



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 11, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Clearbrook Adult Daycare - 1815-1835 W Central Rd - 12/14/22

IV. PUBLIC HEARINGS

- A. Seasons Office Center - 129-151 W. Rand Rd.
Amendment to LUV Ordinance 13-005 to allow parking variation

V. OTHER BUSINESS

- A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Plan Commission
1/11/2023**

Item: Clearbrook Adult Daycare - 1815-1835 W Central Rd - 12/14/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Clearbrook Adult Daycare - 12/14/22	Minutes

PLAN

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

RE: CLEARBROOK ADULT DAYCARE - 1815-1835 WEST CENTRAL ROAD - PC #22-013
LAND USE VARIATION FOR ADULT DAYCARE FACILITY, VARIATION

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 14th day of December, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

pledge.

CHAIRPERSON DAWSON: All right, so let's call to order and take the

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

(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: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, so we have, first order on the agenda is approval of the minutes. Sorry, I'm not getting connected to the internet, so I don't have the agenda in front of me. Thank you. See, you're smart, you printed it out. I always assume technology is going to work and then it doesn't.

Okay, we have approval of the minutes from November 9th, Paragon Mechanical.

COMMISSIONER GREEN: I'll make a motion.

COMMISSIONER DROST: I'll second.

CHAIRPERSON DAWSON: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

COMMISSIONER CHERWIN: I abstain, I was not here.

CHAIRPERSON DAWSON: I also abstain, I was also not here.

All right, motion passes.

Okay, so then our first order on the agenda is the Clearbrook Adult Daycare. Terrific.

All right, Sam, have all public notices been given?

MR. HUBBARD: Yes, they have.

(Witness sworn.)

CHAIRPERSON DAWSON: Great. Why don't you go ahead for the presentation? Thank you.

MR. FRICK: Thank you, everybody. I'm Don Frick, I'm the Vice President of Operations for Clearbrook. I've been with the organization for 31 years. It's a great pleasure to be here to talk about the services we provide and our plans for the building that we have next to

the Senior Center on Central Road.

The project that we have is for a support employment program. This program is for our highest functioning individuals who are competitively employed in the community. You've seen them many times working at Jewel, at McDonalds, and they are high functioning individuals who provide a lot of great help at these times employed at the employers that they work for, and they're actually a part of the community as well at the offices.

So, we have three different types of programs in community employment services, and each one of these are different, just programs within the overall support employment program that help individuals obtain work and learn their job skills. The site that we're talking about this evening, let's put it in plain sight, is kind of a push for Clearbrook from the standpoint of we're getting a lot of external influences from the State Government, the Federal Government, for us to move away from what has been for years is kind of a sub-minimum wage workshop setting. There's pros and cons to that. There's individuals that love to come together to work on projects piecemeal and have done it for 20 years, really find a lot of value in that and, you know, they're paid to. Many times we find their paychecks put on their bedroom walls like certificates of merit, but that has gone and pushed away, and we understand the aspects of that but, you know, in today's environment of paying individuals minimum wage, it's a strong one.

So, our push now is to try to train the individuals to get jobs in the community. While there's a lot of jobs, a lot of people looking for workers, you know, in the past at Jewel they always seemed to have an extra person on staff who could assist somebody or to help them, and so we're finding those challenges difficult to place as well.

But this site is really for those individuals that are highest functioning, who would, I'm going to switch over here just quickly. In the address we have, the number of individuals will be very minimal. We'll have three staff because of how high functioning these individuals are, operate between 8:30 and 3:30.

Transportation, as we had our initial discussion, was probably the biggest concern the city had about having services at this building. You know, we're putting in the appropriate loading and unloading zone to making sure that everyone is safe including the seniors next door.

But, you know, the individuals attending the site, you know, require very limited supports. They're highly functional, they do not need any bathing supports in our bathroom. They're coming into this place to learn job skills, to work on resumes, to interact with our staff and assist our staff in many ways through the office work. They're fully integrated into our workforce. They work side by side with the rest of the staff we have there and it's a joy and a privilege to be working with them at all times.

The renovations that we've got in mind for the building, you know, we're not changing the character of the outside of the building at all. In fact, from a traffic standpoint, we've actually, we had approximately 45 to 50 case managers that were in this building that are no longer there. So, the traffic is a lot less than it used to be. The parking demands are a lot less.

So, these are the key items that we've had in our discussions with Sam and the rest of the departments in the city is to address safety obviously with the loading zone, the traffic, the parking. We are, in preparation of that, moving the entrance door to this site. It will be a little bit farther to the west which would be out of the main traffic line as I'll show you in a map that we have coming up here.

You know, during the process, you know, we worked long and hard

with the city on renovations at the space at 1815 to meet the requirements of our staff and individuals that we provide services to. Things have changed a long way at times, you know, we've submitted a building permit to do the renovations and during this land use or adult daycare application, you know, they have found that they would like for us to make upgrades to the fire sprinkler system, RPZ valves, and also some landscaping. So, it's our job and we understand the requirements to make sure that those things are taken care of. Sorry if I'm going too far in depth into the program side of things.

So, the building, I don't know if I can point to anything or if you guys can see what, I think you guys will see what we have, great. So, this is the building itself and you'll see a couple of green doorways that we have. Towards your upper right, that is the upper -- go ahead, Sam.

The upper right is the existing doorway that is fairly close to the Senior Center. We will have that just as an egress door, it will not be our primary means of entry into the building. We will be developing a new entrance door which is just to the west of that, or as you can see there.

There will be the loading zone that you will see that will be even pushed farther to the west than that. It will be between the 1815 entrance and the 1835 entrance door. We've confirmed through our engineers and architects that we have enough space between the islands to create two lanes of traffic along with the loading zone which is similar to what the Senior Center has as well. So, we feel like these modifications will allow us to have the individuals dropped off. Many of these individuals, they are independent enough that they are coming to our site many times through public transportation, with an Uber, or work staff may drop them off, and they will be coming in here.

When we talked about having 10 to 15 individuals, that would be the max. What we're thinking is that there will be three to four individuals in the program at a time working with a case manager on those skill sets and, you know, having social opportunities. Their schedules are all over the place as you can imagine. It's not a typical 8:00 to 5:00, and so they come in the morning, spend a couple of hours, and then they are going off to their work and then coming back in the afternoon and filling their day and having opportunities at Clearbrook in our office environment.

This is the 1815 space that we're currently renovating, and Sam has highlighted the adult daycare center support employment program. It will primarily be a wide open area. All those walls are dotted walls, so eliminating those. It will be an open space for them to come in to work and meet with staff.

I just want to, it's not a very good picture and that doorway is completely in the wrong spot. That red box is supposed to be kind of up and just to the right of the stop sign, but that gives you an indication, you know. 1815 entrance here, and to the very far left you'll see its proximity to the Senior Center where it starts. Then on the very far right side, we see the Clearbrook sign, and so that gives you a little bit indication of where the door would be. It's kind of right above that, where that red rectangle is at. I just wanted to give you some perspective.

That's pretty much the, you know, basis of our program. We are working very closely with Building Department, Fire. We're an adult daycare for this. You know, it's not really the word that we would probably use, we want to stick with, you know, the support employment side of things. We feel like, you know, the space is your typical office environment, and that's what we want our individuals to recognize, to understand, to succeed in. You know,

we're trying to elevate this program to, you know, show other individuals in our organization that, you know, this, you know, coming over to 1815 is kind of, you know, the best opportunity for you to learn job skills, to get out into the community and be part of the regular workforce.

So, anything I'm missing or anything I should share? Any questions that you have?

CHAIRPERSON DAWSON: So, we will be asking questions after the Staff report.

MR. FRICK: Okay, sorry. Want me to stay up here?

CHAIRPERSON DAWSON: So, no, because the only thing to ask you is have you read the staff report? And do you agree with the conditions of approval?

MR. FRICK: Yes. Yes.

CHAIRPERSON DAWSON: Okay, great. So, you go ahead and sit down, and Sam will do the Staff report.

MR. HUBBARD: Thank you, Chair Dawson.

So, the subject property as you heard is 1815-1835 West Central Road. It is zoned B-2 which is a General Business Zoning District. Within the B-2 district, daycare facilities are not allowed, so this requires a land use variation, not a special use permit, I'm sorry, that was a typo there, but a land use variation for a daycare facility in the B-2 district.

From a Zoning Code standpoint, the facility is classified as a daycare facility for adults. That's a Zoning Code classification, and there are some issues on the Building Code side that I'll touch on briefly later on in the presentation that the Petitioner is working through with the Building Department that relate more to the Building Code classification of this use. The requested action is for a land use variation and the Staff Development Committee is supportive of that and we are recommending approval.

The services that are being provided are similar and compatible to other services provided by Clearbrook at this location which have occurred without causing substantial adverse impacts on the other property owners. Additionally, this is a very small portion of the overall unit that's occupied by Clearbrook. It's approximately 2,500 square feet. It will have only three employees in that area and there will be a low number of individuals there on a daily basis, approximately 10 to 15 at peak. These individuals are high functioning adults. They make rapid drop-off and pickup feasible, so we don't believe that introduction of this land use will have any adverse impacts on the property or neighboring properties, and we are supportive of that land use variation.

Additionally, the Petitioner is required to provide a traffic and parking study. They've requested a variation to waive that requirement. We are also supportive of that variation, again, due to the small size of the facility and the low number of occupants. They are not driving, so from a parking standpoint, they're not going to be driving and occupying the parking spaces. They'll be transported there through other means, dropped off without any parking occurring in the parking lot. This use has a different peak than the other uses in the shopping center. There's a restaurant, a banquet facility, those types of uses typically have peaks in the evening or weekends, whereas the adult daycare will have its peak throughout the traditional working day hours.

Finally, the individuals arriving here are going to be arriving at varied times throughout the day. There is not one massive influx in the morning and then one influx of departure in the evening.

Clearbrook appeared before the Conceptual Plan Review on the 5th.

The Conceptual Plan Review Committee was supportive of the use. There was not much discussion, but they encouraged Clearbrook to proceed forward with their application.

Here's an aerial of the site. The subject property is shown by my laser pointer here. I'm sorry. The subject property is as bounded by the laser pointer here. The particular unit that Clearbrook occupies is shown by this red line. The yellow area is that portion of the unit that's going to be used for the adult daycare. The doorway to that daycare is located here, the drop-off zone a little bit to the west. To the west of the property is single family homes, and Rolling Meadows also to the north as well. On the east side is the Arlington Heights Senior Center, and then to the south is the multi-family use occupied by the Mallard Cove Condominiums.

Here is pretty much the same thing, just showing the plan and format as opposed to the aerial. One thing I want to point out here is there are existing landscape islands within this shopping center. They're existing nonconforming. They do not include the required shade tree and they're not quite the size required by code to comply with the landscape regulations.

So, one of the conditions that Staff is recommending is that the Petitioner work with Staff to install the code-required trees within these landscape islands. We're not going to be able to get all of the code-required trees in here due to some of the existing sizes. Again, these are existing nonconformities, so we're not going to require Clearbrook to update to current code standards and modify the parking lot. But we would like the Petitioner to install some street trees or parking lot shade trees within these islands that are viable. Historically, there have been trees there which can be seen past Willow Street view images. They have since been cut down and we just want the opportunity to bring some green space and introduce some more landscaping into the parking lot. So, we're recommending that the Petitioner work with us on viable locations to install the missing shade trees by June 1 of 2023.

The introduction of the adult use daycare is occurring in conjunction with an overall remodel of the majority of the Clearbrook spaces. This is the entire Clearbrook spaces shown here in the small key plan. It's about 30,000 square feet. Again, this is the adult daycare, about 2,500 square feet. The orientation of this has been shifted slightly, so north is to the right side, and this is the drive aisle out here.

So, the issues that the Petitioner has run into that came up as part of this review are relative to the use of the space. So, from a zoning standpoint, we consider it adult daycare. The Building Code classifies it, at least from preliminary review, as a different use group, kicking in different Building Code requirements that would be required if it was built out as just an office area. It's historically been used as an office area, and as part of that overall remodel was planned tentatively for an office area. The introduction of the adult daycare is kicking in some additional Building Code requirements.

The Petitioner is still working with the Building Department to work through some of those issues. There may be some other interpretations of how the Building Code applies based on further information that the Petitioner may be providing to the Building Department to clarify specifically how this space is used and assist with the building permit classification of that use and occupancy. But as part of this approval, we are recommending a condition that prior to establishing the adult daycare here, the Petitioner will need to work through all of those issues with the building permit before occupying the site.

Here's the drop-off zone proposed along the front. The Petitioner alluded to some changes that they worked with Staff on relative to this. Initially, I think they

proposed approximately in this location. Staff had felt that was a little bit too close to the main drive aisle up here. Initially their main entrance door was located here, and in working with Staff, they had switched it back here to allow them to shift the loading zone farther west and away from that main north-south drive aisle. We are comfortable with this location.

Again, due to the high functioning nature of the individuals here, the turnover should be pretty quick. Drop-off/pickup shouldn't take more than, you know, a couple of minutes, and there's not going to be many people coming throughout the day, about 10 to 15, so this should be suitable. There is at least 24 feet of width between the edge of the loading zone and the curb here which meets the minimum code requirement for a turn drive aisle, so it is code compliant. Still, they will have to install some signage associated with the drop-off zone and some additional striping and pavement markings. We've recommended a condition of approval to address that.

That being said, we are supportive of the application and recommending approval relative to the three conditions that I discussed, and then the fourth, compliance with all of our codes, regulations and policies. Thank you.

CHAIRPERSON DAWSON: Great, thank you, Sam.

Do I have a motion to include the Staff report in public record?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right then.

Commissioners, do we have any initial questions before we open up for public commentary? Nobody down this direction? No? In that direction?

(No response.)

CHAIRPERSON DAWSON: No, okay. At this time, I'll open up for public comments. I don't know if there are any public comments.

(No response.)

CHAIRPERSON DAWSON: Okay, we're going to go ahead and close public comments, great. So, I don't know if there will be any questions, but if you want to step back up just in case there are?

MR. FRICK: Sure.

CHAIRPERSON DAWSON: So, I'm going to look down this way. Jay, do you have any questions or comments?

COMMISSIONER CHERWIN: I guess my one only issue is it seems like, this is more of a question for Sam but a lot of this is being driven by the classification of an adult daycare, I mean, a lot of requirements or anything. It sounds to me like you're open to classifying it as something else based on additional information from the Petitioner, or is that accurate?

MR. HUBBARD: It's not from a zoning standpoint. It's an adult daycare from the zoning standpoints. It's just whether or not, from a Building Code standpoint, the Director of Building is going to classify it under an occupancy classification consistent with an adult daycare, or whether they can reexamine that and allow this number or different occupancy classification which would kick in some of these Building Code requirements that we're at least preliminarily expressing are required.

COMMISSIONER CHERWIN: Then I guess my question would be from the Petitioner's perspective. You know, it seems like, it's like a, from what I was hearing you describe, it's like job training, skills training. I don't know, to me it just doesn't, I don't know that, maybe there's a different classification from the zoning perspective that may be more appropriate. Is that, how do you look at this?

MR. FRICK: We've struggled a little bit from the standpoint as we considered this just sort of a general office supplier and referring individuals that we feel like are high enough functioning. We understand that what the Building Department is totally, you know, they wanted to base this on the most stringent rules of what could possibly be there. So, you know, we do have individuals throughout the organization who have more or less, you know, have more physical impairments or with higher degrees of disabilities, but that is not our plan for this site at all.

