



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 10, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Chase Bank - 585 E. Palatine Rd. - 12/20/23
- B. Christian Pre-K Daycare - 308 N. Evergreen Ave - 12/20/23

IV. PUBLIC HEARINGS

- A. Ramen USA - 926 & 928 W. Algonquin Rd. - PC#23-018
Land Use Variation for Bakery Products, Wholesale and Production in
the B-2 District

V. OTHER BUSINESS

- A. Annual Review of the Comprehensive Plan
- B. Public Comment

VI. PUBLIC COMMENTS

VII. 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
1/10/2024**

Item: Chase Bank - 585 E. Palatine Rd. - 12/20/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Chase Bank - 12/20/23 Minutes	Minutes

PLAN

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

COMMISSION

RE: CHASE BANK - 585 EAST PALATINE ROAD - PC #23-014
AMENDMENT TO ORDINANCE 84-10, SPECIAL USE PERMIT FOR BANK
WITH DRIVE-THROUGH, 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 20th day of December, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

CHAIRPERSON DAWSON: All right, can we all stand for the Pledge
please?

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, the first order is 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.

(No response.)

MR. HUBBARD: And Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, the first item on the agenda is approval of minutes.

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

COMMISSIONER DROST: And I'll second it.

CHAIRPERSON DAWSON: Great, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Any abstentions?

(No response.)

CHAIRPERSON DAWSON: All right, terrific.

So, then, thank you, Bruce.

The first item on the agenda then is Chase Bank. Is the Petitioner here? Anyone who is going to be speaking tonight, if you could come up so I could swear you in? Just everyone, you may not speak, it's fine; let's just swear you in so I don't have to do it later.

Okay, great. Let's wait until everybody wakes up, or walks up, not wake, walk. Oops, it's been a long day. Okay, great. Everybody, raise your hand.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Great, okay. So, who will be giving us the Petitioner's presentation?

MR. KRISOFF: I can open it and then we'll hit it off from there.

CHAIRPERSON DAWSON: Terrific, thank you. If you could just, any time anyone comes up to the microphone, if they could just state their name and spell for the reporter the last name, that would be great. Thank you.

MR. KRISOFF: Sure. John Krissoff, K-r-i-s-s-o-f-f, and I'm the Market

Director of Real Estate for Chase Bank. Thank you so much for having us, we really appreciate it.

Arlington Heights is one of our strongest markets in Chicagoland, and Chicagoland is our second strongest market in the nation. This is a really important community for us. This is a chance for us to invest back into the community. This will be -- with our ramp and Arlington Heights Road branch and our Palatine branch on Euclid-Northwest Highway.

Not only is it a chance for us to invest in the community, but it will also have us align our network to where banking is going. Banking is really transforming from more of a transactional approach with huge teller lines, you know, seven lanes of ATMs and teller windows and things like that to more of a, less transactions and more consultative private offices, conference rooms, things like that, and the team will talk about that in a bit.

The team here, I guess I'll just get it off with the team. The team here, we have our inside designer, one of our national design leads who actually designed the branch which is kind of a rare occurrence for us, we're happy to have him; our outside architect of record, TAP; engineers, Kimley-Horn; and our landscape team. I'll probably hand off to TAP to talk about some of the things that, you know, on the agenda. Thanks.

CHAIRPERSON DAWSON: Right, thanks. As you come up, I know I swore you in earlier, but if you could just state your name and spell your last name for the record, that would be great.

MS. FALBO: Sure. My name is Alexa Falbo, that's F-a-l-b-o. I'm with Kimley-Horn, we're the civil engineer for this project. Yes, like he said, we have our whole design team here so we're happy to answer any questions for you guys.

I guess I just would like to thank you guys for your time, and we'd like to thank Staff. They've been gracious enough to look at many different site plans for us. I think they've seen probably five to six different site plan options for us, so really appreciate all their feedback. I think it's gotten us to really feel confident about the site plan we've put in front of you guys today.

MR. HUBBARD: There's a pointer right there if you go to the right.

MS. FALBO: Oh, nice. Awesome. So, our project is located at the southwest corner of Palatine and Rand Road. We are really excited to really enhance this corner property. Here is the existing topographic survey. I think the existing building is about 11,000 square feet, and we will demolish that entire building and redo the full parking lot.

Taking a look at, this is our proposed site plan. Our building is about 6,000 square feet, just shy. We are including two drive-up ATM lanes, both with six to seven stacking parking spaces which is per this Village Code. We are proposing 29 parking spaces with that and have included a few different nice site-related items for pedestrians. So, we are expanding the sidewalk along both Palatine and Rand Road to a 10-foot sidewalk and bike pedestrian path.

We have been working with Staff to come together with a collective idea of a focal point, too, for pedestrians, to have a low-seating wall at the corner of Palatine and Rand, too. So, we can talk a little bit more about that later in the presentation, but this is just a quick overall view of our site plan.

I think we can probably take a look at some of the Staff conditions of approval tonight, too. We did have a chance to review all of these items, and we are amenable to all of the items listed out here. We can run through these and then maybe go through them in further detail throughout the presentation, too.

So, item one is prior to building occupancy, the Petitioner shall execute and record a sidewalk easement for the portions of the public sidewalk that encroach on the subject property. There is an existing sidewalk easement along Rand Road currently, so we will be updating and amending that existing sidewalk along with this development.

Item two is the Petitioner shall work with the Village to enhance the focal point feature at the corner of Rand Road and Palatine Road to the satisfaction of the Village. So, as I discussed, we are adding that small focal point at the intersection there and we will work with the Village to make sure we come up with a good design for both parties.

Item three is if details on the future crosswalks on the southern and western legs of the Palatine and Rand Road intersection are known prior to building permit issuance, the Petitioner shall reconfigure the connection ramps between the sidewalk and crosswalk to align with the future crosswalk locations. We are happy to work with the Staff if there is a proposed plan that comes into place to make sure we're aligning with any upgrades for that project.

Item four, the Petitioner shall resolve any outstanding engineering-related issues identified in the "Round 2" review comments prepared by the Engineering Division. We did review those comments and we are confident that those can be addressed with our final permit, too.

Item five, the seven compact junipers proposed adjacent to the dumpster enclosure shall be replaced by upright evergreen shrubs to the satisfaction of the Village, and we are able to update that as well.

Item six, all work within the IDOT right-of-way shall require a permit from IDOT as applicable, and we will be applying for the IDOT permits and we'll be able to do that.

Last item is item seven, the Petitioner shall comply with all federal, state and Village codes, regulations and policies, which we are also agreeable to.

So, I guess with that, I will probably pass it off to TAP Architects to just walk through the floor plan and the building design, and then we can discuss more about the site features and layout.

CHAIRPERSON DAWSON: All right, thank you. So, again, state your name, spell your last name please for the record.

MR. BOLDT: Eugene Boldt, last name is spelled B-o-l-d-t.

CHAIRPERSON DAWSON: Great, thank you.

MR. BOLDT: So, I'm an architect. The designer pulled this one off the stack a few months ago. We do a lot of projects and we do like to do our prototype where we can, but this building kind of called for something else because we needed a much larger footprint --

COMMISSIONER JENSEN: Would you speak up a little bit? I'm a little --

MR. BOLDT: Yes, I'm sorry. We're going to put a large number of staff here than we typically do in our prototypes. So, like if you're familiar with the buildings that we've been doing around here lately, so Lake Zurich and Mount Prospect recently had new buildings, this one is about twice that size. So, the footprint grew but it's still kind of smaller than the footprint of the existing building. So, I think, I don't know, I mean, is there anything in particular that you would like to know about the design of the building?

CHAIRPERSON DAWSON: At this point, we're not asking questions. This is your presentation. We'll ask questions at that point.

MR. BOLDT: Okay, no, I think the idea of the design of the building

addresses the configuration of the site by focusing the primary facades to both Palatine and Rand Roads. We put an entry tower in the front of the building that will very quickly catch your eye once you enter the site from the south, southwest, southeast and the north, if you're familiar with the site, and draw you right in towards the entrance.

The site features a lot of our sustainability efforts that we're going through as a company right now. We're trying to address building sustainability in a pretty large scale. This building does that by using a sloped roof facing towards the south and towards the west, upon which we're going to mount a large field of solar panels but also allows us to focus the stormwater down into a central point and run it through a rain garden on site. So, it will be a very nice landscape feature right in front of the entrance between the parking lot and the sort of living room space that you see there, and also tuck the drive-ups along the side of the building to keep them away from the pedestrian path and also have all the parking on the west and the southern parts of the property in order to keep that separated from Palatine and Rand Roads to allow that to be a nice landscape frontage as well.

I think I'll hand it over back to John, thanks.

CHAIRPERSON DAWSON: Great. Again, state your name and spell your last name for the reporter.

MR. KRISOFF: John Krissoff again, K-r-i-s-s-o-f-f. That will be our presentation. We'll open it up to if you have any questions and let it go from there. Thank you so much.

CHAIRPERSON DAWSON: Okay, great.
Staff?

MR. HUBBARD: Sure. Right, thank you, Chair Dawson.

So, the property in question is at 585 East Palatine Road, that is in a B-2 General Business Zoning District. In the B-2 District, any drive-through facility is required to obtain special use approval. So, whereas the bank is classified as a permitted use, the incorporation of that drive-through component kicks in the requirement for a special use permit which is the primary reason they are before you this evening.

Additionally, the property when it was rezoned in 1984 from the R-1 to the B-2 District to allow the existing building that's on the site, that rezoning was conditional upon the site being developed and maintained in compliance with the plans submitted at that time. Because it's a new development concept proposed, that condition of approval needs to be removed. Additionally, Section 2 of the ordinance from 1984 containing that condition of approval also included a sign variation which is no longer relevant given the proposed redevelopment and new building on the site. So, as part of the approvals requested this evening, the Petitioner is requesting to eliminate Section 2 from Ordinance 84-10 in its entirety. Additionally, they are requesting one variation relative to an accessory structure which I will touch on briefly later in the presentation.

Back in August, the Petitioner appeared in front of the Conceptual Plan Review Committee. I would characterize the review as generally favorable at that time. Most of the discussion was relative to realignment of the drive aisles on the southern side of the site so that they align with the existing drive aisles in the Town & Country Shopping Center located to the south. After that meeting, we did ask the Petitioner to continue discussions with Town & Country to vet if they were amenable to allow that realignment. Ultimately, the neighboring shopping center owner was not amenable to that realignment. They felt that there would be problems given the existing access easement, some of their existing leases with the

tenants and their lenders' requirements as well. So, that change to realign the drive aisles was not possible, but we do feel that the Petitioner has revised the plans to address all of the other concerns raised preliminarily by the Staff Development Committee.

Then in November 28th, the Petitioner appeared in front of the Design Commission for review of the proposed architecture. They did receive a unanimous recommendation of approval subject to two requirements, one relating to the building lighting and one relating to a one-foot increase on the stone tower proposed on the building, along with three recommendations, two relative to some of the green features proposed on the site and one relative to the entry tower. Staff neglected to include a condition of approval within the Staff report relative to compliance with the Design Commission, so it is reflected on the motion sheet in front of you this evening, and we are recommending a condition of approval to comply with the Design Commission motion from November 28th.

Here's the aerial of the site, which just kind of shows the overall context of the site and its proximity to the Town & Country Shopping Center to the south and west. Also, this aerial shows the prominence of the site at the highly-traveled intersection of Palatine and Rand Road.

Here is the site plan proposed by the Petitioner. There are no setback, height or bulk and mass variations required, but as I mentioned, there is one variation required relative to an accessory structure not being located entirely in a rear yard, specifically, that accessory structure is located here. This is a canopy for one of the ATM drive-through lanes, and the Staff Development Committee is supportive of this variation request. This is a canopy that's going to be less than 10 feet in height. It's open air so it's not going to have walls, it will allow for visibility to see through. It is partially screened by the building, so we are amenable to this variation.

I would mention that the Petitioner has worked extensively with Staff, and made positive changes to the site plan through the review process, including the incorporation of shade trees along Rand Road in compliance with the Rand Road Corridor Beautification Plan. They did incorporate a small focal point at the corner of Palatine and Rand Road right here at the request of Staff, which is also in compliance with the Rand Road Beautification Plan. They are going to be removing the sidewalk abutting the site and replacing it with a 10-foot wide sidewalk which is going to allow that sidewalk to be used as a multi-use bike trail, and that is in compliance with the Village's Bike and Pedestrian Transportation Plan. A portion of that sidewalk does encroach into the private property, so the Petitioner will be required to dedicate an easement, or modify the existing easement in place, so that public use of that public sidewalk on private property is feasible. A condition of approval has been recommended to require the Petitioner to execute and record that sidewalk easement prior to occupancy of the building.

This is a close-up of the corner at Palatine and Rand Road, and here you can see this focal point feature that the Petitioner has proposed. We are in general agreement that the focal point is needed here but the Staff Development Committee would like to see some minor revisions and we are recommending a condition of approval to have the Petitioner continue to refine that design as they move forward with the building permit. Just to give you a general sense of some of the things that we're thinking, maybe it would make sense to kind of create a half-moon entry here and line that with some landscaping on the sides to kind of add a better focal point feature in this area that would align with the sidewalk connection to the public sidewalk.

Additionally, we are recommending a condition of approval that the Petitioner modify the ramp connections between the sidewalk and the crosswalks. The Village is in the process of looking into some streetscape improvements at this intersection. We are looking into the feasibility of expanding the width of these crosswalks to 10 feet wide which would allow them to be used for bike and pedestrian crossings, but we do not have the final design, we don't know if that is going to be feasible given these crosswalks and the crosswalk locations and the location of utilities. So, if we do know that final design prior to building permit issuance, we just are asking the Petitioner to revise these ADA ramp connections so that they align with our future design for the crosswalks in this area.

Here's the landscape plan. There's extensive landscaping proposed on the site. In original discussions with Staff, we asked the Petitioner to explore moving the dumpster enclosure slightly to the west which we felt would provide some enhanced screening of this element. The Petitioner has felt that the proposed location is what they'd like to move forward with as far as their plans, and we are open to keeping this dumpster enclosure in this location; however, if it is to remain here, we're asking that the seven compact junipers in this area be replaced with some larger growing evergreen species that would provide better screening of the enclosure.

This is showing you the utility plan for the site. They are going to be constructing a fairly large underground detention vault to capture the stormwater runoff. Eventually, that would lead out to the storm sewer and then to the Village's storm sewer system. There are some final engineering details that are left to be determined such as the restrictor size needed on this stormwater vault as well as some of the details on the removal and plugging of the existing utility lines serving the site. So, we have recommended a condition of approval that the Petitioner continue to work with us on resolving those issues. By the time this does get to the Village Board, it could very well be that these issues are already resolved, but we'll continue to work with the Petitioner on those as this project progresses.

Relative to traffic and parking, we don't see issues with traffic. The site is well served by access points to the neighboring arterials. The proposed building is actually a 46 percent decrease in floor area compared to the existing building on the site, and the traffic study submitted by the Petitioner found that the neighboring street network and intersections will adequately handle the expected traffic volumes from this development.

With regards to parking, the site is compliant to code. 29 spaces are proposed, 20 are required per code requirements. Originally, there were I think 34 parking stalls proposed. In working with the Petitioner, this has moved down to 29 stalls. This will help preserve some of the green space on site. We don't anticipate a parking problem to occur here.

So, we are recommending approval of this application subject to the seven conditions as outlined in the motion sheet before the Plan Commission, and I'm happy to answer any questions.

CHAIRPERSON DAWSON: Great. Thank you so much, Sam.

Commissioners, do I have a motion to approve the Staff report?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Abstentions?

(No response.)

CHAIRPERSON DAWSON: Great, that passes.

All right, so before we move on to public commentary, I'm asking for Commissioner commentary. Let's start here with Commissioner Jensen, yes.

COMMISSIONER JENSEN: No, I don't have any questions at this point.

CHAIRPERSON DAWSON: Great, thank you.

Commissioner Lorenzini?

COMMISSIONER LORENZINI: No questions.

COMMISSIONER GREEN: No questions.

CHAIRPERSON DAWSON: Commissioner Drost?

COMMISSIONER DROST: Not at this time.

COMMISSIONER SIGALOS: No questions.

COMMISSIONER CHERWIN: I'll wait until public comment, thanks.

CHAIRPERSON DAWSON: Great, thank you.

So, at this time, I'm going to open up for public commentary. Is there anyone in the audience who wishes to speak on this petition?

(No response.)

CHAIRPERSON DAWSON: All right, seeing none, we're going to close public commentary and go back to the Commissioner deliberations.

So, any comments, questions, motions?

COMMISSIONER CHERWIN: I saw this in the subcommittee so, you know, I like the project. I think you guys did a nice job. One question I have for Staff is there's a 46 percent decrease in floor, I guess like an FAR, you know, coverage. What's triggering then the vault and the enhanced stormwater if we're kind of going down, we're shrinking the building footprint?

MR. HUBBARD: The Petitioner may want to address that, but my understanding is that it still triggers compliance with MWRD and Village regulations relative to stormwater. So, it is kicking in that requirement.

COMMISSIONER CHERWIN: So, yes, so like the building that was in existence was, you know, I guess it's older, so the stormwater ordinance had been updated since then. So, we would anticipate that the runoff and everything would be more optimal at this point considerably I guess from where the site is now; is that fair?

MR. HUBBARD: Yes. Sure, yes, the requirements for capturing stormwater runoff have certainly increased since the 80's. So, yes, they would have to comply with the present regulations.

COMMISSIONER CHERWIN: That's all.

CHAIRPERSON DAWSON: Do you have any specific questions for the Petitioner or does that satisfy your question?

COMMISSIONER CHERWIN: No. No, that's fine. I was just curious.

CHAIRPERSON DAWSON: All right, any other questions?

COMMISSIONER DROST: Yes, I've got one question, probably for Mr. Krissoff, if you can come forward? Just to the comment that this is not going to be a typical transactional center, it's going to be an "advice" center, and I've put the air quotes into the minutes. What's an "advice" center? Is that for the wealth management? Is that for like lenders?

MR. KRISOFF: Exactly. It's more of an emphasis. When I started at the

bank 15 years ago, you walk in and would see a huge teller line and then all the drive-through lanes. It was transaction focused. Yes, people are coming in once every couple of weeks for their paychecks, a lot of checks, transactions. Now, a lot of transactions are moving online, they're going digital, very few checks, but the branches are being used more and more and more for sit-down meetings with your financial advisor, with your banker to open accounts, to close accounts, to move things around, lenders, and then we're also folding in the Chase Private Client and like the wealth side, too.

So, it's just changing in that way. We didn't have the big private conference rooms, the glass offices and things like that. We're also trying to align with more of the digital stuff. We'll have tele-presence screens like when you have kind of interactive events, you know, financial learning and things like that, and then, you know, ways to kind of bring the technology and also sustainability, that's a big focus of the company into the branch, sustainable features. So, that was --

COMMISSIONER DROST: I'm just trying to get sort of a sense of how you're going to organize this and then how much, you know, attention, traffic you're going to generate from, you know.

MR. KRISOFF: It's going to be less than, the transactions are going down, traffic is going down. If you look at the branch and kind of how it compares if you walk into one of our older locations, you'll see just kind of cubes and big teller lines. This is the more glass offices and, you know, just kind of, more of office than kind of, than just, yes, retail transaction.

