th, the Design Commission met and discussed the project. It received unanimous approval from the Design Commission. They did recommend making one change to the southern elevation to include additional windows on the sixth floor. Petitioner has made that change to the plans and the plans before you this evening reflect that change.

So, just to refresh your memory on what the site looks like, here you can see the property bounded in red. The hotel addition is going to go roughly in that area outlined in yellow. That's where some of the auxiliary banquet facility rooms were located. The Petitioner has since demo-ed that area, and that's where the new hotel addition will go.

So, this project has appeared before the Plan Commission and Village Board multiple times as I've mentioned. This is kind of a summary of how it's evolved over time. Relative to the proposal that was approved by the Village Board in August of 2018 and the current proposal, there are some notable changes, especially relative to the height and stories. As I said, it reduced from nine to six. You can see the building, length of the building increased a little bit to accommodate the same number of rooms in a smaller size height building. The number of parking spaces on site actually increased as approved originally. In August, there was 171; the Petitioner has found space for one additional parking space. But of course, the build-out of the rooftop area kicks up the parking requirements, and now there is a 77-space parking deficit.

As you can see, the footprint of the building increased a little bit by close to 2,000 square feet.. The banquet hall spaces remain the same size, but of course the rooftop area is now shown and reflected in the current development. Previously wasn't there, it was just storage.

So, visually, you can see some of the changes. On the top is the previously approved plan, and the bottom is the current plan. The major change is really to the foundations. So, you'll see compared to the previously plan, there is a slight enlargement of the footprint. It has been extended slightly to the south, you could see here, to accommodate for those 63 rooms in a building that's shorter.

There have been some other changes to the plan. Originally, there was to be a patio in that area highlighted. It's been changed to parking spaces because that patio and outdoor function will now be housed in the rooftop deck. Additionally, these spaces here were added, and the major changes occurred in the front. So, in order to conform to building code requirements and fire lane spacing requirements, the drive aisle there was pushed back from the building and parking is put against the building. That's caused a few changes here, some new spaces here, and obviously the reduction of the double-loaded parking on the side, only a small portion is the double-loaded parking there now. There were the elimination of some parking spaces here to allow more green space and more setback of the foundation from the other actual parking areas.

So, as I've mentioned, a variation to the drive aisle width is required. I just want to be clear that this drive aisle is located here. 24 feet is required by code, 22 feet is what's shown at its closest point here, which is 22 feet, as it moves up here it expands a little bit. I think here it's closer to 22.5 feet.

Staff is supportive of this variation for several reasons. Primarily, the drive aisle, the reduced width of the drive aisle here, this isn't a drive aisle needed for Fire Department access. If a fire truck pulls in, it's going to come in here and around here and out there. So, it's not going to hamper any fire access given the reduced width in the drive aisle. Additionally, this area would be cordoned off for valet parking at peak events, so it's not like cars are going to be coming in and out of this area frequently during peak events. It would only be valet during picking up or dropping off a car.

These spaces aren't high turnover spaces. You know, it's not like a shopping center where you could have, you know, four or five different trips within a half an hour for the same parking space. These spaces are likely going to be used only once or twice in a day or in a peak period, so the reduced width isn't going to have a significant impact on parking and circulation. Finally, because the drive aisle is not double loaded with parking on both sides, there's only a small area with double-loaded parking, the reduced width of the drive aisle should have a fairly insignificant effect on circulation and access. So, we are supportive of that variation.

There is a parking variation as well. You can see here the parking calculations, the variation is primarily due to the addition of the rooftop area that accounts for 73 out of the 77-space deficit. Previously, the Petitioner had been granted a four-space variation; now of course it's a 77-space variation. As you've heard, the rooftop will not be open to the public. So, while on paper it creates a parking variation, in practicality its effect on parking should be negligible. It would only be used by guests of the hotel that would already be coming to the site or guests of the banquet hall facility that would be there as well. However, in order to ensure that there is no parking demand created by the space, the Staff Development Committee has recommended certain limitations on how the hotel and banquet hall can use that space.

So, two of the key recommendations relate to the fact that it has to be closed to the public and it's only open for hotel patrons, their guests, and banquet hall patrons

and their guests. If the Petitioner does want to open it up to the public, an amendment to the land use variation would be required. Additionally, the sixth floor space can be privately booked for events such as a wedding or a banquet or a reception ceremony, but it can only be booked for an event if the main banquet hall is unused. So, that would reduce any peak parking demand generated by both the primary banquet hall and this rooftop area.

There are additional considerations that we took into account when reviewing this variation. The original conditions of approval from the previous ordinance will still apply, so that's going to require the Petitioner to maintain the overflow parking agreements by the neighboring property owners and going to require valet parking spaces to be provided on site, and the airport shuttle to be provided back and forth from O'Hare.

Additionally, the Petitioner has surveyed their banquets during 2018 and found that banquets in excess of 300 people occurred only about four percent of the time. So, peak use of the banquet hall is a rare occurrence. Again, these overflow parking options still exist.

So, to highlight those for you, first, you can see the subject property bounded in red. To the south is the green area that's on the Brite-O-Matic site. There's 23 spaces there that Petitioner has obtained the ability to use on evenings and weekends. Additionally, to the east, there is the Hand to Shoulder Associates site. There's 29 spaces located in that yellow area, and over 100 spaces located to the south of that in that blue area. Finally, the Petitioner has also gotten the ability to use the Pace parking facility for parking on evenings and weekends. There's over 250 parking spaces located there.

So, given the restrictions on the use of the sixth floor space and the conditions of approval that are in the previous ordinances, we see that there are contingency plans in place and we are supportive of the variation to reduce the parking requirements. We do have six conditions of approval, I'm sorry, seven conditions of approval, and the Petitioner has agreed to abide by those. I'm happy to go into detail on any of those if the Plan Commission would like. That concludes my presentation.

CHAIRMAN ENNES: Thank you, Sam. Can we have a motion to approve the Staff report?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: There's a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, I'd like to move on to questions from the Commissioners. I'm thinking since a lot of this was covered at the meeting in September, why don't we start with the Commissioners that weren't at the prior meeting? Sue, would you like to start?

COMMISSIONER DAWSON: I was at the prior meeting.

CHAIRMAN ENNES: You were? Okay.

COMMISSIONER DAWSON: I've been at both the prior meetings.

CHAIRMAN ENNES: Not the prior Plan Commission meeting.

COMMISSIONER DAWSON: Oh, you mean the Comprehensive --

COMMISSIONER GREEN: Conceptual Review.

COMMISSIONER DAWSON: Oh, that one. Well, I'm happy to start but I have no questions.

CHAIRMAN ENNES: You have no questions?

COMMISSIONER DAWSON: No. I've been in support of this project through all of its iterations and I'm still in support of this project.

CHAIRMAN ENNES: John, were you at the Comprehensive Plan?

COMMISSIONER SIGALOS: Yes, I was.

CHAIRMAN ENNES: You were. Who wasn't at the Comprehensive Plan? Mary Jo, would you like to start?

COMMISSIONER WARSKOW: I don't have any questions, just comments. I appreciate the efficiency considerations made in the hotel. In terms of the rooftop, I know that's a big selling point and a big reason why we're here tonight. I, for a number of different family events, sought out rooftop venues in Downtown Chicago, so I can, and from having difficulty in acquiring times that we wanted, I can tell you that it is a draw and it is going to definitely be a positive component of the hotel. So, I am very supportive of the rooftop.

We actually have one right next door from the building I work at. It's beautiful. People love it. I think it's a great addition.

CHAIRMAN ENNES: Okay, Joe?

COMMISSIONER LORENZINI: Yes, I have a quick question for the Petitioner please. So, first of all, I want to say your renderings of the rooms were pretty nice, they're pretty impressive looking rooms. But square feet-wise, they're rather small. Is that comparable to other hotels? How does that compare with other hotel rooms?

MR. CAZARES: I think our rooms are 385 square feet. Most of the suburban hotels are 340 to 320. The building was actually made wider. Before, it was narrower, I don't know exactly, but the building was made wider.

COMMISSIONER GREEN: The rooms are at 321 square feet.

MR. CAZARES: Okay, yes. So, 10-foot ceilings, designed accordingly. Originally, first plan was the room was wider. There's a lot of dead space in there, so I adjusted it. We didn't feel it was appropriate.

COMMISSIONER LORENZINI: Okay, second question. How are you going to control who comes up to the sixth floor? I mean what's to stop anybody from driving, parking and going up to the sixth floor lounge other than you have to now hook up to a guest?

MR. CAZARES: I think I have covered this before, but ---

COMMISSIONER LORENZINI: Please do it again, thank you.

MR. CAZARES: I'm sorry?

COMMISSIONER LORENZINI: Please do it again.

MR. CAZARES: Yes, absolutely. I mean, you know, if someone really wants to go up there, they're going to have to take the stairs. They're going to have to go up six flights of stairs. The elevator is going to have an RFID key card access. Most new hotels have that. It restricts you from the floor that you're on, lobby, say I'm supposed to be on the fifth floor. I'd have access to the fifth floor, and then I could have access to the rooftop. A patron off the street would really have to figure out that they'd have to go up the fire egress.

COMMISSIONER LORENZINI: All right, that's fine. Thank you, that's all I

have.

CHAIRMAN ENNES: Okay, any of the other Commissioners?

COMMISSIONER JENSEN: Well, just informational, I'm very supportive of the project, I think it's a good project. Just a couple of things that are just sort of informational or curiosity on my part. Your room charge you're going to have? I mean these are obviously upscale rooms. So, how are they going to compare with the room charges of the hotels in the area?

MR. CAZARES: We are, I still consider ourselves as a four-star hotel. We are very upscale compared to any of the hotels in the area, even compared to the Renaissance and the Loews hotel. The clients that I have already secured in June, the rate is \$179 for the rent of a guest room and \$400 for our suites. I know in the previous presentations, we had STR and Ted Mandigo over here. The rates in Arlington Heights are about \$99 per night. So, I'm already securing at \$80 plus.

COMMISSIONER JENSEN: Just a little curiosity on the name Chez Hotel. If my three years of French from 55 years ago in high school serves me well, chez means the home of.

MR. CAZARES: Right.

COMMISSIONER JENSEN: So, I was a little curious about a title Home of Hotel.

MR. CAZARES: Well, it's our main brand. It will be called, at the end it will be Chez Arlington. Then there'll be another Chez that will be X, Y, Z and so on and so forth.

COMMISSIONER JENSEN: Well, that makes more sense to me.

MR. CAZARES: So, right now it's just Chez Hotel. It's the general flag, and when we open this we'll make this Chez Arlington.

COMMISSIONER JENSEN: Great, thank you.

CHAIRMAN ENNES: Bruce?

COMMISSIONER GREEN: I still have a concern about the parking here. I have since day one, and at the Plat and Sub I was very much concerned about the parking because it was even a larger deficit than we have now. I don't question the fact that the rooftop is a very desirable thing to have. That's really not my concern here. I think it's great. I think the amenities you have there are great. I just think that there, I think from what I read in the report, for instance, the rooftop is open to people staying at the hotel and their guests. So, do the guests get a card to be able to ride the elevator to get up there? Then how do they get up there?

MR. CAZARES: They have to come up with the guests. So, if you are staying at my hotel and your friend would want to come, you would have to escort them upstairs. They would have no access to come. You'd have to come down from your guest room and bring them in and take them up.

COMMISSIONER GREEN: No, I get it. I just was curious to how that was going to work. Again, my concern is just that, by your own admission, you'd want to open this up to the public and you think you're going to be able to do that. I am just concerned about the parking. We have, I'm not one to adhere to any kind of precedent being set, but this is a very large deficit that you're asking for here on this project. I just think it's, I have a difficulty going along with that large of a deficit.

MR. CAZARES: Commissioner Green, you know, there was something

that was circulated between me and Staff and I will present it to you over here as well, too, since you brought up that question. I want to make sure that you're comfortable. I had talked to Robin Ward, and I said, Robin, listen, I said I want to provide the security net that everyone wants to have over here in the Village. It's something, we're going to be the first one, it's going to be new, we're the first, I understand, I completely understand. I said, Robin, I said let me open this to the public and let me give you leverage. I will give you my liquor license as leverage. So, if you have complaints or you have problems, take my liquor license away.