So, I think, you know, explaining that to the Building Department is what we're going to attempt to do, and Sam has suggested that we reach out to the Building Department and set up meetings with them to discuss that along with our attorney.

COMMISSIONER CHERWIN: And Sam, from the zoning perspective, you know, if we did classify it as that use, as a general office, it seems like some of the zoning issues would go away as well, am I correct in saying that?

MR. HUBBARD: Yes, if this was able to fit on our general office classification, then the Petitioner wouldn't have to be here today, but it's pretty cut and dry from a Zoning Code standpoint as far as this meeting the definition of a daycare facility. I think the gray area comes in on the Building Code side, and I think there may be some room for further discussions with the Director of the Building Department to, I'm not sure if they're only understanding how the space is going to be used and they're just seeing the Zoning Code classification and thinking this is going to be an adult daycare.

COMMISSIONER CHERWIN: Yes. Well, I guess when you say it's cut and dry under the Zoning Code, is the definition of an adult daycare what Don is describing in terms of employee or in terms of a skill development that falls into adult daycare definition?

MR. HUBBARD: Yes. The way that it's always been represented to the Planning Department is that the counseling and kind of the skill development area is a much less component of what is happening here. Mostly, this is just kind of supervision of high functioning adults during downtimes in their employment. Yes, occasionally they will receive these auxiliary services such as counseling and help with job application, but the vast majority of how this space is going to be used is just supervision of these adults at off times during their employment.

COMMISSIONER CHERWIN: I'll pass it along. Thank you, Chair Dawson.

CHAIRPERSON DAWSON: Any questions?

COMMISSIONER SIGALOS: I don't have any.

CHAIRPERSON DAWSON: Any questions here?

COMMISSIONER DROST: Yes, just a couple of questions just to kind of put it into a community perspective. 10 to 15 clients at a time, how many over the month or a year would kind of --

MR. FRICK: Well, it would be primarily the same individuals at this point in time because of how small our program is, if that's, if you're asking --

COMMISSIONER DROST: No, I'm just asking how broad the program is. You're basically working with 10 to 15 individuals?

MR. FRICK: Correct.

COMMISSIONER DROST: At the site?

MR. FRICK: Correct.

COMMISSIONER DROST: And at some point, see, where I was going to is this is more like a training facility or a school as opposed to an adult daycare where you're actually teaching skills.

MR. FRICK: Yes, it's kind of a combination of things. It's how the individuals are able to learn those skills and move on. We do have a very large training facility in Palatine that we utilize in the Industrial Park that, you know, the Federal Government is indicating that the numbers that we have there will have to be reduced at some point in time. So, we want to get people out into the community and training them.

We serve several hundred people throughout, you know, Rolling Meadows and four or five different locations, but this one would be focused primarily on job skill training. As indicated, there will be some time when individuals come to the site, you know, just to wait for a ride, and many times we put them to work, you know, shred papers, pass out mail and things like that.

COMMISSIONER DROST: Yes, so I mean, what I was thinking in terms of was that you're training the clients and placing them in the community for jobs.

MR. FRICK: That's the ideal situation.

COMMISSIONER DROST: And sort of working in the process of graduating them.

MR. FRICK: Correct.

COMMISSIONER DROST: And then taking in a new class for, you know, just sort of that. Sort of the point I'm getting at is I'm looking at the macro issues here where employment, there's a lot of strain on employment and getting people into jobs that typically aren't attractive for some.

MR. FRICK: Sure.

COMMISSIONER DROST: That these could satisfy an important need for the community, kind of taking that, putting that into the record for the Trustees and to try to conceptualize it in that way. Is that --

MR. FRICK: Yes, I mean, that's exactly it. I mean, the more that we can train individuals up and to be competitively employed and work 40 hours a week, you know, that's their goal in many cases and that's what we would like to have them fill, to be independent. That's what they strive for. So, how do we get them there?

COMMISSIONER DROST: In the Conceptual Plan Review, and you service people from the northwest suburbs, it's not --

MR. FRICK: Correct.

COMMISSIONER DROST: And you partner with other organizations and collaborating?

MR. FRICK: I mean, we collaborate with any, you know, business partners that we can develop.

COMMISSIONER DROST: Is it business partners or other agencies?

MR. FRICK: There's other agencies as well. I mean, we're in partnership with Search which is more in the north suburbs. It does the same type of thing in job development, job training. We work with the city, we work with many other organizations, but our, you know, goal is to work with business partners who are willing to, you know, support these individuals and create jobs for them. So, I mean, one individual worked for, for 40 years, so I

mean, it's, yes, that's our goal.

COMMISSIONER DROST: Yes, and the success rate?

MR. FRICK: I'm not a program person; I'm more on the operation side of things to that, but, you know, there are challenges obviously with, you know, the employers being able to support the individuals there, businesses and their changing environment. So, I don't have that information, I could get that for you.

COMMISSIONER DROST: Okay, well, I just wanted to get that broader view, and part of that is just to put it in the record so it makes it a little bit easier when you go through that process.

MR. FRICK: Sure.

COMMISSIONER DROST: I don't have anything else.

MR. FRICK: Thanks.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I just had a question. Just from an architectural standpoint, does the riff with the Building Department have to do with the rating on the walls and things? I mean, what's the problem?

MR. FRICK: I think we're still learning. That's, I guess if I had any frustration, it's, you know, we thought this was a regular business environment.

COMMISSIONER GREEN: It's sold off as an office building.

MR. FRICK: In August, we submitted our, you know, permit application for doing the renovations, fully knowing, full disclosure, they have told us that we wouldn't be able to have our program in there until we had complete approval from the city. As we moved through the process, we've learned things, things have changed. You know, the RPZ valve was not something that we were required to do when we pulled the sprinkler permit.

COMMISSIONER GREEN: Right.

MR. FRICK: And now there's the landscaping. We understand that; we did that on our own to make an improvement and didn't fully understand that.

So, I think it's us learning about everything that they're looking at. You know, some of it gets down to the point of, if I can give a couple of examples would be, one was, the comment was for the protection of the individuals, how will they be closed off from the general public in order to protect them. I mean, that was exactly opposite of what we're trying to do. And I understand, for the safety of individuals, in most cases you would want to make sure that the front doors are locked, that nobody who is coming in is going to be, and we've taken care of that but, you know, some of the other requirements were the, you know, the distance between the bathrooms that are existing in the building and the program area. Our individuals have no toileting need, you know, any assistance in that area.

So, it's us negotiating or complying with those Building Codes that they need us to. I think that, obviously, when it comes to us being a nonprofit and having limited resources and wanting them put into the right place, you know, that's the tough part is, you know, getting a building permit, getting pricing from contractors and starting the work and then new things come up.

COMMISSIONER GREEN: I just had to ask the question because I can see you had a big open plan before, and there's probably, then introduce doors to separate the different uses within the building. I just see the big open thing going away a little bit in that.

MR. FRICK: Yes.

COMMISSIONER GREEN: If you are walling them off or door-ing them off

for their protection, then there goes your open plan.

MR. FRICK: Yes. To be honest with you, at this point in time, there hasn't been any specific, you know, requirements from the Building Department other than a lot of discussion.

COMMISSIONER GREEN: Okay.

MR. FRICK: Saying this is what we feel you need to do, and until we learn more, you know, we're willing to sit at the table and understand, but we would like to educate people as much as we can as well as to the people we're here to serve and the opportunities we want to give them. Sam has done a great job of being a liaison to the departments, and I hope he feels that we've been responsive in our approach to answering all the questions we can and making sure that it's a safe environment for everybody.

COMMISSIONER GREEN: Well, thank you. I just wanted a little more information on all that. That's all I have.

MR. FRICK: Sorry if I'm long-winded in my responses. Sorry.

COMMISSIONER GREEN: No, it's great. Sure.

CHAIRPERSON DAWSON: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Thank you. Yes, I just want to say I think the Clearbrook project is a great thing. This program sounds the same. So, generally, you're taking individuals who are making minimum wage right now and trying to train them for something better?

MR. FRICK: No, we're taking individuals who are not employed and have had difficulty finding jobs in the community. We have a lot of individuals that I've mentioned that had been working in an environment which is piecework over the 20 to 30 years that the government has allowed them. Since that has ended, we are now, you know, they have moved from what used to be an employment site to where they would do, like I said, that piecework to the point where now it's, you know, we're focusing on daily living skills and recreation. We have a lot of individuals who don't find a lot of value in that. They love the job, and so it's us taking individuals who have skills who are looking for minimum wage jobs.

Minimum wage jobs are a lot different than they were three or four years ago. Before, you know, it used to be \$8-\$9, I'm showing my age, \$8-\$9 an hour; now we're \$16-\$17-\$18 an hour. So, we need to train them to have the skills to be productive in those environments.

COMMISSIONER LORENZINI: At this center, it's mainly going to be office skills?

MR. FRICK: It would be a combination of, it will be, when they come there they will not work on other types of skills. It will be primarily coaching them, you know, resume building,, you know, working with individuals maybe on language communication skills. You know, if they needed specific job training in order to succeed, there are different levels of this. We have situations where we provide one-on-one job coaches, where we get an opportunity in a business and they're willing to take on the individual to be employed. We'll support them until they can become fully independent at their job. There's other places that we try to do as much training as we can.

COMMISSIONER LORENZINI: Okay, so here is where I'm going with this.

MR. FRICK: Okay, sorry.

COMMISSIONER LORENZINI: Here's where I'm going with this. So, you mentioned that a person may be dropped off, they're waiting for a ride or something. How will

that happen, if they get off a job and they came here to wait for a ride home or something like that?

MR. FRICK: Many of these individuals live with us in our residential facilities.

COMMISSIONER LORENZINI: All right, so I understand the city's point and the Building Department's point, they want to design for the worst case scenario, but what scenario, what would be required just for the daycare?

MR. FRICK: There shouldn't be, there really shouldn't be any individuals that are there just to spend the day there.

COMMISSIONER LORENZINI: All right, thank you.

COMMISSIONER WARSKOW: I don't have any questions. You know, like everybody else, I feel like this is really a unique circumstance where there isn't a slam dunk Zoning and Building Code category for you, and I hope you work that out.

MR. FRICK: I know we will.

COMMISSIONER JENSEN: I don't have any questions.

CHAIRPERSON DAWSON: Okay, I don't have any questions. I think we've probably asked up and down why we're falling under this adult daycare. I would just say that there's nothing we can do about this one, but if you're going to expanding and doing more of this, maybe it's something to work with the Village on helping us with coming up with a new category in the code, right? If this is the one and only time this comes up, there's no point in redoing the code, but if it's going to expand and if it's happening more, maybe it's something we need to look into, but with that, I think it's a great project.

COMMISSIONER DROST: Yes, I'll make the motion.

CHAIRPERSON DAWSON: Terrific, do we have a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Oh, you're going to make the motion first.

COMMISSIONER DROST: I'm going to make the motion.

CHAIRPERSON DAWSON: You need to make the motion first, and then he can second.

COMMISSIONER DROST: I'll read it, yes. I'll make the motion.

CHAIRPERSON DAWSON: I got all excited, George.

COMMISSIONER DROST: Yes, that's okay.

A motion to recommend to the Village Board of Trustees approval of PC#22-013, a Land Use Variation to allow an adult daycare facility in the B-2 district, and the following variation:

- 1. Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.**

This recommendation is subject to the following:

- 1. The Petitioner shall work with the Village to provide additional pavement markings and signage in the area around the proposed loading zone to the satisfaction of the Village prior to beginning adult daycare operations.**
- 2. Prior to establishing the adult daycare facility on the property, the Petitioner shall**

implement all interior modifications as required by the Building Code to bring the unit into compliance with applicable regulations for adult daycare occupancy.

- 3. The Petitioner shall work with Staff to install additional shade trees in viable locations within the existing parking lot landscape islands. Said improvements shall be implemented no later than June 1st of 2023.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Thank you.

Okay, it's time for a vote.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

Congratulations, you've gotten a unanimous approval. Again, we're just a recommending body, and so you will be going on next to the Village Trustees. Sam will give you more information on when that's going to be happening, but great project.

MR. FRICK: I appreciate all the support here, and I can't say enough about Sam leading us through the process and understanding what we're doing and being a great liaison to other departments. So, thank you, everybody, for your support.

CHAIRPERSON DAWSON: All right, anything else on the -- oh, public comment. I keep forgetting about the public comment. So, next on the agenda is if there is any general public comments, opening up for public comments.

(No response.)

CHAIRPERSON DAWSON: No public comments, all right, closing that.

Anything else to discuss today, Sam?

MR. HUBBARD: Absolutely. We don't have any more meetings this month. Our first meeting will be, I believe, January 11th.

CHAIRPERSON DAWSON: Okay, do I have a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Anybody opposed?

(No response.)

CHAIRPERSON DAWSON: All right, good night, everyone.

(Whereupon, at 8:12 p.m., the public hearing on the above-mentioned petition was adjourned.)



Plan Commission 1/11/2023

Item: Seasons Office Center - 129-151 W. Rand Rd. - PC#22-014

Department: Planning & Community Development

Requested Action

- 1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Requested

- 1. A 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

Recommendation

The Staff Development Committee reviewed the requested parking variation (by amending the Land Use Variation) which would allow expansion of a dental office the subject property, and recommends denial of the request for a 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

However, Staff recommends approval of a variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 107 parking spaces (88 on-site spaces, with 19 off-site spaces) where 139 spaces are request by code, increasing the previously approved parking variation from 25 spaces to 32 spaces, subject to the following conditions:

- 1. A parking agreement to lease a minimum of 19 parking spaces from Sun Shui shall be maintained in perpetuity. An additional 14 spaces to be utilized during off peak restaurant times should be provided.
- 2. If the parking agreement with Sun Shui to lease a minimum of 19 parking spaces is discontinued, and the petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion, spaces within the office center shall only be re-tenanted with general office uses.
- 3. The petitioner shall install the 2 required bicycle parking spaces associated with their use no later than May 30, 2023, and the Village shall work with the

property owner to install the remaining 5 required bicycle parking spaces.