COMMISSIONER DROST: What we're seeing is elimination of offices in some of your branches and there's no safety deposit box?

MR. KRISOFF: There's no safety deposit box, yes.

COMMISSIONER DROST: None of that contact that you might have in the transaction setting, but we could anticipate, or you could develop a commercial lending, commercial real estate, residential real estate.

MR. KRISOFF: Yes.

COMMISSIONER DROST: The wealth management, JP Morgan --

MR. KRISOFF: Yes, there'll be business bankers there, yes. Yes, business bankers, business lending.

COMMISSIONER DROST: Well, it looked like a lot of offices and potentially a lot of activity. Do you think Arlington Heights has the demographic to support all this wealth management --

MR. KRISOFF: Absolutely.

COMMISSIONER DROST: Okay, I just wanted to throw that in.

MR. KRISOFF: Yes, yes. Absolutely.

COMMISSIONER DROST: It's an amazingly important convenience for the residents of Arlington Heights.

MR. KRISOFF: As to the demands they have, yes.

COMMISSIONER DROST: All right, thanks.

MR. KRISOFF: Thank you.

COMMISSIONER SIGALOS: I really don't have any questions. I was at the CPRC meeting and I'm fully supportive of the project.

COMMISSIONER JENSEN: I might just ask a couple of questions. What is the significance of not being able to line up the aisles which was about the only issue that was in the Conceptual Plan Review. Is that creating any problems?

MR. HUBBARD: Well, it's not the ideal configuration in an intersection, but given the, you know, amount of traffic that's expected here, the history that, you know, that we're really not aware of it creating problems with circulation, and the lack of openness of the neighboring property owner to facilitate that alignment, I think we're supportive of the configuration as proposed.

COMMISSIONER JENSEN: Good. Now, you have a branch, another branch not too far from there that you're closing down, I assume?

MR. KRISOFF: Yes, the --

COMMISSIONER JENSEN: Do you own that property or is that leased?

MR. KRISOFF: No, MCAP is the owner at the Rand and Arlington Heights Road. Yes, so it's a lease. That's a lease.

COMMISSIONER JENSEN: So, you don't have to tear that down or do anything with it, you don't own the property.

MR. KRISOFF: No, that's leased. The one in Palatine is owned and that will go in the market, you know, it will end up being probably a restaurant or something like that. That's in Palatine.

COMMISSIONER JENSEN: So, you still have the drive-throughs and ATMs and stuff, but the focus will be, I mean, those will be, people will drive in and do a lot of that or, you know, walk up to the ATMs on the outside of the building?

MR. KRISOFF: They'll have the choice. They can use the ATMs on the exterior or walk in. We'd like them to walk in, yes, and be, yes, so we can have some personal touch.

COMMISSIONER JENSEN: Great, I don't have any further questions.

COMMISSIONER LORENZINI: No questions, just a comment. I think it's a great location for that building. It's a nice looking building and I think it would be beneficial for -- and the Village.

COMMISSIONER GREEN: I agree. I think it's a great project and we saw it in the preliminary state and it was a good thing.

CHAIRPERSON DAWSON: Great. I don't have any additional questions. I'm looking for a motion.

COMMISSIONER CHERWIN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-014, a Special Use permit for a drive-through, an Amendment to Rezoning Ordinance #84-10 to eliminate Section 2 in its entirety, and the following Variation:

1. A variation from Chapter 28, Section 6.5-2, to allow an accessory structure outside of a rear yard.

This recommendation is subject to the following conditions:

1. Prior to building occupancy, the Petitioner shall execute and record a sidewalk easement for the portions of the public sidewalk that encroach on the subject property.
2. The Petitioner shall work with the Village to enhance the focal point feature at the corner of Rand Road and Palatine Road to the satisfaction of the Village.

3. If details on the future crosswalks on the southern and western legs of the Palatine/Rand Road intersection are known prior to building permit issuance, the Petitioner shall reconfigure the connection ramps between the sidewalk and crosswalk to align with the future crosswalk locations.
4. The Petitioner shall resolve any outstanding engineering related issues identified in the "Round 2" review comments dated 11/22/23, prepared by the Engineering Division.
5. The seven compact junipers proposed adjacent to the dumpster enclosure shall be replaced by upright evergreen shrubs to the satisfaction of the Village.
6. All work within the IDOT right-of-way shall require a permit from IDOT as applicable.
7. Compliance with the November 28, 2023 motion from the Design Commission shall be required.
8. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON DAWSON: Great, I have a motion and a second.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

Great, you've received a unanimous recommendation from the Plan Commission. Again, this is just a recommending body. You'll move forward to the Village Trustees. Staff can talk to you more about those next steps. So, thank you very much.

MR. KRISOFF: Thank you.

(Whereupon, at 7:31 p.m., the public hearing on the above-mentioned petition was adjourned.)



**Plan Commission
1/10/2024**

Item: Christian Pre-K Daycare - 308 N. Evergreen Ave - 12/20/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Christian Pre-K Daycare - 12/20/23 Minutes	Minutes

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BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: CHRISTIAN PRE-K PREP DAY CARE – 308 N EVERGREEN AVENUE – PC #23-015
LAND USE VARIATION AND SPECIAL USE PERMIT FOR A DAY CARE CENTER,
VARIATIONS

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Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 20th day of December, 2023 at the hour of 8:01 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

CHAIRPERSON DAWSON: All right, next item on the agenda is the Christian Pre-K Daycare. Is someone here to speak on behalf? Terrific. Anyone who is going to speak, is it just you or anybody else is going to give testimony? Because I'll swear you all in. I'll just swear you in. If anybody else needs to stand up, we will talk then.

(Witness sworn.)

CHAIRPERSON DAWSON: Terrific. If you can just state your name, spell your last name, and then give your presentation?

MS. GILLAND: Melissa Gilland, last name G-i-l-l-a-n-d. I have over 30 years teaching experience. This past year I moved into the vacant St. John's basement where Village Pre-School was there for 40 years. We've only been there since September and have loved it. These are some pictures of some of my former students on some field trips, not at that location.

CHAIRPERSON DAWSON: That's fine. Do not feel pressured to have a big presentation, that's fine.

MS. GILLAND: It's a couple of slides, but I thought it was going to move along.

CHAIRPERSON DAWSON: Oh, there we go, all right, thank you.

MS. GILLAND: There we go. Was teaching in the inner-city Chicago for a few years and then was in Arlington Heights and Libertyville, and then wanted to do in-home daycare and found this location where Village Pre-School used to be, they closed just before COVID. I'm DCFS certified. I just obtained nine more credits so that I could be approved as the pre-school director. I just went through that this past few weeks, got my final grade so that's official, so I can be the director that's qualified that's there right now.

I love being in Arlington Heights so I'm super-excited about this location. We've loved being there and having kids go across the street to North School Park everyday. It's been really awesome being in that location.

It is not-for-profit. St. John's asked that of us, to make our school not-for-profit because of the church location. We have the three classrooms downstairs in 119 and 115. Those are the classrooms that the kids go in between throughout the day. There's not one group of kids that stays in one room, we just move throughout. We do meet in, I'm sorry, they are in 114 and 112 throughout the day, and then in 115 is a large multi-room, and that we don't have class in there, it's just all for music and movement. 119 is our staff lounge area where basically it's a bunch of storage and prep area.

We operate between 9:15 and 3:30. We offer Jolly Phonics in prepping these kids for going to Kindergarten in the Arlington Heights School District. We are a Christian school so we teach a 10-minute bible lesson everyday. We have ages three to six, and we are serving a lot of families in Arlington Heights. I even have a family that moved out to Northbrook that still drives to come see me.

This is what Village Pre-School used to look like, and then we moved in and made it beautiful. This was just last week when we had our Christmas pageant, and then Santa visited us in the fellowship hall upstairs. This is the first time where the kids actually sang in the church, so I thought that was pretty cool. I don't know, we're just really happy being at that location.

CHAIRPERSON DAWSON: That's terrific, thank you so much.

MS. GILLAND: You're welcome. Thank you.

CHAIRPERSON DAWSON: Sam, I forgot to ask, have all public notices

been given?

MS. GILLAND: Yes. Yes.

CHAIRPERSON DAWSON: Yes, terrific, all right.

So, thank you very much. We will probably have more questions for you. We're going to move on to Staff presentation in a bit, thank you.

MS. GILLAND: You're welcome.

CHAIRPERSON DAWSON: Or not Sam?

MR. HUBBARD: I'll turn this over to Hailey.

CHAIRPERSON DAWSON: It's Hailey today, sorry.

COMMISSIONER DROST: Hailey. Hailey's comet.

CHAIRPERSON DAWSON: Hailey. Hailey's presentation. Thank you, Hailey.

MS. NICHOLAS: Okay, so the subject property is located at 308 North Evergreen Avenue which is within two zoning districts, the R-7 Multiple Family Dwelling District and the B-2 General Business District. The St. John United Church of Christ is located here and which the proposed daycare occupies the basement of the property.

The Petitioner is requesting a land use variation to allow a daycare center in the R-7 District and a special use permit to allow a daycare center in the B-2 District. They're also requesting two variations: the first, to waive the requirement for a traffic and parking study from a qualified professional engineer, and the second, to reduce the required parking from 137 to 50 spaces.

So, this image provides an aerial view of the subject property. As previously mentioned, it's adjacent to North School Park to the east, and Downtown Arlington Heights to the south. Then again, the daycare operates in the basement. This is a floor plan. Day rooms outlined in red indicate where the daycare center is located.

Relative to the variation to waive the requirement for a traffic and parking study by a professional engineer, the Petitioner has submitted a detailed parking analysis in place of the required study to demonstrate the parking demand during hours of operation for the daycare. So, they have provided a list of church operations and have also surveyed the church parking lot for two days during the daycare's hours of operation in which the peak number of parked cars was 16 out of 50 available spaces, indicating less than 50 percent utilization of the parking lot during the daycare's operating hours. The parking survey provided also supports the Petitioner's request for a variation for parking requirements.

So, as shown here, the code requires 137 parking spaces to support the church and the daycare center. The daycare center itself only requires eight parking spaces which is calculated based on the number of daycare employees, while the church and offices require the remaining 129 spaces. This is mainly due to how the code calculates required parking for churches which is based on capacity. Other churches in the Village have similar issues in that they do not meet code-required parking. With that being said, Staff is in support of both variation requests.

The Petitioner has provided responses to the special use permit and land use variation approval criteria. In their responses, they discuss that there used to be a daycare located in the St. John Church basement for a number of years until it closed in 2018. For that reason and others, the Petitioner was unaware that the daycare center was not permitted out right and they had already begun working with families to provide childcare.

Overall, the Staff Development Committee is in support of this

project. We've also determined that the responses to the approval criteria are sufficient. So, the Staff Development Committee recommends approval to the application subject to the following conditions.

The first condition that the daycare shall not exceed the capacity of 25 students at one time, this is primarily to remain consistent with the daycare as to how it operates currently and so they do not expand and create potential traffic and parking issues. The second condition is that the daycare shall conform to all applicable DCFS regulations. The third and final condition is that the Petitioner shall comply with all other applicable policies and regulations.

That concludes the Staff presentation.

CHAIRPERSON DAWSON: Great, thank you so much.

Commissioners, do I have a motion to include the Staff report into the public record?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed or abstain?

(No response.)

CHAIRPERSON DAWSON: Terrific, thank you.

All right, so we have any initial questions for Petitioner before we open up for public commentary? I'm going to start again with Commissioner Jensen? Going down, Commissioner Lorenzini, Green? Anyone on this end?

(Responses of noes.)

CHAIRPERSON DAWSON: Okay, great. Open up for public commentary.

Is there anyone in the audience that would wish to speak on this petition?

(No response.)

CHAIRPERSON DAWSON: All right, seeing none, we will close public commentary and go back to Commissioners for final deliberation and/or a motion.

COMMISSIONER GREEN: I would like to make a motion.

COMMISSIONER DROST: I would like to make a comment or a question if that's okay.

CHAIRPERSON DAWSON: Okay, all right.

COMMISSIONER DROST: Just if the Petitioner could step forward? Did you acquire the Village nursery franchise or the business?

MS. GILLAND: Oh, no.

COMMISSIONER DROST: No?

MS. GILLAND: They closed.

COMMISSIONER DROST: They closed. Basically, did you get any lists or any --

MS. GILLAND: No.

COMMISSIONER DROST: I'm sort of sympathetic here. My transparency is my children all were alumni of the Village nursery. So, as far as you're concerned, do you have a denominational connection as a Christian pre-school?

MS. GILLAND: Personally with Our Savior's, or I'm sorry, with St. John, no.

COMMISSIONER DROST: No?

MS. GILLAND: We belong to Our Savior's Lutheran Church.

COMMISSIONER DROST: Okay, so, but it's a Christian school. Then staffing, do you do the bible lessons and, you know, are there any others that assist you if you get sick?

MS. GILLAND: Oh, yes. Yes.

COMMISSIONER DROST: Yes, so you've got a good backup team there.

MS. GILLAND: There has to be a director on site at all times when children at present. I have Elisa Coleman who's a present director, and then as I stated previously, I just went through the accreditation so that I can become director.

COMMISSIONER DROST: Yes, and did Our Savior's have a pre-school?

MS. GILLAND: No.

COMMISSIONER DROST: No, so why aren't you over there?

MS. GILLAND: They don't have one. Oh, they said they have no room.

COMMISSIONER DROST: Oh, okay, that's what I'm getting at.

MS. GILLAND: Yes. I did ask, yes.

COMMISSIONER DROST: It's really, again, a matter of convenience. For the record, it's open to the people that would have gone to the Village nursery over there --

MS. GILLAND: Oh, absolutely, yes.

COMMISSIONER DROST: -- and it is a community convenience.

MS. GILLAND: I could not have a better location.

COMMISSIONER DROST: Yes.

MS. GILLAND: So, yes. I mean, it is open to all denomination. I have a Muslim student there right now actually.

COMMISSIONER DROST: Good, and it looks like you're at 25 capacity already, aren't you?

MS. GILLAND: But not all at once, because it's pre-school, some leave at 12:15 because of half-day Kindergarten, some come at 12:30. So, I don't have 25 students at one time right now.

COMMISSIONER DROST: But it looked robust, at least from your Christmas portrayal here.

MS. GILLAND: Yes.

COMMISSIONER DROST: So, you're close to capacity and it serves the community need.

MS. GILLAND: Yes.

COMMISSIONER DROST: All right, thank you.

MS. GILLAND: You're welcome.

COMMISSIONER JENSEN: I do have one question, too. So, the change in what the Village is doing, going to all-day Kindergarten, is that going to have any impact on your school at all?

MS. GILLAND: Hopefully not a lot. I mean, I will have to work with just my current families and let them know registration will start in January for them and it will be open after the second week of January after we have our pre-school open house at the library and have them just do Google reviews and spread the word.

COMMISSIONER JENSEN: But you don't expect that to impact the number of students? The 25 is probably pretty easy to --

MS. GILLAND: Oh, yes, right, right.

COMMISSIONER JENSEN: Thank you.

COMMISSIONER LORENZINI: I have a question also. Hailey, can you bring up an aerial? The actual aerial? Yes, one thing -- whenever it comes to daycare centers or schools is parking and drop-off. So, the requirement by code is 127, but that's when church is in session and so there's no conflict between church being in session on Sunday and daycare center being open. So, where are the kids, just curious, where are the drop-offs and pickups?

MS. GILLAND: On Evergreen and on the south parking lot because I offer half-day and full day, there is never more than six parents picking up at one time, because some pick up at 12:30 and some pick up at 2:30.

COMMISSIONER LORENZINI: All right, just curious. I don't think this is going to be an issue with a project such as this. Other than that, it looks like a great idea, or --

MS. GILLAND: Thank you.

COMMISSIONER LORENZINI: -- it is a good idea.

MS. GILLAND: Thank you.

COMMISSIONER GREEN: And before I make my motion, my comment is that I, too, is an alumni with my kids there and my grandkids when they closed the place. So, parking is never a problem and drop-off. They just line up along here on both sides of the street if they have to. So, there's a lot of available parking for five or 10 minutes and then it's over with, so we never had a problem.

CHAIRPERSON DAWSON: Then I think you said you had a motion?

COMMISSIONER GREEN: Well, in case there's more comments, I didn't want to cut anybody off.

COMMISSIONER DROST: No. We're just trying to get out for the Christmas party.

CHAIRPERSON DAWSON: There's a Christmas party?

COMMISSIONER DROST: Isn't there? That's tradition.

CHAIRPERSON DAWSON: I didn't get the invite, but I'll be there. Go ahead, Bruce.

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-015, a Land Use Variation to allow a daycare center in the R-7 Zoning District, a Special Use permit for a daycare center in the B-2 Zoning District, and the following Variations:

1. A variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. A variation from Chapter 28, Section 10.4, to reduce the required parking from 137 to 50 spaces.

This recommendation is subject to resolution of the following:

1. The daycare shall not exceed a capacity of 25 students at one time.
2. The daycare shall conform to all applicable DCFS regulations.
3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

COMMISSIONER LORENZINI: I'll second.
 CHAIRPERSON DAWSON: Great. Hailey?
 MS. NICHOLAS: Commissioner Green.
 COMMISSIONER GREEN: Yes.
 MS. NICHOLAS: Commissioner Lorenzini.
 COMMISSIONER LORENZINI: Yes.
 MS. NICHOLAS: Commissioner Cherwin.
 COMMISSIONER CHERWIN: Yes.
 MS. NICHOLAS: Commissioner Drost.
 COMMISSIONER DROST: Aye.
 MS. NICHOLAS: Commissioner Jensen.
 COMMISSIONER JENSEN: Yes.
 MS. NICHOLAS: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MS. NICHOLAS: And Chair Dawson.
 CHAIRPERSON DAWSON: Yes.

So, thank you so much for coming tonight. I know it can be a nerve-wracking process, so I appreciate you standing up and speaking up on behalf of your daycare which seems to be thriving. This is just a recommending body. You still need to go through the Village Board process which Staff will lead you through, but again, a unanimous recommendation from the Plan Commission, so thank you.

MS. GILLAND: Thank you.

CHAIRPERSON DAWSON: All right, great.

So, then we have general open commentary?

(No response.)

CHAIRPERSON DAWSON: All right, seeing no open commentary, we're going to close open commentary.

Sam, any other items on the agenda this evening?

MR. HUBBARD: I would like to introduce Dan Osoba who is sitting behind me. He has come to us from Aurora, Colorado although he has local roots, grew up in the Chicagoland area. He is filling the Planner I position, and we're quite eager to have him. We're lucky to have him as part of the team and excited that he's here.

CHAIRPERSON DAWSON: Good.

MR. HUBBARD: So, you guys should be dealing with him on some projects hopefully pretty soon.

CHAIRPERSON DAWSON: Terrific, congratulations! We're happy to have you here. Welcome.

MR. OSOBA: Thank you.

CHAIRPERSON DAWSON: We're a very scary bunch as you can tell, very scary. Sam will give you a whole bunch of warnings about us. I'm kidding. So, thank you, we're glad to have you here.

Any other items, Sam, on the agenda?

MR. HUBBARD: That's it.

CHAIRPERSON DAWSON: All right.

COMMISSIONER DROST: Okay, I make a motion to adjourn.

CHAIRPERSON DAWSON: Do I have a second?

