



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 9, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Verizon Cell Tower - 3/28/18
- B. Westgate Park & Shop - 10/10/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. FasPro Technologies - 500 W. Campus Dr. - T1646
Land Use Variation
- B. Town & Country Mall/Outlot for Raising Cane's - SEC of Rand &
Palatine Rd. - T1649
PUD Amendment
- C. Yamada Building Expansion - 955 E. Algonquin Rd. - T1650
Amendment to Rezoning Ordinance

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Verizon Cell Tower - 3/28/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Verizon Cell Tower - 3/28/18

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

March 28, 2018

Project Title: Verizon Cell Tower
Address: 1122 W. Rand Rd.
Petitioner: Douglas K. Dolan
Dolan Realty Advisors, LLC.
144 W. Lockwood Ave. – Suite 100
Webster Groves, MO 63119

Requested Action:

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna to encroach nine feet into the required 30-foot side yard setback where no encroachment is allowed.
2. Additional variations may be identified when detailed plans are submitted.

Attendees:

Doug Dolan, Petitioner
Dick Kroepel, Cross & Crown Lutheran Church
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the northwest side of the Village and is home to the Cross & Crown Lutheran Church. The site is zoned R-1 and is approximately 2.4 acres in size. Kennicott Avenue extends through the property on the southern side of the site (which is considered a private road on the subject property) and connects Rand Road to the segment of Kennicott Avenue north of the subject property. The site is bounded by Rand Road to the west and southwest and ComEd overhead transmission lines to the north. A small neighborhood shopping center (Huntington Shopping Center) is located south of the subject property, which includes a standalone daycare and a multi-tenant commercial building. To the east and southeast are the Huntington Square townhomes. Access to the site comes from a non-signalized full access intersection along Rand Road, and the site can also be accessed from the private drive connection to Kennicott Avenue to the north.

The Cross & Crown Church has been working with a cell tower company who is looking to construct a new cell tower on the church site for Verizon Wireless. The tower would be located on the north side of the property directly behind the church and adjacent to the ComEd transmission lines, which are approximately 140 feet tall. The proposed tower would be 100 feet tall and would be designed to allow future co-locations for up to two additional antennae/carriers. The tower could be designed in several different styles. The first option would be for a “stealth” tower, where the tower is constructed to look like a large pole. It is considered stealth since the antenna and all cables are located within the tower and not visible from the exterior. Another alternative would be for a “decorative” tower, where a flag or cross could be added to the pole. The final alternative is the “mono-pine” option where the cell tower is designed to look like a pine tree. Relative to design, the Staff Development Committee prefers the mono-pine option.

Meeting Discussion:

Mr. Dolan stated that Verizon was interested in the proposed location due to a gap in coverage. Cellular service in the Verizon network was experiencing dropped calls and slow data speeds in the vicinity of the proposed cell tower. Poor cellular service can affect emergency 911 calls and it should be noted that about 50% of all calls now come from homes that rely solely on cellular phones with no landline in the household. Furthermore, 75% of homebuyers think that good cell service is an important factor when considering purchase of a new home. Verizon tries to get ahead of things when it comes to poor service, and they've identified a need for additional antenna in this area to prevent further reductions in service in the future.

The subject property is directly in-between two existing "macro" sites. Originally, they had approached ComEd for permission to collocate the proposed antenna's on the existing ComEd transmission lines that run adjacent to the church. Collocating on existing ComEd lines is not an extra cost for them. However, ComEd did not allow for this collocation. This led them to the church, and he acknowledged that the site is surrounded by many single-family homes and they try to avoid new cell towers in areas with many single-family homes. Originally, they had proposed the new tower directly abutting the townhomes located to the east of the church site. In consultation with the Village, they moved the proposed location as far away from the abutting townhomes as possible, which pushed the tower directly adjacent to the ComEd power lines at the north of the site.

Due to the sensitive location, they were not proposing the traditional style of cell tower with a platform at the top that contained the antenna. Instead, they've proposed a "stealth" tower design where the antenna, wires, and cables would all be contained inside of the pole. They were not proposing a flag on top of the pole as some people felt that it would attract more attention to the tower since it had to be lit all night long. Verizon has chosen Arlington Heights as an area that they want to invest in. There will still be gaps in their coverage, however, the proposed site will not only help the immediate area with service, but will also help the neighboring areas since it will help Verizon offload capacity from neighboring sites to the proposed tower, which will improve service in the neighboring areas as well.