4. Three 4" caliper shade trees were missing from islands within the parking lot. These trees shall be installed no later than June 30, 2023.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Correspondence
Aerial	Exhibits
CPRC Minutes - 9/14/22	Minutes
Project Summary	Correspondence
Ord. 13-005	Ordinance
Parking Survey	Exhibits
Executed Parking Agreement	Exhibits
Site & Parking Plan	Exhibits
Condo Declaration Documents	Exhibits
Plat of Survey	Exhibits
Floor Plans	Exhibits
Written Response to Variation Criteria	Correspondence
Round 1 - Department Comments	Correspondence
Round 1 - Petitioner Response to Department Comments	Correspondence
Round 2 - Department Comments	Correspondence



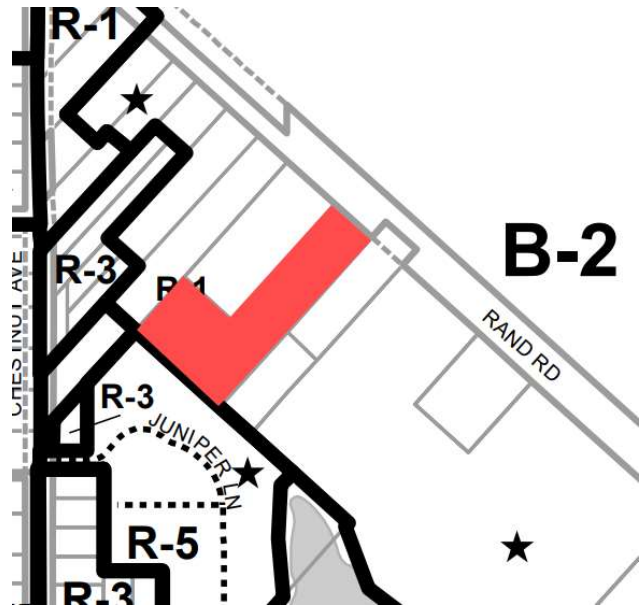
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: PC 22-014
Project Title: Seasons Office Center LUV
Amendment
Address: 129-151 W. Rand Rd.
PIN: 03-18-401-167-0000

To: Plan Commission
Prepared By: Jake Schmidt, Development Planner
Meeting Date: January 11, 2023
Date Prepared: January 6, 2023

Petitioner: Impressive Smiles
Represented by: Jim Platt
CAM Services
Address: Arlington Heights, IL 60005

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Arlington Plaza Shopping Center	Commercial
South	R-5, Multiple Family Dwelling District	Arlington Grove Townhomes	Single Family Attached
East	B-2, General Business District	Helena Plaza; Annex of Arlington Shopping Center	Commercial
West	B-2, General Business District	Sun Shui Restaurant, America's Carpet & Flooring Store	Commercial

Requested Action:

1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Requested:

1. A 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

Project Background:

The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except for the northernmost unit, which is two stories) and has a total floor area of 31,210 square feet. The subject site has a total of 88 parking stalls that are accessible via two driveways along Rand Road.

The petitioner represents Impressive Smiles, a dentist office currently located in the office center. Impressive Smiles is expanding, resulting in an increase in required parking. However, the required parking for the center with the expanded dentist office exceeds what was allowed under a previously granted parking variation. As the previously granted parking variation is tied to a Land Use Variation ordinance, this ordinance must be amended in order to permit an expansion of Impressive Smiles.

Hours of operation for Impressive Smiles is as follows:

- Monday 9am-4pm
- Tuesday 8am-5pm
- Wednesday 10am-7pm
- Thursday 8am-5pm
- Friday 8am-2pm

Impressive Smiles has 9 full-time employees and 2 part-time doctors, with no more than 10 total employees on-site at any given time. There are no more than 5 patients on-site at any given time, and the owner of Impressive Smiles has stated they stagger appointments to allow for room turnover. Impressive Smiles believes the total number of cars on-site for the dentist office are usually between 10 and 15 at any time.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as "Offices, Medical and Dental". This use is permitted within the B-2 Zoning District. However, as previously mentioned since a parking variation would be required to allow expansion of the dental office in excess of that allowed by the previously granted Land Use Variation, an amendment to this Land Use Variation is requested.

The subject property is designated as appropriate for Commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use, is compatible with this designation.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. The petitioner has provided a current tenant list as part of this project, which Staff has reviewed. A table of code-required parking is shown in **Table I** on the next page.

Table I: Required Parking

Seasons Center 129-151 W. Rand Rd.				
Address	SF	Tenant	Parking Ratio	Parking Required
129	7,622	Surgical Center	1/ 200	38
131-133	4,230	Impressive Smiles	1/ 200	21
135	1,573	Floral Design Studio	1/ 300	5
137	1,583	Vitaity Health	1/ 200	8
139	1,583	Home Helathcare	1/ 300	5
141	1,601	Seasons Dental	1/ 200	8
143	4,900	Vacant	1/ 300	16
145-147	3,500	Elevate Physical Therapy	1/ 250	14
149-151	4,618	Foot First Podiatry	1/ 200	23
Total	31,210		Parking Required	139
			Parking Provided	88
			Surplus/Deficit	-51
Updated 12/22/22				

Per the Staff analysis, a total of 139 spaces would be required by the zoning code for the site. The subject site is currently improved with 88 spaces, resulting in a code-required parking deficit of 51 parking spaces.

In 2013, a Land Use Variation was granted for Chicago Surgical Center, an Ambulatory Care Facility within the shopping center. As part of this Land Use Variation, a parking variation was granted to allow the provision of 107 parking spaces where 132 were required, allowing a code-required parking deficit of 25 parking spaces. At the time, the 88 on-site spaces were supplemented by an additional 19 parking stalls on the property of Sun Shui, a restaurant sharing cross access, via a parking agreement.

In the years since approval of the Land Use Variation, issues have arisen with this Sun Shui parking agreement, specifically that Sun Shui was towing vehicles parked on the restaurant property that were accessing the office property. The petitioner for the current project assert that this was due to office property visitors parking in areas not covered by the parking agreement.

As such, a new variation is requested to allow the provision of 88 parking spaces where 139 are required via an amendment to the previously granted Land Use Variation for the site. The petitioner has provided a written justification to the standards of variation approval for this parking variation, which was included in the agenda packet.

Management for Seasons Office Center has re-engaged with Sun Shui, for the benefit of all tenants within the office center, to lease 33 parking spaces from Sun Shui. This agreement is not in perpetuity, and can be terminated with 30 day written notice. This agreement was also included within the agenda packet. Staff believes this is an excellent shared parking approach given the different peak hours of the restaurant and office users, however staff has concerns with this agreement, due to the ability to terminate the agreement with 30 day notice, and the historic issues with parking agreements between these two properties.

As Sun Shui requires 68 spaces per code for their restaurant, and provides 87 parking spaces on their site, only 19 spaces can be leased to Seasons Office Center to meet the office’s parking needs. Therefore, combined with the 88 on-site parking spaces, a total of 107 parking spaces would be available for use by Seasons Office Center patrons without triggering the need for a variation on the restaurant site. A 19-space agreement in perpetuity along with an agreement to utilize an additional 14 spaces at off-peak times (for a total of 33 off-site spaces) would be beneficial in addressing the parking needs.

Given concerns regarding the long-term viability of the parking agreement, Staff believes any recommendation of approval for this petition shall include a condition that if the parking agreement with Sun Shui to lease a minimum of 19 parking spaces is discontinued, and the petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion, spaces within the office center shall only be re-tenanted with general office uses.

At the request of Staff, the petitioner has provided a parking survey as part of this petition, encompassing both the restaurant property as well as the subject property. The survey was conducted over a two-week period, at hourly intervals four days each week on Monday, Wednesday, Friday, and Saturday during the hours Impressive Smiles operates. The study took place between September 23rd and October 5th of 2022.

To observe parking lot occupancy, Staff visited the sites on November 18th, 2022 at 3:00 PM and on December 7th, 2022 at 1:00 PM. Staff also reviewed historic aerial imagery across 10 dates between October of 2016 and October of 2022.

The detailed parking lot occupancy counts conducted by the petitioner and by Staff are included in **Appendix I** at the end of this report. A summary chart of peak and observed parking counts is detailed in **Table II** below. To account for potential future demand if the currently vacant space was reoccupied, Staff added 16 vehicles to the observed counts, which would be the anticipated parking generation for a general office user, as this is the required parking for a general office user within the vacant space per Village code.

Table II: Staff and Petitioner Observed Parking Counts Summary

	<i>Peak Demand Observed</i>	<i>Adjustment for Unoccupied Tenant Spaces</i>	<i>Total Peak Demand</i>	<i>Average Demand Observed</i>	<i>Adjustment for Unoccupied Tenant Spaces</i>	<i>Total Average Demand</i>
Petitioner	97	16	113	61	16	77
Staff	86	16	102	60	16	76

To illustrate the impact of the potential variation, on the following page **Table III** details potential available parking during peak and average demand cycles under three scenarios. The first is a scenario where a variation is granted allowing provision of 88 on-site parking spaces to meet parking needs. The second scenario details parking availability if a variation is granted per the petitioner’s request, allowing 33 additional off-site parking spaces on the Sun Shui property. However, as previously noted Sun Shui only has a code-required surplus of 19 parking spaces to lease for off-site uses. The third scenario, which is consistent with the previous 2013 variation approval and recommended by Staff, shows parking availability where on-site parking spaces is supplemented by 19 off-site parking spaces on the Sun Shui property. Information on the previously granted 2013 variation is also included for reference.

Table III: Anticipated Parking Demand

	<i>Approved 2013 Variation</i>	<i>Current Request with On-Site Spaces Only</i>	<i>Current Request with 33 Off-site Spaces</i>	<i>Recommended Variation with minimum 19 Off-Site Spaces**</i>
Spaces Required	132	139	139	139
On-Site Spaces Provided	88	88	88	88
Off-Site Spaces Provided	19	0	33	19
Total Spaces Provided	107	88	121	107
Surplus/Deficit	-25	-51	-18	-32
Percent of Available Spaces Occupied per Peak Observed Adjusted Count*	106%	128%	93%	106%
Number of Available Spaces per Peak Observed Adjusted Count*	-6	-25	8	-6
*Peak Observed Adjusted Count includes the peak observed space count (97 Spaces) and the potential 16 additional vehicles that would be generated if currently vacant spaces were to be tenanted with general office users, for a total anticipated parking demand of 113 spaces.				
** Recommended variation to increase from 25 spaces to 32 space parking variation subject to requiring minimum 19 spaces per original 2013 approval.				

Summary

Based on parking counts provided by the petitioner, observed by Staff in the field and via aerial imagery, and expected should currently vacant space be re-tenanted a general office user, Staff does not support the requested variation. However, Staff does recommend approval of a variation allowing 107 parking spaces (88 on-site parking spaces, with 19 off-site parking spaces) where 139 parking spaces are required, a variation of 32 parking spaces, provided the parking agreement remain in place and the remaining vacant spaces are only occupied for general office uses. This would be consistent with the prior approval in 2013. As the agreement signed between Seasons management and Sun Shui is for 33 off-site spaces, this will allow additional parking to be accommodated during off-peak restaurant times.

With this variation, currently vacant tenant spaces could only be occupied by general office users, as uses with higher code-required parking ratios would result in required parking exceeding this allowance.

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

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

As the property is located along Rand Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required.

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. For the entirety of the 31,210 square-foot building, 7 bicycle parking spaces are required. The petitioner is developing a plan to accommodate these bicycle parking spaces on the subject site. At a minimum, the petitioner shall install the 2 required bicycle parking spaces associated with their use no later than May 30, 2023.

Building, Site Plan, and Landscaping

The applicant has not identified any site alterations as part of the proposed project. During the formal Plan Commission review process, Staff evaluated existing site landscaping to ensure that it conforms to all code requirements where necessary and feasible. It was found that three 4" caliper shade trees were missing from islands within the parking lot. These trees shall be installed no later than June 30, 2023.

RECOMMENDATION

The Staff Development Committee reviewed the requested parking variation (by amending the Land Use Variation) which would allow expansion of a dental office the subject property, and recommends **denial** of the request for a 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

However, Staff recommends **approval** of a variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 107 parking spaces (88 on-site spaces, with 19 off-site spaces) where 139 spaces are request by code, increasing the previously approved parking variation from 25 spaces to 32 spaces, subject to the following conditions:

1. A parking agreement to lease a minimum of 19 parking spaces from Sun Shui shall be maintained in perpetuity. An additional 14 spaces to be utilized during off peak restaurant times should be provided.
2. If the parking agreement with Sun Shui to lease a minimum of 19 parking spaces is discontinued, and the petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion, spaces within the office center shall only be re-tenanted with general office uses.
3. The petitioner shall install the 2 required bicycle parking spaces associated with their use no later than May 30, 2023, and the Village shall work with the property owner to install the remaining 5 required bicycle parking spaces.
4. Three 4" caliper shade trees were missing from islands within the parking lot. These trees shall be installed no later than June 30, 2023.

January 6, 2023
Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 20-014

Appendix I: Petitioner and Staff Observed Parking Counts

Petitioner Observed Counts

Impressive Smiles - Seasons Office Park				Parking Study September 23 - October 5 2022				
Date	Sept. 23	Sept. 24	Sept. 26	Sept. 28	Sept. 30	Oct. 1	Oct. 3	Oct. 5
Day	Friday	Saturday	Monday	Wednesday	Friday	Saturday	Monday	Wednesday
Time								
8am	60	22	59	56	51	23	65	57
9am	73	28	71	69	65	31	88	72
10am	79	37	78	77	64	35	97	86
11am	73	36	88	97	73	32	94	94
Noon	71	33	78	94	63	25	80	91
1pm	73	21	74	88	65	21	93	92
2pm	72	18	79	96	66	16	91	94
3pm	63		91	88	58		83	82
4pm	51		82	85	36		76	77
5pm	34		76	78	33		64	70
6pm				21				18
Total Readings	76							
Readings less than 88	64	84%						
Readings over 88	12	16%						
Readings max: 97	2	3%						

Appendix I: Petitioner and Staff Observed Parking Counts**Staff Observed Counts**

<i>Day</i>	<i>Date</i>	<i>Time</i>	<i>Occupied Spaces</i>
Wednesday	12/7/2022	1:00 PM	65
Friday	11/18/2022	3:00 PM	53
Tuesday	10/4/2022	1:30 PM	74
Tuesday	7/19/2022	10:00 AM	86
Tuesday	4/12/2022	11:20 AM	81
Saturday	3/13/2021	12:00 PM	42
Friday	10/9/2020	12:00 PM	67
Monday	7/20/2020	9:00 AM	77
Friday	10/18/2019	3:00 PM	46
Wednesday	7/11/2018	3:00 PM	52
Monday	2/27/2018	10:30 AM	33
Thursday	10/13/2016	12:30 PM	47

<i>Peak</i>	86
<i>Average</i>	60

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 11, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 22-014, a request for an amendment to Land Use Variation Ordinance 13-005 to allow a parking variation on property located at 129-151 West Rand Road in Arlington Heights, IL, and legally described as follows:
LOT 2 AND THE SOUTHEASTERLY 3/4 FEET OF LOT 1 IN STANLEY W. MINSKY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
KNOWN AS: 129-151 W. RAND ROAD,
ARLINGTON HEIGHTS, ILLINOIS 60004

PIN: 03-18-401-167-0000

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:
• A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

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.

Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald December 27, 2022 (4593121)

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 Northwest Suburbs 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 12/27/2022 in said Northwest Suburbs 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



Designee of the Publisher and Officer of the Daily Herald

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Notes

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REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

September 14, 2022

Project Title: Seasons Office Center LUV Amendment

Address: 129-151 W. Rand Rd.

Petitioner: Jim Platt
CAM Services

Address: Arlington Heights, IL 60005

Requested Action:

- Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Required:

- A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

Attendees: Jim Platt, CAM Services
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except for the northernmost unit, which is two stories) and has a total floor area of 31,210 square feet. The subject site has a total of 88 parking stalls that are accessible via two driveways along Rand Road.

The petitioner represents Impressive Smiles, a dentist office currently located in the office center. Impressive Smiles is expanding, resulting in an increase in required parking. However, the required parking for the center with the expanded dentist office exceeds what was allowed under a previously granted parking variation. As the previously granted parking variation is tied to a Land Use Variation ordinance, this ordinance must be amended in order to permit an expansion of Impressive Smiles.