COMMISSIONER JENSEN: Second.

second.
CHAIRPERSON DAWSON: I think I saw Commissioner Jensen saying

All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Anybody want to abstain just for funsies?

(No response.)

much.
CHAIRPERSON DAWSON: No, okay. I think we're closed. Thank you so

(Whereupon, at 8:20 p.m., the public hearing on the above-mentioned petition was adjourned.)



Plan Commission 1/10/2024

Item: Ramen USA - 926 & 928 W. Algonquin Rd. - PC#23-018

Department: Planning & Community Development Department

Requested Action

1. Land Use Variation to allow a 1,616 sf Bakery Products, Wholesale and Production facility in the B-2 District.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the request for a Land Use Variation to allow a Bakery Products, Wholesale and Production facility in the B-2 District. The Staff Development Committee recommends APPROVAL of the application subject to the following conditions:

1. The petitioner, or any future tenant(s), must keep the restaurant, or a comparable use, in order for the Bakery Products, Wholesale and Production facility to remain in operation. If at any point the restaurant, or comparable use, ceases operation, the Bakery Products, Wholesale and Production facility must cease operation as well.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Ad
Aerial
CPRC Minutes - 10/25/23
Architectural Plans
Floor Plans
Round 1 Review Comments

Type

Board or Commission Report
Exhibits
Exhibits
Minutes
Exhibits
Exhibits
Correspondence

Round 2 Review Comments

Correspondence



PIN: 08-09-300-018

Project Background:

The subject property is located within the Surrey Ridge Shopping Center, which is a Planned Unit Development (PUD) that was approved in 1972. The PUD is approximately 12 acres, consisting of three single-tenant commercial buildings and one multi-tenant commercial building. Access to the site comes from three curb cuts on Algonquin Rd and one curb cut on Golf Rd. The parking on-site is shared, with a total of 685 spaces over four parking areas.

The petitioner, Ramen USA, has operated their existing restaurant under the same name since 2020 at 932 W Algonquin Rd. They began their operations as a primarily take-out restaurant with limited seating due to COVID-19 restrictions. In March 2023, they applied for and received a special use permit waiver to expand their operations into 928 W Algonquin Rd. At that time, it was not clear that the restaurant was actually using unit 928 for the preparation, packaging, and storage of food to be delivered to Mitsuwa Marketplace, where it is then sold as a retail food item. The petitioner is now looking to expand their food production, packaging, and storage operations into 926 W Algonquin Rd, which requires a Land Use Variation for Bakery Products, Wholesale and Production.

Their expansion requires interior remodel work to allow access between all three units, which involves the removal of wall sections between units 926 and 928. Unit 932 will continue to operate as a restaurant, while units 926 & 928 will be used for food production, packaging, and storage.

The petitioner has indicated that their primary business activities for their food production operations include cooking, preparing, packaging, and storing food products. These products include rice bowls, sushi rolls, vegetables, pasta, and burgers. Once prepared and packaged, the food is delivered daily to Mitsuwa Marketplace, using two delivery vehicles owned and operated by the applicant. The vehicles are not kept on-site overnight. Hours of operation for non-restaurant operations are 6:00am-11:30am Monday through Saturday, before the restaurant opens at 12:00pm. Loading and delivery occurs between 8:45am and 11:00am Monday through Sunday. There are ten employees overall, four of which are responsible for the food production and processing side of the business, excluding managers.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as Bakery Products, Wholesale and Production, which requires a Land Use Variation. As part of their application, the petitioner has provided a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

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

The Staff Development Committee concurs with the petitioner that the necessary standards for approval have been met. The Comprehensive Plan classifies this property as appropriate for “Commercial” uses. However, the proposed business is classified as a Manufacturing/Industrial use. Due to the physical connection and association with the Ramen USA restaurant, the Staff Development Committee finds the proposed use to be generally compatible with the Comprehensive Plan.

Building, Site and Landscaping

The petitioner has not proposed any changes to the exterior of the building or site. Staff has identified that landscaping in the parking lot of the shopping center may be deficient, and is working with the business and property owners to resolve any issues relative to code requirements.

The petitioner has been actively working with staff to ensure their proposed interior remodel meets code requirements. Staff has confirmed that any remaining issues with the proposed work can be resolved through the building permit review process.

Parking and Traffic:

Ingress and egress to and from the shopping center comes from one non-signalized entrance/exit on Golf Road, and three along Algonquin Road. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center.

Staff has analyzed the parking requirements for the shopping center including the proposed Bakery Products, Wholesale and Production facility. Including all uses on-site, the subject property is code-compliant and includes a surplus as shown below.

Parking Provided	685 spaces
Parking Required	682 spaces
Parking Surplus	3 spaces

The petitioner has provided a detailed parking survey, which has been combined with another survey conducted in April of 2023 for Massa Spa, another tenant in the shopping center that received a Land Use Variation. At the time of the survey, the subject property was approximately 12% vacant and the survey showed peak usage of the parking fields in the vicinity of the subject unit to be approximately 51%. The Staff Development Committee has found that the parking surveys demonstrate there is sufficient parking on-site to support the proposed use.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the request for a Land Use Variation to allow a Bakery Products, Wholesale and Production facility in the B-2 District. The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner, or any future tenant(s), must keep the restaurant, or a comparable use, in order for the Bakery Products, Wholesale and Production facility to remain in operation. If at any point the restaurant, or comparable use, ceases operation, the Bakery Products, Wholesale and Production facility must cease operation as well.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, January 3, 2024.
Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JANUARY 10, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-018, a request for a Land Use Variation to allow Bakery Products, Wholesale and Production in the B-2 District. The subject property is located at 926-928 W Algonquin Road in Arlington Heights, Illinois. The PIN for the subject property is 08-09-300-018 and the subject property is legally described as follows:
That part of the West 1/2 of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian in the Village of Arlington Heights, Cook County, Illinois, described as follows: Beginning at a point being the intersection of the South Easterly line of Kennicott Drive with the North Easterly line of Algonquin Road in Surrey Ridge West, Unit 1, according to the plat thereof recorded in the office of the Recorder of Deeds of Cook County, Illinois, on April 3, 1967 as Document 20099454; thence North Easterly along the said South Easterly line of Kennicott Drive, North 43 degrees 27 minutes 56 seconds East a distance of 380.00 feet to a point of curvature; thence Northeastward along a curved line convexed to the South East of 500.00 feet in radius, for an arc length of 144.45 feet to a point of compound curvature; thence Northward along a curved line convexed to the East of 344.57 feet in radius, for an arc length of 144.09 feet; thence South 63 degrees 14 minutes 00 seconds East a distance of 768.59 feet; thence South 00 degrees 02 minutes 13 seconds West a distance of 5.64 feet; thence North 89 degrees 57 minutes 47 seconds West a distance of 169.00 feet; thence South 00 degrees 02 minutes 13 seconds West a distance of 586.00 feet; thence South 66 degrees 57 minutes 47 seconds East a distance of 105.00 feet; thence South 00 degrees 02 minutes 13 seconds West a distance of 210.00 feet; thence South 89 degrees 57 minutes 47 seconds East a distance of 212.55 feet to the South Easterly line of that property conveyed by deed recorded as Document 13376345; thence South Westerly on said South Easterly property line South 32 degrees 07 minutes 13 seconds West a distance of 226.35 feet to a point being 60 feet North of, as measured at right angles to the center line of Golf Road; thence North 86 degrees 11 minutes 11 seconds West a distance of 143.65 feet; thence Northwestward along a curved line convexed to the South West of 408.12 feet in radius, for an arc length of 181.69 feet to a point of tangency; thence Northwestward along the North Easterly line of Algonquin Road, North 46 degrees 32 minutes 04 seconds West, a distance of 1086.45 feet to the point of beginning and containing 17.1016 acres in Cook County, Illinois.
The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 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. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

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 26, 2023 (4609688)

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, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

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 12/26/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4609688





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Print Date: 9/21/2023

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:

October 25, 2023

Project Title: Ramen USA
Address: 926 & 928 W Algonquin Rd
Petitioner: KC Kimori
Address: 2750 Northampton Dr. Apt. D1
 Rolling Meadows, IL 60008

Requested Action:

1. Land Use Variation for a 1,616 sf. Bakery products, wholesale, and production facility in the B-2 District.

Variations Required:

1. None identified at this time.

Attendees: KC Kimori, Petitioner
 Tim Penovich, Owner of Property
 Jay Cherwin, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Bruce Green, Plan Commissioner
 Sam Hubbard, Planning Dept
 Hailey Nicholas, Planning Dept

Project Summary:

The petitioner, KC Kimori of Ramen USA, has operated their existing restaurant under the same name since 2020 at 932 W Algonquin Rd within the Surrey Ridge Center. They began their operations as a primarily take-out restaurant with limited seating due to COVID-19 restrictions. In March 2023, they applied for and received a special use permit waiver to expand their operations into unit 928. At that time, it was not clear that the restaurant was actually using unit 928 for the preparation, packaging, and storage of food to be delivered to Mitsuwa Marketplace, where it is then sold as a retail food item. Now, the petitioner is seeking to expand their food production, packaging, and storage operations into unit 926 which requires a Land Use Variation for *Bakery Products, Wholesale and Production*.

Their expansion involves minor interior remodel work. This includes removing wall sections between units 926 and 928 to allow access between all three units. Unit 926 will include food preparation tables, wire shelving for storage, freezers and refrigerators for food storage, and a bathroom. The floor plans of units 932 and 928 are not to be changed, and 932 is to continue to operate as a restaurant.

The petitioner has indicated that their primary business activities for their food production operations include cooking, preparing, packaging, and storing food products. These products include rice bowls, sushi rolls, vegetables, pasta, and burgers. Once prepared and packaged, the food is delivered daily to Mitsuwa Marketplace, using two delivery vehicles owned and operated by the applicant. The vehicles are not kept on-site overnight. Hours of operation for non-restaurant operations are 6:00am-11:30am Monday through Saturday, before the restaurant opens at 12:00pm. They have about 10 employees, with 4-6 employees each shift.

Meeting Discussion:

Mr. Kimori – stated that he is seeking a land use variation, would like to expand the restaurant, and sell retail supermarket

packaged foods. At the address 932 Algonquin, he owns the business. At 938 & 926 Algonquin are for restaurant and wholesale packaging expansion. The restaurant was closed during Covid, so the idea of expansion of prepackaged food for resale idea came, and has been successful, so more space is necessary. Mr. Kimori has persevered and continues to grow and has been a wonderful tenant for Arlington Heights.

Mr. Penovich – expressed his appreciation to the commissioners for all that they do for the Village. He stated they lost three tenants over Covid.

Ms. Nichols – summarized the project summary above. The staff development committee has reviewed for preliminary plans for the project. The comprehensive plan identifies the property as appropriate for commercial uses, however, the proposed business is classified Manufacturing and Industrial. Due to the physical connection and association with Ramen USA restaurant, the staff development committee does find the proposed use compatible with the comprehensive plan in the zoning district. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center. Overall, the staff is in support of the land use variation for bakery products, wholesale, and production facility in the B-2 district.

Commissioner Jensen – believes this a great project. Parking should not be an issue.

Commissioner Sigalos – clarified that this will be Mr. Kimori's third space. Great to see success and expansion.

Commissioner Cherwin – great job, and he will be visiting soon. No problem with the use.

Commissioner Green – unanimous support, good luck.

RECOMMENDATION

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

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

UMA JAPAN EATERY

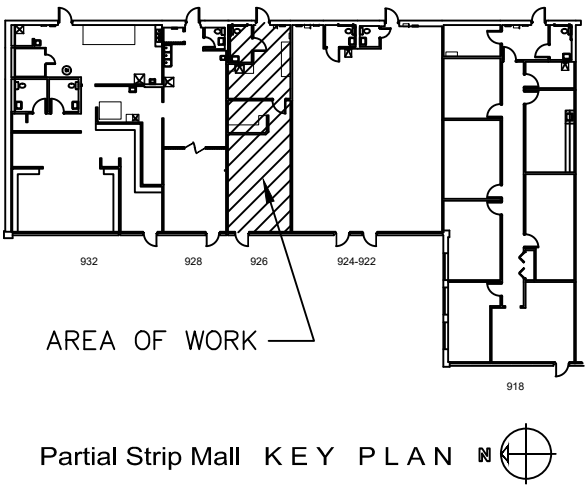
926 W. Algonquin Road, Arlington Heights, Illinois 60005



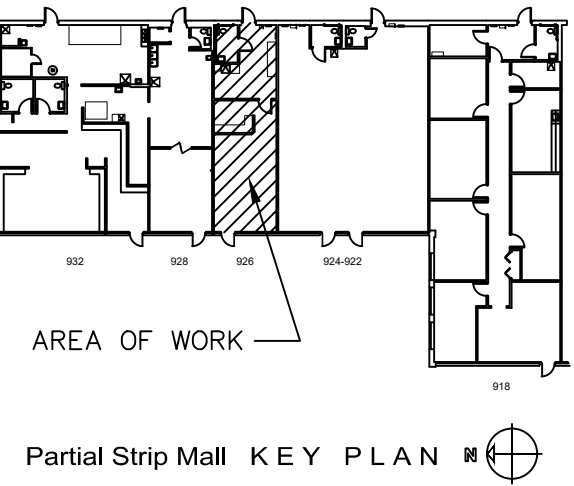
5150 Burnham Street
Lisle, Illinois 60532

PHONE: (630) 417-7155
FAX: (630) 416-9746

Professional Design Firm No. 184 - 006187

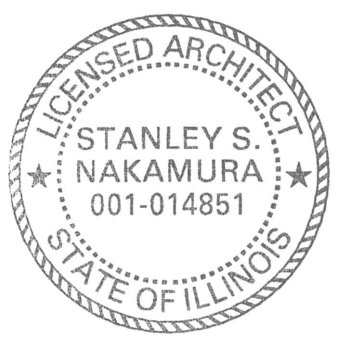


DRAFTING SYMBOLS		ABBREVIATIONS		GENERAL NOTES		GENERAL NOTES – CON'T		PROJECT OBSERVATION		DRAWING SHEET INDEX			
88 TITLE SCALE: 1"=1'-0" NUM DETAIL SCALE: 1"=1'-0" DETAIL TITLE DESIGNATION SECTION DESIGNATION ELEVATION DESIGNATION DETAIL DESIGNATION DETAIL DESIGNATION ELEVATION MARK LINTEL TYPE DESIGNATION NOTE DESIGNATION WALL TYPE DESIGNATION DOOR NUMBER DESIGNATION REVISION NUMBER LINE TYPES		AB. Above A/C. Acoustical A.F.F. Aggregate ALT. Alternate ALUM. Aluminum ANOD. Anodized APPROX. Approximate ARCH. Architectural AUTO. Automatic AVG. Average BD. Board BLT. Bituminous BLDG. Building BLKG. Blocking BRG. Bearing BRK. Brick BSMT. Basement BTM.orB. Bottom BTW. Between CAP. Capacity CEM. Cement CER. Ceramic CFT. Cubic Foot C.J. Control Joint C. Centerline C.G. Ceiling CLO. Closet CLR. Clear CMU Concrete Masonry Unit COL. Column CONC. Concrete CONF. Conference CONN. Construction CONSTR. Continuous CONT. Contractor CORR. Corrugated C.T. Ceramic Tile DBL. Double DEMO. Demolition DET. Detail D.F. Drinking Fountain DIA. Diameter DIAG. Diagonal DIFF. Diffuser DIM. Dimension D.L. Dead Load DN. Down D.S. Downspout DWG. Drawing EA. Each ELEC. Electric ELEV.orEL. Elevation ENTR. Entrance EQ. Equal EQUIP. Equipment EXH. Exhaust EXIST. Existing EXT. Exterior F.A. Fire Alarm F.D. Floor Drain F.F.L. Finished Floor Line FIN. Finish FL. Floor FND. Foundation FP. Fireproof FR. Frame FT. Foot/Feet FTG. Footing GA. Gauge GALV. Galvanized G.C. General contractor GL. Glass/Glazing GYP. Gypsum HC. Hollow Core HGT. Height HM. Hollow Metal HVAC Heating, Ventilating & Air Conditioning HW. Hot Water Heater IN. Inches INCL. Include INSUL. Insulation INT. Interior J. Joist JT. Joint KIT. Kitchen KPL. Kickplate LAB. Laboratory LAM. Laminated LAV. Lavatory lb. Pound LP. Low Point L.L. Live Load LT. Light LTL. Lintel LVR. Louver LVT. Luxury Vinyl Tile MAINT. Maintenance MANUF. Manufacturer MAS. Masonry MAT'L. Material MAX. Maximum MECH. Mechanical MEZZ. Mezzanine MIN. Minimum MISC. Miscellaneous MWB. Membrane M.O. Masonry Opening MRB. Marble MTR. Mounting MTL. Metal MULL. Mullion N.I.C. Not in Contract N.T.S. Not To Scale No. Number O.C. On Center OPN'G. Opening OPP. Opposite PL. Plote PLYWD. Plywood P.P.T. Pressure Prsrsv. Treated P.N.L. Panel PR. Paint PREFAB. Prefabricated PROP. Proposed PSF. Pounds Per Square Foot PSI. Pounds Per Square Inch PT. Pint PVC. Polyvinyl Chloride R. Riser RAD. Radius R.D. Roof Drain REFL. Reflected REFRIG. Refrigerator REIN. Reinforcing REQ'D. Required RM. Room R.O. Rough Opening SC. Solid Core SECT. Section S.F. Square Feet SIM. Similar SPEC. Specification SQ. Square S.S. Stainless Steel STD. Standard STL. Steel STOR. Storage STRUCT. Structural/Structure SUSP. Suspended SYS. System T/ &B. Top And Bottom TC. Terra Cotta TEL. Telephone TEMP. Tempered THK. Thick TYP. Typical VAR. Varies V.B. Vapor Barrier VCT. Vinyl Composition Tile VEN. Veneer VENT. Ventilation VEST. Vestibule V.I.F. Verify in Field VIN. Vinyl VWC. Vinyl Wall Covering W/ With WC. Water Closet WD. Wood W/O Without WP. Weatherproofing NOTE: ADDITIONAL TRADE ABBREVIATIONS MAY BE USED AND DEFINED ON OTHER DRAWING SHEETS VICINITY MAP		1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, PRIOR TO SUBMITTING THEIR BID(S), SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE AND VERIFY THE EXTENT AND NATURE OF THIS PROJECT. 2. IF AT ANY TIME, PRIOR TO AND DURING CONSTRUCTION, A DISCREPANCY, OMISSION, AND/OR CONFLICT IS DISCOVERED, NOTIFY RISING SUN ARCHITECTURE LLC (RSA) FOR CLARIFICATION AND/OR RESOLUTION. 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING PERMITS. PERMITS ARE TO BE POSTED ON JOB SITE. 4. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE PLANS, ELEVATIONS AND SECTIONS. 5. THE GENERAL CONTRACTOR SHALL NOTIFY RSA OF ANY UNFORESEEN JOB CONDITIONS WHICH MAY AFFECT PROJECT COST. EXTRA WORK AND/OR EXTRA COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK. 6. CONTRACTOR(S) SHALL NOT REMOVE ANY MATERIALS, (SIDELIGHTS, DOOR ASSEMBLIES, LIGHT FIXTURES, ETC.) FROM AREAS NOT IN CONTRACT (N.I.C.) UNLESS ILLUSTRATED AS DEMOLITION AND NOTED AS RE-LOCATED IN THESE DOCUMENTS OR CONTRACTOR HAS WRITTEN APPROVAL FROM THE OWNER TO DO SO. 7. ALL CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL BUILDING CODES FOR WORK OF THIS TYPE. 8. WHERE NEW WORK CONNECTS WITH EXISTING, ALL REQUIRED WORK SHALL BE INCLUDED IN THE CONTRACT, WHETHER OR NOT SHOWN OR INDICATED. 9. THE GENERAL CONTRACTOR (G.C.) SHALL COORDINATE WITH THE OWNER FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO: RUBBISH REMOVAL. 10. THE G.C. SHALL PROVIDE ALL NECESSARY SAFE GUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION/CONSTRUCTION.		11. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF THE OTHERS. 12. THE GENERAL CONTRACTOR SHALL PROTECT NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, CONSTRUCTION, DUST, WATER, ETC. DAMAGE TO EXISTING MATERIALS, FINISHES, STRUCTURE, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR. 13. ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILINGS, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE. 14. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREA, WHETHER WITHIN OR OUTSIDE THE JOB SITE. 15. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL TURN THE PROJECT OVER TO OWNER, FREE FROM ALL CONSTRUCTION DEBRIS; MATERIAL AND EQUIPMENT, ALL INTERIOR GLASS FREE OF LABELS, AND CLEANED ON BOTH SIDES. ALL MILLWORK AND BUILT-INS FREE OF DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL RESILIENT FLOORINGS MOP CLEANED. VINYL WALL COVERINGS FREE OF DIRT AND OTHER FOREIGN MATERIALS. 16. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR THE TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION.		THE OWNER AND THE GENERAL CONTRACTOR SHALL ASSUME ALL THE RESPONSIBILITY FOR THE INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND SUPERVISION AND WAIVES ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. THE OWNER AND THE GENERAL CONTRACTOR SHALL AGREE TO FULLY INDEMNIFY AND HOLD THE ARCHITECT/RSA HARMLESS FROM ANY LOSS, CLAIM OR COST, INCLUDING FEES AND COSTS FOR DEFENSE, ARISING OR RESULTING FROM THE PERFORMANCE OF SUCH SERVICES BY OTHERS AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OF CHANGES MADE TO THE CONTRACT DOCUMENTS TO REFLECT FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE ARCHITECT. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY KNOWLEDGEABLE CONTRACTORS WHO ARE FAMILIAR IN THE BUILDING TRADES WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR SAME WHEN EXECUTING THEIR WORK. ARCHITECT'S NOTICE		T1.00 TITLE SHEET A1.00 EMERGENCY EGRESS PLAN A1.10 DEMOLITION AND CONSTRUCTION PLANS A1.30 WALL & FLOOR FINISH AND POWER & EQUIPMENT PLAN DWG.No. DRAWING TITLE		Partial Strip Mall KEY PLAN AREA OF WORK	
CONSTRUCTION TYPE FIRE SUPPRESSION FIRE RATING OF STRUCTURE OCCUPANCY (IBC TABLE 1004.5) BUSINESS = 1/150 SQ.FT. GROSS USE GROUP (IBC SECTION 302/304) ADJACENT GROUP (Suites 928 & 924) REQ'D SEPARATIONS OF OCCUPANCY MINIMUM NO. OF PLUMBING FIXTURES WATER CLOSETS LAVATORIES SERVICE/MOP SINK CODES APPLICABLE SCOPE OF WORK INTERIOR FINISHES TOTAL SQ.FT. OF EXISTING SPACE TYPE 2B–NON COMBUSTIBLE (EXISTING CONSTRUCTION) FULLY SPRINKLER 1 HOUR MINIMUM 716/150 = 5 OCCUPANT LOAD B: BUSINESS (FOOD PROCESSING & COMMERCIAL KITCHENS) B: BUSINESS 0 HOUR RATING (NO SEPARATION REQUIREMENT – IBC TABLE 508.4) 2018 INTERNATIONAL BUILDING CODE (IBC) w/AMENDMENTS 2018 INTERNATIONAL FIRE CODE (IFC) w/AMENDMENTS 2017 NATIONAL ELECTRIC CODE (NEC) w/LOCAL AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE (IMC) w/AMENDMENTS 2018 INTERNATIONAL FUEL GAS CODE (IFGC) w/AMENDMENTS 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) w/AMENDMTS. 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) w/AMENDMENTS 2018 ILLINOIS ENERGY CONSERVATION CODE W/STATE AMENDMENTS NFPA 2015 LIFE SAFETY CODE (OSFM) CURRENT EDITION OF ILLINOIS PLUMBING CODE 2018 ILLINOIS ACCESSIBILITY CODE DEMOLITION OF EXISTING WALL AND DOOR, REMOVAL OF EXISTING CEILING TILES, REMOVAL OF EXISTING FLOORING, INSTALLATION OF NEW CEILING TILES, NEW WALL FINISHES, NEW TILE FLOORING, NEW ELECT. OUTLETS, PLUMBING FIXTURES– NEW SERVICE/MOP SINK & NEW HAND SINK. CLASS B (26–75 FLAME SPREAD INDEX, 0–450 SMOKE DEVELOPED) 716 USF										LOCATION PLAN STATEMENT OF COMPLIANCE		Professional Design Firm No. 184 - 006187 Rev. No. Date Description	