Mr. Hubbard explained that the property was zoned R-1, One-Family Dwelling District, which allows "Houses of Worship" but did not allow cell towers. Therefore, a land use variation was required for the proposed cell tower. Once detailed plans are submitted, additional variations may be identified, such as variations to setbacks and placement of the tower on the property. Staff is seeking feedback from the Conceptual Plan Review Committee relative to the design of the tower. The Staff Development Committee prefers the "mono-pine" option, which is designed to look like a pine tree. The Village has not come to an opinion as to whether the subject property is appropriate for a cell tower, and would like to see the petitioners justification for the need for a cell tower at this location as well as justification that there are no options for collocation in the immediate area.

On a preliminary analysis, staff believes that the general vicinity appears appropriate given the Stonebridge Apartment complex in the area, which is a high density multi-family development that assumedly generates a lot of cellular traffic. This development is almost 4 times the density of the surrounding single-family residential area. Therefore, additional cellular capacity in this location may be warranted, however, the petitioner will need to provide additional justification for the cell tower in this location.

If this application is to move forward, staff would require the petitioner to hold a neighborhood meeting to gather feedback from the surrounding community. The petitioner has shown a potential design that includes a cross on the cell tower, but staff believes this will call more attention to the tower and does not prefer this option.

Commissioner Jensen asked what the church opinion of the "mono-pine" was, and what the petitioner opinion of the "mono-pine" was.

Mr. Dolan stated that the "mono-pine" was a very attractive option, but they typically do them in areas with more vegetation, such as parks or forest preserves where they blend better with the surrounding area. In the proposed location, which was in a parking lot, he did not believe that the "mono-pine" would blend in, so their preference was for a "stealth" tower. He said he thought the church shared the same opinion.

Commissioner Jensen asked how strongly they preferred the "stealth" option.

Mr. Kroepel stated that it would be the only green thing in the parking lot.

Commissioner Jensen stated that he understood how it would look, but wanted to know the intensity of their feelings about it.

Mr. Kroepel replied that it would look out of place.

Commissioner Jensen asked if it would be a deal-breaker for them.

Mr. Kroepel responded that if a “mono-pine” was what needed to be done, then they would be OK with it.

Commissioner Jensen asked about FCC regulations and how they would apply, and stated that he hoped the general council for the Village and staff would take into account what FCC mandates, requires, and allows. Before this goes to the Plan Commission, he hoped that the Village would review all FCC issues.

Commissioner Sigalos said that he agreed with the comment by Commissioner Jensen, and that the Plan Commission had spent a lot of time on a previous cell tower proposal, only to find out that their final motion was overruled by the FCC regulations. He recalled a previous antenna project, perhaps by Verizon, where antennas were proposed on a nearby five-story condominium building. He asked if those antenna were ever installed.

Mr. Dolan replied that he had been before the Plan Commission about three years ago for an antenna project on the rooftop of an office building.

Commissioner Sigalos explained that the project he was thinking of was on a condominium on Rand Road, just west of the Cross and Crown church. He said that the Plan Commission had given a recommendation for the antenna, but he wasn't sure if it was ever built.

Mr. Dolan stated that he had no recollection of that project. He said rooftop sites are preferred locations for new antenna, as well as sites where they can collocate on existing towers. He said in these instances, administrative approval is usually granted and there is not a requirement to go through a public hearing, so they always look for those types of sites first. He said that there was no such option in this location.

Commissioner Sigalos asked how the new cell tower would affect reception in the neighborhood, whether it be for radio or TV.

Mr. Dolan replied that radio and television were on completely different frequencies, and so there would be no effect.

Commissioner Sigalos said that the stealth monopole looked clean and modern, but he thought it would not look the same with antennas attached to it.

Mr. Dolan responded that the stealth pole would have all antennas inside of the pole structure, so there would be no antenna mounted on the outside of the pole. He also said that the pole would have space for other cell phone companies to install their antennas within.

Commissioner Sigalos asked if the church would be leasing the land to the petitioner.

Mr. Dolan confirmed that the contract would be for a lease.

Commissioner Cherwin asked about collocation on the existing Stonebridge apartment building.

Mr. Dolan replied that the apartment building and the traffic on Rand Road were some of the primary reasons that additional

cell capacity was needed in this location. The existing apartment building did not have the necessary height needed for the proposed antenna.