Hours of operation for Impressive Smiles is as follows:

- Monday 9am-4pm
- Tuesday 8am-5pm
- Wednesday 10am-7pm
- Thursday 8am-5pm
- Friday 8am-2pm

Impressive Smiles has 9 full time employees and 2 part time doctors, with no more than 10 total employees on-site at any given time. There are no more than 5 patients on-site at any given time, and the owner of Impressive Smiles has stated they stagger appointments to allow for room turnover. Impressive Smiles believes the total number of cars on-site for the dentist office are usually between 10 and 15 at any time.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as “Offices, Medical and Dental”. This use is permitted within the B-2 Zoning District. However, as previously mentioned since a parking variation would be required to allow expansion of the dental office in excess of that allowed by the previously granted Land Use Variation, an amendment to this Land Use Variation will be required.

The subject property is designated as appropriate for Commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use, is compatible with this designation.

Meeting Discussion:

J. Platt stated that he is a business consultant who helps business owners navigate through the zoning and building inspection process to help them along. He stated that Dr. Barsoum is the person that owns the space who is looking to expand. He is representing the doctor due to Dr. Barsoum being out of town. He stated that Dr. Barsoum purchased the space next to his, and has been there about 12 years. Would like to move and expand his space next to his. About 75% of the new space is administrative and laboratory. He stated that about 25% - 26% is an additional five patient rooms. He stated that his current space will have five seats and the new space will have five seats with a total of ten patient rooms. He said they are here looking to get an amendment to the existing land use variation, and because it is medical there is an increase in parking requirements, so the deficit would change from the original ordinance.

J. Schmidt said the petitioner is representing a dentist office. He said they are expanding. He said, more or less this project is a parking variation, but since the site is governed by a previously granted land use variation that included a parking variation, that ordinance needs to be amended in order for an additional parking variation to be granted. He stated that the site currently has 88 spaces, and 136 are required by code after the expansion, with a code-required parking deficit of 48. He said one of the other key issues is that at the time of the previously granted land use variation, there was an off-site parking agreement with the adjacent restaurant. There were some issues with that agreement, as vehicles were being towed from the restaurant property that were accessing the office site, so Staff is no longer confident that those restaurant spaces could be counted for code required parking purposes, so any parking survey as part of this petition needs to demonstrate that the 88 spaces can accommodate the site parking. He stated aside from that, the business is permitted within the underlying district and doesn't require a land use variation, and is compliant with the Comprehensive Plan which designates the site for commercial purposes. He said that Staff will be requesting a parking survey conducted on an hourly basis, 4 days each week on Monday, Wednesday, Friday, and Saturday during the hours of operation of the dentist office, they don't currently operate on Saturday, but they could expand in the future, so Staff would like to see what the count is on those days in the case they do expand to those hours. Bicycle parking will be required, seven spaces are needed by code. Staff needs additional info to make a recommendation, that being a written response to zoning code variation criteria then the aforementioned parking survey.

L. Jensen asked about the site plan showing 12 office spaces and said 7 are vacant. He said its not clear to him what a parking study is going to tell, because of these vacant spaces.

J Schmidt responded that the site plan is older, and stated that in the Staff report there is an updated parking table. There are two vacant spaces currently, said that the site is mostly leased out.

L. Jensen asked what the other spaces are leased to.

J. Schmidt said the other spaces consist of medical uses, a floral design studio, and physical therapist. For the most part tenants are medical use.

J. Sigalos said that he saw in the report there was a hand written parking agreement with the adjacent restaurant and asked about some of the violations of the cars being towed. He asked if there is some agreement or how would it work. **Mr. Sigalos** stated that the dental practice is only open until 5 pm and the restaurant only serves dinner so he said if there could be some parking agreement that would ease whatever parking problems there are at the location. The restaurant employees would

SEASONS OFFICE CENTER LUV AMENDMENT – TEMP FILE 1781

be there before the restaurant opens and not customers, and the dental office customers would be gone by 5PM. He asked if this is something to look into if there is some legal agreement in perpetuity to avoid the parking problem.

J Schmidt responded that the gold standard would be an agreement in perpetuity with access easements to it. He stated that they would have to evaluate the restaurant could still function from a code required parking standpoint. He said if there is an agreement more substantial that's offered and that's not cancellable in 30 days Staff would evaluate it. Staff would need to review what type of agreement was in place historically.

L. Jensen asked if that there was a parking arrangement before, what happened that the restaurant owners got upset.

J. Schmidt responded that speaking with the doctor, the point of contention was that some vehicles were parking in areas that weren't designated for the office center parking, and there was also an issue with payment for the parking. The agreement fell through.

J. Sigalos asked what the vacancy rate in the building.

J. Cherwin stated it was approximately 25% vacant per the parking table.

Mr. Platt responded that there's one space that's 4,900 square feet that's not been leased and then there is 2,097 sq. ft which the Dr. is taking over.

J. Sigalos asked what the parking situation is there now, and asked if there are issues that people are parking in the restaurant lot.

Mr. Platt said a preliminary count was done on their own just to see what the feasibility was, and the numbers were shown at 80 – 82 cars, and was done four times on a Monday, when its generally heavier for medical users. There were between 19 parking spaces leased from the restaurant that are now 33 in the new agreement, so in addition of the 88 that are on site, there are also an additional 33. He said from what he counted; they are not even using the 88 fully at this point.

J. Cherwin was concerned about the amount of parking spaces used without the expansion. He asked what the landlord's thoughts are on the parking.

Mr. Platt responded that the staff is not being increased, and adding more patient rooms because the dental practice is only able to operate about three of them at any given time due to the disinfectant protocol. This requires a room be vacant for 20 to 30 minutes between appointments. There would only be potentially three more patients coming in.

J. Schmidt stated that physical therapy is not considered medical for the purpose of parking calculations, he said it has its own line item. 1 space per 250 square feet is the ratio assigned to physical therapy uses.

J. Cherwin suggested that it would be helpful for the petitioner if seeking approval to have a parking agreement in place with the restaurant that's reliable.

L. Jensen asked the petitioner what time was the parking counts that was done. Mr. Platt said during the work day between 9 and 11 AM, when the restaurant wasn't open. Some cars were present. **L. Jensen** stated if they counted 82 spots out of the 88 occupied, that is very close to capacity. **L. Jensen** asked if Staff would be satisfied with this kind of deficiency.

J. Schmidt said Staff would have to evaluate their stance if 82 occupied parking spaces is the peak number and there's not too much of a demand increase from the subject tenant. He stated didn't know if Staff would recommend approval of additional medical tenants for currently vacant spaces with existing high demand. He said Staff would evaluate proposals on a case-by-case basis when it comes to any parking variations.

Mr. Platt stated he has been in contact with the management company and they are aware of this petition and they are also

SEASONS OFFICE CENTER LUV AMENDMENT – TEMP FILE 1781

interested in finding out what would be needed to allow medical users for the remaining vacant 4,900 square feet, because obviously they'd rather not see that vacant and feel it will involve better coordination of a contract with the restaurant to get additional parking spaces secured. He said they already have a shared easement and they share expenses on that easement coming off of Rand Road. He said those two properties are already connected in perpetuity, now its just a matter of getting the parking secured. He said it went to 30 days on that hand written notice which wasn't quiet official.

J. Cherwin asked if the agreement **Mr. Platt** mentioned, was between the landlord and the restaurant and not the tenant and the restaurant. He asked who owns the vacant units.

Mr. Platt responded that each unit is owned, doesn't know what the ownership level is. **Mr. Platt** knows Dr. Barsoum owns his space and bought the one next to the one he wants to expand into. The others are either owned by those users or by someone that is leasing it back to them.

J. Cherwin stated that the owners of the vacant spaces are the people that need to be at the meeting, because they are owners. Not just the management company, but the owners.

L. Jensen said if the Plan Commission doesn't approve it, and the Board doesn't approve it, does Dr. Barsoum still have ownership of the expansion unit.

J. Cherwin suggested to the petitioner that they need to find the recorded condominium declaration and see what it says about who gets what rights to the parking, because he feels that's a big part of the issue.

Mr. Platt stated that the association is already aware of this project, and have met Dr. Barsoum. But after talking with Staff, it was decided that it was better for Dr. Barsoum to do this alone and deal with his smaller situation alone.

L. Jensen asked what the restaurant is willing to do. He asked if they are willing to sign a longer-term agreement or a more formal document.

Mr. Platt responded that he does not know. He is aware of the one they have in place has now been moved up to 33 spaces. Dr. Barsoum feels very comfortable with them. He said the agreement is hand written and very informal. Also, the management company for the office property has only been managing the site for two months, and they are trying to get this better aligned. He said it's in both parties best interest to make this work, because they are sharing in perpetuity the easement access road.

L. Jensen stated that its important that whomever owns the vacant spaces now, they should realize there are going to be some limitations almost definitely and certain types of facilities that would be able to rent there.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

PUBLIC COMMENT

Keith Moens asked where public comment would be posted in minutes.

Mr. Hubbard responded that it would be included with the minutes for the last project on the agenda.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Linda Pascucci, Recorder



impressive
smiles

Meena Barsoum, DMD

ahdentist.com

131 West Rand Road
Arlington Heights, IL 60004

November 8, 2022

Re: Application Number: 22-2252

Business Summary - Impressive Smiles

To Whom It May Concern,

My dental practice has been in business serving the Arlington Heights community since 2010. For the last 12 years we have been a staple in the community, providing outstanding dental care and customer service to all our patients. The COVID pandemic introduced a new way of practicing, with increased sanitation protocols necessary between patients. Even with this additional sanitation burden, our business is still growing and accommodating more clients. However we are still an appointment only business and we do not accept walk-ins or overbook appointments. The traditional model for a medical practice was very haphazard, encouraging double booking and walk-ins. We operate differently these days because our clients and patients expect to be seen on time. Therefore, we only schedule 1 patient at a time.

Our expansion project would allow us to continue growing our practice and accommodating more patients, while continuing to sustain our excellent reputation and goodwill in the community. By expanding the practice, we can accommodate more patients within the same hours of operation and with the current staffing we have today. The pandemic sanitation practices are now a permanent part of our practice and in order to continue those practices, we must expand.

The Seasons Office Park is a mix of medical and commercial properties and we want to continue our growth in this complex. We have been a great business neighbor. We have gone through the building process and met all other village requirements for this expansion. We want to remain in Arlington Heights and to keep our loyal employees and treat our loyal patients.

Our expansion is seeking an amendment to allow up to 4 additional vehicles to park to accommodate the maximum number of new patients the space can accommodate.

Our hours of operation will no change with this expansion and they are currently:

Monday	9a-4p
Tuesday	8a-5p
Wednesday	10a-7p
Thursday	8a-5p
Friday	8a-2p

Our current patient and employee numbers and proposed expansion numbers are as follows:

Number of patients and staff on-site:

Current PEAK: 10 employees + 4 patients Less than 14% of our scheduling times

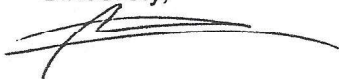
New Space: 0 employees + 4 patients

Total: 10 employees + 8 patients

Variation Requested: Staff identified required parking at 136 spaces. With the 88 spaces provided by Seasons Office Park, the deficit is 48 spaces. The existing ordinance allows a deficit of 25 spaces, and the remaining 23 spaces are accommodated through an agreement with the restaurant Sun Shui for 33 spaces. Further, our Parking Study showed a current peak usage of 97 vehicles. With 121 parking spaces available, we feel there is more than adequate parking to accommodate my expansion.

Thank you for your consideration.

Sincerely,



Meena Barsoum, DMD

Chicago Surgical Clinic
129 W. Rand Road



Doc#: 1311444001 Fee: \$60.00
Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2013 09:36 AM Pg: 1 of 2

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND VARIATIONS FROM CHAPTER 28 OF
THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 12-023, pursuant to notice, has on January 9, 2013, conducted a public hearing on the application of Chicago Surgical Clinic for a land use variation to allow a care facility, ambulatory, in a B-2 General Business District and certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a land use variation is hereby granted to allow a care facility, ambulatory, in a B-2 General Business District, at the property legally described as:

Lot 2 in Stanley W. Minsky's Subdivision, being a subdivision of part of the West ½ of the Southwest ¼ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian and part of the East ½ of the Southeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 03-18-401-167-1001

and commonly described as 129 W. Rand Road, Arlington Heights, Illinois. Said approval shall be in substantial compliance with the First Floor Use Square Footage Plan prepared by Group A Architecture, dated October 5, 2012 with revisions through January 6, 2013, consisting of one sheet, a copy of which is on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic and parking study from a Certified Traffic Engineer.

2. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls from 132 stalls to 107 stalls.

SECTION THREE: That the land use variation and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance, are subject to the following conditions, to which the Petitioner has agreed:

1. Approval of the land use variation granted by this Ordinance shall only apply to Chicago Surgical Clinic.

2. The maximum business hours shall be between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. There shall be no 24-hour emergency care allowed.

3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies and shall obtain all necessary permits

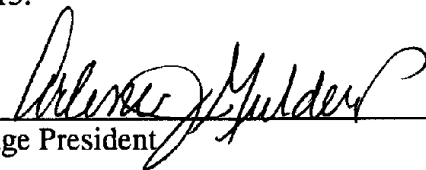
SECTION FOUR: That the Director of Building of the Village of Arlington Heights be and is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

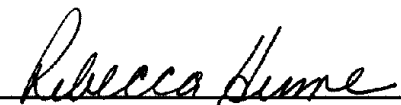
AYES: GLASGOW, BREYER, SCALETTA, HAYES, ROSENBERG, BLACKWOOD, FARWELL, SIDOR, MULDER

NAYS: NONE

PASSED AND APPROVED this 4th day of February, 2013.


Village President

ATTEST:


Village Clerk

LAND USE/Chicago Surgical Clinic



Village of Arlington Heights

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

January 22, 2013

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

PETITIONER: Chicago Surgical Clinic
129 W. Rand Road
P.C. #12-023

REQUEST:

1. Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District
2. A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
3. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

On January 9, 2013 the Plan Commission held a public hearing. The recommendation of the Plan Commission during the hearing was as follows:

PLAN COMMISSION / MOTION

Commissioner LaBedz moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC #12-023, a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District; a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer; and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated January 3, 2013:

1. Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic.
2. No 24-hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 am to 7:00 pm, Monday through Saturday.
3. The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

Roll Call Vote:

Commissioner LaBedz, Sigalos, Drost, Ennes, Green, Jensen, Lorenzini, and Chairman Wolfe voted in favor. Motion carried.