You know, I'm giving my arm, you know, and my license because I believe in this and I want to provide you with that safety net. I don't want to have a parking problem and I haven't had a parking problem in 21 years. With every single one of my neighbors in support of it and allowing me to use their parking, I believe that when the hotel opens, and when it even opens to the public, there will not be a problem. I am still the gatekeeper, I will control it.

If I have my liquor license, you know, when I did this with Alderman Riley downtown --

COMMISSIONER GREEN: Okay, I get all that. Let me just stop you here. If you open it to the public, how are you going to control that? That's beyond your control. If you open that to the public, you can't stop anybody from coming up there.

MR. CAZARES: I can absolutely stop anyone.

COMMISSIONER GREEN: How are you going to do that? How are you going to discriminate against, you know, patron number 205 versus patron number 25?

MR. CAZARES: I had this at the hotel the entire time. When I felt the occupancy had been reached, people were not allowed up the elevator and the rooftop was closed. When we have a private event happening, there are no people from the public. Ms. --

COMMISSIONER WARSKOW: Warskow.

MR. CAZARES: -- Warskow, I'm sorry.

COMMISSIONER WARSKOW: That's okay.

MR. CAZARES: You know, you had searched a family function on rooftop and you know that when you would go on a Saturday night to a rooftop at Godfrey or at London House or at the Ivy, you would be turned away.

COMMISSIONER WARSKOW: Yes. Absolutely.

MR. CAZARES: You would be turned away instantly because we are closed, we have a private event, it's not available. I recently went to New York to take a look at some of the new rooftops they're having. They're a little bit a step above Chicago. You know what, I got nowhere on a Saturday night. I had to go Sunday morning at breakfast and talk to my friends at the front desk to let the maintenance guy up there so I can take a look. It's just, you know, we control that.

So, the last thing that I would need is for any of my neighbors to come to the Board or this Commission and say, listen, there's a huge problem. I'm willing to provide that leverage, Mr. Green, to yourself and the Commission.

COMMISSIONER GREEN: Okay, great. Thank you.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I mean I've been through the different variations of it. Yes, I appreciate the detail, you know, and the effort in making this a nice place. You know, I think the rooftop as my fellow Commissioners have said is a great amenity.

I think on the parking I'm comfortable given where we started. I was definitely concerned and I think Mr. Cazares has made a lot of progress in establishing, you know, connections with his neighbors to prepare for eventual overflow. I think there's incremental checkpoints in here that will allow Mr. Cazares to determine if he can, I think he's very confident that he can open to the public. But I think until that happens, the parking deficit is not a practical concern because I think that that deficit is, the way the number comes out is because of the rooftop. Since they're kind of mutually exclusive uses right now, that deficit doesn't really come into play. So, I think there's enough checks going forward to make sure that it's done in a smart way and that, you know, if there are parking issues, of course, you know, Mr. Cazares knows his business and he knows he has to keep his clients happy, that they'll be dealt with.

So, I'm fine with the proposed project and I support it.

CHAIRMAN ENNES: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I have a question regarding the parking. Do you have written agreements with these neighbors? Or are these all verbal agreements?

MR. CAZARES: Yes, we do have written agreements. I didn't present them this time because I think last time we presented it. But we have agreements with all of them, and one of them being over 21 years.

COMMISSIONER SIGALOS: What's 21 years?

MR. CAZARES: A 21-year agreement with Brite-O-Matic, with our neighbor to the south of us. We've had an agreement with them since we built the facility in 2001.

COMMISSIONER SIGALOS: They have a leased amount of parking spaces available for you?

MR. CAZARES: Right directly south of us, correct.

COMMISSIONER SIGALOS: The other thing, I'm a little confused when one of the conditions says the sixth floor space shall be closed to the public. Yet you're saying the hotel down the street, Courtyard, they're anxious to bring people over to the rooftop. Isn't that the sixth floor space?

MR. CAZARES: That is, yes.

COMMISSIONER SIGALOS: So, isn't this a contradiction?

MR. CAZARES: Well, they're not allowed to come. They may be anxious, but they're not coming.

COMMISSIONER DAWSON: He said once they open it to the public, he will invite them. If he gets permission.

MR. CAZARES: Right. They love the idea, they want to send, I said you know, unfortunately, I mean I did ask Charles and I did ask Sam for a condition that we could allow the Commissioner and the Board members twice at a time to come when the hotel opens to physically see it as well. So, I think that's going to be a very important aspect. Instead of us putting PowerPoints and videos, I think we can actually sit there and you're there and you come on a Saturday night and you see it and you believe it and you park your car yourself and you see there is no overflow, I think that's going to be what will make this the 99 percent.

COMMISSIONER SIGALOS: Okay, I now understand that. I know you made that comment before about how you'll control it until it's open to the public. It's only guests that are going to have a key card to activate the elevator. I've been in hotels and I've seen people coming in, oh, I forgot my key card, can you press floor such and such, and people do it.

MR. CAZARES: Well, you know what, it's --

COMMISSIONER SIGALOS: You're going to have that there at your hotel, too.

MR. CAZARES: It's sad, because you know what, at the W Hotels just down the street at 100 East Ontario, they did something like that. A housekeeper was cleaning a room and the door wasn't closed and a gentleman went on the floor and raped her, violently raped her. You know, that cost the hotel a lot of money. Always at my hotel, I scan their ID, I have a picture of their face, and we control that because my number one concern are my employees. We have people that worked for us for over 20 years. My housekeepers are vigilantly on my side over here, we're a non-union hotel. We pay excellent and, you know, my first concern is my housekeeper, you know, and we really enforce that. Unfortunately, there are crazy people and I can't control everything that happens.

COMMISSIONER SIGALOS: No, you can't.

MR. CAZARES: Which is a shame. In the hotel business, there are a lot of crazy people, trust me, I deal with them all the time, but we have to kind of try nicely to restrict them. Unfortunately, you know, there will be one person that will figure out that he can walk up six flight of stairs to get up there, and I will kick them out. Hopefully, we'll put those controls in place.

COMMISSIONER SIGALOS: The last question I have, and I was at this last Comprehensive Review Committee meeting and I questioned the size of your rooms. Again, you've compressed them all and made them smaller and you still want to call these boutique rooms. But I still don't see a closet in there.

MR. CAZARES: There is a closet.

COMMISSIONER SIGALOS: Where is it? I just --

MR. CAZARES: It's a beautiful closet.

COMMISSIONER SIGALOS: I looked at your plan; I saw the elevations that you had of a typical guest room. I mean maybe I'm missing something, but I don't even see a closet in these rooms.

MR. CAZARES: There is a closet, Mr. Sigalos. You know what, I was thinking about you. I was in a trip this January to China and I had my very good friend for over 10 years as the people who manufacture some items for me, and they presented a beautiful closet. It's going to have clear glass in the front, gold hand rails, lighting built in there, and the safe is going to be mounted. It's going to be a closet that no other hotel in the subset and not even downtown, so you know what, when this is done, I'm going to personally send you one closet to your house. It's an amazing closet. It really is going to be amazing.

It's actually being built and manufactured and then installed. It's not in the physical demising walls, because the physical demising walls didn't give this closet justice.

COMMISSIONER SIGALOS: No, because the rooms are so small.

MR. CAZARES: I don't agree with you on that.

COMMISSIONER SIGALOS: All right, that's all I have.

COMMISSIONER GREEN: John, if I could help you? You hang this way, not this way.

MR. CAZARES: We know you have an immense wardrobe and we want to make sure that you're taken care of.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: I'm good.

CHAIRMAN ENNES: You're good. Okay, I do have a couple of questions for the Petitioners, if you'd come back up please? I, too, have a problem with the parking. I hope it doesn't become a problem. But your lease documents for parking access, are those part of the package? Have those been entered into the record as part of the approval, that those exist? They're one of the contingencies, right?

MR. HUBBARD: Right.

CHAIRMAN ENNES: That if there's a parking problem, he has these leases in place and he'd be able to use these?

MR. HUBBARD: Right, yes. I do have them, they are part of our project file here. They don't need to be made specifically a part of this application, but I can verify that I've seen both the agreement with Brite-O-Matic, Hand to Shoulder Associates, and Pace.

CHAIRMAN ENNES: I like the fact that the Petitioner is committing to the fact that if there is a problem and he's not able to resolve the parking problem, that he's willing to give up the liquor license. Will there only be one liquor license or is there going to be a liquor license for the sixth floor and a liquor license for the facility?

MR. CAZARES: So, I didn't commit to that. That was a discussion that me and Robin had, and I presented that to you. I think Mr. Green asked me the question of when this opens up to the public, what type of leverage could the Village have. With my conversation with Robin, I offered her my liquor license saying that if/when the rooftop --

CHAIRMAN ENNES: Well, is it part of the deal or not?

MR. CAZARES: It's not part of this deal, no.

CHAIRMAN ENNES: Because I read it in the prior proposal, you mentioned it tonight.

MR. CAZARES: Right, it's not part of this deal. But if you'd let me open the rooftop to the public today so I don't have to come back anymore, then we can make it part of this deal.

CHAIRMAN ENNES: Well, I don't think that's going to happen. But then I don't decide.

MR. HUBBARD: We can certainly explore that as a condition of approval if and when the Petitioner comes forward to request an amendment to open this space to the public.

CHAIRMAN ENNES: Okay, if there's a parking problem and you don't have access for that property in 15 years, let's say, and that there is a parking problem because it's very successful, the hotel and the banquets, then what is your commitment? I mean you won't go, you might not be able to go out and buy additional land. Other facilities might have developed to the point where they can't give you that parking space anymore. I still don't understand how with Pace, would you expect customers to run across that street at night to come to a wedding or a banquet? My wife would never do that. I've been to your facility many times for functions.

MR. CAZARES: Thank you so much for coming to our facility.

CHAIRMAN ENNES: But I'd never go across that road. So, how would you expect people to do that? Or are you going to have valet people running across that highway? That seems very dangerous.

MR. CAZARES: Thank you, Mr. Ennes, for asking that question. I thought

about that very seriously from the last time I came over here. You know, when you asked me that question, I actually went to my hotel and I sat in the lobby, we're at 233 East Ontario and kitty corner with Northwestern Hospital, we lease out spaces where our customers and valet, or valet, I'm sorry, we don't have self parking, valet will park. I watched the valet staff and this will be the same staff that will work here at this hotel as well. It's no more than 150 feet away, the parking lot, from our current hotel to where we use our spots. I said I never see you walk, I said I never see you guys walk to the, what are you guys doing?

You know, these valet guys, it will be used for valet, I think last time I presented that. So, it wouldn't be advertised to anybody coming in that they could go use Pace, but the valet will drive there. They're not going to walk. They don't walk 20 feet and they're not going to walk the 150 feet across Algonquin road. So, we would never see patrons, it's not going to be advertised on a sign that, you know, there's additional parking at Pace. This is something that we would have only for valet.

CHAIRMAN ENNES: So, will valet people be running across to Algonquin Road to get cars?

MR. CAZARES: Well, no, they won't. We'll never use Pace parking lot. It's just a hypothetical backup that Staff wanted us to have and that the Board and that this Commission has requested. We have on the side of, the southern side of Algonquin Road, we have over 200 overflow parking spots. Plus, with Hamilton Partners being developed, we could have 400 overflow spots. The 200 parking spots that Pace offered us is really a gesture of us being a good neighbor. When Pace developed their property two years ago, we allowed all of their employees to park on our property, and they said, you know, James, we'd love to see the hotel. We want to see this being developed and we're willing to give you an indefinite amount to use our parking. We'll really never use it. It's there; it's available, but we can come up with options.

CHAIRMAN ENNES: Okay, I understand what you're saying, because you agree with me that you wouldn't want to be having people or valet --

MR. CAZARES: Never. I mean our insurance would never, it would never happen.

CHAIRMAN ENNES: Has Hamilton actually bought that property? Do they own it? Are they moving ahead?

MR. HUBBARD: They have a building permit; they've started construction, yes.

CHAIRMAN ENNES: So, they were able to resolve their problems with the adjoining?

MR. HUBBARD: They did.

CHAIRMAN ENNES: Okay, good to know. So, my other question was how many liquor licenses are you going to have for this facility?

MR. CAZARES: I have no idea.