Commissioner Cherwin stated that residents wanted to be able to have good cell service, but they also had aesthetic concerns regarding cell towers. It was a tough balance to strike, and this would be a tough issue. He asked about newer technology that placed small cell antennas on existing street lights and utility poles.

Mr. Dolan explained that small cell deployment was most frequently used in densely developed areas, such as downtown areas and central business districts. They are designed to off-load cell traffic in very high capacity areas. Although they are smaller than a new cell tower, they are deployed more frequently, so there are more of them. They only provide coverage for about a block long area. They don't help as much with residential cell usage outside of that block; they are more effective at providing coverage for commercial traffic on roads.

Commissioner Cherwin stated that the proposed location appeared to him as less impactful than if it had been proposed 50 feet from a major intersection. He said he would reserve his final judgement until he understands how the nearby residents react to the proposal. He would like to see flexibility on the part of the petitioner to provide the most aesthetically pleasing version of the project as possible, be it for a "mono-pine" or for a more decorative base with landscaping.

Commissioner Sigalos asked how tall the pole was.

Mr. Dolan replied that it would be 100 feet. He said that federal law was fairly strong regarding cell towers and he said they needed to demonstrate a legitimate need. They had a propagation map that demonstrated that need. His company had a history of collaborating with local governments to make their projects acceptable to as many people as possible. They would not be able to please everyone, however. He felt that they've already responded to concerns from the residents and Village. There may be more they could do, however, the plan they currently have reflects a collaborative effort. They moved the location of the tower away from the townhomes abutting the church property to the east, and placed the tower in the vicinity of the existing ComEd utility lines, which were probably 150 to 180 feet tall.

Commissioner Green said that a previous cell tower proposal involved the cell company replacing one of the ComEd lattice towers with a new monopole tower that could support the weight of both the ComEd lines and the proposed antennas. He asked Mr. Dolan if he had explored that option with ComEd.

Mr. Dolan replied that he had reached out to ComEd about collocation and they had come back with a technical analysis that stated the existing towers could not support collocation. He did not pursue the matter any further.

Commissioner Jensen recommended that they pursue this option.

Commissioner Green said that he did not like the "mono-pine" option.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner to move forward.

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



Item: Westgate Park & Shop - 10/10/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Westgate Park & Shop - 10/10/18	Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

October 10, 2018

Project Title: Westgate Park & Shop Rezoning

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

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

Requested Action:

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

Variations Required:

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

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

Project Summary:

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

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

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

Meeting Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WESTGATE PARK & SHOP REZONING – TEMP FILE 1644

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

their property.

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

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

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

Commissioner Green asked if the sign needs to be replaced.

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

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

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

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

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

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

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

Commissioner Green stated that he barely noticed the sign.

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

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



Item: FasPro Technologies - 500 W. Campus Dr. - T1646

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow "Metal Products, Fabricated".

Variations Required

1. None identified at this time

Recommendation

The Staff Development Committee reviewed the proposed land use variation to allow "Metal Products, Fabricated" within the M-1 District and requests that the petitioner address the following items prior to rendering an opinion on the matter:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
2. The petitioner shall provide further details on delivery and trash collection times.
3. The petitioner shall provide a removal plan for the temporary storage container located in the rear of the property, for review and approval by staff.
4. The petitioner shall provide a Process Hazard Analysis and Consequence Analysis as part of their Plan Commission application.

5. The petitioner shall provide a parking survey at 1-hour intervals over a three-day period while the business is in operation.
6. The landscaping around the northern parking area shall be enhanced to comply with code requirements and details on the fence abutting the multi-family property to the north shall be required.
7. Compliance with the bicycle parking regulations shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Narrative