Michael Wolfe, Chair
Arlington Heights Plan Commission
Recorded by LeGrand Services

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Matthew S. Dabrowski, Development Planner
Meeting Date: January 9, 2013
Date Prepared: January 3, 2013
Project Title: Chicago Surgical Clinic
Address: 129 W. Rand Road

BACKGROUND INFORMATION

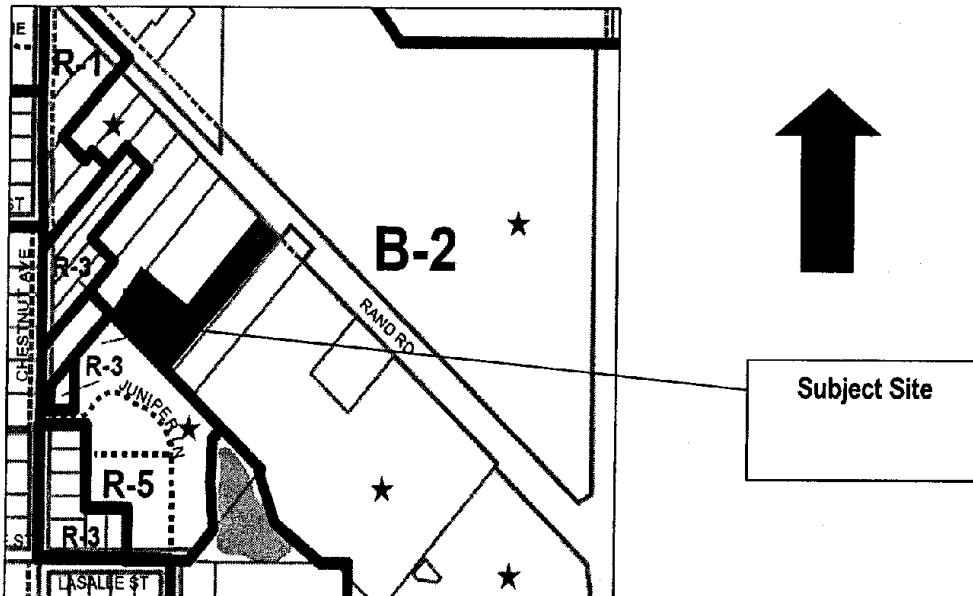
Petitioner: Robert Kirk
Address: Group A Architects
1100 Landmeier Road, Suite 202
Elk Grove, Illinois 60007
Existing Zoning: B-2, General Business District

Requested Action:

- Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District

Variations Identified:

1. A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
2. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.



Surrounding Properties

Direction	Zoning	Use	Comprehensive Plan
North	B-2, General Business	Sun Shui Restaurant and Arlington Plaza	Commercial
South	R-5, Multi-Family Dwelling	Juniper Townhomes	Moderate Density Multi-Family
East	B-2, General Business	Helena Plaza	Commercial
West	B-2, General Business	Kinko's	Commercial

Background

The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except for the northernmost unit, which is two stories) and has a total floor area of

32,589 square feet. The subject site also has a total of 88 parking stalls, as well as access via a shared parking agreement to 19 parking stalls that are located on the adjoining restaurant property. When combined, the existing office center is served by a total of 107 parking stalls that are accessible via two driveways along Rand Road.

The proposed action, if approved would allow Chicago Surgical Clinic (CSC) to occupy the northernmost 7,217 square feet and convert said space into a medical clinic and surgical center. CSC is currently located in the Wheeling, Illinois. This existing facility, is approximately 3,000 square feet, and operates as a medical clinic only as all surgical procedures are performed at an affiliated hospital. Moreover, this is a specialized facility with all examinations and procedures by appointment only and with a referral from the patient's general physician. The first floor of the new facility is 3,681 square feet, and includes the main entry lobby, 3 examination rooms, and three surgical rooms for minimally invasive, out-patient procedures. The second floor, which is 3,536 square feet, includes 4 additional examination rooms and an administrative office component for billing, and clerical support. The hours of operation are Monday through Saturday from 7:00 AM to 7:00 PM. Clinical hours will be scheduled between 11:00 AM to 2:00 PM, while surgical hours are between 7:00 AM and 11:00 AM and 2:00 PM and 7:00 PM.

According to CSC's business plan, the facility will have a maximum of 13 employees (3 physicians + 10 full time/part-time staff) during surgical procedures and up to 7 employees (3 physicians + 4 full time/part time staff) during clinical hours. On average, CSC has a total of 55 appointments per day (clinical = 27 appointments + surgical = 28 appointments). This number is not expected to change as CSC's plan to relocate to the Arlington Heights facility is to consolidate the clinical and surgical functions under one roof. Moreover, approximately 90% (22 appointments) of the surgical procedures occur during the morning hours, while 40% (11 appointments) of the clinical examinations occur at 1:00 PM. Furthermore, in December of 2012, CSC received approval of their Certificate of Need through the Illinois State Health Board.

Zoning and Comprehensive Plan

While a medical clinic is an allowed use within the underlying B-2 district, the surgical component is considered a Care Facility, Ambulatory, which is defined as a "... facility to provide care to a patient without hospitalization or other institutionalization", and is only allowed within the I, Institutional District. Therefore, the Plan Commission must review and the Village Board must approve a Land Use Variation. As part of the formal review process, the Petitioner provided a written justification based upon the following hardship criteria:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of 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 reviewed the Petitioner's justification letter (see attached) and supports the proposed land use variation for the following reasons. One, the proposed request will allow a viable business to occupy a vacant office space within a building that is currently 75% vacant. By way of comparison, the existing office vacancy rate within the Northwest Suburban market is 27%, while the office vacancy rate for the north side of Arlington Heights is 17% and 23% for the Village as a whole. Therefore, the granting of said variation will allow a viable business to occupy approximately 22% of the existing building, thereby strengthening the office center and reducing vacancy rates. Two, CSC's request to allow a surgical component represents a unique situation as said use is complimentary to the medical clinic, which is allowed within the underlying B-2 district. Lastly, the proposed request will not alter the essential character of the locality, since the proposed request is compatible with surrounding land uses, which consists of residential, commercial, and office.

Building, Site, and Landscape Related Issues

The existing development was constructed in 2009 as an allowed use and complies with all applicable accessibility, building, life safety and zoning code requirements.

Traffic & Parking Issues

According to Village Code, a Land Use Variation request adjacent to a major arterial street such as Rand Road must provide a detailed traffic and parking study from a Certified Traffic Engineer. In conjunction with said land use variation, the following variation has been identified:

- A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer

In lieu of a full study, the Petitioner has provided a limited scope assessment that focuses on parking as said request will not impact site access or on-site circulation patterns. With respect to parking Village Code requires 1 parking stall for every 200 square feet of floor area for medical and dental related uses. Pursuant to Table 1 below, CSC require 36 parking stalls, while the office facility as a whole requires a total of 132 parking stalls.

Table 1: Parking Analysis per Village Code

Use	SF	Parking Ratio	Required Parking
Chicago Surgical Clinic	7,217	1 space / 200 square feet	36
Existing Medical Office	6,540	1 space / 200 square feet	33
Existing Professional Office	1,756	1 space / 300 square feet	6
Vacant Office	17,076	1 space / 300 square feet	57
Total Required			132
Total Provided			107
Surplus/(Deficit)			(25)

As previously mentioned, a total of 107 parking spaces are provided, thereby resulting in deficit of 25 parking stalls and the following variation:

- A variation from Chapter 28, Section 11.4, *Schedule of Required Parking*, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

To support the aforementioned variation, the Petitioner first conducted a parking survey of the existing parking lots on site to ascertain the peak parking demand of the existing office building and restaurant. This survey was conducted on Monday November 5, 2012, Wednesday November 7, 2012, Thursday November 8, 2012, and Saturday November 10, 2012 at 10:00 AM, 12:30 PM, 3:00 PM, and 5:30 PM. It is important to note that these hours correspond to the morning and evening surgical procedures and the mid-day clinical examinations. Table 2 below outlines the peak number of parking spaces occupied during said hours.

Table 2: Parking Survey Findings

	Office Development		Sun Shui Restaurant	
	Occupied	Total	Occupied	Total
Morning Peak Time (10:00 AM)	15	107	6	68
Mid-day Peak Time (12:30 PM)	29	107	37	68
Evening Peak Time (5:30 PM)	21	107	23	68

The Petitioner also conducted parking counts at CSC's existing facility in Wheeling, Illinois, which is approximately 62% smaller in floor area than the proposed facility in Arlington Heights. The peak parking demand observed was 7 parking stalls at 1:00 PM. When extrapolating for the difference in size, CSC anticipates a peak parking demand of 19 spaces during the mid-day peak hour.

As previously mentioned, approximately 90% (24 appointments) of the surgical procedures occur between 7:00 AM and 11:00 AM, which equates to 6 procedures per hour or one patient per surgical room, plus 3 patients in the waiting room. During that time, the observed number of parking spaces occupied and the projected number of parking spaces required for the vacant office space is 72 parking stalls. When combined, the peak parking demand during the morning surgical hours is expected to be 91 parking stalls or a parking surplus of 16 spaces. With respect to the evening surgical times, the number of appointments reduces to approximately 1 per hour. However, the number of observed parking spaces occupied increases, thereby generating a projected parking demand of 92 parking stalls or an anticipated surplus of 15 parking spaces. Lastly, the clinical component has an average of 27 appointments per day, with approximately 41% (11 appointments or one per exam room + 4 people in the waiting room) occurring at 1:00 PM. During that time, the observed number of parking spaces occupied and the projected number of parking stalls required for the vacant office space equates to 86 parking stalls. When combined, the projected mid-day parking demand is 95 parking spaces, or an anticipated parking surplus of 12 parking stalls.

Table 3: Projected Parking Demand Analysis

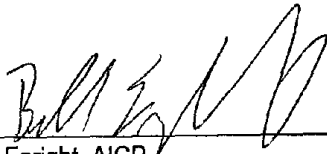
	Medical Staff	Average # of appointments per hour	Observed Parking Counts	Projected Parking for Vacant Office per Code	Parking Required	Parking Provided	Surplus / (Deficit)
AM Surgical	13	6	15	57	91	107	16
Mid-Day Clinical	7	11	29	57	95	107	12
PM Surgical	13	1	21	57	92	107	15

Based on this information the Staff Development Committee concurs with the Petitioner that there is sufficient parking on site to accommodate the proposed use.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends approval of a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District, a variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer, and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces. This approval shall be subject to the following conditions:

1. Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic
2. No 24 hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 AM to 7:00 PM, Monday through Saturday.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.



January 3, 2013

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads
Afshan Hamid, Design Planner

Impressive Smiles - Seasons Office Park			Parking Study September 23 - October 5 2022					
Date	Sept. 23	Sept. 24	Sept. 26	Sept. 28	Sept. 30	Oct. 1	Oct. 3	Oct. 5
Day	Friday	Saturday	Monday	Wednesday	Friday	Saturday	Monday	Wednesday
Time								
8am	60	22	59	56	51	23	65	57
9am	73	28	71	69	65	31	88	72
10am	79	37	78	77	64	35	97	86
11am	73	36	88	97	73	32	94	94
Noon	71	33	78	94	63	25	80	91
1pm	73	21	74	88	65	21	93	92
2pm	72	18	79	96	66	16	91	94
3pm	63		91	88	58		83	82
4pm	51		82	85	36		76	77
5pm	34		76	78	33		64	70
6pm				21				18
Total Readings	76							
Readings less than 88	64	84%						
Readings over 88	12	16%						
Readings max: 97	2	3%						

LEASE AGREEMENT

This Lease Agreement is made this ____ day of 11-15, 2022, between **Sun Shui Inc.** (hereinafter "Lessor") and **Seasons Condominium Association** (hereinafter "Lessee"). The Lessor hereby agrees to lease to the Lessee Thirty-Three (33) certain parking spaces on the terms and conditions as stated herein. The use of the lot is 7 days a week 5AM to 5PM.

1. **PREMISES:** The premises herein leased are Thirty-Three (33) designated parking spots at 155 W Rand Rd, Arlington Heights, IL 60004 (hereinafter "Property").
2. **TERM:** The term of this Lease shall be One (1) year commencing November 1, 2022 and Automatically renewing each year.
3. **RENT:** Lessee agrees to pay to Lessor One Thousand and 00/100 Dollars (\$1,000.00) per month, gross, as Rent.
4. **MAINTENANCE:** Lessee agrees to maintain the parking lot and keep the area free and clear from snow, ice and debris at all times. Lessee agrees that he will bear the cost and expense of said maintenance.
5. **INDEMNIFICATION:** To the fullest extent permitted by law, and without regard to the existence or limitation of any insurance coverage provided by Lessee hereunder, Lessee hereby agrees to defend, indemnify and hold each of the Indemnitees harmless from and against any and all claims, actions, costs, penalties, damages and expenses, including attorney's fees, based upon or arising out of or in connection with (a) personal injury or property damage in or about the Premises resulting from any cause, (b) a breach by Lessee of its obligations under the Lease, or (c) otherwise pertaining to the use and occupancy by Lessee of the Premises.
6. **INSURANCE:** Lessee agrees to pay for and keep in force during the term of this Lease, General Liability Insurance for not less than \$1,000,000.00 naming the Lessor and Manager as Additional Insured. Lessee agrees to provide proof of the insurance on an annual basis or upon reasonable request by Lessor.
7. **SURRENDER OF PREMISES:** At the termination of this Lease, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and were thereof and damages by the elements accepted.
8. **GOVERNING LAW:** The lease shall be governed by, construed and enforced in accordance with the laws of the State of Illinois.
9. **BINDING EFFECT:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease. Each of the individuals signing on behalf of the entity represents that they have the authority to bind the respective party. This lease may be signed in counterparts with electronic signatures which shall constitute as an original.

10. ASSIGNMENT: Lessee shall not assign any Rights under this lease without prior written approval by Lessor.

11. RIGHT OF CANCELTATION: In the event Lessor seeks to redevelop, lease, take back or sell the leased portion of the Property of which the Premises, Lessor shall have the right to cancel this lease with a thirty (30) days advance written notice. Lessee also have the right to cancel with a thirty (30) day written notice.

12. NOTICES: Whenever notice must be given under the provisions of this Agreement, such notice must be in writing and either hand delivered or sent by certified mail, return receipt requested, postage prepaid or overnight carrier and addressed as follows (until either party notifies the other in writing of a different address):

If to Lessee: Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor: Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By:  YU YUN CHEN

Verona Management, C/O Season Condominium Association

By: 
Name: Mario Presta
Title: Property Manager

LEASE AGREEMENT

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4. **MAINTENANCE:** Lessee agrees to maintain the parking lot and keep the area free and clear from snow, ice and debris at all times. Lessee agrees that he will bear the cost and expense of said maintenance.
5. **INDEMNIFICATION:** To the fullest extent permitted by law, and without regard to the existence or limitation of any insurance coverage provided by Lessee hereunder, Lessee hereby agrees to defend, indemnify and hold each of the Indemnitees harmless from and against any and all claims, actions, costs, penalties, damages and expenses, including attorney's fees, based upon or arising out of or in connection with (a) personal injury or property damage in or about the Premises resulting from any cause, (b) a breach by Lessee of its obligations under the Lease, or (c) otherwise pertaining to the use and occupancy by Lessee of the Premises.
6. **INSURANCE:** Lessee agrees to pay for and keep in force during the term of this Lease, General Liability Insurance for not less than \$1,000,000.00 naming the Lessor and Manager as Additional Insured. Lessee agrees to provide proof of the insurance on an annual basis or upon reasonable request by Lessor.
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8. **GOVERNING LAW:** The lease shall be governed by, construed and enforced in accordance with the laws of the State of Illinois.
9. **BINDING EFFECT:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease. Each of the individuals signing on behalf of the entity represents that they have the authority to bind the respective party. This lease may be signed in counterparts with electronic signatures which shall constitute as an original.