CHAIRMAN ENNES: You mentioned something about liquor licenses for the mini bars?

MR. CAZARES: Right. So, the Village of Arlington Heights does not have a mini bar liquor license. So, I talked with Mayor Hayes and Robin and we're going to, they're working on developing some type of ordinance to pass that so that we could have that at our hotel. How many liquor licenses, I'm not sure how this municipality works. Downtown, I think I

had seven, one for the mini bar, one for the restaurant, one for room service, one for the rooftop. I still don't understand why anyone would have seven liquor licenses, but you know, Chicago is a funny place.

CHAIRMAN ENNES: No kidding.

MR. CAZARES: I think one would be enough. If you're selling liquor, you're selling liquor. I have no idea; I'm assuming one.

CHAIRMAN ENNES: Okay, I was asking that in line with if you were going to give up a liquor license if there was a parking problem, were you going to give up just the sixth floor one or is there just one for the whole building. How serious was this commitment? So, that is something that is being worked out and it's not one of the conditions of our approval tonight?

MR. HUBBARD: Right. Until he actually requests an amendment to whatever is potentially approved this evening, it won't be open to the public. If and when it is, it will have to go through an amendment process and we will examine exactly, you know, what the liquor license is, if we have the legal authority to restrict, you know, to use that as leverage and, you know, how it would be restricted. So, we would cross that bridge when we get to it.

MR. CAZARES: I'm willing to offer my entire facility for liquor license, the entire building.

CHAIRMAN ENNES: I'm not going to get into that. Okay, why did you go from nine stories to six? Was it primarily the cost of building those higher floors?

MR. CAZARES: Yes, the cost was significant. We started getting quotes, it was out of sight. The room layout, I did change the layout as well so I didn't necessarily agree 100 percent because there was a lot of dead space, and that is what caused the building to drop down to six floors. If I keep the height at nine floors, then there would be about 100 rooms.

CHAIRMAN ENNES: But it works for you at 320 square feet, you figure that's a large enough room out here?

MR. CAZARES: Yes, you know, I had 63 rooms downtown; it's amazing. 63 downtown, 63 over here, and the first room always to sell was the small room. The suites are very difficult. We had 52 suites at the hotel. We would triple or quadruple sell the studio rooms before we could sell the suites or try to up-sell.

CHAIRMAN ENNES: People want that size, they just don't want to pay for it.

MR. CAZARES: Nobody wants to pay and everyone is online and looking at, you know, a dollar or 50 cents.

CHAIRMAN ENNES: One other question, on this picture up here, on the top, that space there, is that just the adjoining room? I assume?

MR. CAZARES: Yes.

CHAIRMAN ENNES: With the gray background, it almost looked like that was a little tunnel wall.

MR. CAZARES: You know, I know Mr. Green and Mr. Sigalos has concerns about the rooms. I'm also going to offer everyone a one-night stay at the hotel when it opens so you can see what 10 feet does on the room.

CHAIRMAN ENNES: Scratch that from the record. We don't take any --

COMMISSIONER CHERWIN: We don't take bribes.

CHAIRMAN ENNES: I appreciate that.

MR. CAZARES: It's not a bribe; it's a business trip.

COMMISSIONER DAWSON: No, no, no, I know.

CHAIRMAN ENNES: We're being a little light but it's very serious to us.

MR. CAZARES: Of course, yes.

CHAIRMAN ENNES: We want you to be a success. You've been success here for a long time. But parking is a big concern because once it's built, you can't add any more parking, or it's very difficult.

MR. CAZARES: Yes, and I'll talk to Robin about that, you know, because I know in Chicago, the alderman renews our liquor license. So, you know, we'll try to do something. If this is such a success and we're doing gangbusters, I will put a \$5 million garage up there.

COMMISSIONER CHERWIN: Mr. Ennes, can I just follow up real quick?

CHAIRMAN ENNES: Well, if you'd have done the garage before, you could have had the 100 rooms.

MR. CAZARES: I know. I would like to, it's just \$5 million, and I'll tell you for \$5 million I'm going to go buy myself a hotel in Costa Rica.

COMMISSIONER CHERWIN: Mr. Ennes, can I just really quick clarify something?

CHAIRMAN ENNES: Sure.

COMMISSIONER CHERWIN: So, I just want to make sure I'm getting this right as we're talking about the parking and the concerns about it. I want to make sure I'm understanding this right. So, Sam, we're at about 77-spot deficit right now, right? That is mostly driven by the fact that we've got the rooms, we've got the banquet space, and we've got the rooftop. But I think what you're saying is if that rooftop were to not be used at all, our deficit would almost be netted out, right?

MR. HUBBARD: Like three or four spaces.

COMMISSIONER CHERWIN: Like three or four spaces. So, in reality, that deficit is being driven by people who, they're not going to be additional users, they're going to be the same individual people who are there, maybe there's a few guests that come. But generally, until we get to that point where it's open to the public, that 77 or so plus or minus incremental spaces are kind of phantom spaces because the people are already going to be here at the hotel.

MR. HUBBARD: Yes, that's the theory behind it. Yes.

COMMISSIONER CHERWIN: So, if we start to open it up to the public, that calculation may change, and then hopefully at that point Mr. Cazares will either determine, you know, that the practical use of it is, you know, not going to be driving more or if he has to implement some of the off-site. I think we determined at the last meeting, if I'm correct, the peak load on those other sites south of Algonquin don't necessarily come into the same peak load as your parking, correct? So, we can use that harmoniously, right?

MR. HUBBARD: Their peaks are not evenings and weekends when James' peak is.

COMMISSIONER CHERWIN: Right, okay. I just wanted to make that clear. Thank you. Sorry to interrupt.

CHAIRMAN ENNES: Thank you. The two adjoining properties that you have parking agreement, the one to the south and the one to the east, what's the total? Is your lot level and connected to those?

MR. CAZARES: To the south, yes. To the east, I think they're a couple of inches different in grade. You can just walk right over.

CHAIRMAN ENNES: You can, but could somebody from your parking lot, can they drive to those spots? Are these spots on the lot to the east --

MR. HUBBARD: No, they'd have to go out to Algonquin Road.

CHAIRMAN ENNES: I'm sorry?

MR. HUBBARD: They'd have to travel out on Algonquin Road.

CHAIRMAN ENNES: And come back around to those. Okay, so, now would that be something your valets would then use? If they need to?

MR. CAZARES: I haven't gotten that far. You know, the most convenient is Brite-O-Matic which is directly south.

CHAIRMAN ENNES: Okay, right to the south. But that's just, what, five spots or something?

MR. CAZARES: No, it's --

MR. HUBBARD: 23.

MR. CAZARES: 23.

CHAIRMAN ENNES: Oh, 23 back there.

MR. CAZARES: And we've never used them.

CHAIRMAN ENNES: Then how many to the east?

MR. HUBBARD: To the east, there's 29 spaces directly abutting the property to the east.

CHAIRMAN ENNES: So, we have 40 to 50 spots.

MR. HUBBARD: Plus 100 more.

CHAIRMAN ENNES: Adjacent, not directly accessible but adjacent, which may eat up most of that 70.

MR. HUBBARD: Right. Let me show you.

MR. CAZARES: And I have five from Safeguard. But we're not going to use any of them. We really won't, we won't need them. I plan to come back to this Commission and do more studies when the hotel is open to show you that we have actually surplus parking.

MR. HUBBARD: So, these are the 23 spaces at Brite-O-Matic. They're directly adjacent to the site. Then there's 29 spaces right here on the Hand to Shoulder's, and then down even farther south here, there's over 100 additional spaces. Some of those are used by Pace but, you know, there's over 100 spaces more down here.

COMMISSIONER LORENZINI: Chairman, I have one other question.

CHAIRMAN ENNES: Okay.

COMMISSIONER LORENZINI: It's just something I was curious about, something you said. When you talked to the other hotel, the Doubletree, they said they had to send their people to Schaumburg. Why wouldn't they send them to Arlington Heights Downtown?

MR. CAZARES: That would be a question you'd have to ask them. But in the southern part of Arlington Heights, I know Mr. Bill Enright is working on redeveloping that area and putting bike paths and putting a brewery and so on and so forth. But it's a little bit desolate down there right now. There needs to be some type of services, some food and services. We really don't have that. Unfortunately, Schaumburg does. That's like I guess the black and white answer.

COMMISSIONER LORENZINI: Thank you.

CHAIRMAN ENNES: Okay, any other questions?

MR. CAZARES: I'll tell you this, I'm sorry, I'm going to continue, my partnership with CorePower Yoga, with also CrossFit Gym, we need to educate the people to come here, you know. These front desk agents over here, trust me, I work here now full time and I look at my competition, they have no idea of what's going on in Downtown Arlington Heights. They have no idea. You know, they probably don't live in Arlington Heights, they don't have meetings about it, and there is no connection with being over here. There needs to be some type of amenity that we're going to offer to the guests saying please go and try this yoga, please go do crossfit in the morning, please go do this, so that they can actually stand here, walk here and be here. That's going to I think be a key element to, when I'm presenting to the customers, to have at rehearsal dinners over here and what I'm going to present to our corporate clients saying you should come here, have your two, three-day meeting, and let me show you all these wonderful things that we can do here in Downtown Arlington Heights.

CHAIRMAN ENNES: Thank you.

MR. CAZARES: Thank you.

CHAIRMAN ENNES: Are there any questions from anybody in the audience?

(No response.)

CHAIRMAN ENNES: Seeing none, Commissioners, any deliberations among ourselves or is there a motion?

COMMISSIONER DAWSON: I'll make a motion.

MR. HUBBARD: Close the public hearing first.

CHAIRMAN ENNES: Yes, I should close the public portion of the meeting.

COMMISSIONER DAWSON: So, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 18-021, an Amendment to Land Use Variation Ordinance 18-028 to allow for modifications to the previously approved hotel development plan, and the following variations:

- 1. Chapter 28, Section 10.4, to reduce the required number of parking spaces from 249 spaces to 172 spaces.**
- 2. Chapter 28, Section 10.2-8, to reduce the required drive aisle width from 24 feet to 22 feet for the northernmost drive aisle.**

Approval shall be subject to the following conditions:

Parking/Traffic:

- 1. If it is determined, at the sole discretion of the Village, that the subject property is creating a parking problem or creating an unsafe impact on traffic along the private access drive and along Algonquin Road, the Petitioner shall work with the Village to resolve the situation through the staggering of event times, the limiting of event sizes, restrictions on hours/days of operation for the banquet hall and sixth floor space, contracting with the Police Department to provide traffic control personnel,**

the addition of further offsite parking areas, or any other option as determined appropriate by the Village.

Sixth Floor Space:

2. The sixth floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to open this space up to the general public will require an amendment to this Land Use Variation.
3. The sixth floor space may be privately booked for events (banquet, wedding, et cetera), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e., the main banquet hall may not be used concurrently with the sixth floor event).

General Hotel:

4. The exercise room (or any proposed spa), as well as the first floor cafe and seating area, must be ancillary to the hotel and shall not be available for reservation/use by the general public.
5. The Business Center/Office on the first floor shall not be available for meetings, conferences, et cetera.
6. The site landscaping shall be revised to conform with the 12/19/18 landscape review comments from Derek Mach.
7. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.

CHAIRMAN ENNES: Okay, Sam, would you take the roll?

MR. HUBBARD: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN ENNES: And a second.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

COMMISSIONER GREEN: With comment myself as well.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

CHAIRMAN ENNES: So, you have a unanimous approval from the Plan Commission. We have comments from the Commissioners.

COMMISSIONER JENSEN: Just a comment. I think you're to be commended for your perseverance in working through all of the iterations of this. I also want to commend you for your, you know, for your commitment to Arlington Heights and wanting to stay in Arlington Heights and bring more people here. So, I think you've done a good job through a number of iterations, and I certainly wish you success.

COMMISSIONER GREEN: My only comment is I think it's a great project; I always have from day one. I still have a concern about parking. But you are, I would say, sufficiently on the line for that. So, good luck!

MR. HUBBARD: We are tentatively targeting January 22nd for a Village Board meeting, but that's going to be determined based on scheduling.

CHAIRMAN ENNES: Good luck!

MR. CAZARES: Thank.

CHAIRMAN ENNES: Okay, any other business?

MR. HUBBARD: None.