Rev. No.	Date	Description
Δ	12/12/23	Revised Per Plan Review Comments No. 1 Dated Nov. 17, 2023 from Elliot Elseridge
—	11/13/23	ISSUED FOR PERMIT
—	11/10/23	ISSUED FOR CLIENT REVIEW

ISSUES & REVISIONS



Stanley S. Nakamura

EXPIRES: 30 NOV 2024

ILLINOIS LICENSE NUMBER 001-014851

LICENSE EXPIRATION DATE: 11-30-24

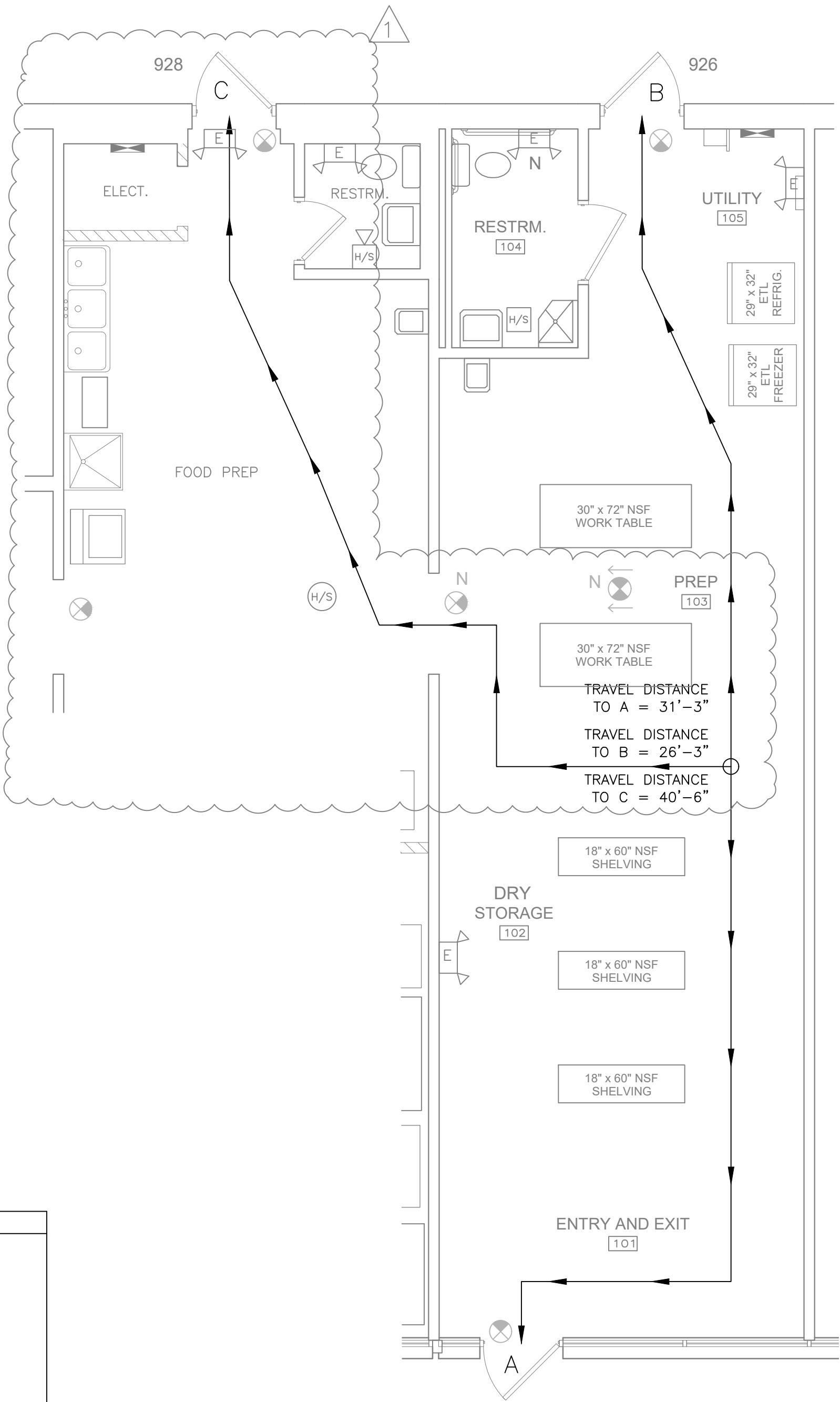
Project: **UMA JAPAN EATERY**
Additional Food Prep Build-Out
926 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title:
EMERGENCY EGRESS PLAN

Date:	11/10/23	Proj. No:	18123-03.1
Drawn:	RSA	Sheet No:	A1.00
Checked:	SN		
Approved:			

LIFE SAFETY DEVICE LEGEND

- EXISTING EXIT SIGN TO REMAIN - SHADED PORTION DENOTES DIRECTION OF TRAVEL
- EXISTING EMERGENCY WALL MOUNTED LIGHT FIXTURE TO REMAIN
- NEW EXIT SIGN - SHADED PORTION DENOTES DIRECTION OF TRAVEL
- NEW EMERGENCY WALL MOUNTED LIGHT FIXTURE IN RESTROOM 104
- NEW CEILING MOUNTED EXIT SIGN - ARROW DENOTES DIRECTION OF TRAVEL
- EXISTING CEILING MOUNTED FIRE ALARM AUDIBLE HORN/STROBE DEVICE TO REMAIN
- EXISTING WALL MOUNTED FIRE ALARM AUDIBLE HORN/STROBE DEVICE FIXTURE TO REMAIN



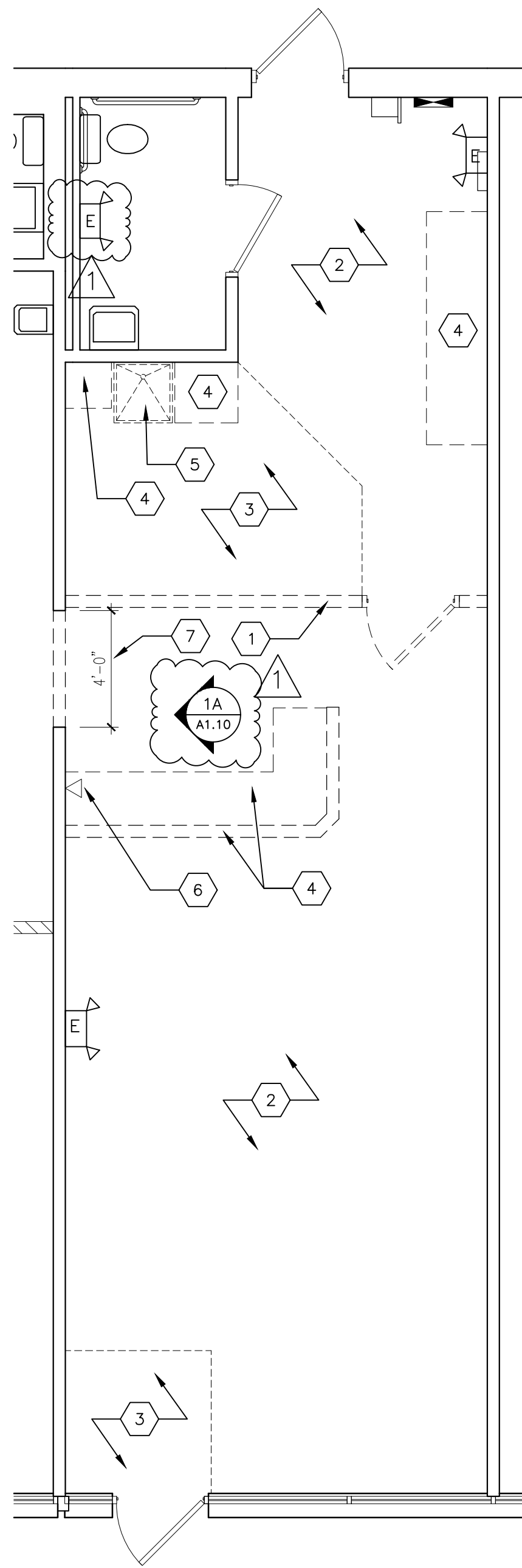
- GENERAL NOTES
- ACCESS TO ALL EXITS TO BE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE.
 - ALL INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE & SHALL BE CLASS B OR BETTER WITH A FLAME SPREAD INDEX OF 26-75 AND SMOKE DEVELOPED INDEX OF 0-450.
 - ALL NEW GLASS TO BE SAFETY GLASS ACCORDING TO CODE.
 - ALL WOOD BLOCKING TO BE FIRE RETARDANT (TREATED).
 - EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBF OF DOOR OPENING FORCE. INTERIOR HINGED DOORS SHALL NOT EXCEED 5 LBF OF DOOR OPENING FORCE.
 - LIFE SAFETY SYSTEMS SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
 - EMERGENCY EGRESS SHALL BE MAINTAINED AT ALL TIMES.
 - FIRE EXTINGUISHER LOCATION - FINAL LOCATION(S) AND TYPE OF FIRE EXTINGUISHER SHALL BE COORDINATED WITH THE VILLAGE OR CITY FIRE INSPECTOR AS/IF REQUIRED.

MAXIMUM ALLOWED EXIT ACCESS TRAVEL DISTANCE: 300'-0"
(IBC TABLE 1017.2 with SPRINKLER SYSTEM)
ACTUAL MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 40'-6" (Travel Distance C)

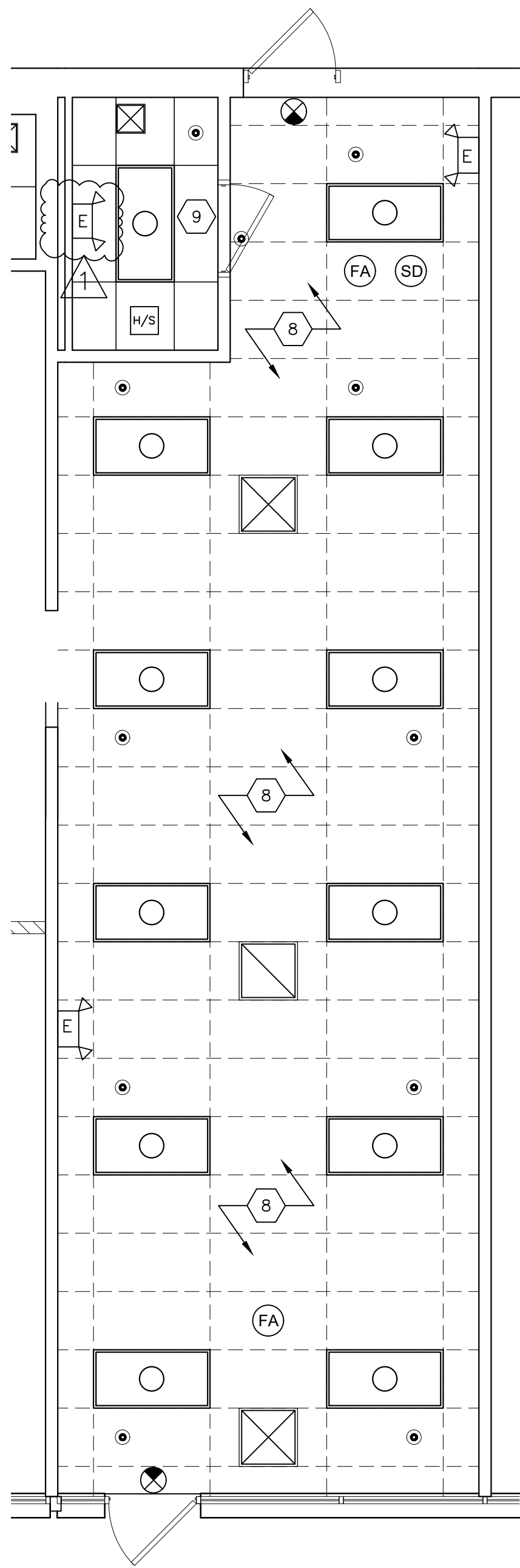
1 EMERGENCY EGRESS PLAN
1/4" = 1'-0"

WALL DESIGNATIONS

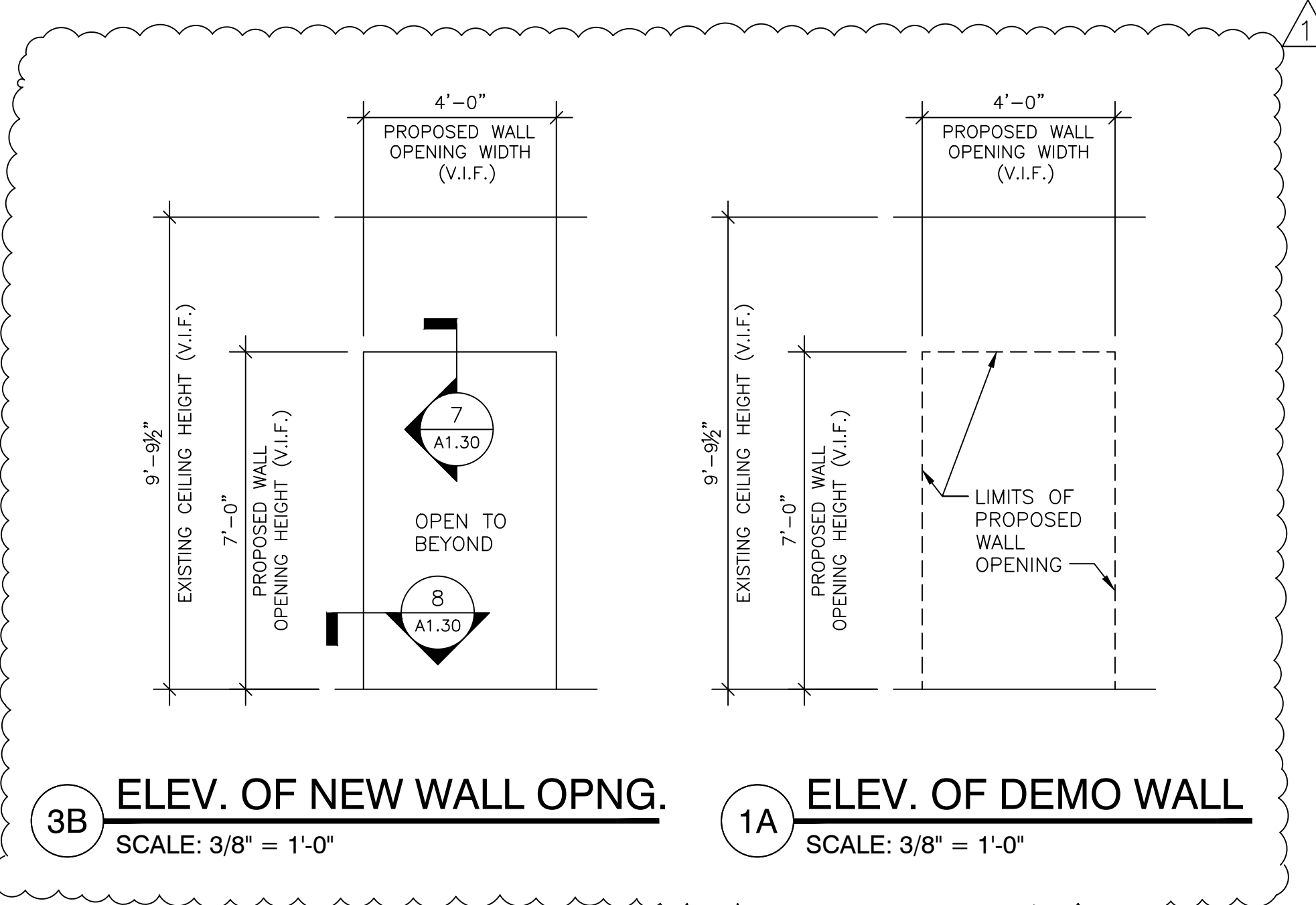
---	EXISTING EXTERIOR WALL TO REMAIN
---	EXISTING INTERIOR WALL TO REMAIN



1 FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 CEILING DEMOLITION PLAN
1/4" = 1'-0"



3B ELEV. OF NEW WALL OPNG.
SCALE: 3/8" = 1'-0"