- 10. ASSIGNMENT:** Lessee shall not assign any Rights under this lease without prior written approval by Lessor.
- 11. RIGHT OF CANCELATION:** In the event Lessor seeks to redevelop, lease, take back or sell the leased portion of the Property of which the Premises, Lessor shall have the right to cancel this lease with a thirty (30) days advance written notice. Lessee also have the right to cancel with a thirty (30) day written notice.
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If to Lessee:

Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor:

Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By: _____

YU YUNCHEN

Verona Management, C/O Season Condominium Association

By: _____

Name: Mario Presta

Title: Property Manager

租赁协议

本租赁协议由 Sun Shui Inc. (以下简称“出租人”) 和 Seasons Condominium Association (以下简称“承租人”) 于 2022 年 11月15日 日____ 签订。出租人特此同意按照此处所述的条款和条件向承租人三十三 (33) 出租某些停车位。 The use of the lot is 7 days a week 5AM to 5PM.

1. 场所：此处租赁的场所是位于 155 W Rd, Arlington Heights, IL 60004 的三十三 (33) 个指定停车位（以下简称“物业”）。
2. 期限：本租约期限为一 (1) 年，自 2022 年 11 月 1 日起，**每年自动续订**。
3. 租金：承租人同意**每月向出租人支付 1000 美元 (1,000.00 美元)** 作为租金。
4. 维护：承租人同意维护停车场，并始终保持该区域没有雪、冰和碎片。承租人同意他将承担上述维护的成本和费用。
5. 赔偿：在法律允许的最大范围内，并且不考虑承租人在本协议项下提供的任何保险范围的存在或限制，**承租人特此同意**为任何和所有索赔进行辩护、赔偿并使每个受偿人免受损害, 诉讼, 费用, 罚款, 损

害赔偿和费用, 包括律师费, 基于或引起或与之相关的 (a) 因任何原因导致的场所内或场所附近的人身伤害或财产损失, (b) 承租人的违约其在租约下的义务, 或 (c) 与承租人使用和占用处所有关的其他义务。

6. 保险: 承租人同意在本租约期限内支付不少于 1,000,000.00 美元的一般责任保险, 并将出租人和管理人指定为附加被保险人。承租人同意每年或应出租人的合理要求提供保险证明。

7. 房屋交还: 在本租约终止时, 承租人应退出并交出在本租约开始时处于良好状态和状况、合理使用和已被接受的因素造成的损坏的房屋。

8. 适用法律: 租约受伊利诺伊州法律管辖、解释和执行。

9. 约束力: 此处包含的契诺和条件应适用于并约束双方的继承人、法定代表人、继承人和受让人, 所有契诺均应解释为本租约的条件。代表实体签署的每一个人都表示他们有权约束相关方。该租约可以在具有电子签名的副本上签署, 该电子签名应构成原件。

10. 转让: 未经出租人事先书面批准, 承租人不得转让本租约项下的任何权利。

11. 取消权：如果出租人寻求重新开发、出租、收回或出售物业的租赁部分，出租人有权提前三十 (30) 天书面通知取消此租约.承租人也有权提前三十 (30) 天书面通知取消。

12. 通知：当根据本协议的规定必须发出通知时，该通知必须以书面形式亲自交付或通过挂号信、要求回执、预付邮资或隔夜承运人发送，地址如下（直至任何一方通知另一方以书面形式提供不同的地址）：

Zūlín xiéyì

běn zūlín xiéyì yóu Sun Shui Inc.(Yǐxià jiǎnchēng “chūzū rén”) hé Seasons Condominium Association(yǐxià jiǎnchēng “chéngzū rén”) yú 2022 nián _____ rì _____ qiāndìng. Chūzū rén tècǐ tóngyì ànzhào cǐ chù suǒ shù de tiáokuǎn hé tiáojiàn xiàng chéngzū rén sānshísān (33) chūzū mǒu xiē tíngchē wèi.

1. Chǎngsuǒ: Cǐ chù zūlín de chǎngsuǒ shì wèiyú 155 W Rd, Arlington Heights, IL 60004 de sānshísān (33) gè zhǐdìng tíngchē wèi (yǐxià jiǎnchēng “wùyè”).

2. Qíxiàn: Běn zūyuē qíxiàn wéi yī (1) nián, zì 2022 nián 11 yuè 1 rì qǐ, měinián zìdòng xù dìng.

3. Zūjīn: Chéngzū rén tóngyì měi yuè xiàng chūzū rén zhīfù 1000 měiyuán (1,000.00 Měiyuán) zuòwéi zūjīn.

4. Wéihù: Chéngzū rén tóngyì wéihù tíngchē chǎng, bìng shǐzhōng bǎochí gāi qūyù méiyǒu xuě, bīng hé suìpiàn. Chéngzū rén tóngyì tā jiāng chéngdān shàngshù wéihù de chéngběn hé fèiyòng.

5. Péicháng: Zài fǎlǜ yǔnxǔ de zuìdà fànwéi nèi, bìngqiě bù kǎolǜ chéngzū rén zài běn xiéyì xiàng xià tígōng de rènhé bǎoxiǎn fànwéi de cúnzài huò xiànzhi, chéngzū rén tècǐ tóngyì wèi rènhé hé suǒyǒu suǒpéi jìnxíng biànhù, péicháng bìng shǐ měi gè shòu cháng rén miǎn shòu sǔnhài, sùsòng, fèiyòng, fákǎn, sǔnhài péicháng hé fèiyòng, bāokuò lǜshī fèi, jīyú huò yǐnqǐ huò yǔ zhī xiāngguān de (a) yīn rènhé yuányīn dǎozhì de chǎngsuǒ nèi huò chǎngsuǒ fùjìn

de rénshēn shānghài huò cáichǎn sǔnshī, (b) chéngzū rén de wéiyuē qí zài zūyuē xià de yìwù, huò (c) yǔ chéngzū rén shǐyòng hé zhànyòng chùsuǒyǒuguān de qítā yìwù.

6. Bǎoxiǎn: Chéngzū rén tóngyì zài běn zūyuē qíxiàn nèi zhīfù bù shǎo yú 1,000,000.00 Měiyuán de yībān zérèn bǎoxiǎn, bìng jiāng chūzū rén hé guǎnlǐ rén zhīdìng wèi fùjiā bèi bǎoxiǎn rén. Chéngzū rén tóngyì měinián huò yīng chūzū rén de hélí yāoqiú tígōng bǎoxiǎn zhèngmíng.

7. Fángwū jiāohuán: Zài běn zūyuē zhōngzhǐ shí, chéngzū rén yīng tuìchū bìng jiāo chū zài běn zūyuē kāishǐ shí chǔyú liánghǎo zhuàngtài hé zhuàngkuàng, hélí shǐyòng hé yǐ bèi jiēshòu de yīnsù zàochéng de sǔnhuài de fángwū.

8. Shìyòng fǎlǜ: Zūyuē shòu yīlìnuòyī zhōu fǎlǜ guǎnxiá, jiěshì hé zhíxíng.

9. Yuēshù lì: Cǐ chù bāohán de qì nuò hé tiáojiàn yīng shìyòng yú bìng yuēshù shuāngfāng de jìchénggrén, fǎdìng dàibiǎo rén, jìchénggrén hé shòu ràng rén, suǒ yǒu qì nuò jūn yīng jiěshì wéi běn zūyuē de tiáojiàn. Dàibiǎo shítǐ qiǎnshǔ de měi yīgè rén dōu biǎoshì tāmen yǒu quán yuēshù xiāngguān fāng. Gāi zūyuē kěyǐ zài jùyǒu diànzǐ qiānmíng de fùběn shàng qiǎnshǔ, gāi diànzǐ qiānmíng yīng gòuchéng yuánjiàn.

10. Zhuǎnràng: Wèi jīng chūzū rén shìxiān shūmiàn pīzhǔn, chéngzū rén bùdé zhuǎnràng běn zūyuē xiàng xià de rènhe quánlì.

11. Qǔxiāo quán: Rúguǒ chūzū rén xúnqiú chóngxīn kāifā, chūzū, shōuhuì huò chūshòu wùyè de zūlín bùfèn, chūzū rén yǒu quán tíqián sānshí (30) tiān shūmiàn tōngzhī qǔxiāo cǐ zūyuē. Chéngzū rén yěyǒu quán tíqián sānshí (30) tiān shūmiàn tōngzhī qǔxiāo.

12. Tōngzhī: Dāng gēnjù běn xiéyì de guīdìng bìxū fà chū tōngzhī shí, gāi tōngzhī bìxū yǐ shūmiàn xíngshì qīnzì jiāofù huò tōngguò guàhào xìn, yāoqiú huízhi, yùfù yóuzī huò géyè chéngyùn rén fà sòng, dìzhǐ rúxià (zhízhì rènhe yīfāng tōngzhī lìng yīfāng yǐ shūmiàn xíngshì tígōng bùtóng dì dìzhǐ):

If to Lessee:

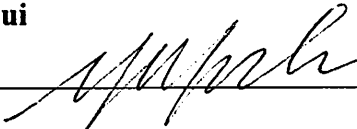
Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor:

Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By: 

Verona Management C/O Season Condominium Association

By: _____

Name: Mario Presta

Title: Property Manager



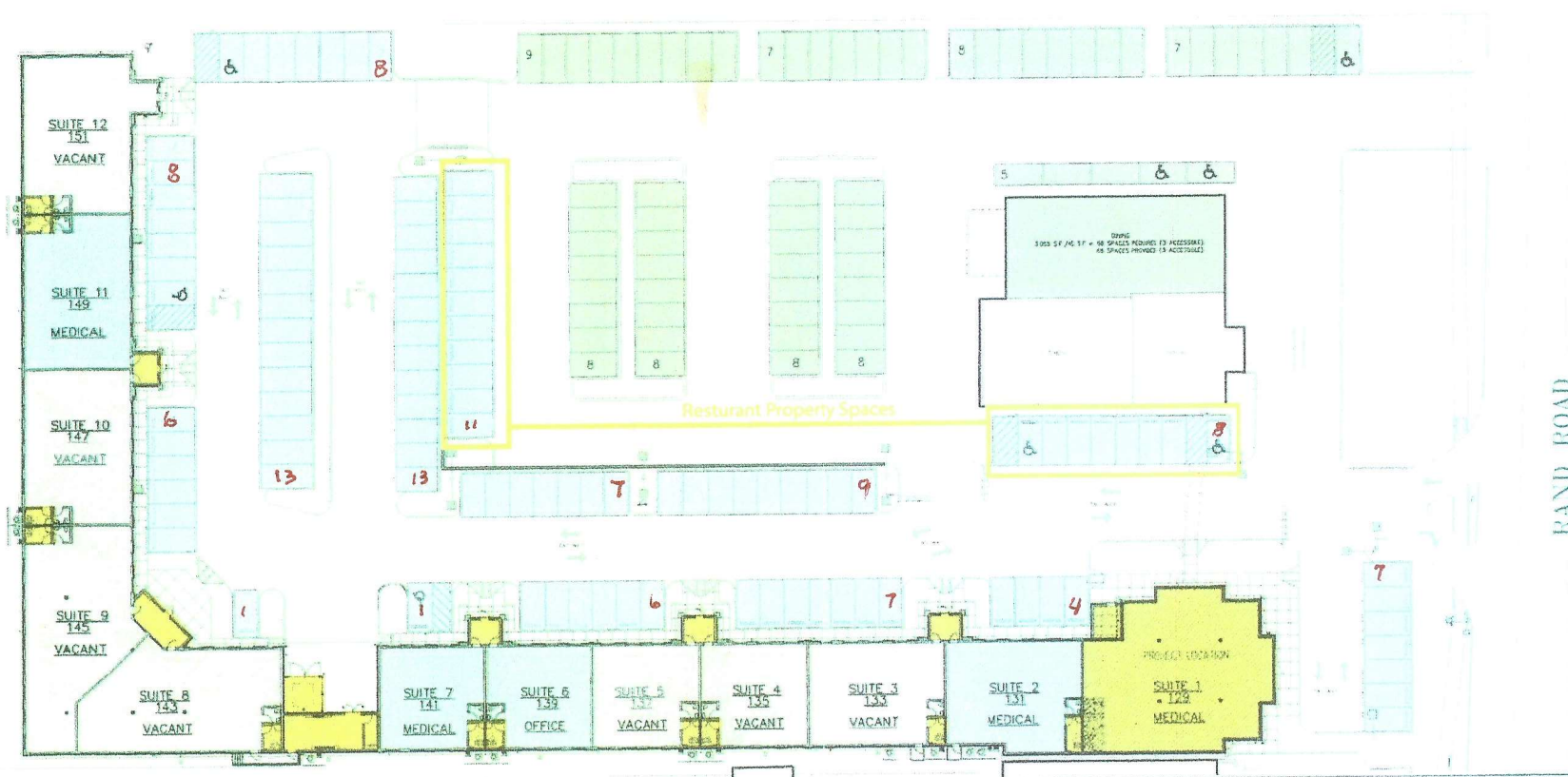
GROUP A architecture
1000 N. LaSalle St., Suite 200
Chicago, IL 60610
Tel: 312.511.1111
Fax: 312.511.1112
www.groupa.com

CHICAGO CLINIC
TENANT BUILD-OUT - SUITE 1
129 W. RAND ROAD
ARLINGTON HEIGHTS, IL

NO.	ISSUED FOR	DATE
1	CONCEPT	01/01/01
2	SCHEMATIC	01/01/01
3	PRELIMINARY	01/01/01
4	FINAL	01/01/01

PROJECT NO. _____
CLIENT _____
DESIGNER _____
DATE _____
SCALE _____
SHEET NO. _____
TOTAL SHEETS _____
PARKING ANALYSIS
DRAWN BY _____

SK-2



ALLOCATED PARKING FOR EXISTING
& FUTURE OCCUPIED SUITES

SCALE 1/8" = 1'-0"





Doc#: 0812922073 Fee: \$156.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2008 12:58 PM Pg: 1 of 61

COOK COUNTY RECORDING

☐ DEED
☐ MORTGAGE
☐ ASSIGNMENT
☐ POWER OF ATTORNEY
☐ RELEASE
☐ SUBORDINATION AGREEMENT
☒ OTHER Declaration of Condominium

RETURN TO:

Classic Title
David Bulcenis
3315 E Algonquin Rd # 330
Rolling Meadows, IL
60008

SEASONS OFFICE LLC
DECLARATION OF CONDOMINIUM
PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT
FOR THE SEASONS PROFESSIONAL AND MEDICAL OFFICE CENTER

This Declaration made and entered into this 6th day of May, 2008, by Seasons Office LLC.

Witnesseth:

Whereas, Seasons Office LLC is the owner in fee simple of certain real estate, hereinafter described, in the Village of Arlington Heights, Cook County, Illinois; and

Whereas, Seasons Office LLC seeks to develop a professional and medical condominium office center to be called The Seasons Office Professional and Medical Center and, for such purpose, intends to and does hereby submit such real estate, together with all buildings, structures, improvements, and other permanent fixtures of whatsoever kind thereon, all rights and privileges belonging or in anywise pertaining thereto, and any and all easements appurtenant thereto to the provisions of the Illinois Condominium Property Act; and

Whereas, Seasons Office LLC desires to establish certain rights and easements in, over, and on said real estate for the benefit of itself and all future owners of any part of said real estate, and any unit or units thereof or therein contained, and to provide for the harmonious, beneficial, and proper use and conduct of the real estate and all units; and

Whereas, Seasons Office LLC desires and intends that the several Unit Owners, mortgagees, Occupants, and other Persons hereafter acquiring any interest in the Property shall at all times enjoy the benefits of and shall hold their interests subject to the rights, easements, privileges, and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of the Property and are established for the purpose of enhancing and perfecting the value, desirability, and attractiveness of the Property.