CHAIRMAN ENNES: Okay, do we have a motion to adjourn?

COMMISSIONER WARSKOW: So moved.

CHAIRMAN ENNES: And a second?

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: Everybody wants to adjourn. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: This meeting is adjourned.

(Whereupon, the above-mentioned petition was adjourned at 8:37 p.m.)



Item: Westgate Park & Shop - 1531-1711 W. Campbell St. - P#18-027

Department: Planning & Community Development

Requested Action

– Rezoning from B-1, Business District Limited Retail, to B-2, General Business District.

Variations Requested

– 1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee has reviewed the petitioner's request, and recommends approval of the requested rezoning from B-1 to B-2, and the following requested variation:

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

This recommendation is subject to the following condition:

1. 10 bicycle parking spaces shall be provided on the subject site.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Notice
Aerial
Conceptual Plan Review Minutes 10-10-18
Plat of Survey
Parking Survey 2018
Required Parking Analysis

Type

Board or Commission Report
Exhibits
Exhibits
Minutes
Exhibits
Exhibits
Exhibits

Project Description & Petitioner Response to Variation Criteria	Correspondence
Site Plan Stores 2018	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence



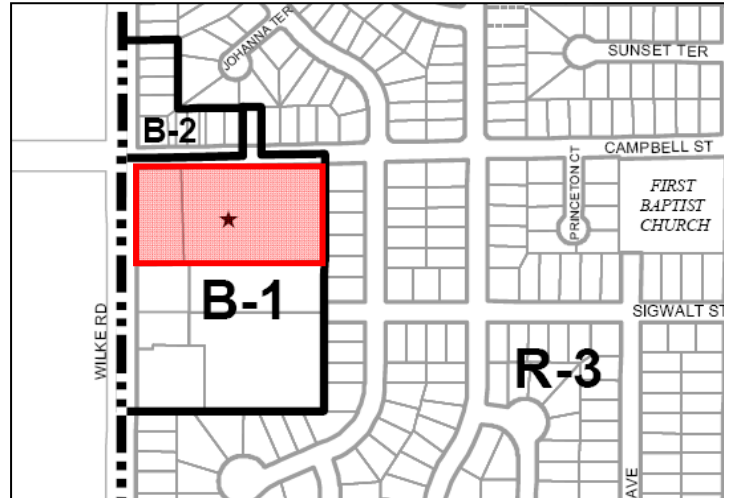
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC # 18-027
Project Title: Westgate Park & Shop Rezoning
Address: 1531-1721 W. Campbell Street
PIN: 03-30-317-011-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: January 23, 2019
Date Prepared: January 16, 2019

Petitioner: Michael Schwartz – Westgate
 Joint Ventures, LLC
Address: 191 Waukegan Rd. Suite 203
 Northfield, Illinois 60093

Existing Zoning: B-1, Business District Limited Retail
Existing Comp. Plan Designation: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail; B-2, General Business District; R-3, One-Family Dwelling District	Gas Station, Restaurant, Medical Offices, Single Family Homes	Commercial, Offices Only, Single-Family Detached
South	B-1, Business District Limited Retail	Office Complex	Offices Only
East	R-3, One-Family Dwelling District	Single Family Homes	Single-Family Detached
West	City of Rolling Meadows	Single Family Homes	City of Rolling Meadows

Requested Action:

1. Rezoning from B-1, Business District Limited Retail, to B-2, General Business District.

Variations Requested:

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Background:

The subject property is located at the southeast corner of Campbell Street and Wilke Road. The site is developed with a one-story, 54,464 square foot shopping center, with tenants including Fitness 19, Ace Hardware, and Walgreens. The structure has a drive-through lane in conjunction with the aforementioned Walgreens on the west side of the building, approved via a variation in 1995 at the time of the initial PUD approval for the shopping center (Ord. 95-051). The shopping center is served by parking areas on the north and east sides of the property, which provide a total of 234 spaces. The shopping center is accessible via four driveways, two along Campbell Street and two along Wilke Road.

The genesis of this project is a proposed expansion of Fitness 19. The subject property is zoned B-1, Business District Limited Retail, which does not permit health club facilities by right or via a Special Use permit. Thus, to operate this facility, Fitness 19 was granted a Land Use Variation in 2009 via Ordinance 09-048. To accommodate an expansion in 2013, this Land Use Variation was amended via Ordinance 13-048. Recently, Fitness 19 has proposed another expansion into an adjacent vacant tenant space, with the primary goal of adding a Fitness Class space for members. Due to the relatively substantial increase in total space proposed, which would increase the overall Fitness 19 space by approximately 23%, another amendment to the Land Use Variation would be required. Rather than amending the Land Use Variation, the petitioner is seeking to rezone the Westgate Park & Shop to B-2 from the existing zoning of B-1, which would allow health club uses by right. Additionally, B-2 zoning allows for a greater number of permitted uses, which would give the petitioner greater flexibility in recruiting tenants in the future.

Aside from the internal expansion of Fitness 19, no changes are proposed to the site or overall structure at this time. Staff is supportive of the proposed rezoning, as the subject site is adjacent to Wilke Road, is adjacent to an existing B-2 District to the north, and the proposed B-2 zoning would be consistent with the zoning of similar shopping centers in other areas of the Village.

Zoning and Comprehensive Plan

As mentioned above, the property is currently zoned B-1, Business District Limited Retail. The petitioner is seeking rezoning to B-2 in order to allow more flexibility with respect to permitted uses. B-2 zoning would allow 18 additional permitted uses, including health clubs, and 14 additional special uses. An all-encompassing list of these additional permitted and special uses are listed in Appendix A at the end of this report.

The site is directly adjacent to a B-2 Zoning District on the north side of Campbell Street, which currently encompasses another shopping center (Wilke Commons), a gas station, a restaurant, and a medical office building. The property is also bordered on the north by a dental practice zoned B-1, and three single-family homes zoned R-3. The property is bordered to the south by the Wilke Office Park, zoned B-1. To the east, the property is bordered by four single-family homes in the R-3 District. To the west, across Wilke Road, the property borders single-family residential uses in the City of Rolling Meadows.

With respect to the Comprehensive Plan, the site is designated "Commercial". The current zoning and uses on-site are compliant with this designation, as is the proposed re-zoning to B-2.

Site and Landscaping

As part of this petition, Staff has reviewed existing on-site landscaping, and found that landscaping meets code requirements.

Additionally, concerning existing signage, the subject site received a Sign Variation in 2015 that granted a 3-year window to remove and replace existing multi-tenant ground sign on Campbell Street. This 3-year window expired on September 8, 2018. Currently, the Building Department is handling this matter.

The petitioner is not proposing any additional modifications to the building or site plan at this time.

Parking

With respect to code-required vehicular parking, sufficient parking is provided on-site for the proposed mix of uses at Westgate Park & Shop. The shopping center currently provides 234 parking spaces on site, and as detailed in the table below 208 parking spaces are required. This results in a code required parking surplus of 26 spaces. The parking analysis for the entirety of the shopping center is detailed in Table I below, which shows the total amount of required parking including the expansion of Fitness 19. The expansion of Fitness 19 raises the required parking for the entire shopping center by 1 space.

Table I : Code-Required Parking Analysis

<i>Address</i>	<i>Space #</i>	<i>Business</i>	<i>Type</i>	<i>Parking Type</i>	<i>Tenant Size</i>	<i>Parking Ratio</i>	<i>Required Parking</i>
1531	14	NW Dental Group	Dentist	Dental	2,000	1/ 200	10
1535	13	Westgate Newsstand	General Merchandise	Retail	1,080	1/ 300	4
1539	12	Edward Jones	Office	Retail	825	1/ 300	3
1541	11	Hair Jazzers	Beauty Salon	Retail	1,090	1/ 250	4
1543	10	Hong Kong Restaurant	Carry Out Restaurant	Carry Out Restaurant	815	1/ 300	3
1551	9	The Grooming Lodge	Pet Grooming	Retail	1,650	1/ 300	6
1601	8	Fitness 19	Fitness	Health Clubs	10,698	1/ 250	43
1605	7.5	VACANT	VACANT	Retail	1,302	1/ 300	4
1609	7	Via Arenella Ristorante	Restaurant	Restaurant	3,730		
			Seating Area		957	1/ 45	21
1611	6	VACANT	VACANT	Retail	2,450	1/ 300	8
1615	5	Subway	Restaurant	Restaurant	1,566		
			Seating Area		502	1/ 45	11
1617	4	Arlington Cake Box	Bakery	Retail	3,758	1/ 300	13
1701	3	Westgate Cleaners	Cleaners	Retail	1,500	1/ 300	5
1705	2	Ace Hardware	Hardware	Retail	8,500	1/ 300	28
1711	1	Walgreen's	General	Retail	13,500	1/ 300	45
				TOTAL	54,464		208
				Total Provided			234
				Surplus/(Deficit)			26

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. The regulations specifically state that bicycle parking spaces are required when “a change in use results in the requirement for additional off-street motor vehicle spaces”. As Fitness 19 will be expanding into a currently vacant space within the shopping center, increasing code-required vehicular parking, and rezoning is being sought for the entire shopping center, the provision of bicycle parking spaces for the shopping center is required. Currently, a 6-space bicycle rack is provided on-site at Westgate. For all uses in the shopping center, 10 bicycle parking spaces are required. This requirement is detailed in

Table II below. As part of this petition, the petitioner shall provide the required 10 bicycle parking spaces on-site.

Table II : Required Bicycle Parking

<i>Use</i>	<i>GSF</i>	<i>Ratio</i>	<i>Required Bicycle Parking</i>
Retail*	34,555	1/6000 SF	5.76
General Office	825	1/6000 SF	0.14
Medical Office	2,000	1/4000 SF	0.50
Restaurant (Seating Area)	1,459	1/900 SF	1.62
Health Club	10,698	1/5000 SF	2.14
Beauty Shop	1,090	1/5000 SF	0.22
Total Required Bicycle Parking Spaces			10.38

**Includes carry-out restaurant space*

The owner of Fitness 19 has also provided a parking survey of available parking spaces on-site. This survey was conducted over an 8-day period in September and October of 2018, with one count per day. These counts were conducted on Saturday, September 29th, Monday, October 1st, Tuesday, October 2nd, Wednesday, October 3rd, Saturday, October 6th, Monday, October 8th, Tuesday, October 9th, and Wednesday, October 10th. While only one count was provided per day, the time at which the lot was surveyed varied from day to day, and encompassed morning, afternoon, and evening counts. Peak parking lot occupancy was observed to have occurred at 10:24 AM on Tuesday, October 2nd, where 109 vehicles (47% of total capacity) were observed to be accessing the site. A table illustrating the observed parking lot utilization for the aforementioned 8 days can be seen below in Table III:

Table III : Parking Lot Survey

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Occupied Spaces</i>	<i>Available Spaces</i>
9/29/18	Saturday	9:05 AM	106	128
10/1/18	Monday	5:15 PM	84	150
10/2/18	Tuesday	10:24 AM	109	125
10/3/18	Wednesday	2:45 PM	74	160
10/6/18	Saturday	11:00 AM	97	137
10/8/18	Monday	5:57 PM	68	166
10/9/18	Tuesday	4:40 PM	93	141
10/10/18	Wednesday	7:30 AM	54	180
Total Spaces: 234				

From the data illustrated above, Staff believes that sufficient parking is available on-site for the current mix of uses, including the proposed expansion of Fitness 19.