1A ELEV. OF DEMO WALL
SCALE: 3/8" = 1'-0"

REFLECTED CEILING/DEMOLITION PLAN LEGEND

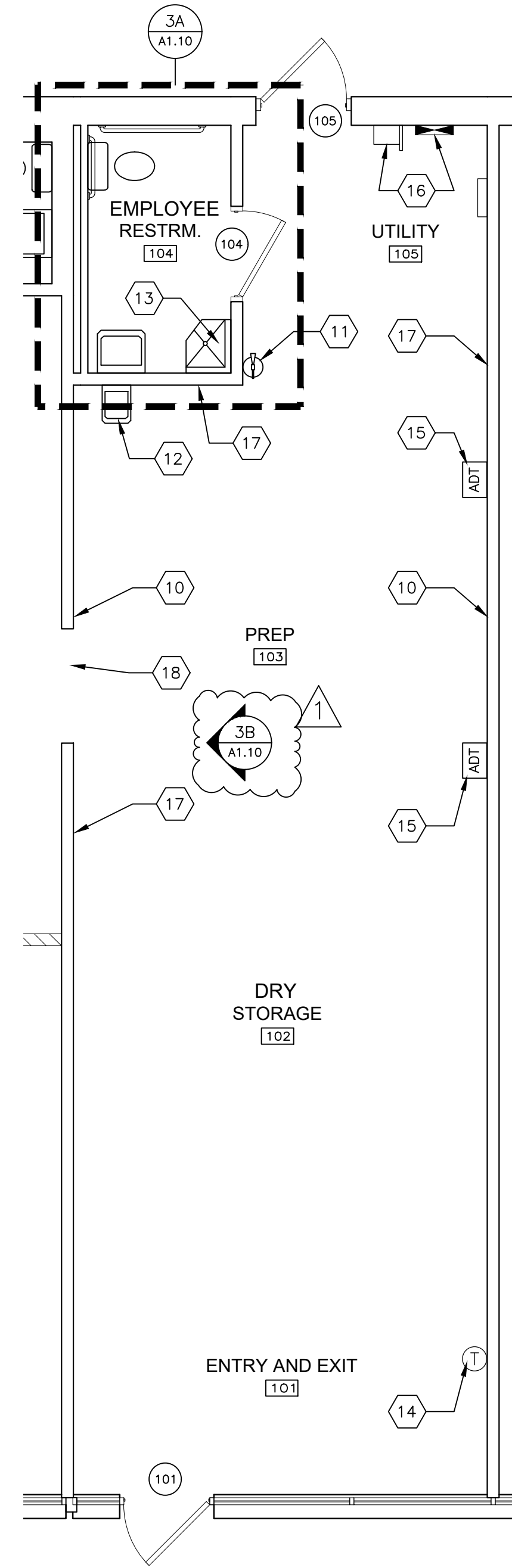
- NEW CEILING TILES WITHIN EXISTING GRID SYSTEM. REFER TO THE FINISH SCHEDULE ON SHEET A1.30
- EXISTING CEILING TILES TO BE REMOVED ONLY - EXISTING GRID SYSTEM LAYOUT TO REMAIN
- EXISTING 2' x 4' LIGHT FIXTURE TO REMAIN.
- EXISTING SPRINKLER HEAD TO REMAIN
- EXISTING 2' x 2' SUPPLY DIFFUSER TO REMAIN
- EXISTING 2' x 2' RETURN DIFFUSER TO REMAIN
- EXISTING CEILING MOUNTED SMOKE DETECTOR DEVICE TO REMAIN
- EXISTING CEILING MOUNTED FIRE ALARM DETECTOR DEVICE TO REMAIN
- EXISTING CEILING MOUNTED VENTILATION FAN TO REMAIN
- EXISTING CEILING MOUNTED HORN/STROBE LIFE SAFETY DEVICE TO REMAIN
- EXISTING WALL MOUNTED EMERGENCY LIGHT FIXTURE TO REMAIN AND SHALL BE TESTED FOR PROPER OPERATION
- NEW CEILING MOUNTED EXIT SIGNS. ARROW DENOTES DIRECTION OF TRAVEL

DEMOLITION PLANS KEY NOTES:

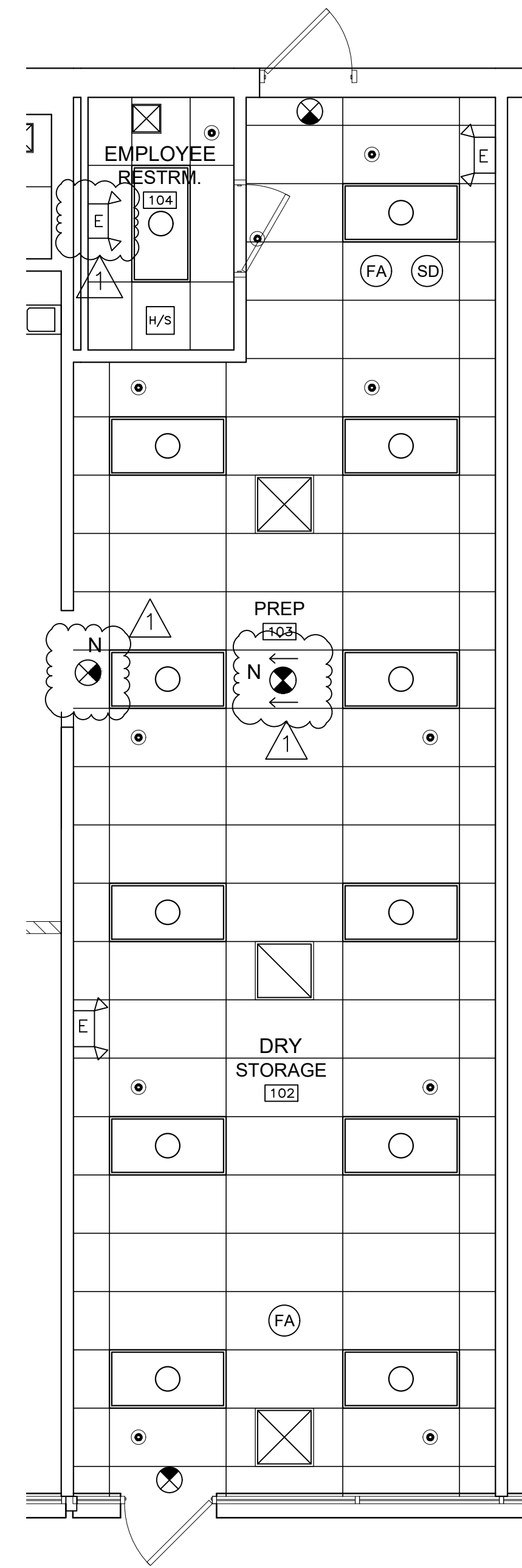
- EXISTING WALL, DOOR AND DOOR FRAME IF SHOWN SHALL BE CAREFULLY REMOVED AS REQUIRED. EXISTING CEILING GRID ABOVE TO REMAIN AND SHALL NOT BE DAMAGED DURING DEMOLITION WORK.
- EXISTING CARPET AND ASSOCIATED WALL BASE SHALL BE CAREFULLY REMOVED AS REQUIRED. PREP SLAB FLOOR TO RECEIVE NEW TILE FLOORING. REFER TO THE FLOOR FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
- EXISTING TILE FLOORING MATERIAL SHALL BE CAREFULLY REMOVED AS REQUIRED. PREP SLAB FLOOR TO RECEIVE NEW TILE FLOORING. REFER TO THE FLOOR FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
- EXISTING BUILT-IN MILLWORK (TRANSACTION COUNTER AND WORK SURFACE, BACK COUNTER, WALL MOUNTED SHELVING, FLOOR CABINETS) SHALL BE CAREFULLY REMOVED AS REQUIRED.
- EXISTING SINK AND FAUCET SET TO BE CAREFULLY REMOVED AS REQUIRED. EXISTING WATER SUPPLY LINES AND WASTE LINE SHALL BE SAVED FOR REUSE IN THE NEW CONSTRUCTION SCOPE OF WORK. REFER TO THE CONSTRUCTION PLAN FOR ADDITIONAL INFORMATION AND NOTES.
- EXISTING WALL MOUNTED LOW VOLTAGE PHONE OUTLET TO BE RENDERED INACTIVE AND CAPPED WITH A BLANK COVER PLATE.
- NEW 48" x 84" WALL OPENING. CAREFULLY DEMO EXISTING WALL AS REQUIRED TO CREATE A PASSAGE TO THE ADJACENT EXISTING FOOD PREP AND DRY STORAGE SPACE. COORDINATE FINAL LOCATION OF THE WALL OPENING WITH THE TENANT.
- EXISTING CEILING TILES SHALL BE CAREFULLY REMOVED AS REQUIRED. EXISTING CEILING GRID SYSTEM TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION OR CONSTRUCTION WORK.
- EXISTING CEILING TILES AND CEILING GRID SYSTEM TO REMAIN. REPLACE ANY DAMAGED OR STAINED CEILING TILES WITH NEW TO MATCH EXISTING.

CONSTRUCTION PLAN KEY NOTES:

- PATCH AND REPAIR HOLES IN WALL AS REQUIRED DUE TO DEMOLITION OF PREVIOUS WALL LOCATION. PREP WALL SURFACE AS REQUIRED FOR A NEW PAINT FINISH. REFER TO THE WALL FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
- NEW PORTABLE FIRE EXTINGUISHER LOCATION WITH A MINIMUM RATING OF 2-A. FIRE EXTINGUISHER SHALL BE WITHIN SEVENTY-FIVE FEET (75') TRAVEL DISTANCE OF ALL LOCATIONS. ALL WALL MOUNTED FIRE EXTINGUISHERS WITH THEIR LEADING EDGES BETWEEN TWENTY-SEVEN INCHES (27") AND EIGHTY INCHES (80") ABOVE THE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN FOUR INCHES (4") INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.
- PROVIDE AND INSTALL NEW NSF APPROVE HAND SINK WITH FAUCET SET WHERE SHOWN (1'-6" C.L. OF SINK TO ADJACENT WALL). REUSE AND REWORK EXISTING HOT AND COLD WATER LINES AND WASTE LINE FROM PREVIOUSLY REMOVED SINK LOCATION. PROVIDE NEW SHUT-OFF VALVES AND ROD-OUT WASTE LINE AS REQUIRED.
- NEW CORNER MOP SINK LOCATION WITHIN THE EXISTING RESTROOM. PROVIDE NEW HOT AND COLD WATER LINES AND WASTE LINE TIED INTO THE EXISTING PLUMBING SYSTEM AS PER APPLICABLE PLUMBING CODES. REFER TO EQUIPMENT SCHEDULE ON SHEET A1.30 FOR ADDITIONAL INFORMATION AND NOTES.
- LOCATION OF EXISTING THERMOSTAT. PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK. TEST SYSTEM FOR PROPER AND SAFE OPERATION.
- LOCATION OF EXISTING ADT SECURITY SYSTEM KEYPAD. PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK. TEST SYSTEM FOR PROPER OPERATION. VERIFY WITH OWNER THE REMOVAL OF EITHER KEYPAD SYSTEM IF NOT REQUIRED.
- LOCATION OF EXISTING ELECTRICAL PANEL AND DISCONNECT SWITCH (D.S.) SHALL BE PROTECT FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION WORK.
- PATCH AND REPAIR HOLES IN WALL AS REQUIRED DUE TO THE REMOVAL OF EXISTING MILLWORK OR EXISTING WALL MOUNTED SHELVING BRACKETS. PREP WALL SURFACE AS REQUIRED FOR A NEW PAINT FINISH. REFER TO THE WALL FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.
- NEW 48" x 84" DRYWALL CASSED OPENING. REFER TO ELEVATION 3B THIS SHEET FOR ADDITIONAL INFORMATION. PREP WALL SURFACE AS REQUIRED FOR A NEW PAINT FINISH. REFER TO THE WALL FINISH PLAN FOR ADDITIONAL INFORMATION AND NOTES.

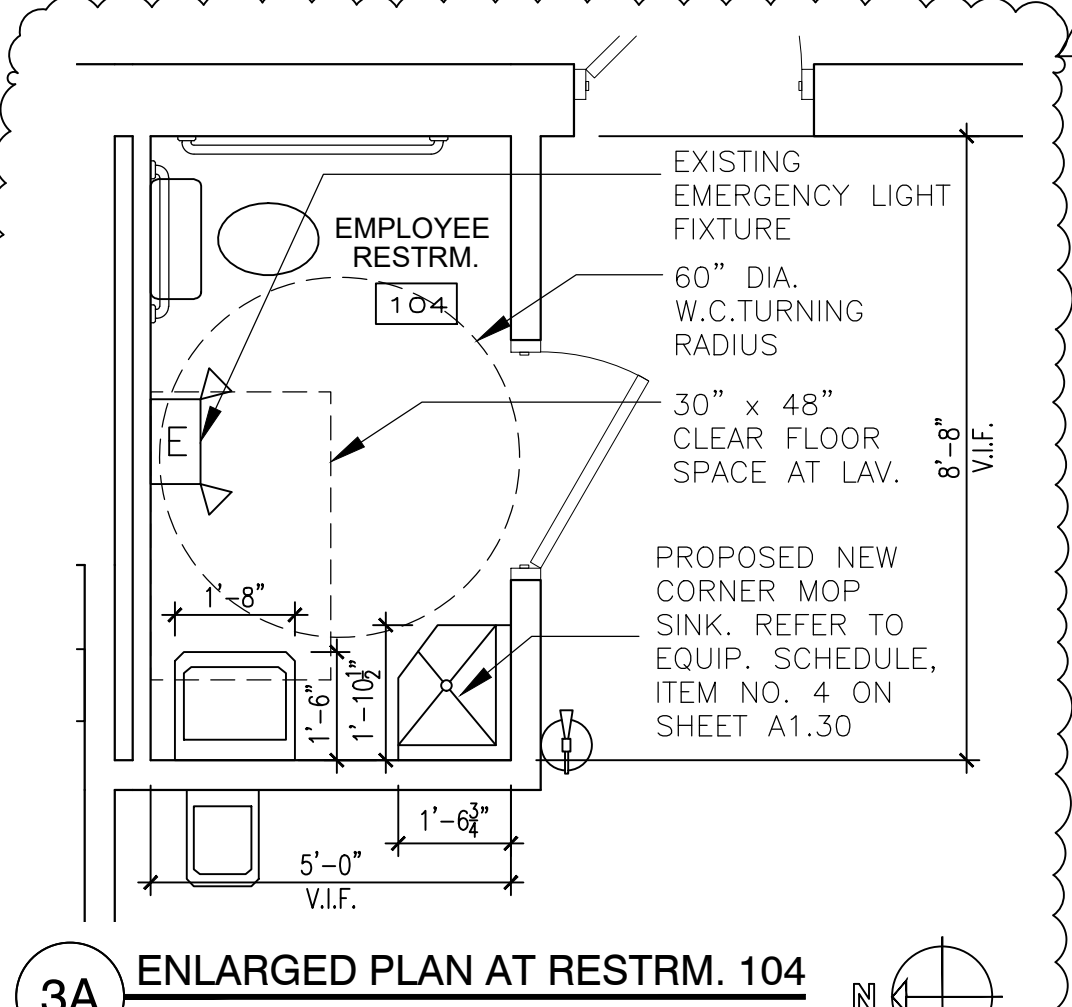


3 FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



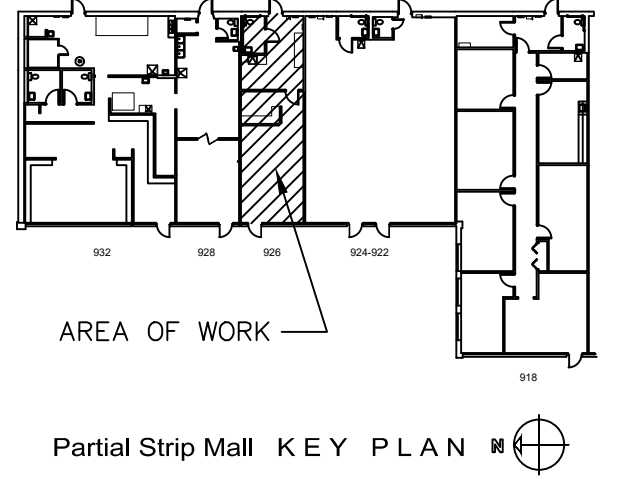
4 FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

DOOR SCHEDULE									
MARK	SIZE		DOOR		FRAME		HARDWARE SET	RATING	REMARKS
	WIDTH	HEIGHT	TYPE	MATERIAL	TYPE	MATERIAL	LEVER HANDLE		
101	-	-	-	-	-	-	-	-	EXISTING DOOR, DOOR FRAME, & DOOR EXIT HARDWARE W/EXISTING CLOSER TO REMAIN
102/103	-	-	-	-	-	-	-	-	DOOR NUMBER NOT USED
104	-	-	-	-	-	-	-	-	EXISTING DOOR, DOOR FRAME, & DOOR PRIVACY HARDWARE W/NEW HEAVY DUTY DOOR CLOSER
105	-	-	-	-	-	-	-	-	EXISTING DOOR, DOOR FRAME, & DOOR EXIT HARDWARE W/EXISTING CLOSER TO REMAIN



3A ENLARGED PLAN AT RESTRM. 104
1/4" = 1'-0"

NOTE:
DOOR OPERATION PER ILLINOIS ACCESSIBILITY CODE SECTION 400.3.10 (j)(9)(10) FOR DOOR PRESSURES
ALL LEVER HANDLES TO BE IN COMPLIANCE WITH ILLINOIS HANDICAP ACCESSIBILITY CODE.
EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT IN COMPLIANCE WITH IBC SECTION 1003.3.1.8.
IF SIGNAGE IS USED, THE SIGN MUST BE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.