Floor Plan

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits



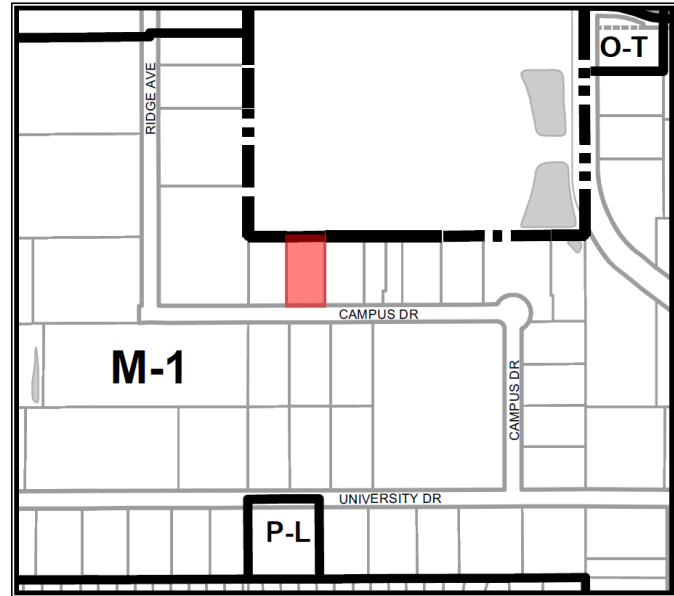
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1646
Project Title: FasPro Technologies
Address: 500 W. Campus Dr.
PIN: 03-07-204-002

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 9, 2019
Date Prepared: December 31, 2018

Petitioner: Igor Schkarovsky
 FasPro
Address: 500 W. Campus Drive
 Arlington Heights, IL 60004

Existing Zoning: M-1: Research, Development,
 and Light Manufacturing District
Comprehensive Plan: R&D, Mfg., Warehousing



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	- Village of Buffalo Grove -		
South	M-1, Research, Development and Light Manufacturing District	Vacant Land	R&D, Manufacturing, Warehousing
East	M-1, Research, Development and Light Manufacturing District	Light Industrial Building	R&D, Manufacturing, Warehousing
West	M-1, Research, Development and Light Manufacturing District	Light Industrial Building	R&D, Manufacturing, Warehousing

Requested Action:

1. Land Use Variation to allow "Metal Products, Fabricated".

Variations Required:

1. None identified at this time

Project Background:

The subject property is part of the light industrial park located on the northern end of the Village and southwest of the intersection of Arlington Heights Road and Dundee Road. The site contains 38,656 square feet (0.88 ac.) of land with a single-story approximately 20,000 square foot light industrial building with approximately 5,500 square feet of second level mezzanine floor area. The property is owned by FasPro, a Ukrainian company that specializes in stamping, forming, and processing of metal parts, as well as assembly of various metal products for a wide variety of industries.

The 500 W. Campus site currently provides precision forming and electro-mechanical assembly, and FasPro is looking to consolidate chemical etching, laser/turret cutting, and electroplating operations to this site, which operations currently take place within a facility in Elk Grove Village that has six employees. Hours of operation are between 7:00am and 5:00pm and the company currently employs 38 people (which would grow to 40 people with the proposed consolidation). The property is bounded by other light industrial buildings to the east and west. Across Campus Drive to the south is vacant land owned by Toyoda Americas, a machine shop located to the southeast. To the north of the subject property is a multi-family residential development located in the Village of Buffalo Grove.

As part of the consolidation process, the petitioner is proposing to expand the existing second floor mezzanine by approximately 3,000 square feet, which would yield a total building size of approximately 28,500 square feet. The petitioner has said that a second shift may be required in the future if it proves necessary, and 24-hour operations are possible during emergency situations.

Zoning and Comprehensive Plan

The subject property is currently zoned M-1, Research, Development, and Light Manufacturing District and the proposed operations on the site are classified as the manufacture of "Metal Products, Fabricated", which is neither a permitted nor special use within the M-1 District. Therefore, the petitioner will need to obtain land use variation approval in order to authorize the proposed chemical etching, laser cutting, and electroplating operations on the site. The Comprehensive Plan designates this property as "R&D, Mfg., and Warehousing" and the proposed use is therefore generally compatible with the Comprehensive Plan, although further details on the chemicals stored on the site must be provided for review by staff.

Section 5.1-15.5 of the M-1 District regulations state that any production or processing of goods, materials or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties. The petitioner has indicated that their business will not create any noise, vibrations, odors, or objectionable byproducts that would affect neighboring properties.

The Fire Safety Supervisor with the Village has expressed concern with some of the chemicals that would be stored and used in the metal finishing process, and so the Village has asked for a Process Hazard Analysis and Consequence Analysis. The petitioner has indicated that these analyses will be outsourced to Scientific Control Laboratories, a private company that specializes in environmental and safety compliance. These documents must be provided within the Plan Commission application, for review by the Village. The petitioner will be required to comply with all Illinois EPA and other state/federal requirements relative to the use and reporting of chemicals.