Traffic

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that, with few exceptions, any project requiring Plan Commission review must provide a traffic and parking study from a certified traffic engineer. The study would assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The petitioner has requested a variation to waive this requirement and has provided written justification to the criteria for Variation approval as outlined below:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Staff believes that the petitioner has provided the necessary justification for this variation. An assessment of parking prepared by a Certified Traffic Engineer has previously been provided for the initial approval of Fitness 19, and no recent major changes have been made to the overall site. The site also has immediate access to Wilke Road, which is designated a Secondary Arterial per the Village's Thoroughfare Plan. With respect to parking, the site has a surplus of required vehicular parking spaces per code, and the petitioner has provided a parking survey demonstrating that there is sufficient availability of parking spaces on site. The proposed variation will not alter the essential character of the locality, as no changes to the site are proposed aside from the internal expansion of Fitness 19. Additionally, the proposed expansion of Fitness 19 will allow for a vacant space within the shopping center to be tenanted.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request, and recommends approval of the requested rezoning from B-1 to B-2, and the following requested variation:

- 1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.***

This recommendation is subject to the following condition:

1. 10 bicycle parking spaces shall be provided on the subject site.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

January 18, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 18-027

Appendix A: Additional Permitted & Special Uses under B-2 Zoning vs. B-1 Zoning

Permitted Uses:

1. Amusement Facility, Small
2. Animal Hospitals
3. Auction Rooms
4. Bowling Alleys
5. Building Material Sales
6. Catering Establishments
7. Electrical Equipment Sales
8. Funeral Parlor, Mortuary
9. Garden Center
10. Health Club
11. Medical Dental Orthopedic Appliance and Instrument Supply Sales
12. Microbrewery, 2,500 square feet or less
13. Pawn Shop Cash Converter
14. Post Office not incl. bulk distribution
15. Recreation Facilities Commercial incl. Health Club
16. Secondhand Store
17. Studios Recording
18. Theaters, Excluding Drive-Ins

Special Uses:

1. Amusement Facility, Large
2. Auditorium, Stadium, Meeting Hall, Gymnasium or other similar places for public events
3. Auto Service Station, with or without convenience marts
4. Banquet Halls
5. Clubs and Lodges, Private
6. Dance Halls
7. Drive-Through when used in conjunction with uses otherwise permitted
8. Hotel
9. Microbrewery, more than 2,500 square feet but less than 4,000 square feet
10. Motor Vehicle Rental
11. Motor Vehicle Repair Minor
12. Motor Vehicle Sales, including auxiliary service
13. Motor Vehicle Sales Lots when contiguous to and adjoining auto sales room under same owners
14. Restaurant Amusement Device Arcade

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JANUARY 23, 2019, AT 7:30 P.M. In the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 18-027, a Rezoning from the B-1 District to the B-2 District, said property located at 1531 to 1711 West Campbell Street, Arlington Heights, IL, legally described as:

PARCEL 1: THAT PART OF THE WEST 600 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF CAMPBELL AVENUE DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF CAMPBELL AVENUE AND THE WEST LINE OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE RUNNING SOUTH 351 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE EAST A DISTANCE OF 600 FEET ON A LINE PARALLEL TO THE CENTER LINE OF CAMPBELL AVENUE, THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 351 FEET TO THE CENTER LINE OF CAMPBELL AVENUE; THENCE WEST ALONG THE CENTER LINE OF CAMPBELL AVENUE 600 FEET TO THE POINT OF BEGINNING (EXCEPTING THOSE PARTS THEREOF FALLING IN WILKE ROAD AND CAMPBELL AVENUE) IN COOK COUNTY, ILLINOIS.

AND
PARCEL 2: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CAMPBELL AVENUE WITH THE EAST LINE OF THE WEST 600 FEET OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE EAST ALONG THE CENTER LINE OF CAMPBELL AVENUE 58.28 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, 351 FEET; THENCE WEST PARALLEL TO THE CENTER LINE OF CAMPBELL AVENUE 58.43 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 600 FEET OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF THE WEST 600 FEET, 351 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THAT PART THEREOF FALLING IN CAMPBELL AVENUE) IN COOK COUNTY, ILLINOIS.

As part of said petition, the petitioner is requesting the following variations from Chapter 28 of the Municipal Code:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

And other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Terrance Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald January 8, 2019 (4515943)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08-JAN-19 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

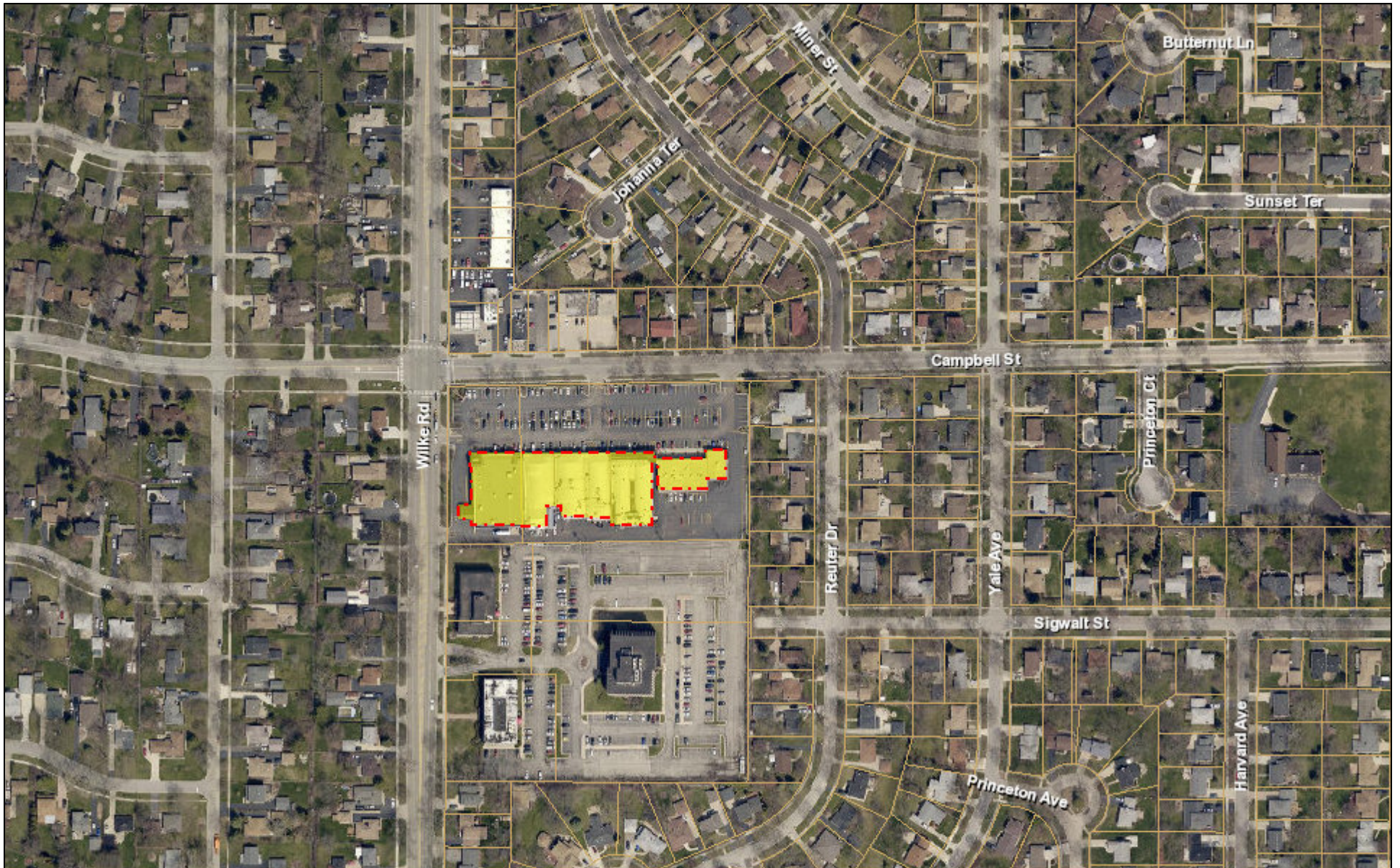
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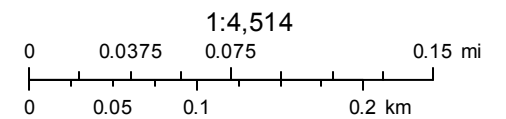
JAN 14 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Westgate Park & Shop



October 3, 2018



**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

October 10, 2018

Project Title: Westgate Park & Shop Rezoning

Address: 1531-1721 W. Campbell Street
Arlington Heights, IL 60005

Petitioner: Michael Schwartz
Westgate Joint Ventures, LLC
191 Waukegan Road, Suite 203
Northfield, IL 60093

Requested Action:

1. Rezoning from B-1, Business District Limited Retail, to B-2, General Business District.

Variations Required:

2. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Attendees: Jason Miller, Owner, Fitness 19
Michael Schwartz, Petitioner, Westgate Joint Ventures, LLC
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located at the southeast corner of Campbell Street and Wilke Road. The site is developed with a one-story, 54,464 square foot shopping center, with tenants including Fitness 19, Ace Hardware, and Walgreens. The structure has a drive-through lane in conjunction with the aforementioned Walgreens on the west side of the building, approved via a variation in 1995 at the time of the initial PUD approval for the shopping center (Ord. 95-051). The shopping center is served by parking areas on the north and east sides of the property, which provide a total of 234 spaces. The shopping center is accessible via four driveways, two along Campbell Street and two along Wilke Road.

The genesis of this project is a proposed expansion of Fitness 19. The subject property is zoned B-1, Business District Limited Retail, which does not permit health club facilities by right or via a Special Use permit. Thus, to operate this facility, Fitness 19 was granted a Land Use Variation in 2009 via Ordinance 09-048. To accommodate an expansion in 2013, this Land Use Variation was amended via Ordinance 13-048. Recently, Fitness 19 has proposed another expansion into an adjacent vacant tenant space, with the primary goal of adding a Fitness Class space for members. Due to the relatively substantial increase in total space proposed, which would increase the overall Fitness 19 space by 23%, another amendment to the Land Use Variation would be required. Rather than amending the Land Use Variation, the petitioner is seeking to rezone the Westgate Park & Shop to B-2 from the existing zoning of B-1, which would allow health club uses by right. Additionally, B-2 zoning allows for a greater number of permitted uses, which would give the petitioner greater flexibility in recruiting tenants in the future.

Aside from the internal expansion of Fitness 19, no changes are proposed to the site or overall structure at this time. Staff is supportive of the proposed rezoning, as the subject site is adjacent to Wilke Road, is adjacent to an existing B-2 District to the north, and the proposed B-2 zoning would be consistent with the zoning of similar shopping centers in other areas of the Village.

Meeting Discussion:

Mr. Schwartz began by stating that he was seeking to rezone the Westgate Shopping center from B-1 to B-2. He believes this is logical, as multiple adjacent properties have the B-2 zoning designation. B-2 zoning would also allow for reduced issues in the future with respect to permitted uses.

Commissioner Green asked if there was any history on how the property was initially zoned B-1.

Mr. Schmidt stated that he was unable to determine how the property was initially zoned B-1, however his belief is that due to the age of the shopping center, the property may have had a different zoning designation under a previous version of code. When the zoning code was updated to the designations presently in use, it was likely designated B-1 by default.

Commissioner Green asked if code-required parking ratios are different under B-2 zoning versus B-1 zoning.

Mr. Schmidt stated that code-required parking is determined by use, so the code-required parking would be identical under both zoning designations.

Commissioner Green asked Mr. Miller why he was seeking to expand Fitness 19.

Mr. Miller stated that Fitness 19 has been in Arlington Heights since 2009. He initially opened the fitness center in a 7,045 square-foot space, and 4 years later expanded into the rear portion of an adjacent tenant space, and is now seeking to expand into the remainder of that tenant space. Fitness 19s are generally 6,000 to 12,000 square-feet in size, are community-driven, low-price, and feature high quality equipment. Trends in the fitness industry are becoming more technology driven, with a focus on small group training. The additional space that would be provided by the proposed expansion would allow Fitness 19 to offer small group training via fitness classes. The front 1,900 square-feet would be used as class/group fitness space. The remainder will be used to accommodate additional equipment, technology, and services. The addition would be directly linked to the existing space via double doors. A hallway at the rear of the adjacent tenant space will be utilized by Fitness 19 as well, with the existing wall being removed in order make use of the currently “wasted” space. In total, the expansion will be roughly 2,200 square-feet, and is necessary for Fitness 19 to continue to grow within the community.

Commissioner Sigalos stated that he drove by the site earlier in the day, and noticed a vacant space immediately west of Fitness 19. He asked to clarify if that was the space Fitness 19 was seeking to expand into.

Mr. Miller confirmed that Fitness 19 would be expanding into that space.

Commissioner Sigalos asked what size Fitness 19 would be after the expansion.

Mr. Miller stated that after the expansion Fitness 19 would be approximately 11,000 square-feet.

Commissioner Green asked Mr. Schmidt to present the Staff perspective.