Now Therefore, Seasons Office LLC declares as follows:

1. **DEFINITIONS.**

Certain words and terms used in this Declaration are defined as follows:

- a. **Act** — The Condominium Property Act of the State of Illinois, as amended from time to time.
- b. **Association** — The Association of all the Unit Owners acting pursuant to the Bylaws attached hereto as Exhibit C, through its duly elected Board.
- c. **Board** — The board of managers of the Association as constituted at any time and from time to time. In the event the Association is incorporated, the "Board" shall mean the Board of Directors of the incorporated Association.
- d. **Buildings** — All structures, attached or unattached, located on the Property, containing one or more Units.

- e. **Bylaws** — The Bylaws of the Association, which are attached hereto as Exhibit C.
- f. **Common Elements** — All portions of the Property except the Units, including, without limiting the generality of the foregoing, the Parcel, parking lots and parking spaces, stairways, corridors, roofs, storage areas, mechanical rooms and equipment therein, refuse collection system, central heating system, and structural parts of the improvements on the Parcel, wherever located.
- g. **Common Expenses** — The proposed or actual expenses affecting the Property, including Reserves, if any, lawfully assessed by the Board.
- h. **Condominium Instruments** — All documents and authorized amendments thereto recorded pursuant to the provisions of the Act, including the Declaration, Bylaws, and Plat.
- i. **Developer** — Seasons Office LLC, an Illinois limited liability company, and its successors and assigns, or such other Persons as Seasons Office LLC may from time to time designate. The Developer is the Developer of the Property as Developer is defined in the Act. For purposes hereof, any receiver or mortgagee in possession with respect to such entire interest shall be entitled to exercise all rights of Developer during the period of its receivership or possession as mortgagee in possession, or the case may be.
- j. **First Mortgagee** — An owner of a bona fide first mortgage or first trust deed covering any portion of the Property.
- k. **Initial Board of Managers** — The first Board, the majority of the members of which are Unit Owners other than the Developer.
- l. **Limited Common Elements** — That part of the Common Elements contiguous to and serving a single Unit exclusively as an inseparable appurtenance thereto, including specifically such portions of the perimeter walls, floors and ceilings, windows, doors, and all fixtures and structures therein that lie outside the Unit boundaries, pipes, ducts, flues, shafts, electrical wiring or conduits, or other system or component part thereof that serve a Unit exclusively to the extent such system or component part is located outside the boundaries of a Unit, patios and balconies that either have been designated on the Plat as Limited Common Elements or that are designed for the exclusive use of a single Unit and, in ordinary use, are accessible only from that Unit, and excess appended areas as delineated on the Plat that are designed for the exclusive use of a single Unit. Such excess appended areas that are designed for the exclusive use of a single Unit, if any, shall be made appurtenant to a Unit by the deed of conveyance from Seasons Office LLC with respect to such Unit. As of the date of this Declaration, Units 1, 7 and 8 each have excess appended areas made appurtenant to them and the square footage of such excess appended areas is not, and shall not be, calculated as part of the square footage of such Units for the purposes of determining such Units' percentage ownership interest in the Common Elements. In the event Seasons Office LLC does not allocate all Limited Common Areas by the time it has conveyed all the Units, the Board may deal with such unallocated Limited Common Elements as it deems appropriate.
- m. **Maintenance Fund** — All money collected or received by the Association pursuant to the provisions of the Condominium Instruments.
- n. **Majority or Majority of Unit Owners** — The owners of more than 50 percent in the aggregate in interest of the undivided ownership of the Common Elements. Any specified percentage of the Unit Owners means such percentage in the aggregate in interest of such undivided ownership.
- o. **Occupant** — A person or persons, other than a Unit Owner, in possession of a Unit.

- p. **Parcel** — The lot or lots or tract or tracts of land, described in Paragraph 2 hereof, submitted to the provisions of the Act.
- q. **Person** — A natural individual, corporation, partnership, trustee, or other legal entity capable of holding title to real property
- r. **Plat** — A plat or plats of survey of the Parcel and of all Units in the Property submitted to the provisions of the Act, which shall consist of the three-dimensional, horizontal, and vertical delineation of all such Units and such other data as may be required by the Act.
- s. **Property** — All land, property, and space comprising the Parcel, all improvements and structures erected, constructed, or contained therein or thereon, including the Building and all easements, rights, and appurtenances belonging thereto, and all fixtures and equipment intended for the mutual use, benefit, and enjoyment of the Unit Owners, submitted to the provisions of the Act.
- t. **Record; Recordation; Recording; Recorded** — To record or have recorded in the Office of the Recorder of Deeds of Cook County, Illinois.
- u. **Reserves** — Those sums paid by Unit Owners that are separately maintained by the Board for purposes specified by the Board or the Condominium Instruments.
- v. **Unit** — Any part of the Property designed and intended for any type of independent use and designated on the Plat as a Unit.
- w. **Unit Owner** — The Person or Persons whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a Unit and its appurtenant undivided ownership interest in the Common Elements.

2. **LEGAL DESCRIPTION OF PARCEL.**

The Parcel hereby submitted to the provisions of the Act is legally described on Exhibit A attached hereto and made part hereof

3. **DESCRIPTION OF UNITS.**

All Units are delineated on the Plat attached hereto as Exhibit D and made a part of this Declaration. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown on the Plat. Said Units are legally described on Exhibit A attached hereto and made a part hereof.

4. **USE AND OWNERSHIP OF THE COMMON ELEMENTS.**

- a. **Use of the Common Elements.** The use of the Common Elements, and the rights of the Unit Owners with respect thereto, shall be subject to and governed by the Act, the Condominium Instruments, and the rules and regulations of the Board. The Board shall have authority to lease, license, or grant concessions with respect to portions of the Common Elements other than the Limited Common Elements. All income derived by the Association from leases, licenses, concessions, or other sources shall be held and used for the benefit of the members of the

Association, pursuant to the Condominium Instruments, and the rules and regulations of the Association.

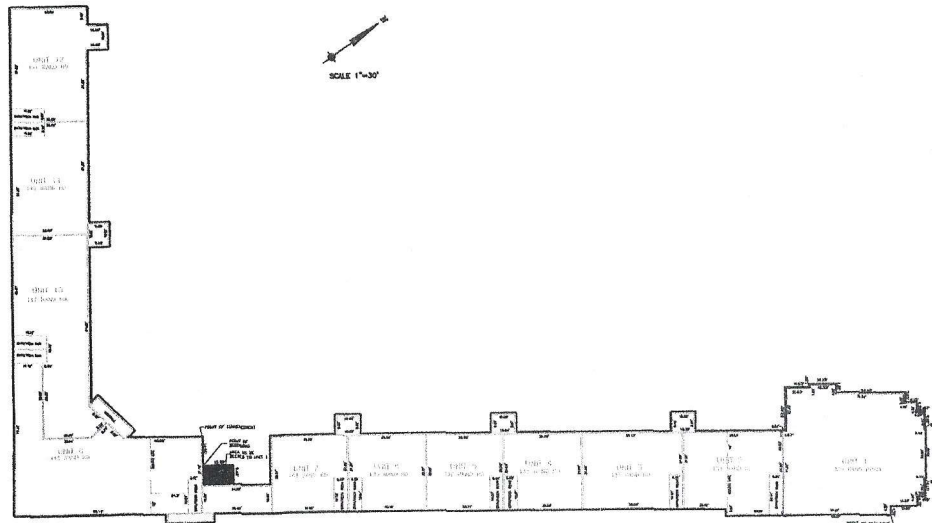
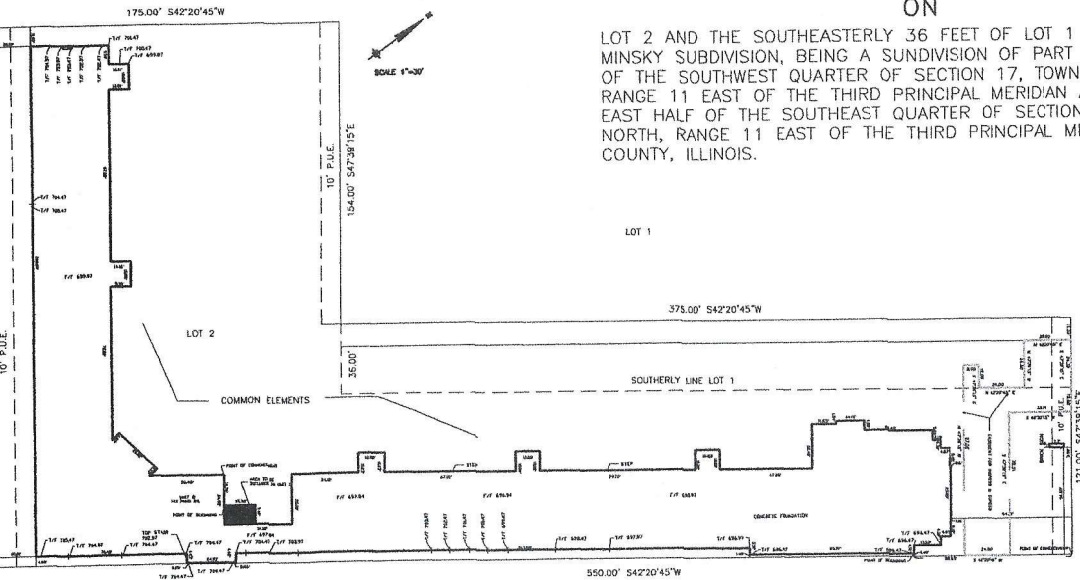
- b. ***Ownership of the Common Elements.*** Each Unit Owner shall own an undivided interest in the Common Elements, in the percentage set forth in Exhibit B attached hereto and made a part hereof, as a tenant in common with all the other Unit Owners. Except for the Limited Common Elements, each Unit Owner and his agents, permitted Occupants and invitees shall have the right to use the Common Elements for all purposes incident to the use and occupancy of the Unit as a professional or medical office and such other incidental uses permitted by the Condominium Instruments, which right shall be appurtenant to and run with his Unit. Each Unit Owner shall have the right to the exclusive use and possession of the Limited Common Elements contiguous to and serving only his Unit, the Limited Common Elements access to which is available only through his Unit, and the excess appended areas made appurtenant to a Unit as provided in Paragraph 1(l) hereof. In the case of the shared entry vestibules (as in Units 2 and 3; Units 3 and 4; Units 7 and 8; and Units 9 and 10) the Unit Owner sharing such entry vestibules shall together have the right to the exclusive use and possession of the Limited Common Elements contiguous to and serving their Unit, to the exclusion of all Unit Owners whose Units are not contiguous to, or served by, such entry vestibule. The right to the exclusive use and possession of the Limited Common Elements as aforesaid shall be appurtenant to and run with the Unit of such Unit owner. Limited Common Elements may not be transferred between or among Unit Owners.

5. **ENCROACHMENTS AND EASEMENTS.**

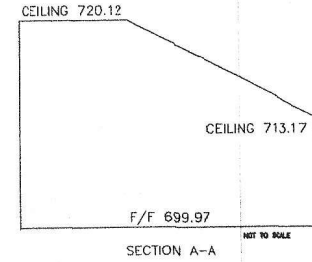
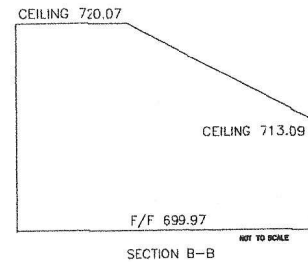
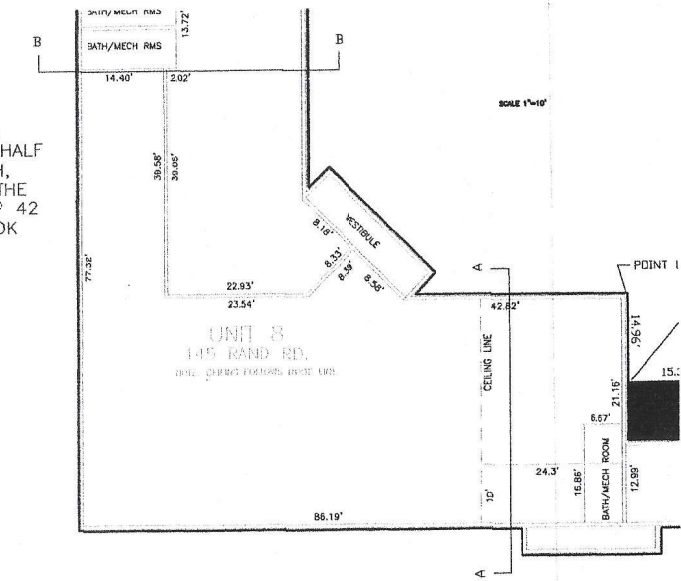
- a. If any part of the Common Elements encroaches or shall hereafter encroach on any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach on any part of the Common Elements, or any portion of any Unit encroaches on any part of any other Unit as a result of the construction, repair, reconstruction, settlement, or shifting of the Building, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of (1) the Unit Owner of the Unit so encroaching, or (2) all the Unit Owners with respect to the Common Elements so encroaching as long as all or any part of the Building containing such Unit or Common Elements so encroaching shall remain standing; provided, however, that after the date this Declaration is Recorded, a valid easement for an encroachment shall in no event be created in favor of any owner of a Unit other than the Trustee or the Developer or in favor of the owners of the Common Elements if such encroachment occurred due to the willful conduct of said owner or owners.
- b. The Village of Arlington Heights and all other providers of public utility services serving the Property, and any Person providing cable television or other similar entertainment to the Property, are hereby granted the right to lay, construct, renew, replace, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus, and other equipment related to their service to the Property, into and through the Common Elements and the Units, where reasonably necessary, for the purposes of providing utility and entertainment services to the Property, as long as such grantees repair any damage to the Property resulting from an exercise of their rights hereunder. Subject to the terms of Paragraph 5(c), the Developer or Association may hereafter grant other or additional easements for utility or entertainment purposes and for any other purposes including, but not limited to, such easements as may be required to construct, keep, and maintain improvements on the Common Elements for the benefit of the Property, over, under, along, and on any portion of said Common Elements, and each Unit Owner hereby grants the Developer and the Association an irrevocable power of attorney to execute, acknowledge, and Record for and in the name of such Unit Owner such instruments as may be necessary to effectuate the foregoing (provided that with

EXHIBIT "A" CONDOMINIUM SURVEY OF 129-151 RAND ROAD ON

LOT 2 AND THE SOUTHEASTERLY 36 FEET OF LOT 1 IN STANLEY W. MINSKY SUBDIVISION, BEING A SUNDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RAND ROAD



OWNER/DEVELOPER

DR. SAM AKMAKJIAN
4180 MCHEERY RD., SUITE 205
LONG GROVE, IL 60015
847-778-0463

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK-MONUMENT #27
CUT SQUARE ON THE WEST SIDE OF A 3' SOFT CONCRETE
BASE FOR FLAG POLE 153'-4" EAST OF THE CENTERLINE OF
ARLINGTON HEIGHTS ROAD AND 266'-4" SOUTH OF VALLEY LANE
NEAR THE SOUTHEAST CORNER OF FIRST CHICAGO DRIVE UP BANK
IN THE NORTHWEST CORNER OF NORTHPOINT SHOPPING CENTER.