As part of the land use variation process, the petitioner will need to provide further details on delivery and trash collection times given that the property abuts residential uses to the north. Furthermore, a temporary storage container has been stored within the parking lot for the last several years and a plan for removal

must be provided for review by staff. Finally, the petitioner will need to provide a written response to each of the four hardship criteria necessary for land use variation approval, which have been included below.

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

Building, Site, Landscaping:

The petitioner is not proposing any exterior changes to the building and therefore no Design Commission application is required. The proposed interior remodel and mezzanine buildout will require a Building Permit, and compliance with all building codes shall be required. No site changes are proposed, however, staff has visited the site and determined that the rear parking lot landscaping has not been well maintained and must be revitalized to conform to code requirements. Additionally, there is a fence along the rear property line that provides a screen between the subject property and multi-family homes to the north. As section 6.15-2.1 of the Zoning Code requires that all manufacturing properties that abut residential properties provide a 6-foot screen along their shared property lines, the petitioner must clarify if this fence is on their property.

Parking and Traffic:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. Given that the proposed use would only increase the number of employees by two, traffic is not a concern for this project. Staff notes that during a site visit, the existing parking lot was approximately 90% full, with some parking occurring on the street and within parts of the parking lot that were not intended to accommodate vehicle parking. In lieu of a parking study from a certified traffic engineer, staff believes that the petitioner should provide a parking survey that surveys parking lot usage at one-hour intervals over a three-day period while the business is in operation. If parking is determined to be an issue, the petitioner must come up with alternatives to address the parking shortage to the satisfaction of the Village. The petitioner has indicated that they are considering the lease of storage space at 306 Campus Drive, which would give them additional possibilities for parking. Justification to waive the code required traffic and parking study must be provided.

Based on a preliminary analysis of the proposed redevelopment, parking appears to be compliant. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Address	Tenant	Code Uses	Number of Employees	Number of Vehicles	Gross Square Footage	Parking Ratio (1:X)	Parking Required
500 W. Campus Dr.	FasPro Technologies	Office	-	-	3,000	1 Space per 300 Sq. Ft.	10
		Production	40	2	17,500	1 space per 2 employees + 1 space per vehicle used in conduct of the enterprise	22
Total Parking Required							32
Total Parking Provided*							33
Surplus/(deficit)							1

As previously stated, the petitioner must remove the existing storage container at the rear of the site, which encroaches on parking spaces and the dumpster enclosure area.

Per the Village's recently adopted bicycle parking regulations, four bicycle parking spaces must be provided on the site. The petitioner must confirm that they will conform to this requirement if approved for the land use variation.

RECOMMENDATION

The Staff Development Committee reviewed the proposed land use variation to allow "Metal Products, Fabricated" within the M-1 District and requests that the petitioner address the following items prior to rendering an opinion on the matter:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall provide further details on delivery and trash collection times.
3. The petitioner shall provide a removal plan for the temporary storage container located in the rear of the property, for review and approval by staff.
4. The petitioner shall provide a Process Hazard Analysis and Consequence Analysis as part of their Plan Commission application.
5. The petitioner shall provide a parking survey at 1-hour intervals over a three-day period while the business is in operation.
6. The landscaping around the northern parking area shall be enhanced to comply with code requirements and details on the fence abutting the multi-family property to the north shall be required.
7. Compliance with the bicycle parking regulations shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 31, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1646



Map created on October 30, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Project Narrative

Faspro Technologies currently operates two facilities in Greater Chicagoland Area and one in Kharkiv, Ukraine. Ukraine hosts our engineering office, our blanking facility is located in Elk Grove Village and our international headquarters are in Arlington Heights. We are looking to consolidate our manufacturing operations in Arlington Heights in order to take advantage of the following efficiencies:

- Increased process speed and communication between departments
- Costs savings associated with managing only one manufacturing facility
- Reduce excessive product movement between two facilities (less scrap/loss)
- Facilitate easier customer experience in one facility showcased in Arlington Heights (see customer list below)

This move will allow Faspro Technologies to be in a position to compete in the current challenging environment, win new business, keep manufacturing jobs and continue exposing Arlington Heights to our Fortune 500 customers.

Company History and Overview

Faspro Technologies began as Rigo, Inc. in 1995, which later became Electroplated Metal Solutions (EMS), responding to the needs of the fast-paced electronic device marketplace. Working with diverse industries such as aerospace, medical, computer and telecommunications has given EMS diverse knowledge and the flexibility needed to make every project a success.