- WALL DESIGNATIONS
- EXISTING EXTERIOR WALL TO REMAIN
 - EXISTING INTERIOR WALL TO REMAIN
 - EXISTING WALL AND/OR DOOR IF SHOWN TO BE REMOVED

Rev. No.	Date	Description
1	12/12/23	Revised Per Plan Review Comments No. 1 Dated Nov. 17, 2023 from Elliot Eldridge
2	11/13/23	ISSUED FOR PERMIT
3	11/10/23	ISSUED FOR CLIENT REVIEW

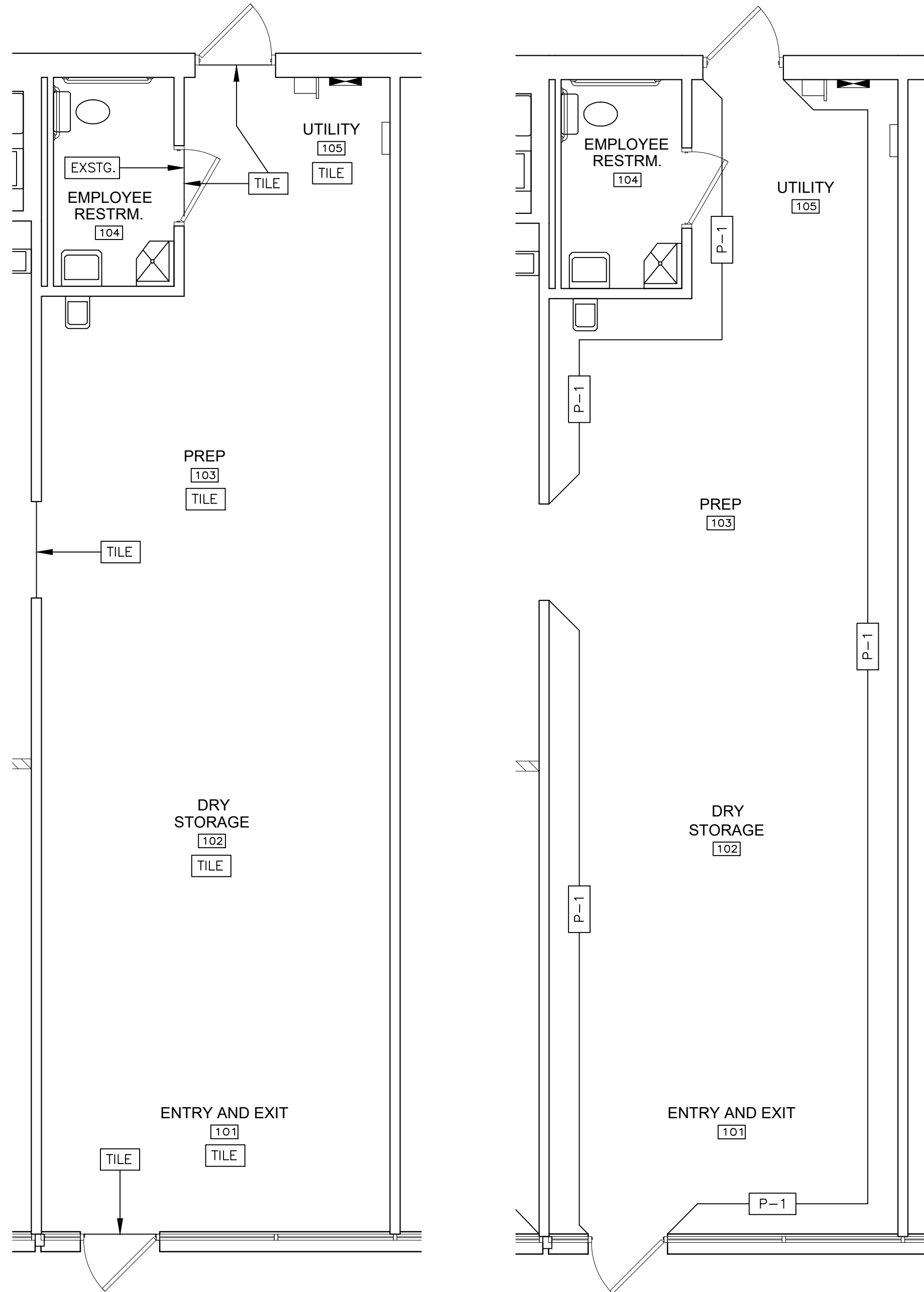
ISSUES & REVISIONS

STANLEY S. NAKAMURA
001-014851
ILLINOIS
EXPIRES: 30 NOV 2024
ILLINOIS LICENSE NUMBER 001-014851
LICENSE EXPIRATION DATE: 11-30-24

Project: **UMA JAPAN EATERY**
Additional Food Prep Build-Out
926 W. Algonquin Road
Arlington Heights, IL 60005

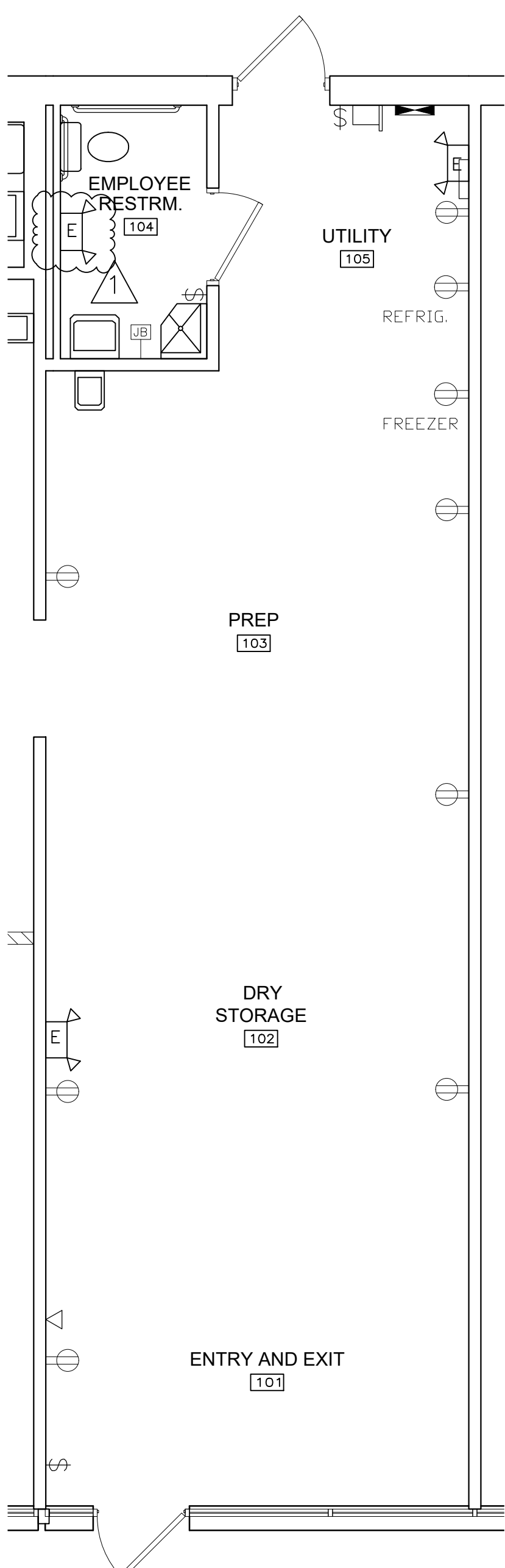
Sheet Title:
DEMOLITION & CONSTRUCTION PLANS AND NOTES

Date: 11/10/23	Proj. No: 18123-03.1
Drawn: RSA	Sheet No:
Checked: SN	A1.10
Approved:	

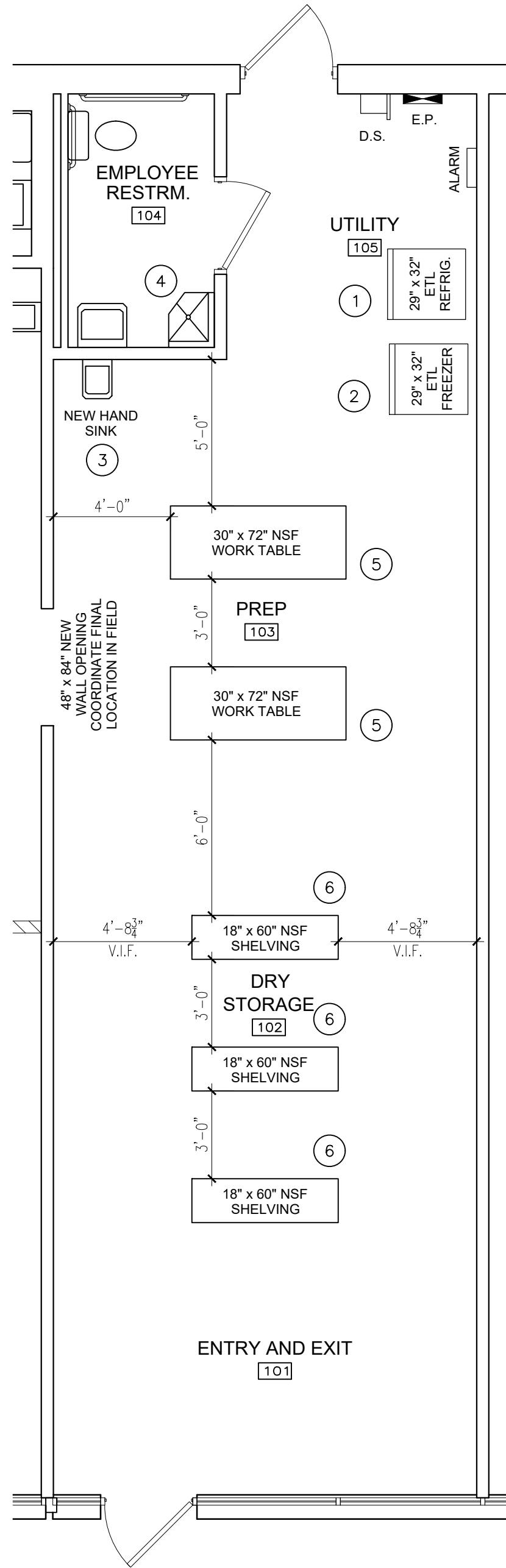


1 FLOOR FINISH PLAN
1/4" = 1'-0"

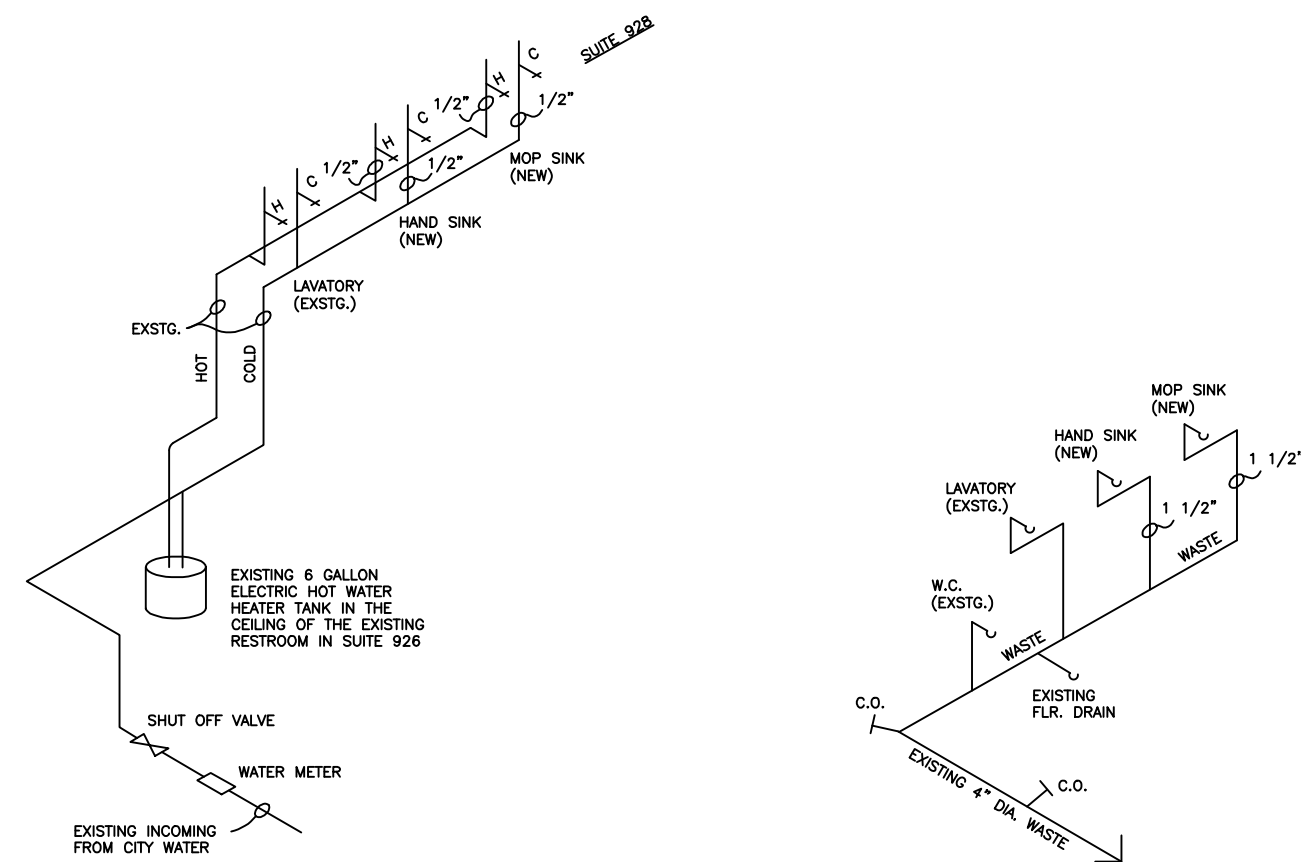
2 WALL FINISH PLAN
1/4" = 1'-0"



3 ELECTRICAL/POWER PLAN
1/4" = 1'-0"

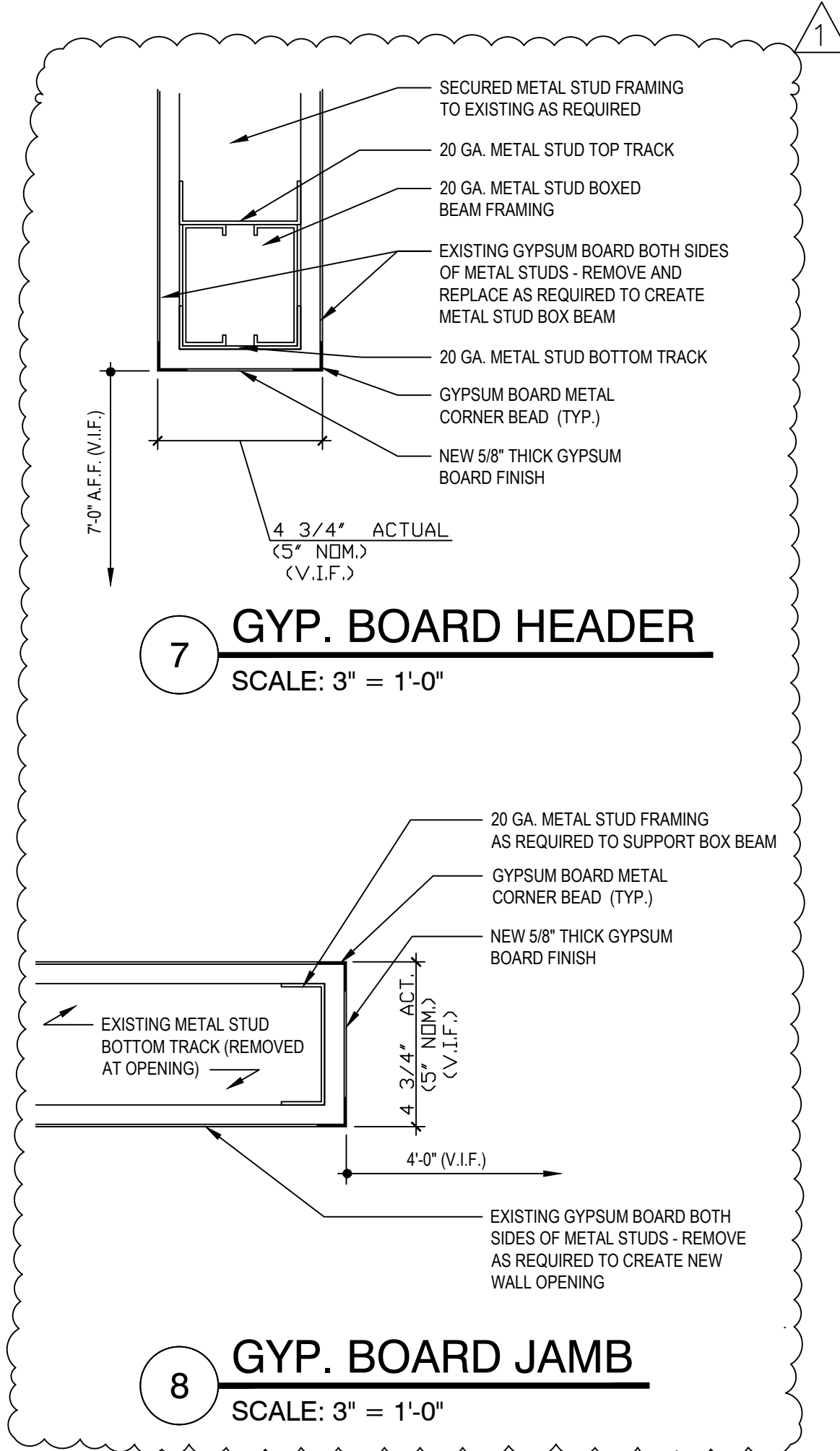


4 EQUIPMENT LAYOUT PLAN
1/4" = 1'-0"



5 WATER RISER DIAGRAM
NOT TO SCALE

6 WASTE DIAGRAM
NOT TO SCALE



7 GYP. BOARD HEADER
SCALE: 3" = 1'-0"

8 GYP. BOARD JAMB
SCALE: 3" = 1'-0"

FINISH SCHEDULE	
CEILING TILES	NEW 2' x 4' CEILING TILES AS MANUFACTURE BY ACP, WATERPROOF PVC/VINYL CEILING TILES WITH SMOOTH FINISH. EXISTING CEILING GRID SYSTEM TO REMAIN. CLASS A FIRE RATING
LUMINAIRES	EXISTING 2' x 4' LIGHT FIXTURES WITH SHIELDED COVER. 20 FOOTCANDLES MINIMUM LIGHT LEVEL THROUGHOUT SPACE. REFER TO REFLECTED CEILING PLAN FOR LOCATION OF LIGHT FIXTURES AND ADDITIONAL INFORMATION AND NOTES.
PAINT (P-1)	NEW PAINT THROUGHOUT WHERE NOTED. USE BENJAMIN MOORE, OR APPROVED EQUAL, TENANT'S CHOICE IN COLOR, EGGSHELL OR FLAT FINISH - COORDINATE W/OWNER. PAINT ALL WALLS TWO COATS.
WALL BASE	PREP EXISTING WALL SURFACE AND PROVIDE AND INSTALL NEW 4" HIGH COVE BASE (AS APPROVED BY THE HEALTH DEPARTMENT AND FOR FOOD PREP ESTABLISHMENTS) THROUGHOUT SPACE. COLOR TO BE COORDINATED WITH THE TENANT.
TILE FLOOR (TILE)	PROVIDE AND INSTALL NEW PORCELAIN COMPOSITION FLOOR TILES AS MANUFACTURE BY DAL-TILE CORPORATION, CERAMIC TILE AND WARES, 13" x 13", MODEL NUMBER AL78.