Mr. Schmidt began by stating that the petitioner is requesting rezoning from B-1 to B-2, and will be requesting a Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer. The subject property is located at the southeast corner of Campbell Street and Wilke Road. The site is developed with a one-story, 54,464 square foot shopping center, with tenants including Fitness 19, Ace Hardware, and Walgreens. The structure has a drive-through lane in conjunction with the aforementioned Walgreens on the west side of the building, approved via a variation in 1995 at the time of the initial PUD approval for the shopping center. The shopping center is served by parking areas on the north and east sides of the property, which provide a total of 234 spaces. The shopping center is accessible via four driveways, two along Campbell Street and two along Wilke Road.

The genesis of this project is a proposed expansion of Fitness 19. The subject property is zoned B-1, Business District

WESTGATE PARK & SHOP REZONING – TEMP FILE 1644

Limited Retail, which does not permit health club facilities by right or via a Special Use permit. Thus, to operate this facility, Fitness 19 was granted a Land Use Variation in 2009. To accommodate an expansion in 2013, this Land Use Variation was amended. Recently, Fitness 19 has proposed another expansion into an adjacent vacant tenant space, with the primary goal of adding additional space and services for members. Due to the relatively substantial increase in total space proposed, which is a roughly 20% increase in floor area, another amendment to the Land Use Variation would be required. Rather than amending the Land Use Variation, the petitioner is instead seeking to rezone the Westgate Park & Shop to B-2 from the existing zoning of B-1, which allows Health Clubs by right and would remove the necessity for Fitness 19 to obtain a Land Use Variation. Additionally, B-2 zoning allows for a greater number of permitted uses, which would give the petitioner greater flexibility in recruiting tenants in the future.

Aside from the internal expansion of Fitness 19, no changes are proposed to the site or overall structure at this time. Staff is generally supportive of the proposed rezoning, as the subject site is adjacent to Wilke Road, which is a 4 lane road, and B-2 zoning is consistent with the zoning of similar shopping centers in other areas of the Village.

Additionally, the subject site is adjacent to an existing B-2 District to the north which encompasses another shopping center, a gas station, a restaurant, and a medical office building. The property is also bordered on the north by a dental practice zoned B-1, and three single-family homes zoned R-3. The property is bordered to the south by the Wilke Office Park, zoned B-1. To the east, the property is bordered by four single-family homes in the R-3 District. To the west, across Wilke Road, the property borders single-family residential uses in the City of Rolling Meadows. With respect to the Comprehensive Plan, the existing and proposed zoning is compatible with the current designation of "Commercial" for the site.

As part of this petition, Staff will be reviewing existing on-site landscaping, and noting missing landscaping as required by code and the PUD landscape plan as approved by the 1995 PUD. As part of this petition, any landscaping that is missing or deficient per code or the approved landscape plan shall be replaced. Additionally, concerning existing signage, the subject site received a Sign Variation in 2015 that granted a 3-year window to remove and replace existing multi-tenant sign on Campbell Street. This 3-year window expired on September 8, 2018. Currently, the Building Department is handling this matter. As part of this petition, additional action may be taken to address the expiration of the Sign Variation.

With respect to code-required vehicular parking, sufficient parking is provided on-site for the proposed mix of uses, including the expansion of Fitness 19, at Westgate Park & Shop. The shopping center currently provides 234 parking spaces on site, and as detailed in the table below 208 parking spaces are required. This results in a code required parking surplus of 26 spaces.

With respect to bicycle parking, as Fitness 19 will be expanding into a currently vacant space within the shopping center, increasing code-required vehicular parking, the provision of bicycle parking spaces is required. Currently, bicycle racks are provided on-site at Westgate. As part of this petition, Staff will verify that the currently provided bicycle parking facilities meet code requirements. If a deficit in code-required bicycle parking spaces is present, additional bicycle parking spaces shall be required prior to any expansion of Fitness 19.

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that, with few exceptions, any project requiring Plan Commission review must provide a traffic and parking study from a certified traffic engineer. The study would assess access, on-site circulation, trip generation and distribution, parking, and impacts to public streets. The petitioner has requested a variation to waive this requirement and must therefore provide written justification to the criteria for Variation approval as stipulated in Village Code.

Staff is supportive of the requested variation, as the subject site is immediately adjacent to Wilke Road, which is designated as a secondary arterial in the Village's Thoroughfare Plan. Additionally, there are no major changes to the site or building proposed, and per code sufficient vehicular parking is provided on site.

It should be noted that, at the request of Staff, the Petitioner has provided a parking survey of available parking at the site, encompassing 8 days with one count per day. The survey is limited in scope with only one count per day, however the counts do cover a wide spectrum of hours - morning, noon, and night. The submitted survey will need to be reviewed by Staff.

The Staff Development Committee has reviewed the petitioner's request, and is generally supportive of the requested rezoning from B-1 to B-2, and the requested variation, subject acceptance of the aforementioned parking survey. This recommendation may be subject to conditions relative to addressing any landscape, bicycle parking, and signage issues identified during Staff review.

Commissioner Jensen stated that, while the genesis of the project was an expansion of Fitness 19, all requests being made by Staff are directed at the owners of the mall. Therefore Mr. Miller should not be required to attend. Additionally, he asked why this was a project that needed to go before the Plan Commission, as it appears to be primarily an administrative issue.

Mr. Schmidt stated that a rezoning requires Plan Commission approval, and that the alternative to rezoning the property is an amendment to the exiting Land Use Variation for Fitness 19, which would also require Plan Commission review.

Commissioner Jensen recommended that, for projects of this nature, a new category be developed that allows for projects to be ratified by the Plan Commission without the full public hearing process. Regarding the project, he believes rezoning is a good idea and has no concerns.

Commissioner Sigalos stated he agreed with Commissioner Jensen's comments. He then asked, with respect to landscaping requirements, if all commercial properties are regularly reviewed for code compliance in a manner similar to the review being conducted on the subject site as part of their petition.

Mr. Schmidt stated that landscape reviews are primarily conducted as part of a Plan Commission project, due to Staff observation of deficient landscaping, or to investigate a complaint. However, the Planning Department is presently in the process of developing landscape inspection procedures and a code enforcement process for commercial properties. However, at this time he is unsure if these inspections will be conducted on a regular basis, or case by case.

Mr. Schwartz added that, in the last year, \$13,000 had been spent on adding new trees at the shopping center.

Commissioner Green added that he understands the necessity for enforcement of landscape requirements, as there have been situations where it is difficult to encourage some property owners to invest in their site. He then asked Mr. Schwartz to clarify the issue regarding the ground signage on-site.

Mr. Schwartz stated that he has had two dozen conversations with Walgreens regarding the signage issue, however he has had difficulty communicating with Walgreens at the corporate level due to staff turnover.

Commissioner Jensen asked for clarification on the location of parking on the east side of the building, as he has never noticed parking in that area.

Mr. Schwartz confirmed that there are parking facilities on the east side of the building, to the side and the rear of the structure. It is used primarily by employees. Mr. Schwartz went further into explanation of the sign issue. He stated that the issue goes back approximately 15 years. Walgreens wished to put in an electronic ground sign. The Village did not permit electronic signs. As such, Walgreens ended up installing the ground sign that is existing today. He has been aware of the deadline since the first of the year, and has been trying to work on the installation of a new sign, however has been unable to reach an agreement.

Commissioner Green asked if the change in signage would be to an electric sign.

Mr. Schwartz clarified that the signage would be changed to the concept provided by the Village, which would allow for all tenants to be advertised on one sign. He is agreeable to making this change, however he has been having difficulty communicating with Walgreens.

Commissioner Sigalos asked why Walgreens had veto power of the removal and replacement of signage, as it is not on

their property.

Mr. Schwartz stated that part of the deal brokered at the time Walgreens moved in was that they could construct a sign and they would own it. The sign is Walgreen's property. He had believed Walgreen's would comply with Village requirements, however they have not been responsive.

Commissioner Sigalos asked if the Village had any leverage over Walgreens.

Mr. Schmidt stated that the Village has leverage to request the removal of the sign, as the Village Board approval of the temporary 3-year window stipulated that the sign be removed after expiration of the window.

Commissioner Green asked if the sign needs to be replaced.

Mr. Schmidt clarified that the sign needs to be removed. There are currently two ground signs on the site, and the requirement is to remove the two ground signs and replace them with a new, single ground sign to serve the entire shopping center.

Commissioner Green asked if the existing signage was not code compliant.

Mr. Schmidt stated that he was not aware of what necessitated the removal of the signs, however the 3-year window granted by the Village Board for removal and replacement of the signs has expired, and therefore the signs are non-compliant must be removed, regardless of who owns the signs.

Commissioner Jensen asked if the Village could prohibit use of the Walgreens drive-through if they refuse to comply with the requirement to remove their ground sign.

Mr. Schmidt stated that the drive through was approved lawfully via a variation as part of the 1995 PUD approval for the shopping center.

Commissioner Jensen stated that he believes the owner is in a difficult position, and is unsure if there is anything the Village can do to assist Mr. Schwartz with the negotiations with Walgreens.

Mr. Schwartz stated that the other issue is in relation to the second Westgate sign, which presently is used by Fitness 19. The sign has been extant for 25 years, and due to a code change the sign is no longer compliant with code. Therefore, the sign needs to be removed. He believes the sign is unobtrusive.

Commissioner Green stated that he barely noticed the sign.

Mr. Schwartz stated that the signage issue has been difficult, and has caused him a lot of grief. All the tenants using the sign would like to remain on the sign.

Commissioner Green stated that the decision was up to the Village Trustees, as they ruled on the issue. He stated that, after approval by the Plan Commission, a recommendation would be provided to the Village Board, and that would be Mr. Schwartz's opportunity to address the sign issue again.

Mr. Schwartz stated that he hopes it will be an opportunity, rather than a "stumbling block" for the project.

Commissioner Green stated that he believes that the signage issue is separate from this petition. It is not the fault of the petitioner that he is having trouble with Walgreens.

Mr. Schwartz stated that the Walgreens sign is a manual-change sign, and he would think that Walgreens would want to

replace it with a new sign. However, this has not been the case.

Commissioner Green told the petitioner to move forward, and stated that the sign issue would be figured out.

Mr. Schwartz asked what the next step in the process would be.

Mr. Schmidt stated that the next step would be for Mr. Schwartz to submit a Plan Commission Application. As soon as an application is received, Staff will examine potential meeting dates. Staff is hoping to move this petition forward as quickly as possible.