Faspro Products was established in 1999 and grew organically from EMS, driven by the need for quick turn metal components. With the goals of reducing lead times, improving product quality and controlling costs, Faspro Products has risen to be an industry leader and the choice of manufacturing and design engineers around the world. Operating with standard lead times of 3 to 5 days, Faspro Products department's unique speed and accuracy gave our customers a competitive advantage.

BIC Manufacturing was our latest addition in 2010. Growing out of Faspro clients' needs; BIC is a turnkey operation for the repetitive manufacture of light to medium duty electro-mechanical assemblies. BIC also produced precision sheet metal components for the Electronic/Telecom industries specializing in low to high volumes. From creating custom parts, warehousing customer's inventory, manufacturing assemblies, to kitting and packaging, BIC Manufacturing department has the expertise and ability to handle all custom assembly needs.

Faspro Technologies, Inc. was established in 2012 from industry's need for a single source solution to sheet metal prototypes, photochemical milling and assembly manufacturing. Combining the skills and knowledge of more than 60 years of mechanical engineering experience, and the flexible resources of three individual companies, Faspro Technologies is ready to use its unique capabilities to serve any project requirements. Faspro is ISO9001:2015 and ITAR certified.



500 W. Campus Drive
Arlington Heights, IL 60004
Main: 847-392-9500
FAX: 847-728-5390

Company Vision

To become a recognized provider of innovative solutions and to go beyond the known possibilities of manufacturing.

Company Mission

To provide design engineering teams with advanced custom solutions in design support and manufacturing processes by offering excellent customer service and rapid lead time.

Company Core Values

Focus on Customers
Aspire for leadership
Support and drive innovation
Positive honest communication
Revere hard work
Own your results

Current Company Stats

Total number of employees: 43

Hours of operation:

- Office 8AM – 5PM
- Production 7AM – 3:30PM
- Dock 7AM – 5PM

Main processes utilized:

- Currently at 500 W. Campus
 - Precision Forming
 - Electro-mechanical assembly
- Transferred from Elk Grove Village
 - Chemical Etching
 - Laser/Turret cutting
 - Electroplating

Current Customers:

Over 200 active customers in 2018 including:

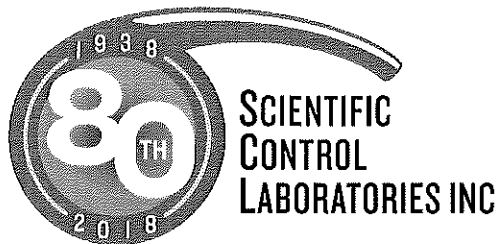
- Apple, Inc.
- Arens Controls
- Bi-Link
- BK Technologies/RELM Wireless
- CEP Technologies Corporation
- Conelec
- Cymer
- Delta Design
- Delta Faucet
- Dolby Laboratories
- Electronic Systems, Inc.
- Escatec Mechatronics
- Fitbit
- Fives Lund
- Fotofab
- Fourstar Connections
- Garmin
- Google X
- Halyard Medical
- Honeywell International, Inc.
- Honeywell Security Group
- Indesign
- Intel Corporation
- ITW
- Jabil Circuit
- Laird Technologies
- Mayfair Plastics, Inc.
- Microsoft Corporation
- Misfit, Inc.
- Molex
- Molex , RF and Microwave
- Molex Automotive
- MOR Manufacturing
- Mortara Instrument
- Motorola Solutions
- N2 Imaging Systems
- Nuvera Fuel Cells
- Oculus (Facebook)
- Optimal Design
- Orthalign
- Panasonic Avionics Corp.
- Peridot Corporation
- Qualcomm Technologies, Inc.
- Rapid/ProtoLabs
- Robertshaw Controls Company
- R-R Spring Corporation
- Sanmina SCI System
- Schindler Elevator
- Southwest Antennas
- SpaceX
- Spectra Dynamics Corp.
- Sterling Spring
- Stryker Instruments
- Sure Power, Inc./Eaton Controls & Protection
- Wiegel Tool Works

Environmental Information

Hazardous Waste: Faspro has been designated as a Small Quantity Generator since 2010. Attached, please find the letter of Hazardous Waste Report Review for 2017. (PDF page 4)

Waste Water: Faspro is compliant with Metropolitan Water Reclamation District requirements regarding waste water generated by our processes. Attached, please find Continued Compliance Report (RD-115) for August 2018. This report is filed twice per year and includes TTO Certification Statement – Facility With No Toxic Organics. (PDF page 5)