C.O.F. = 0.5 (WET)
C.O.F. = 0.8 (DRY)

FINISH PLAN NOTES:

- PREP AND CLEAN EXISTING FLOORING AS REQUIRED FOR ANY NEW FLOOR FINISH. REFER TO THE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- PROTECT NEW FLOOR FINISH AS REQUIRED AFTER INSTALLATION OF SAME DURING ANY ADDITIONAL CONSTRUCTION WORK THAT NEEDS TO BE COMPLETED PRIOR TO OCCUPANCY.

POWER LEGEND

EXISTING DUPLEX OUTLET TO REMAIN. ELECTRICAL CONTRACTOR (E.C.) OF RECORD TO VERIFY LOCATION AND PROPER OPERATION OF OUTLET

NEW 4.6 AMPS, 115 VOLTS, SINGLE PHASE, NEMA 5-15P ELECTRICAL OUTLET 420 WATTS FOR REACH-IN FREEZER

NEW 1.37 AMPS, 115 VOLTS, SINGLE PHASE, NEMA 5-15P ELECTRICAL OUTLET FOR REACH-IN REFRIGERATOR

EXISTING DATA OUTLET LOCATION TO REMAIN. COORDINATE WITH OWNER.

EXISTING EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BACK-UP POWER TO REMAIN OR IF NOTED WITH (N) TO BE PROVIDED AND INSTALLED AS NEW. VERIFY FOR PROPER OPERATION.

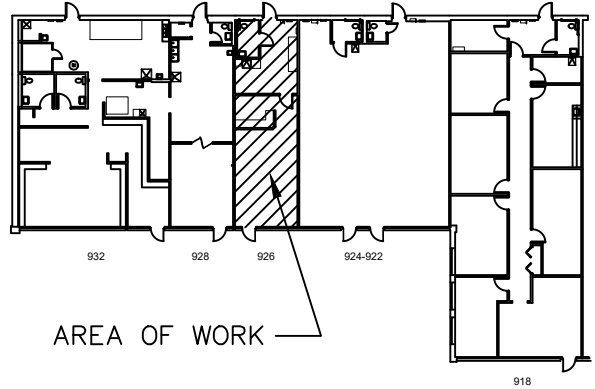
EXISTING SINGLE POLE WALL LIGHT SWITCH TO REMAIN

EQUIPMENT SCHEDULE

ITEM NUMBER	PRODUCT / DESCRIPTION	MANUFACTURER	MODEL	WIDTH	DEPTH	HEIGHT	REMARKS
1	REACH-IN REFRIGERATOR	AVANTCO	A-23R-HC	29"	32 3/8"	82 1/2"	29" STAINLESS STEEL DOORS R290 REFRIG.; 115w; NEMA 5-15P
2	REACH-IN FREEZER	MAINSTREET EQUIPMENT	BMR-23-F	29"	32 3/8"	82 1/2"	29" STAINLESS STEEL DOORS R290 REFRIG.; 115w; NEMA 5-15P
3	HAND SINK	REGENCY	18 GAUGE STAINLESS STL.	12"	16"	-	9" x 9" x 4" BOWL & SIDE SPLASH
4	MOP SINK	REGENCY	16 GAUGE STAINLESS STL.	22 1/2"	18 1/2"	16"	20" x 16" x 12" BOWL
5	STAINLESS STEEL WORK TABLE	REGENCY	304 STAINLESS STL.-18 GA.	30"	72"	34"	WITH GALVANIZED LEGS AND UNDERSHELF
6	NSF GREEN EPOXY 5-SHELF UNIT	REGENCY	GREEN EPOXY COATED	18"	60"	54"	WITHOUT CASTERS. 2,250 LBS. CAPACITY, NSF LISTED

PLUMBING NOTES:

- AT HAND SINKS THE WATER TEMPERATURE SHALL NOT EXCEED 110 DEGREES MAXIMUM.
- A LICENSED PLUMBER SHALL BE PRESENT AT ANY SCHEDULED INSPECTION CONDUCTED BY THE VILLAGE OF ARLINGTON HEIGHTS.
- A RPZ SHALL BE REQUIRED AT ALL AUTOMATIC SOAP DISPENSERS IF USED AND INSTALLED.



Partial Strip Mall KEY PLAN

Rev. No.	Date	Description
1	12/12/23	Revised Per Plan Review Comments No. 1
2	11/13/23	ISSUED FOR PERMIT
3	11/10/23	ISSUED FOR CLIENT REVIEW

ISSUES & REVISIONS



ILLINOIS LICENSE NUMBER 001-014851
LICENSE EXPIRATION DATE: 11-30-24

Project: **UMA JAPAN EATERY**
Additional Food Prep Build-Out
926 W. Algonquin Road
Arlington Heights, IL 60005

Sheet Title:
**WALL & FLOOR FINISH PLAN
POWER & EQUIPMENT PLAN**

Date: 11/10/23 Proj. No: 18123-03.1

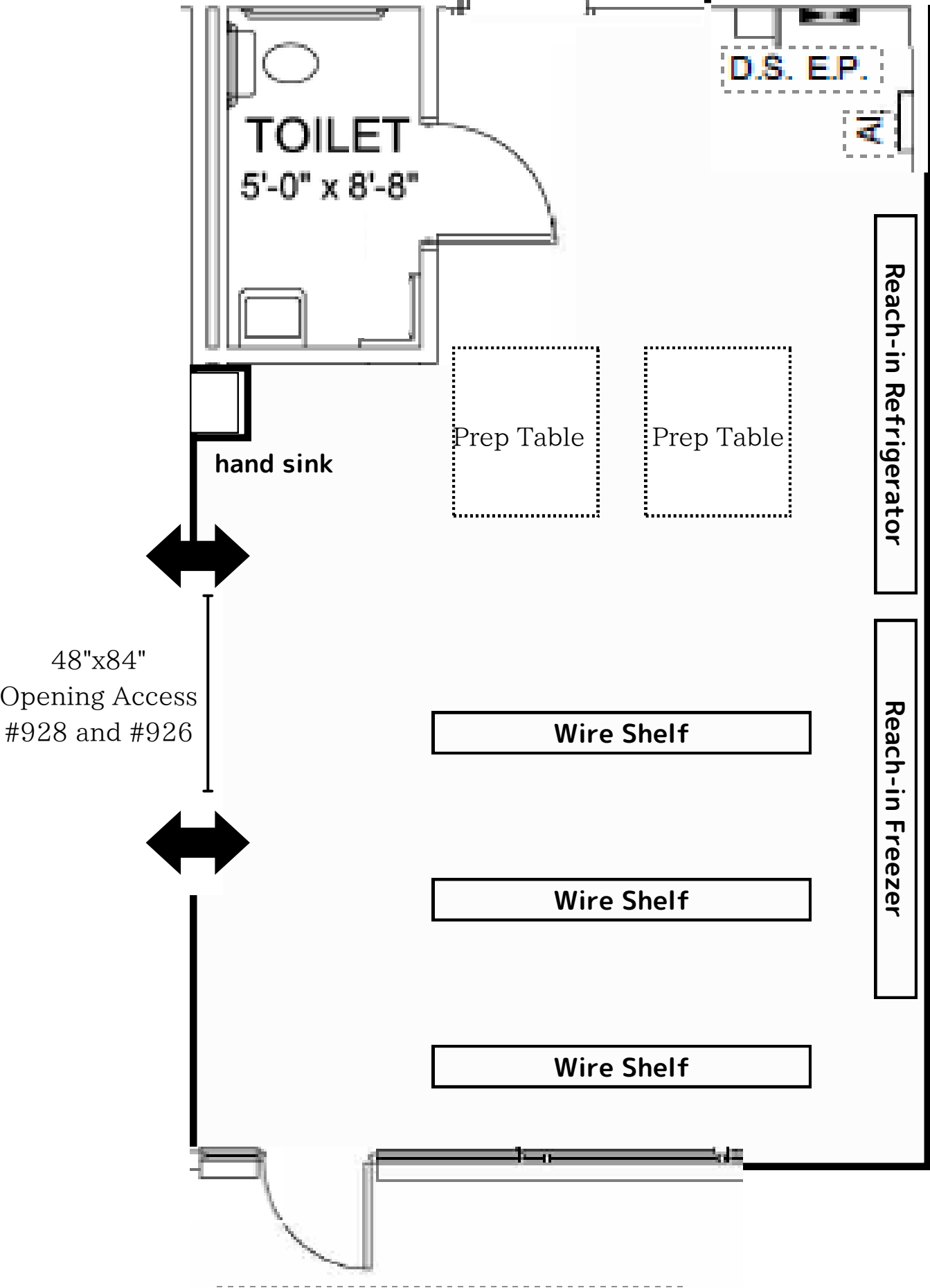
Drawn: RSA Sheet No:

Checked: SN

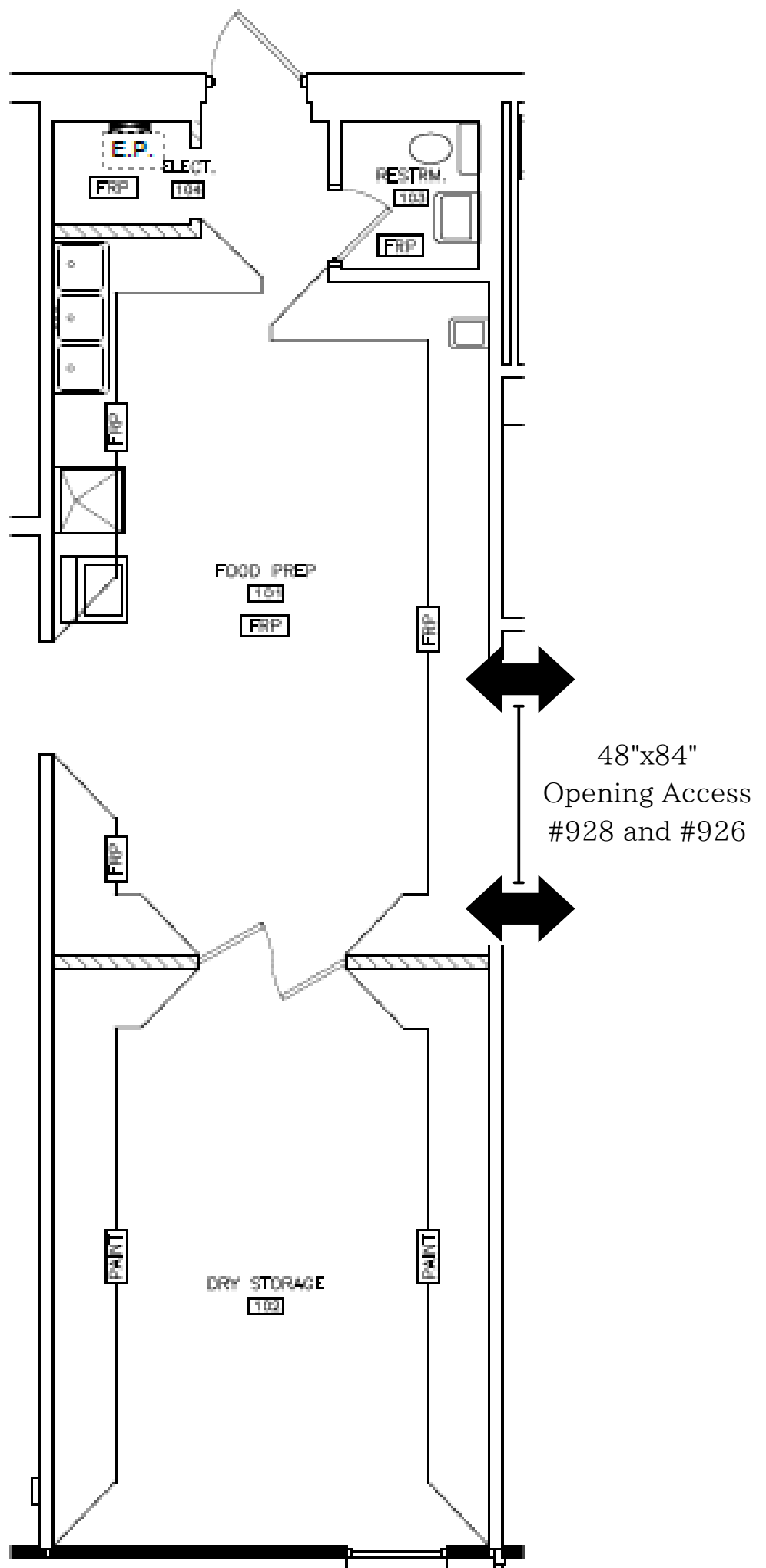
Approved:

A1.30

Unit # 926
Dry Storage /
Extended work space of #928

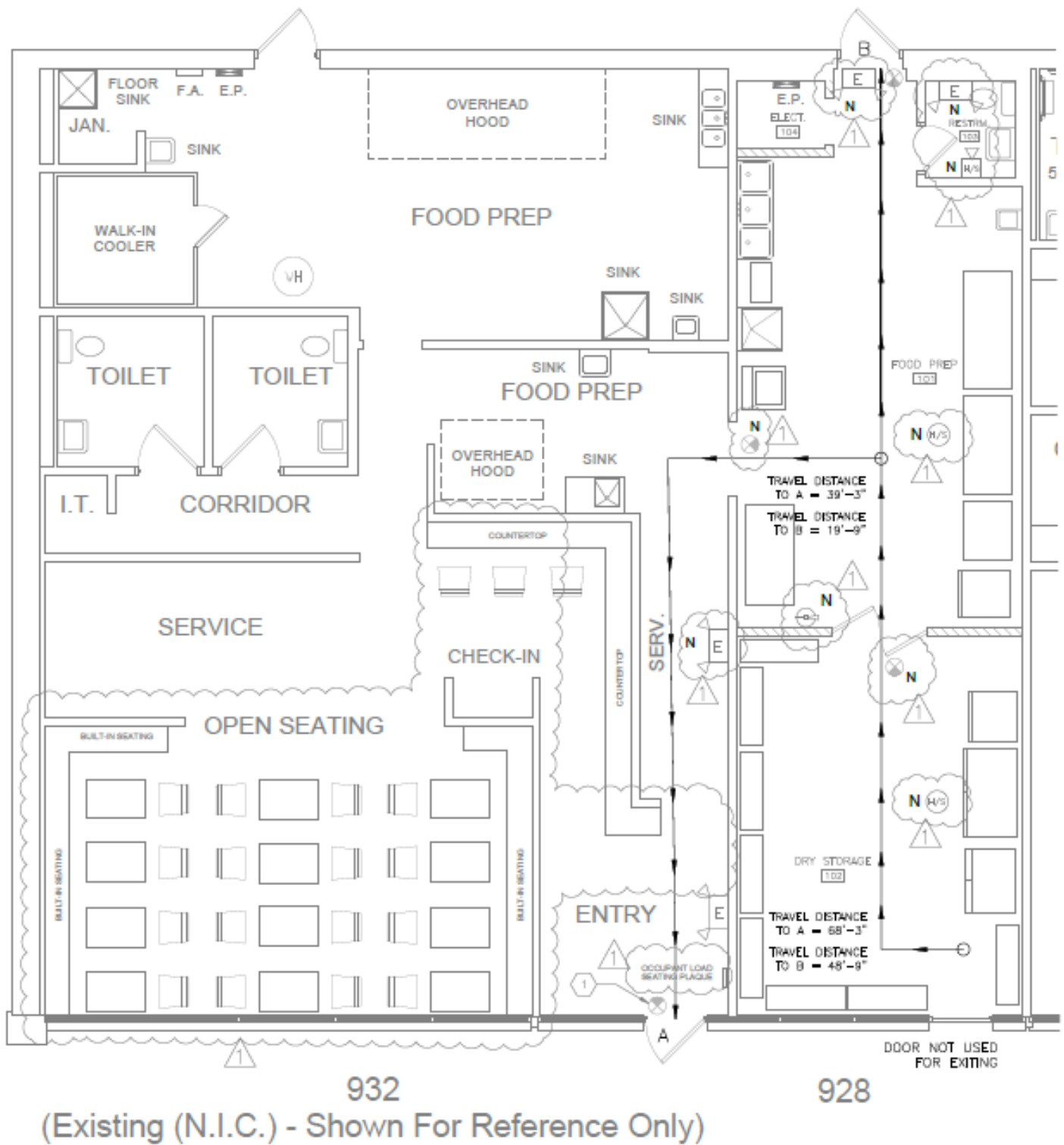


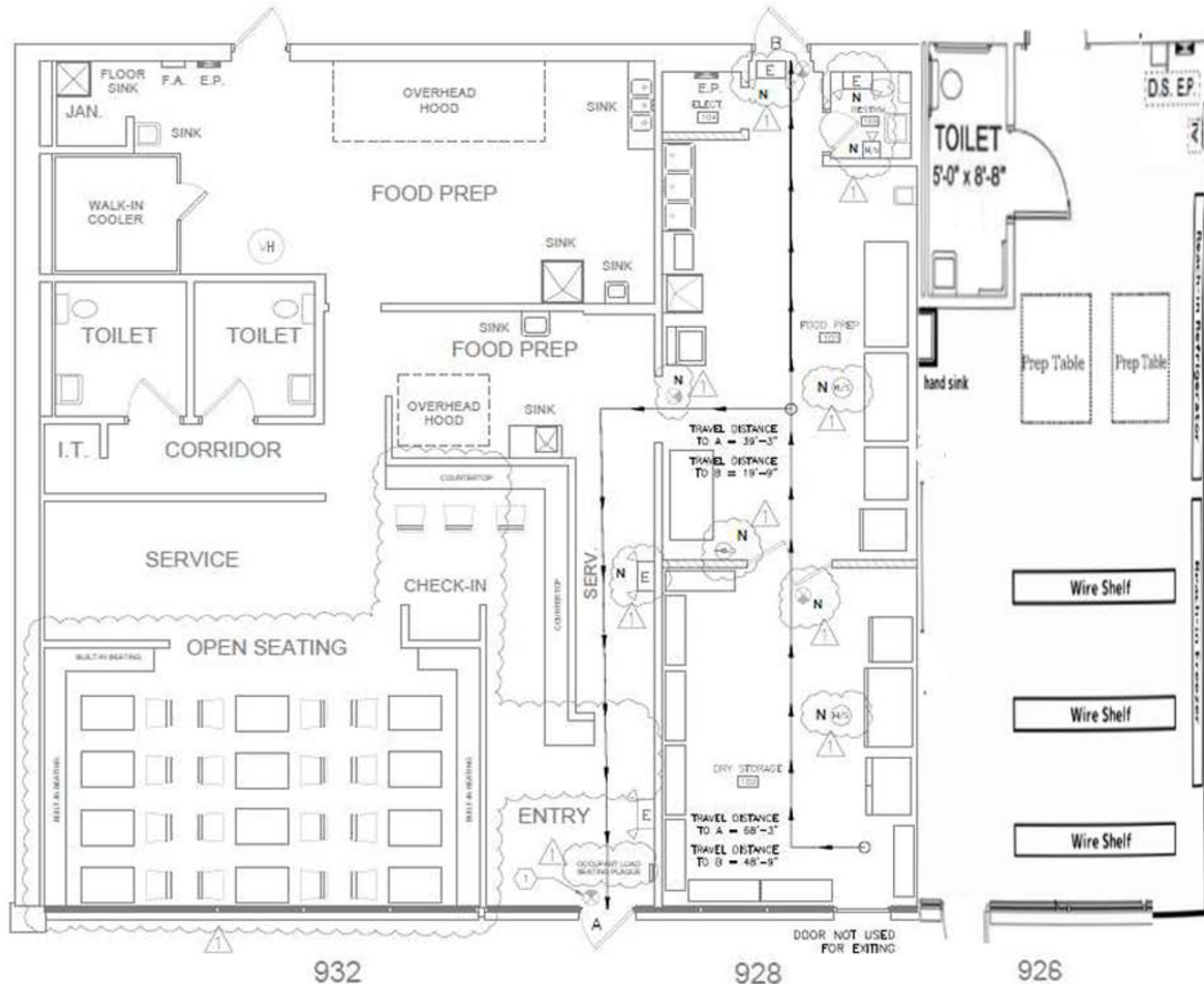
Unit # 928
Extended Prep
& dry storage
of #932



Unit # 932

Dining Space to #928
(extended Prep space)





(Existing (N.I.C.) - Shown For Reference Only)



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: SDC Report - Ramen USA - 926 W. Algonquin Rd.