RECOMMENDATION

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

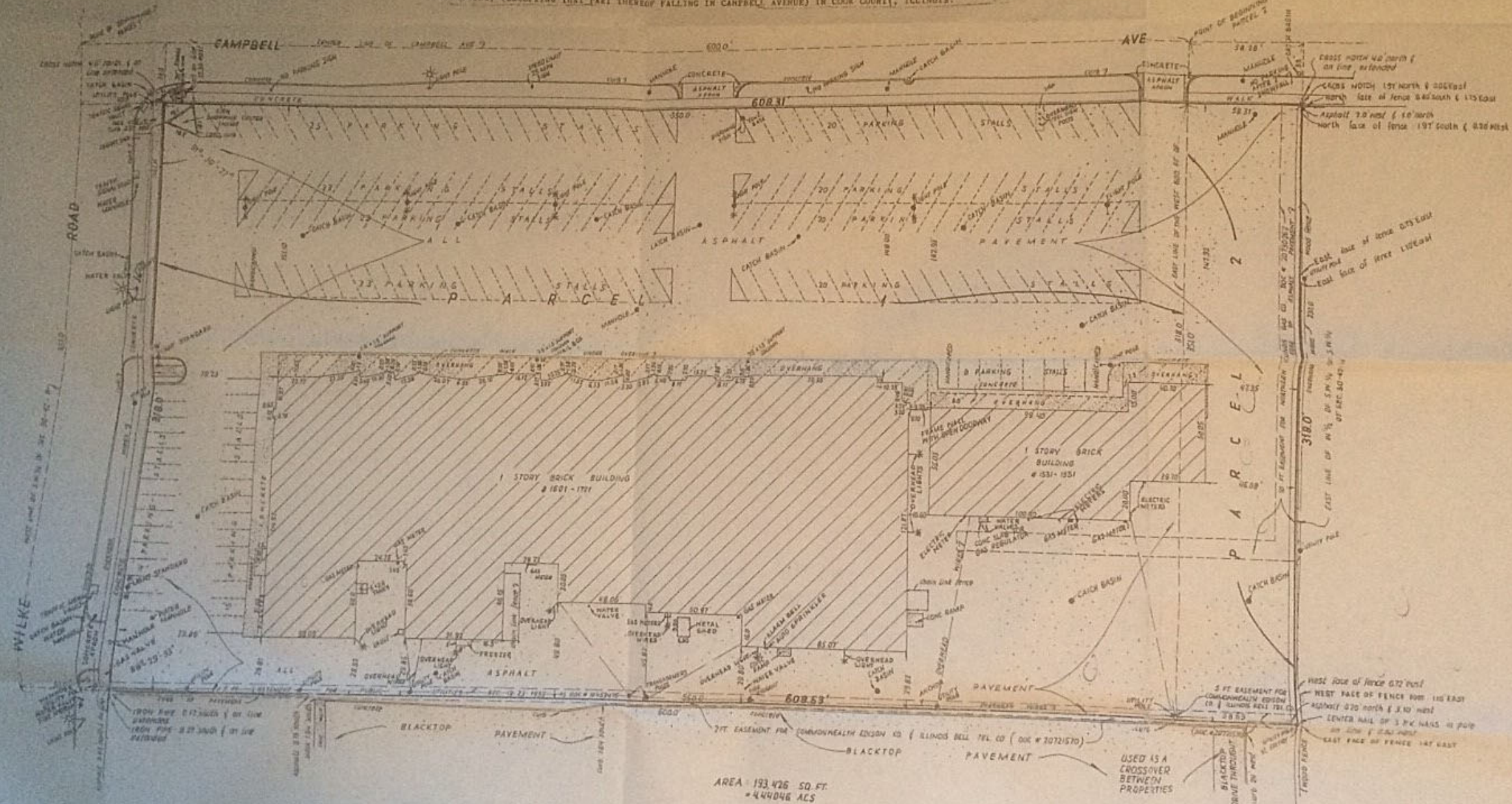
Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

CERTIFIED SURVEY CO. PLAT OF SURVEY

5740 N. ELSTON AVENUE CHICAGO, ILLINOIS 60646 PHONE 775-7755

PARCEL 1: THAT PART OF THE WEST 600 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF CAMPBELL AVENUE DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF CAMPBELL AVENUE AND THE WEST LINE OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SUTTING SOUTH 351 FEET ALONG THE WEST LINE OF SAID SECTION, THENCE EAST A DISTANCE OF 600 FEET ON A LINE PARALLEL TO THE CENTER LINE OF CAMPBELL AVENUE, THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 351 FEET TO THE CENTER LINE OF CAMPBELL AVENUE; THENCE WEST ALONG CENTER LINE OF CAMPBELL AVENUE 600 FEET TO THE POINT OF BEGINNING (EXCEPTING THOSE PARTS THEREOF FALLING IN WILKE ROAD AND CAMPBELL AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CAMPBELL AVENUE WITH THE EAST LINE OF THE WEST 600 FEET OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE EAST ALONG THE CENTER LINE OF CAMPBELL AVENUE 58.28 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, 351 FEET; THENCE WEST PARALLEL TO THE CENTER LINE OF CAMPBELL AVENUE 58.63 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 600 FEET OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF THE WEST 600 FEET, 351 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THAT PART THEREOF FALLING IN CAMPBELL AVENUE) IN COOK COUNTY, ILLINOIS.



THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" (MINIMAL FLOODING) PER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170055 00105 EFFECTIVE DATE MARCH 1, 1984

STATE OF ILLINOIS
COUNTY OF COOK

TO: CHICAGO TITLE INSURANCE COMPANY, MICHAEL SCHWARTZ, AMERICAN NATIONAL BANK & TRUST OF CHICAGO, UNDER TRUST # 83902 DATED 2-10-1980, IN ANNUITY COMPANY & ITS ASSIGNEES, LOCATED AT 375 N. LAUREL HIGHWAY, LAUREL, MD.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1988, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY. THEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATED: SEPTEMBER 13, 1980

Paul F. Misturak
REGISTERED PROFESSIONAL ENGINEER
NO. 111,111

Parking Study

Date	Day	Time	Parking Spaces Occupied (total spaces 234)
9/29/2018	Saturday	9:05am	106
10/1/2018	Monday	5:15pm	84
10/2/2018	Tuesday	10:24am	109
10/3/2018	Wednesday	2:45pm	74
10/6/2018	Saturday	11:00am	97
10/8/2018	Monday	5:57pm	68
10/9/2018	Tuesday	4:40pm	93
10/10/2018	Wednesday	7:30am	54

PARKING ANALYSIS:**WESTGATE SHOPPING CENTER**

Prepared by the Village of Arlington Heights, Department of Planning and Community Development

<i>Address</i>	<i>Space #</i>	<i>Business</i>	<i>Type</i>	<i>Parking Type</i>	<i>Tenant Size (SF)</i>	<i>Parking Ratio</i>	<i>Required Parking</i>
1531	14	NW Dental Group	Dentist	Dental	2,000	1/ 200	10
1535	13	Westgate Newsstand	General Merchandise	Retail	1,080	1/ 300	4
1539	12	Edward Jones	Office	Retail	825	1/ 300	3
1541	11	Hair Jazzers	Beauty Salon	Retail	1,090	1/ 250	4
1543	10	Hong Kong Restaurant	Carry Out Restaurant	Carry Out Restaurant	815	1/ 300	3
1551	9	The Grooming Lodge	Pet Grooming	Retail	1,650	1/ 300	6
1601	8	Fitness 19	Fitness	Health Clubs	10,698	1/ 250	43
1605	7.5	VACANT	VACANT	Retail	1,302	1/ 300	4
1609	7	Via Arenella Ristorante	Restaurant	Restaurant	3,730		
			Seating Area		957	1/ 45	21
1611	6	VACANT	VACANT	Retail	2,450	1/ 300	8
1615	5	Subway	Restaurant	Restaurant	1,566		
			Seating Area		502	1/ 45	11
1617	4	Arlington Cake Box	Bakery	Retail	3,758	1/ 300	13
1701	3	Westgate Cleaners	Cleaners	Retail	1,500	1/ 300	5
1705	2	Ace Hardware	Hardware	Retail	8,500	1/ 300	28
1711	1	Walgreen's	General	Retail	13,500	1/ 300	45

TOTAL	54,464	208
Total Provided		234
Surplus/(Deficit)		26

Westgate Park & Shop
Westgate of Arlington Heights, LLC
C/O V. Fialkowski
191 Waukegan Rd. Ste 203
Northfield, IL 60093

January 15, 2019

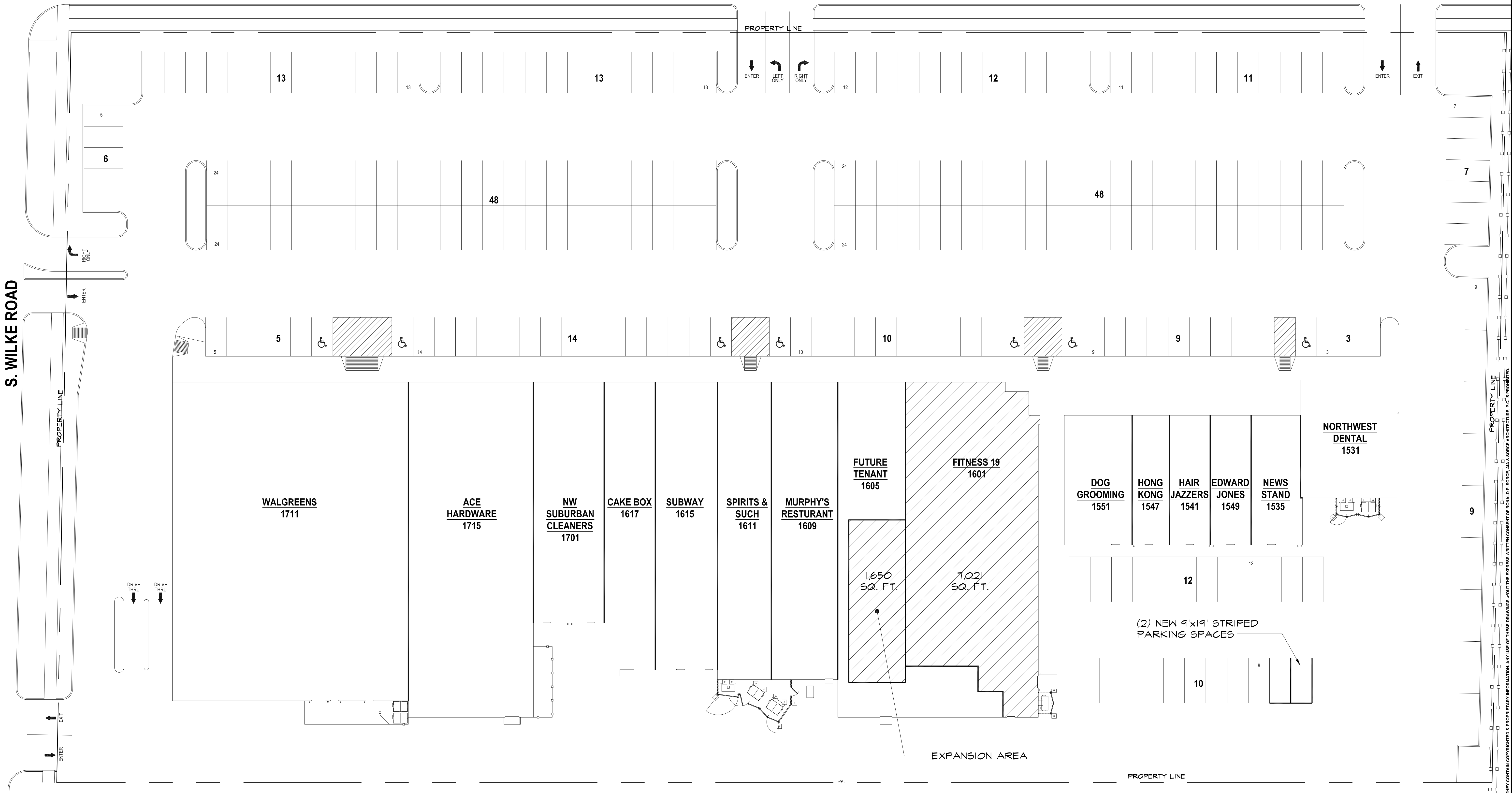
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Westgate Park & Shop Rezoning

Gentlemen, regarding Planing & Developement Review:

7. We are requesting Rezoning of the Westgate Center from a B-1 to a B2, General Business District. As one of Arlington's oldest centers, I believe our B1 designation occurred prior to the creation of the B2 entity. Westgate currently meets all the criteria listed in 5.1-11 of the Municipal code and exceeds the 4 acre size required. Rezoning will allow us to continue to effect improvements for our existing tenants and seek a greater variety of new business as well. The proposed rezoning will continue our long standing commitment to the needs of our neighbors and the Arlington Heights Community in general.
8. We are seeking a Variation to waive a new traffic and parking study. There will be no additions to our buildings and no changes to our existing parking capacity that would require a new study under Chapter 28, Section 6.12-1. We have twice previously conducted traffic and parking studies to accommodate any potential issues with Fitness 19.
9.
 - a.) The proposed use of extra space for Fitness 19 will be not alter the character of the Center. Property nearby is also zoned B2 to which Westgate would now be compatible.
 - b.) The small space proposed for Fitness 19 has been vacant for some time.
 - c.) We believe the proposed variance is within the spirit and intent of Chapter 28.
 - d.) The variance requested is the minimum necessary to allow reasonable use of the property
10. We have been in constant contact with Walgreens HQ for several years via 30+ phone calls & dozens of emails regarding their corner pylon signage. Rick Jeff, Regional StoreCare Manager replaced the person in charge of signage last year & we have been urging his action since 2017. I have attached Walgreens final email along with an appeal made in February to help them make a decision. Based on Walgreens response, our tenants hope that their existing advertising signage will be allowed to remain as it has for the last several decades.