Chemical Inventory: Faspro files Tier II Report on annual basis with Illinois Emergency Management Agency, Suburban Cook County LEPC, and local Fire Department which lists the names and locations of chemical stored at the facility as required under 40 CFR part 370 of the Federal Community Right-To-Know Regulations. Please see 2017 Tier II Report attached. (PDF page 19)



Admiral Environmental

January 30, 2018

Mr. Vergun
Faspro Technologies, INC.
165 King Street
Elk Grove Village, IL 60007

RE: 2017 HAZARDOUS WASTE REPORT REVIEW

Dear Mr. Vergun,

According to my review of the 2017 manifests for Faspro Technologies, Inc., your facility continues to be classified as a Small Quantity Generator of Hazardous Waste.

Small Quantity Generators of Hazardous Waste are not required to file an annual Hazardous Waste Report and are also not required to pay the annual \$500.00 fee to the Illinois Environmental Protection Agency.

Retain this letter in your hazardous waste records for your files.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Adam Kunz
Engineering Services



METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO
Industrial Waste Division / Enforcement Section

RD-115

Continued Compliance Report

1. FACILITY IDENTIFICATION:

a. Facility Name: FASPRO TECHNOLOGIES, INC. Facility DA Number: 25521-5
Address: 165 KING STREET DA Effective Date: 04/12/2017
City: ELK GROVE VILLAGE Zip Code: 60007 DA Expiration Date: 04/11/2022
Telephone: 847-718-1142 FAX: 847-718-1149 Federal Tax ID Number: 36-42233833
Website: www.fasprotech.com
Facility Contact Person: MICHAEL OVCHINNIKOV
NAME
OPERATIONS MANAGER 847-718-1142 EXT.700 MICHAELO@FASPROTECH.COM
TITLE TELEPHONE / EXTENSION E-MAIL ADDRESS

- b. Facility is regulated as an SIU: ☐ For having a non-regulated process discharge greater than 25,000 gallons per day.
☒ For having a categorically regulated process discharge.
☐ For another reason (i.e. special type of industry).

c. Reporting Period: 02/16/2018 08/15/2018 Report Due Date: 18/15/2018
START MONTH / DAY / YEAR END MONTH / DAY / YEAR MONTH / DAY / YEAR

2. NATURE OF WASTEWATER FLOWS:

- a. Provide the total facility daily average and daily maximum discharge flow rates during the reporting period:

Note: For any estimated discharge flow rate, a verifiable basis for the estimate shall be provided.

Flow Type	Average Flow Rate (GPD)		Maximum Flow Rate (GPD)		Type of Discharge
Regulated Process:	<u>1,486</u>	☒ Measured ☐ Estimated	<u>2,852</u>	☐ Measured ☒ Estimated	☒ Continuous ☐ Batch
Unregulated Process:		☐ Measured ☐ Estimated		☐ Measured ☐ Estimated	☐ Continuous ☐ Batch
Dilutonal:	<u>160</u>	☒ Measured ☐ Estimated	<u>240</u>	☐ Measured ☒ Estimated	☒ Continuous ☐ Batch
Total:	<u>1,646</u>		<u>3,092</u>		

- b. Provide the total facility discharge flow volume for each day of the continued compliance sampling period:

Sampling Dates	From:	<u>04/24/18</u>	<u>04/25/18</u>	<u>04/26/18</u>			
	To:	<u>04/25/18</u>	<u>04/26/18</u>	<u>04/27/18</u>			
Volume (gallons):		<u>3,092</u>	<u>1,242</u>	<u>2,672</u>			

Note: Measured daily discharge flow volumes, with supporting data, shall be provided. Estimates are not acceptable.

Facility Name: FASPRO TECHNOLOGIES, INC.DA # 25521-5 **RD-115****3. NATURE OF WASTEWATER DISCHARGE:****TO BE COMPLETED BY ALL FACILITIES**a. Sampling Point: 1A Note: A separate page shall be provided for each sampling point, as necessary.b. Categorically regulated process discharge? ☒ Yes ☐ No If Yes: 40 CFR 433 40 CFR _____

C.