Date: November 17, 2023

General Comments:

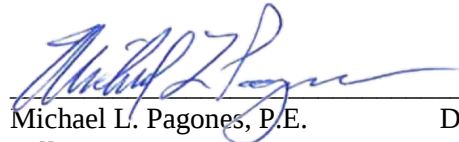
The information provided is conceptual only and subject to a formal plan review.

1. Provide construction details on how the wall openings between units # 926 and #928 will be constructed. Submittal is missing this information.
2. Provide emergency lighting in the toilet room. Emergency backup lights shall be provided to anyone with normal vision can see the path to the exit. Submittal is missing this information.
3. Provide the slip rate of Coefficient for the proposed new flooring. The slip resistance of floors is the measure of the ability of a surface to prevent accidental slipping by pedestrians in dry or wet conditions. Submittal is missing this information.
4. Complete door schedule verifying compliance to the code. Submittal is missing this information.
5. Provide exit directional signage for the proposed new opening between units # 926 and #928. Exit directional signage will help illuminate the direction and location of travel to the final exit doors if light sources are not functioning. The exit directional signage shall be located in the middle of unit # 926, in line of sight of the proposed new wall opening. Submittal is missing this information.
6. Provide maneuvered clearances and dimensions of plumbing fixtures for the existing toilet. For the lavatory provide a clear floor space of at least 30 inches (760 mm) wide and 48 inches (1220 mm) long is required for a forward approach in front of the accessible lavatory. Verify dimensionally that the new mop sink will not interfere with the clear floor space of the lavatory. Submittal is missing this information.
7. If required, separate permits are required for the following:
 - Fire Alarm alteration
 - Fire Suppression alteration
 - Signage

Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".

PLAN COMMISSION PC #23-018
Ramen USA Expansion
926-928 W Algonquin 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. In the event further review of more detailed plans determines that an exterior grease trap is required for the expansion, an MWRD permit will be required. The petitioner shall accept this understanding. This can be addressed at permit.
13. The Public Works Department and Engineering Division have no further comments.



Michael L. Pagones, P.E. 12-04-23
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Raman USA
926/928 W Algonquin Rd

Round 1 Review Comments

12/01/2023

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.

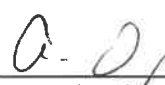
5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

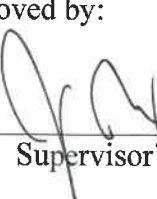
- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete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

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

 #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

 543

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-018
 Petitioner: koichiro kimori (KC Kimori)
2750 Northampton Drive Unit D1 Rolling Meadows IL 60005
 Owner: Haroslav Tin Penavic
 Contact Person: koichiro kimori
 Address: 932 W. Algonquin Rd. Arlington Heights IL 60005
 Phone #: 2242685284
 Fax #: _____
 Email: _____

P.I.N.# 08-09-300-018
 Location: 926-928 W Algonquin Rd
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: x _____ For: _____
Bakery Products, Wholesale and Production
 Land Use: _____ Current: Vacant
 Proposed: _____
 Site Gross Area: 14 acres (Surrey Ridge Shopping Center), 1,616 sf (Units 926-928)
 # of Units Total: 2
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres  11/15/23
 Environmental Health Officer Date

James McCalister  11/15/23
 Director Date

Planning & Community Development Department Review

November 30, 2023



REVIEW ROUND 1

Project: Ramen USA
926-928 W Algonquin Rd

Case Number: PC 23-018

General:

- 7) The following approvals are required:
 - a. Land Use Variation for a Bakery Products, Wholesale and Production facility in the B-2 District.
- 8) Please provide more information about your delivery frequency and schedule. All deliveries and loading related activities are not permitted between 10:00pm and 7:00am.
- 9) With this proposed expansion, do you anticipate using more delivery vehicles in the future, or increasing the frequency of deliveries?
- 10) Are refrigerated trailers used to deliver the food products?
- 11) Is there a designated loading area on-site? Please provide a site plan that shows the designated loading area, if applicable.
- 12) How is trash handled on-site? Do you anticipate an increase in trash with the expansion of food production? Are the dumpsters on-site suited to handle an increase in trash if that were to occur?
- 13) Section 5.1-11.4(c) limits the manufacturing and processing of products to five employees, excluding drivers and managers, in the B-2 District. Can you clarify how many employees will be responsible for the food production and processing side of your business, excluding drivers and managers?
- 14) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Prepared by: Hailey Nicholas

Ramen USA Expansion

926 W. Algonquin Road

PC 23-018

November 16, 2023

Landscaping

1. The landscaping must be consistent with the approved plan as part of ordinance #04-050.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: PC 23-018 - Ramen USA - 926 W. Algonquin Rd.

Date: December 15, 2023

General Comments:

The Building & Life Safety Department has reviewed the responses to our "Round 1" review comments for PC 23-018 - Ramen USA - 926 W. Algonquin Rd., B&LS Department offer no comments during the "Round 2 Department Reviews".

PLAN COMMISSION PC #23-018
Ramen USA Expansion
926-928 W Algonquin Road
Round 2

14. The petitioner's response to comment nos. 11-13 are acceptable. The Public Works Department and Engineering Division have no further comments.

Michael L. Pagones, P.E.
Village Engineer

Date

Nicholas, Hailey

From: Roberts, David
Sent: Tuesday, December 19, 2023 7:59 AM
To: Nicholas, Hailey
Cc: Harris, Lance; Torres, Jorge
Subject: RE: Plan Commission Round 2 Submission: PC 23-018 (Ramen USA)

Hailey,

The Fire Department has no comments on the above submission.

Thanks,

David Roberts

Division Chief
Community Risk Reduction
Arlington Heights Fire Department
1150 North Arlington Heights Rd.
Arlington Heights, IL 60004
847-368-5450



Village of Arlington Heights Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Sean Freres, Environmental Health Officer *SA*
Department: Health Services Department
File Number: PC 23-018
Project: Ramen USA
Review Round: Round 2
Date: 12/14/23

GENERAL COMMENTS:

No comment from Health Department at this time.

Planning & Community Development Department Review

December 21, 2023



REVIEW ROUND 2

Project: Ramen USA
926-928 W Algonquin Rd

Case Number: PC 23-018

General:

15) The responses to #7-14 are sufficient.

16) The Planning Department may recommend that this Land Use Variation approval be conditional upon the petitioner continuing to operate a restaurant on the subject property. If a future tenant were to move into this unit with plans to operate Bakery Products, Wholesale and Production, they would also need to operate a business with a use permitted in the B-2 District.

Prepared by: _____

Hailey Nicholas

**Community Development
Department Review**

December 18, 2023

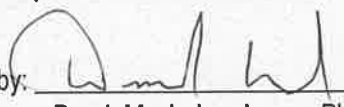
REVIEW ROUND 1

Project: Ramen USA Expansion
926-928 W Algonquin Rd

Case Number: PC 23-018

General:

1. The landscaping must be consistent with the approved plan as part of ordinance #04-050.
Response noted.

Prepared by: 

Derek Mach, Landscape Planner



**Plan Commission
1/10/2024**

Item: Annual Review of the Comprehensive Plan

Department: Planning & Community Development Department

Annual Review of the Comprehensive Plan

ATTACHMENTS:

Description

Staff Memo - 1/2/24

Type

Memorandum

Village of Arlington Heights

Plan Commission

Memorandum



To: Chair Dawson and Members of the Plan Commission

From: Michael Lysicatos, Assistant Director

Cc: Charles Witherington-Perkins, Director

Re: 2023 Annual Review of the Comprehensive Plan

Date: January 2, 2024

Pursuant to Chapter 6 of the Municipal Code – Section 6-201 (e), the Plan Commission shall be responsible for an annual review of the Comprehensive Plan and Official Map and report to the Village Board of Trustees, including any recommended amendments or shall recommend no changes.

During 2023 the following amendments were previously made to the Comprehensive Plan and/or Official Map:

- Westgate School Building Expansion: (500 S. Dwyer Ave.) Amend the classification of the property listed on the Comprehensive Plan Map to be solely the “Schools” classification.
- Hana Downsizing: (116 W. St. James St., 20 W. St. James St., 206 W. St. James St., 208 W. St. James St., and 407 N. Chestnut Ave.) Amend the classification of the properties listed on the Comprehensive Plan Map to be the “Single-Family Detached” classification.

While no additional changes are recommended at this time, the Village Board directed staff in early December 2023 to conduct research and prepare a “Red Flag” resolution to further study the possible actions such as rezoning, Comprehensive and Downtown Plan amendments, or a possible overlay zoning district for properties located on the north side of the Northwest Highway, between Vail Avenue to the east and Walnut Avenue to the west, and the properties along W. St. James Street adjacent to 116-120 Eastman Street. The Village Board subsequently adopted resolution 2023-41 on December 18, 2023 which directs the Plan Commission hold public hearings to consider potential amendments to the Comprehensive Plan, the Downtown Plan, the Zoning Code, and the official Zoning Map. Staff prepared a preliminary review of key properties and has begun preparing information on the subject area to prepare for public hearings, gather information from the community and property owners, and all relevant feedback. All findings and recommendations will be presented through the Comprehensive Plan and Ordinance Review Subcommittees as necessary in order to consider any potential amendments or recommendations to the Plan Commission, and subsequently to the Village Board. The intent is not to discuss the potential changes at this time but inform the Plan Commission of the potential changes to be discussed at a future public hearing.

Staff recommends no further amendments to the Plan or Official Map at this time. It is in order that the Plan Commission make the following motions to the Village Board: **Pursuant to Chapter 6 – Section 6-201(e) of the Municipal Code, the Plan Commission has conducted an annual review of the Comprehensive Plan and Official Map for the Village of Arlington Heights and recommends no changes at this time.**

Att: Proposed “Red Flag Resolution” Memo, 12/14/2023
Arlington Heights VB Resolution R2023-41, 12/18/23

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: December 14, 2023

SUBJECT: Proposed “Red Flag” Resolution

On December 4th during discussion of the 116-120 W Eastman redevelopment project, the Village Board directed staff to prepare a “Red Flag” Resolution for consideration at a future meeting directing the Plan Commission to hold a Public Hearing concerning properties fronting on St. James Street immediately adjacent to the proposed 116-120 W Eastman redevelopment site. Such a resolution would identify a further study and evaluation of possible zoning, rezoning, overlay zoning, and/or comprehensive plan changes may be considered for their properties.

The Board also directed staff to identify and evaluate other properties in the Village that are adjacent to B-5 zoning that could potentially face similar development dilemmas if development is proposed in the future. As part of this effort Staff evaluated the properties west, that were subject to a proposed development in 2017 and located at Northwest Hwy and Ridge/Walnut. A preliminary review is summarized below.

B-5 Properties adjacent to single family homes zoned R-3

1. Village Bank & Trust - 234 W Northwest Hwy.

Current Comprehensive Plan – Mixed Use

Current Zoning – B-5

Analysis: This is the only B-5 property in the entire Village that has not been redeveloped or has an approved redevelopment plan that is adjacent to single family homes that are zoned R-3. The only other B-5 zoned property that is adjacent to single family homes zoned R-3 is the Arlington 425 property which has been approved for a five-story building on Chestnut, a ten-story building on Campbell St., and five-story parking garage.

Recommendation: Include this property in the proposed “Red Flag” resolution for further study.

2. AT & T Property fronting on St. James St.

Current Comprehensive Plan – Mixed Use

Current Zoning – B-5

Analysis: While this property is not adjacent to the single-family R-3 district, it was subject to the Board’s direction for further review and study. This property fronts on St. James Street, which is the west-east entrance to the southern portion of the HANA District.

Recommendation: Include this property in the proposed “Red Flag” resolution for further study.

Properties West of Chestnut/North of Northwest Hwy./South of West Park Place

3. 301-303 W. Park, 307, 309, & 315 W Park and 402-404 N. Chestnut

Current Comprehensive Plan – High density multi-family

Current Zoning – R-7

Analysis: There are a number of properties currently fronting on West Park Place and Chestnut Avenue that are zoned R-7 for many years. These are smaller parcels that have developed over many years independently and consist of five separate properties totaling approximately 21 residential units.

Options include retaining its current R-7 designation, although if the five parcels were assembled it may permit mathematically up to 58 two-bedroom units under current zoning. Alternatively, the Comprehensive Plan could be amended to change these properties from high-density multi-family to moderate-density multi-family. The properties could either remain zoned R-7 or a Village initiated rezoning the properties to R-6 could be considered which may result in properties becoming non-conforming.

Recommendation: Amend the Comprehensive Plan to change the designation from high-density multi-family to moderate-density multi-family, and evaluate the potential impacts of rezoning from R-7 to R-6.

4. 400-424 and 308 W. Northwest Hwy. Northeast corner of Ridge/Walnut/Northwest Hwy.

Current Comprehensive Plan – Commercial

Current Zoning – B-3

Analysis: The B-3 zoning is an auto related zoning district, from the days when Northwest Hwy had many car dealerships and auto repair facilities. The two properties 400-424 W Northwest Hwy and 380 W Northwest Hwy are currently used for auto repair businesses. In 2017 a developer submitted a preliminary request to rezone from B-3 to R-7 with numerous variations for a 50-unit development, 58 feet in height. The current B-3 and B-2 zoning districts currently permit low density residential above the first floor. Mathematically in a B-2 or B-3 district 13 two-bedroom units could be included in redevelopment of properties currently zoned under this classification. Changing to R-6 or R-7 mathematically could allow 18 to 50 residential units.

Options to consider would include maintaining the current comprehensive plan, either maintain as commercial or modify the back half of the property that fronts on W. Park Ave. and W. Fremont St. from commercial to moderate-density multi-family. For zoning, either keep as B-3 or rezone to B-2, in which case existing businesses would become non-conforming or rezone the back half of the property to R-6 multi-family in which case existing businesses would become non-conforming.

Recommendation: Amend the Comprehensive Plan to change the back half of the property from commercial to moderate-density multi-family. Evaluate rezoning of the property from B-3 to B-2.

5. 500-550 W. Northwest Hwy, Shopping Center located at the Northwest Corner of Northwest Hwy and Ridge & Walnut

Current Comprehensive Plan – Moderate-density multi-family

Current Zoning – B-2

Analysis: This property was recently acquired and improved the strip shopping center. The B-2 zoning district would be the most appropriate for this parcel.

Recommendation: No change

6. Village owned properties at Parking Lot S

Current Comprehensive Plan – Single-Family Attached

Current Zoning – Public Lands

Analysis: There are two parcels of Village owned property that is utilized as Parking Lot S that remain designated on the comprehensive plan as moderate-density multi-family. These properties should be modified on the comprehensive plan to Government or Institutional.

Recommendation: *Modify the comprehensive plan from single family attached to Government or Institutional.*

7. Properties located at the Southwest corner of Campbell St. and Chestnut

Current Comprehensive Plan – High-density multi-family

Current Zoning – R-6

Analysis: These properties consist of a vacant parking lot and an existing home and duplex. The duplex on Chestnut is currently designated single-family attached, and the other properties are designated on the comprehensive plan as high-density multi-family, yet zoned as R-6 moderate-density multi-family. Alternatives include maintaining the current comprehensive plan high-density multi-family designation or changing to moderate-density multi-family to more accurately reflect the R-6 zoning.

Recommendation: *Modify the comprehensive plan from high-density multi-family to moderate-density multi-family.*

Due to the significant impact a proposed B-5 development could have on an adjacent single-family neighborhood it is recommended the “Red Flag” resolution proceed with the two parcels identified along W. St. James Street, and further study the options identified here can also occur. These recommendations may change upon further analysis and input from property owners and neighborhood input. While the passage of the “Red Flag” resolution can occur immediately, Staff suggests that this and the other changes be discussed at upcoming meetings.

- C. Hart Passman, Attorney
Greg Smith, Attorney
Michael Lysicatos, Assistant Director of Planning
Hailey Nicholas, Assistant Planner

CW-P:ksm

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. 2023-41

A RESOLUTION REGARDING THE ZONING AND REGULATION
OF PROPERTIES IN THE VICINITY OF 116-120 W. EASTMAN STREET

WHEREAS, the Village desires to amend the “2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), the “2015 Village of Arlington Heights Comprehensive Plan,” as amended (“*Comprehensive Plan*”), and the “2007 Village of Arlington heights Downtown Master Plan,” as amended (“*Downtown Plan*”), to regulate the properties located on the north side of the Northwest Highway, between Vail Avenue to the east and Walnut Avenue to the west, and the properties along W. St. James Street adjacent to 116-120 Eastman Street (collectively, the “*Properties*”); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village and its residents to direct the Village’s Plan Commission to evaluate and recommend to the Board of Trustees whether and to what extent the Zoning Code, the Comprehensive Plan, the Downtown Plan, and other Village land use regulations should be amended with respect to the Properties;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is directed to hold a public hearing concerning possible amendments to the Zoning Code, the Comprehensive Plan, the Downtown Plan, the official Zoning Map of the Village, and the Village’s subdivision control regulations, which amendments may include, without limitation:

- A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Properties;
- B. The rezoning of certain districts applicable to the Properties; and
- C. The revision of the Comprehensive Plan and the Downtown Plan.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Properties as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES: TINAGLIA, BALDINO, SHIRLEY, BERTUCCI, LABEDZ, SCHWINGBECK, DUNNINGTON,
GRASSE, HAYES
NAYS: NONE

PASSED AND APPROVED THIS 18 day of December, 2023

Thomas W. Hays
Village President

ATTEST:

Rebecca Hume
Village Clerk