CAMPBELL AVENUE



SITE PLAN
SCALE: 1" = 20'-0"

SITE/PARKING DATA	
SITE SQUARE FOOTAGE 193,376	
EXISTING PARKING: 234 SP.	
PROPOSED PARKING: 2 SP.	
TOTAL PARKING: 236 SP.	

SORCE ARCHITECTURE

121 S. WILKE RD., SUITE 400, ARLINGTON HEIGHTS, IL 60005
PHONE: 847.342.2659 FAX: 847.342.4972 WWW.SORCEARCHITECTURE.COM

EXPIRES 11/2014

FITNESS 19 EXPANSION
1601 CAMPBELL RD
ARLINGTON HEIGHTS, ILLINOIS

REVISIONS			
NO.	REV.	DATE	DESCRIPTION
1	ACT	06/04/13	REVISION 1
2	ACT	07/19/13	PERMIT SET

PROJECT # 13119

DRAWN BY ACT

CHECKED BY RPS

START DATE 06/10/2013

SHEET TITLE
SITE PLAN

SHEET NUMBER

A0.0



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1531-1711 W Campbell St - Westgate Park & Shop Rezoning
PC#: 18-027 – Round 1
Date: December 17, 2018

Jake...

I have reviewed the documents submitted and have no objection to the request.

RECEIVED
DEC 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 12/13/2018

P.C. Number: 18-027

Project Name: Rezoning

Project Location: 1531 – 1711 W. Campbell St.

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Any work shall be completed under the currently adopted codes as well as the 2000 Edition of the Life Safety Code.
2. If a fire alarm exists visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
3. Buildings shall have approved address numbers.

Date 12-13-18

Reviewed By: 

Fire Safety Supervisor

RECEIVED
DEC 13 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Memorandum

To: Jake Schmidt, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 19, 2018
Subject: 1531-1711 W Campbell St, P.C. #18-027 – Round 1

Regarding the proposed rezoning, PW has the following comments:

1. A 1.5" RPZ replacement will be required. The existing unit is obsolete.
2. Please provide survey for Utility Technician.
3. VAHPW has no further comments at this time.

VAHPW has no further comments at this time.

C: File

Musinski, Jeff

From: Gilles, Mike
Sent: Monday, December 17, 2018 7:16 AM
To: Musinski, Jeff
Subject: RE: need info this morning

They have a 1" meter and 1.5" backflow. The meter might be undersized if they are adding showers or bathrooms. The domestic backflow is old and should be replaced.

Ideally they should have a 1.5 inch meter and a new 1.5 backflow device on their domestic service.

They share a fire system with other units and the backflow device is current and in excellent condition.

From: Musinski, Jeff
Sent: Monday, December 17, 2018 5:40 AM
To: Gilles, Mike <mgilles@vah.com>
Subject: need info this morning

Fitness 19 Expansion (1601 W Campbell), how do they get water? Do they have a meter? If so, what size and how old? RPZ too?

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: WESTGATE OF ARLINGTON HEIGHTS, LLC

Owner: _____

Contact Person: M. SCHWARTZ

Address: 191 WALKER RD, #203

NORTFIELD, IL 60093

Phone #: 847-687-6450

Fax #: 847-441-7705

E-Mail: MSCHWARTZ10@SBEGLOBAL.NET

P.I.N.# 03-30-37-011-0000

Location: 1607 W. CAMPBELL

Rezoning: K Current: B1 Proposed: B2

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 193,124 sq ft

of Units Total: _____

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

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

- | | | | |
|--------------------------|-----------|--|--|
| a. Underground Utilities | | | |
| Water | <u>NO</u> | | |
| Sanitary Sewer | <u>NO</u> | | |
| Storm Sewer | <u>NO</u> | | |
| b. Surface Improvement | | | |
| Pavement | <u>NO</u> | | |
| Curb & Gutter | <u>NO</u> | | |
| Sidewalks | <u>NO</u> | | |
| Street Lighting | <u>NO</u> | | |
| c. Easements | | | |
| Utility & Drainage | <u>NO</u> | | |
| Access | <u>NO</u> | | |

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- | | | | |
|--------------|-------|---------|-------|
| a. MWRDGC | _____ | b. IDOT | _____ |
| c. ARMY CORP | _____ | d. IEPA | _____ |
| e. CCHD | _____ | | |

- | | YES | NO | COMMENTS |
|---|-----|------------|----------|
| 3. R.O.W. DEDICATIONS? | | <u>X</u> | |
| 4. SITE PLAN ACCEPTABLE? | | <u>N/A</u> | |
| 5. PRELIMINARY PLAT ACCEPTABLE? | | <u>N/A</u> | |
| 6. TRAFFIC STUDY ACCEPTABLE? | | <u>N/A</u> | |
| 7. STORM WATER DETENTION REQUIRED? | | <u>X</u> | |
| 8. CONTRIBUTION ORDINANCE EXISTING? | | <u>X</u> | |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? ... | | <u>X</u> | |
| 10. WETLAND EXISTING? | | <u>X</u> | |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SORCE ARCHITECTURE

DATE OF PLANS: 11/29/18

Director

Date

NO COMMENTS AT THIS TIME
Michael J. Jager 12/14/18



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-027

Project Name

Westagte Park and Shop Rezoning

Project Location

1531-1711 W. Campbell Street

Planning Department Contact Jake Schmidt

General Comments

Round 1

The Fire Department has no comments at this time.

RECEIVED
DEC 14 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date December 13, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Fitness 19
1531-1711 W. Campbell
Rezoning
PC#18-027

Round 1 Review Comments

12/19/2018

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should meet Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any traffic problems.
6. **General comments:**
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

RECEIVED
01/02/2018
Supervisor's Signature
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

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

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

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

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

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

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

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: WESTBATE OF AHTS, LLCOwner: "Contact Person: M.A. SIMPSONAddress: 191 WILKESMAN RD, 203
NORTHFIELD, IL 60093Phone #: (847) 687 6400Fax #: (847) 441 7701E-Mail: PARTICPW@AHL.COMP.I.N.# 03-30-30-016-0000Location: 1607 W. CAMPBELLRezoning: ✓ Current: 351 Proposed: 32

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 193.424

of Units Total: _____

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

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres, LEHP AF 12/13/18
Environmental Health Officer DateSean Freres AF 12/13/18
for ACTING Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

P.I.N.# 03-30-317-011-0000
 Location: 1601 ~~1601~~ W CAMPBELL
 Rezoning: ✓ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 193,424
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

Petition #: P.C. _____
 Petitioner: WESTGATE OF ARLINGTON HTS LLC
 Owner: _____
 Contact Person: M.A. SCHWARTZ
 Address: 191 WAUREGAN RD #203
NORTHEAST, IL 60063
 Phone #: 847-687-6400
 Fax #: 847-441-7705
 E-Mail: MSCHWARTZ10@GBCGLOBAL.NET

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

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|------------|---|
| 1. | <u>X</u> | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>X</u> | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | _____ | <u>N/A</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | _____ | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | _____ | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED



12.21.18

Date

Planning & Community Development Dept. Review

December 21, 2018



REVIEW ROUND 1

Project: Westgate Park & Shop Rezoning

Case Number: PC 18-027

General:

7. The following approval is needed:
 - **Rezoning from B-1, Business District Limited Retail, to B-2, General Business District**
8. The following Variation is required:
 - **A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.**
9. Please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - b. **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.**
 - c. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Site:

10. What action, if any, has been taken to comply with the removal of the non-compliant on-site signage, as required by the allowance granted by the Village Board in 2015 via Design Commission petition 14-049?

Traffic/Parking:

11. The provided parking survey is acceptable.
12. The existing on-site bicycle rack provides adequate bicycle parking spaces for the expanded Fitness 19 space.

Prepared by: _____

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: WESTGATE OF A/HTS, LLC
 Owner: _____
 Contact Person: M. SCHWARTZ
 Address: 191 WAUKEGON RD #203
NORTHFIELD, IL 60093
 Phone #: 847 681 6182
 Fax #: 847 641 7705
 E-Mail: PARTYCAR@POL.COM

P.I.N.# 03-30-317-010-0000
 Location: 1607 W CAMPBELL
 Rezoning: ✓ Current: B1 Proposed: B2
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 193,414
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

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

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

Comments:

NO COMMENTS

[Signature] 12/20/18
 Coordinator Date

Westgate Park & Shop
Westgate of Arlington Heights, LLC
C/O V. Fialkowski
191 Waukegan Rd. Ste 203
Northfield, IL 60093

January 15, 2019

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Westgate Park & Shop/Fitness 19 Expansion

Gentlemen, regarding departmental notes-

Building & Safety Department, Plan Reviewer	no objections
Fire Safety Division	Items 1, 2, 3 All work will be completed to code
Public Works Department	There will be no changes of any kind to bathrooms or water supply. The RPZ will be replaced if required.
Engineering	no objections
Fire Department	no objections
Police Department	Items 1,2,3 All parking lot lights were just converted to LEDs Our Emergency information is currently on file
Health Services	no objections
Planning & Community Dev	submissions in compliance

Westgate Park & Shop
Westgate of Arlington Heights, LLC
C/O V. Fialkowski
191 Waukegan Rd. Ste 203
Northfield, IL 60093

January 15, 2019

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Westgate Park & Shop Rezoning

Gentlemen, regarding Planing & Developement Review:

7. We are requesting Rezoning of the Westgate Center from a B-1 to a B2, General Business District. As one of Arlington's oldest centers, I believe our B1 designation occurred prior to the creation of the B2 entity. Westgate currently meets all the criteria listed in 5.1-11 of the Municipal code and exceeds the 4 acre size required. Rezoning will allow us to continue to effect improvements for our existing tenants and seek a greater variety of new business as well. The proposed rezoning will continue our long standing commitment to the needs of our neighbors and the Arlington Heights Community in general.
8. We are seeking a Variation to waive a new traffic and parking study. There will be no additions to our buildings and no changes to our existing parking capacity that would require a new study under Chapter 28, Section 6.12-1. We have twice previously conducted traffic and parking studies to accommodate any potential issues with Fitness 19.
9.
 - a.) The proposed use of extra space for Fitness 19 will be not alter the character of the Center. Property nearby is also zoned B2 to which Westgate would now be compatible.
 - b.) The small space proposed for Fitness 19 has been vacant for some time.
 - c.) We believe the proposed variance is within the spirit and intent of Chapter 28.
 - d.) The variance requested is the minimum necessary to allow reasonable use of the property
10. We have been in constant contact with Walgreens HQ for several years via 30+ phone calls & dozens of emails regarding their corner pylon signage. Rick Jeff, Regional StoreCare Manager replaced the person in charge of signage last year & we have been urging his action since 2017. I have attached Walgreens final email along with an appeal made in February to help them make a decision. Based on Walgreens response, our tenants hope that their existing advertising signage will be allowed to remain as it has for the last several decades.

RE: Re: 1711 W. Campbell signage

Friday, October 26, 2018 3:35 PM

From:

"Rick Jeff" <jeff.rick@walgreens.com>

To:

"michael schwartz" <mschwartz10@sbcglobal.net>

Cc:

"John Ridler" <jridler@arlingtonhcc.com> "Kaczmarek Brian"

<brian.kaczmarek@walgreens.com> "Rodman Rachael"

[Raw Message Printable View](#)

Hi Michael, just wanted to circle back with you to let you know that a decision has been made not to pursue the installation of new Electronic Reader Boards in any of our location. Thank you for letting us know of the opportunity but at this time we are going to pass. Feel free to give me a call if you have any questions.

Thanks,

Jeff Rick

Regional StoreCare Manager R10

Walgreen Co. | 940 S. Frontage Road, Suite 1900, Woodridge, IL 60517

C 224-632-0031

Member of Walgreens Boots Alliance

michael schwartz <mschwartz10@sbcglobal.net> >> Subject: 1711 W. Campbell signage >>
To: brian.kaczmarek@walgreens.com >> Date: Thursday, February 1, 2018, 4:53 PM Brian

In 2017, Westgate Center of Arlington Heights revamped its landscaping, added shrubbery and over than 20 new trees. In addition, an entirely new parking lot complete with new curbs was installed via asphalt milling & paving.

To augment these improvements, management proposes to assist in Village permit issues allowing Walgreens to replace their existing pylon signage with a modern electronic reader-board unit. Since this would become the Center's only identification, we would like each tenant to be electronically represented.