ELEVATION 690.02 (NAVD 1988)

1. COMPARE ALL DIMENSIONS AND ONE ANOTHER BEFORE RECORDING IN FIELD, AND DETECT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEVEL DESCRIPTIONS WITH FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. PROVIDE LOTS 4 AND 5 SOUTH-SECTION 18, AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO EASEMENTS OR RIGHTS SHOWN HEREON MAY BE ASSIGNED BY SCALE.
5. ALL INTERIOR MEASUREMENTS MADE TO GRID LINE.

STATE OF ILLINOIS) S.S.
COUNTY OF GRUNDY)

I, MATTHEW JAMES MORRISON, ILLINOIS REGISTERED LAND SURVEYOR NO. 35-3735 DO HEREBY CERTIFY THAT I SURVEYED THE PROPERTY DESCRIBED HEREON, LOCATED THE BUILDING THEREON AND DIVIDED SAID BUILDING BOTH VERTICALLY AND HORIZONTALLY AS CONDOMINIUM AS SHOWN HEREON AND ENTITLED 129-151 RAND ROAD DEVELOPMENT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND DIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MORRIS, ILLINOIS THIS 6TH DAY OF JULY, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735



PIES
& ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS

JOB NO. 4407

DESIGNED BY: TJS

SCALE:

CHECKED BY: TJS

DATE: 07-06-18

CONDOMINIUM SURVEY
129-151 RAND ROAD ARLINGTON HEIGHTS

SHEET NO.
1
OF 1 SHEETS

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- [illegible]

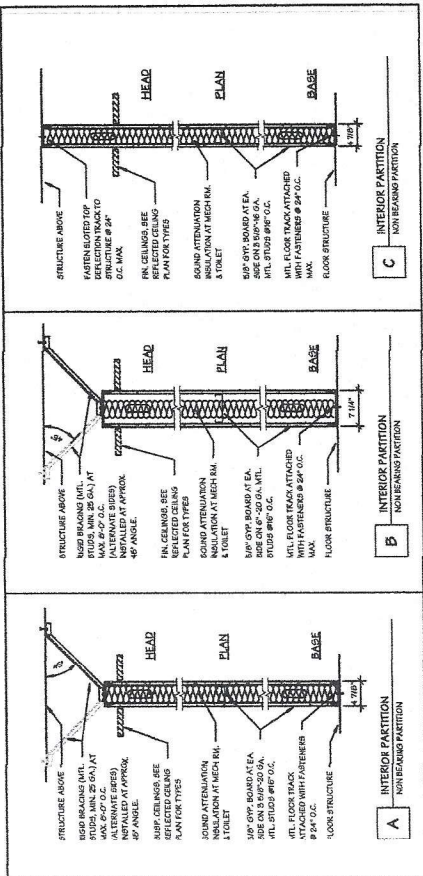
DOORS THAT LEAD TO AREAS THAT MIGHT PROVE DANGEROUS TO A PERSON WHO IS VISUALLY IMPAIRED SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL, OR OTHER OPERATING HARDWARE. THIS TEXTURE SURFACE MAY BE MADE BY KNURLING OR ROUGHENING OR BY MATERIAL APPLIED TO THE CONTACT SURFACE. SUCH TEXTURED SURFACES SHALL NOT BE PROVIDED FOR EMERGENCY EXIT DOORS OR ANY OTHERS MORE THAN THOSE TO HAZARDOUS AREAS.

PARALLEL PATH	- BOTH LEVELS ALWAYS UNLOCKED - PROHIBITION LOGIC - CAN'T GET OUTSIDE WITHOUT SMALL NARROW TAIL - TURNING TRIGGER LEVELS LOCKED IN POSITION
RATCHET EFFECTS LOCK	- HUMAN TRIP DOWN OR TWO DEGREE OF DOOR - HUMAN TRIP DOWN OR TWO DEGREE OF DOOR - USED FOR DOWN FALLS ONLY
PLANNED TRAIL	- CLASSIFIED LEVELS ALWAYS UNLOCKED BY KEY - CLASSIFIED LEVELS ALWAYS UNLOCKED
CLASSIFIED LOCK	- CLASSIFIED LEVELS UNLOCKED BY KEY - CLASSIFIED LEVELS UNLOCKED
STORAGE LOCK	- TURNING TRIGGER LEVELS LOCKED IN POSITION - TURNING TRIGGER LEVELS LOCKED
ENTRANCE LOCK	- TURNING TRIGGER LEVELS UNLOCKED BY KEY OR BY - TURNING TRIGGER LEVELS UNLOCKED BY KEY OR BY

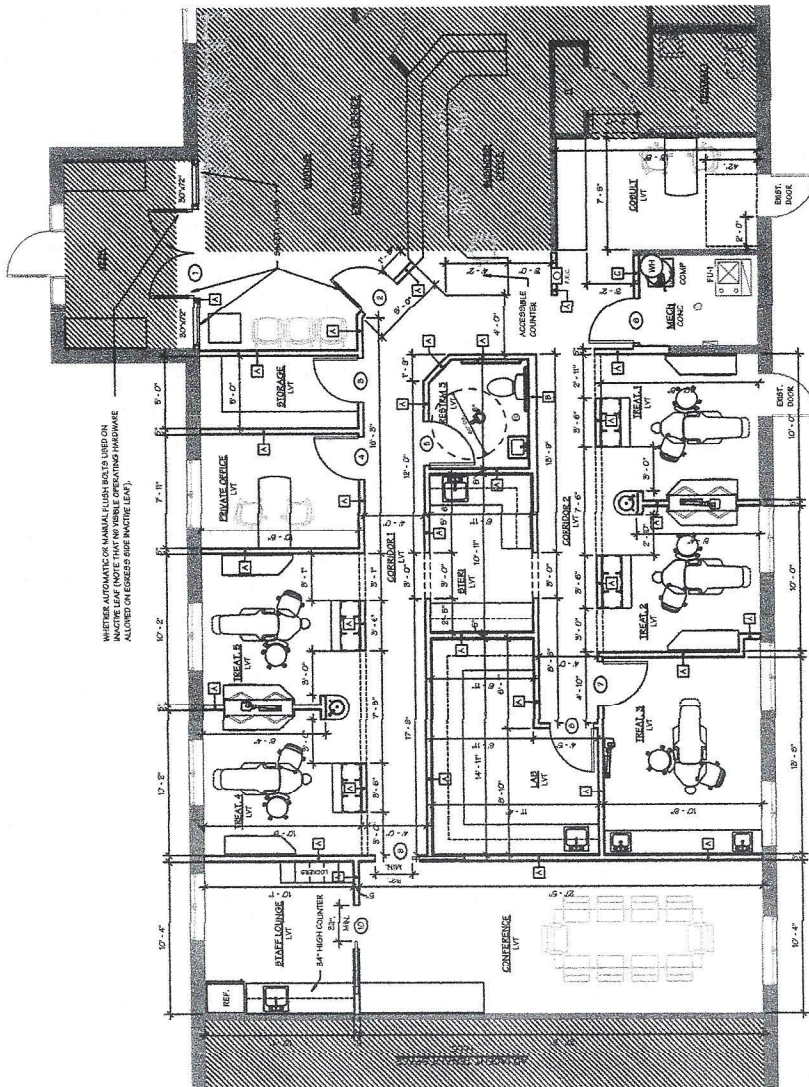
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11-11-01



114N - 4105



131 W. Rand Rd, Arlington Heights, IL

ENL ARCHITECTS
11 LONNGUIST BLVD.
PROSPECT, IL 60066
847.749.4021

Copyright



License Exp: 11/30/22

6120122

Project Revisions

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
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Project Number:

2022.45

Sheet Name: FLOOR PLAN

REPORTING, SCHEDULES AND

DETAILS

Sheet Number

Abstract

A 20

07-A

.....

Justification for Amendment to Land Use Variation

Dr. Meena Barsoum, Impressive Smiles

133 W. Rand Road, Arlington Heights, IL 60004

My dental business has been in our current location for over 10 years. My business expansion is a perfect fit in the Seasons Office Park, which is a business community made up of primarily medical practices that serve Arlington Heights and the surrounding community. The expansion fits the current zoning and although parking is limited on our site, we have found a solution with additional leased parking to more than accommodate our needs. Our parking solution will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

My business has experienced growth but has been limited by new sanitary protocols enhanced by the COVID pandemic. With unique circumstances created by our parking limitations, I am committed to building my business with no new additional staff. We need to continue growing if we hope to retain our outstanding staff and service our growing reputation.

Our new space expansion requires 4 additional parking spaces because we are a medical business. Our leased parking agreement allows for adequate parking and does not create a hardship for any neighboring businesses. The proposed variation is in harmony with the spirit and intent of the Chapter. My business will never grow at the expense of another business. I am asking for this amendment because I believe it fits in my community as well as it fits for me.

By keeping my staff size the same, the additional parking fits within the new parking agreement and my requested variance is the minimum variance necessary to allow reasonable use of the property and for the health of my business.



MEMORANDUM

DATE: 11/15/22

TO: Jorge Torres, Director of Building & Life Safety

FROM: Elliot L. Eldridge, Assistant Building Official of Building & Life Safety

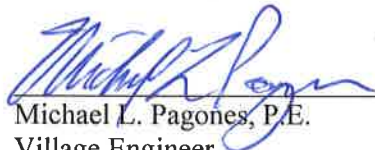
SUBJECT: Seasons Office Center LUV Amendment for Parking Variation
Project Location: 129-151 W. Rand Rd.

General Building & Life Safety Comments:

- All currently adopted codes shall apply.
- All accessibility to comply with the 2018 Illinois Accessibility Code (IAC).
- Provide an Accessibility Parking Analysis to determine if the total number of Accessibility parking for the reference project meets the demand of the Accessibility code (IAC). In addition, report on the close proximity and the condition of the Accessibility Parking markings, striping and updated fines sign.

PLAN COMMISSION PC #22-014
Seasons Office Center LUV Amendment
Amendment to LUV Ordinance 13-005 Parking Variation
133 W Rand Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The proposed lease agreement is acceptable. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 11-23-22
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Seasons Office Center LUV Amendment 129-151 W Rand Rd

Round 1 Review Comments

11/28/2022

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems.

6. General comments:

- The police department does not see any issues with the proposed parking expansion.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature 583

**DEPARTMENT REVIEW TRANSMITTAL
FOR PLAN COMMISSION HEARING REVIEW**

NOV 14 2022

**Seasons Office Center LUV Amendment
Amendment to LUV Ordinance 13-005, Parking Variation.
PC#22-014**

Round 1

**(Please use attached department comment forms or use attached sheets:
REVIEW COMMENTS CANNOT BE WRITTEN ON THIS SHEET.)**

To: Department Heads

1	Building	
2	Public Works	
3	Engineering	
3-A	Engineering - Traffic	
4	Fire	
5	Police	
6	Health	☒
7	Planning	
7-A	Planning / Landscaping	

From: Jake Schmidt, Planning & Community Development
Re: P.C. # 22-014
Project Name: Seasons Office Center LUV Amendment
Project Location: 129-151 W. Rand Rd.
Transmitted On: 11/10/22

Attached are the petitioner's:

 X Plans & Documents for a Round 1 Review

**Please review, comment, and return comments to Jake Schmidt
in the Department of Planning & Community Development by 11/24/22.**

Return of plans is no longer required.

**Thank you for your assistance and cooperation!
Call Jake with any questions at extension 5215.**

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-18.40-167-1003
Petitioner: Meena Barsoum	Location: 133 W. Rand Road
133 W. Rand Road	Rezoning: _____ Current: _____ Proposed: _____
Arlington Heights, IL 60004	Subdivision: _____
Owner: Midwest Healthcare Properties	# of Lots: _____ Current: _____ Proposed: _____
131 W. Rand Road	PUD: _____ For: _____
Arlington Heights, IL 60004	Special Use: _____ For: _____
Contact Person: Meena Barsoum	Land Use Variation: _____ For: _____
Address: 131 W. Rand Road	Amendment
Arlington Heights, IL 60004	Land Use: _____ Current: _____
Phone #: 630-464-3805	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: drbarsoum@ahdentist.com	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

1. GENERAL COMMENTS:

No Comments.

RECEIVED
NOV 10 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 11-16-22
Environmental Health Officer Date

 11/16/22 Direc
tor Date

Planning & Community Development Dept. Review

November 29, 2022



REVIEW ROUND 1

Project: Seasons Office Center
129-151 W. Rand Rd.

Case Number: PC 22-014

General:

1. The written response to Zoning Variation Justification Criteria has been received and is being evaluated.
2. The provided Parking Survey has been received and is being evaluated.
3. The following approvals are required:
 - Amendment to LUV Ordinance 13-005 (Regarding a parking variation).
 - A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

Parking:

4. The provided parking agreement is for spaces in excess of the code-required parking surplus for the restaurant. Please confirm in writing that the parking survey encompassed restaurant parking spaces as well as the subject site.
5. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for a bike rack. 7 bicycle parking spaces are required by code for this project.

Prepared by:

Season Office Center LUV Amendment
129-151 W Rand Road
PC #22-014
November 23, 2022

Landscape Comments

- 1) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree is required at the ends of all parking rows. There are islands where the code required tree is absent. Please incorporate the code required tree within the islands where they are absent.
- 2) The landscaping must be consistent with the plans dated and received 4/16/07 per the Design Commission approval on 5/8/07.



Response to Village Staff report Case Number PC 22-014

Dr. Meena Barsoum, 133 W. Rand Road, Arlington Heights, IL 60004

Page 1: Building Department –

All current adopted codes will be compliant

All accessibility to comply with the 2018 Illinois Accessibility Code (IAC).

There are 88 parking spaces on the Seasons property and 33 parking spaces leased from a neighboring property with a shared driveway. The total spaces are 121 spaces including 5 ADA parking spaces. The ADA spaces are within proximity to entry doors at the Center. Striping, signage and fine signs will be compliant.

Page 2: Engineering Department – Acknowledge comments

Page 3: Fire Department –

Any designated Fire Lane will be clearly marked and kept clear.

Acknowledge the EPCRA of 1986.

Page 4: Police Department –

1. *Acknowledge comments*
2. *Acknowledge comments. Lighting requirements are currently up to code per approved village plans from construction of the Seasons Office Park in 2007.*
- 3.-6. *Acknowledge comments*

Page 5-6: Health Services – No comments or questions to address.

Page 7: Planning and Community Development –

- 1.-3. *Acknowledge comments*
4. *The parking survey encompassed restaurant parking spaces as well as the subject site.*
5. *A 7 bicycle space parking rack will be installed in compliance with village code. Installation anticipated for spring/summer 2023. Village staff to review rack and location prior to installation after proposals for the work are secured.*

Page 8: Landscape –

1. *Acknowledge comment and agree to comply*
2. *Acknowledge landscaping will be compliant with approved 5/8/07*

Planning & Community Development Dept. Review

December 22, 2022



REVIEW ROUND 2

Project: Seasons Office Center
129-151 W. Rand Rd.

Case Number: PC 22-014

General:

1. The responses to comments 1-4 are acceptable.

Parking:

2. The response to Comment 5 is unacceptable. At a minimum, a location plan must be provided for the 2 bicycle parking spaces required for the proposed use. Please provide a proposed location for the bicycle rack no later than 1/9/2023.

Prepared by:

A handwritten signature in black ink, appearing to be "John Smith", written over a horizontal line.