COMPOSITE SAMPLES									
Indicate method of composite sampling: ☐ Flow-Proportional ☒ Time-Based							Average for Sampling Period (mg/L)	Pollutant Concentration (DA) Limits	
Sampling Dates	From:	04/24/18	04/25/18	04/26/18					
	To:	04/25/18	04/26/18	04/27/18					
Composite Duration (hours):		24HOUR	24HOUR	24HOUR					
Pollutants		Sampling Results (mg/L)						Daily Maximum (mg/L)	Average (mg/L)
CADMIUM	<0.010	<0.010	<0.010				<0.010	0.105	0.067
CHROMIUM-TOTAL	<0.012	0.015	<0.012				0.013	2.656	1.640
COPPER	<0.022	0.501	0.288				0.270	3.000	1.985
IRON	<0.072	1.83	0.999				---	250.0	---
LEAD	<0.032	<0.032	<0.032				<0.032	0.500	0.412
MERCURY	<0.0001	<0.0001	<0.0001				<0.0001	0.0010	0.0005
NICKEL	<0.012	0.398	0.243				0.218	3.817	2.282
SILVER	<0.012	<0.012	<0.012				<0.012	0.412	0.230
ZINC	0.038	0.088	0.057				0.061	2.503	1.419

GRAB SAMPLES							Average for Sampling Period (mg/L)	Pollutant Concentration (DA) Limits	
Sampling Date:	4/25/18	4/26/18	4/27/18					Daily Maximum (mg/L)	Average (mg/L)
Sample Collection Time:	8:50AM	8:45AM	9:50AM						
Pollutants	Sampling Results (mg/L)								
CHROMIUM(HEXAVALENT)	NR	NR	NR				----	10.0	---
CHROMIUM-TOTAL	<0.012	0.015	<0.012				0.013	2.656	1.640
CYANIDE-TOTAL	<0.04	<0.04	<0.04				<0.04	1.151	0.623
F.O.G.	<6.88	<6.07	<6.38				---	250.0	---
pH	7.8	7.7	7.9				---	5.0-10.0	---

Facility Name: FASPRO TECHNOLOGIES, INC.DA # 25521-5 **RD-115****3. NATURE OF WASTEWATER DISCHARGE:****TO BE COMPLETED BY ALL FACILITIES**a. Sampling Point: 1A Note: A separate page shall be provided for each sampling point, as necessary.b. Categorically regulated process discharge? ☒ Yes ☐ No If Yes: 40 CFR 433 40 CFR _____

c. **COMPOSITE SAMPLES**

Indicate method of composite sampling: ☐ Flow-Proportional ☒ Time-Based

Sampling Dates	From:	04/24	04/25	04/26			Average for Sampling Period (mg/L)	Pollutant Concentration (DA) Limits	
	To:	04/25	04/26	04/27				Daily Maximum (mg/L)	Average (mg/L)
Composite Duration (hours):		24HOUR	24HOUR	24HOUR					
Pollutants	Sampling Results (mg/L)								
CADMIUM		<0.010	<0.010	<0.010			<0.010	0.105	0.067
CHROMIUM-TOTAL		<0.012	0.015	<0.012			0.013	2.656	1.640
COPPER		<0.022	0.501	0.288			0.270	3.000	1.985
IRON		<0.072	1.83	0.999			---	250.0	---
LEAD		<0.032	<0.032	<0.032			<0.032	0.500	0.412
MERCURY		<0.0001	<0.0001	<0.0001			<0.0001	0.0010	0.0005
NICKEL		<0.012	0.398	0.243			0.218	3.817	2.282
SILVER		<0.012	<0.012	<0.012			<0.012	0.412	0.230
ZINC		0.038	0.088	0.057			0.061	2.503	1.419

GRAB SAMPLES

Sampling Date:	4/25	4/26	4/27				Average for Sampling Period (mg/L)	Pollutant Concentration (DA) Limits	
Sample Collection Time:	8:50AM	8:45AM	9:50AM					Daily Maximum (mg/L)	Average (mg/L)
Pollutants	Sampling Results (mg/L)								
CHROMIUM(HEXAVALENT)	NR	NR	NR				---	10.0	---
CHROMIUM-TOTAL	<0.012	0.015	<0.012				0.013	2.656	1.640
CYANIDE-TOTAL	<0.04	<0.04	<0.04				<0.04	1.151	0.623
F.O.G.	<6.88	<6.07	<6.38				---	250.0	---
pH	7.8	7.7	7.9				---	5.0-10.0	---

Facility Name: FASPRO TECHNOLOGIES, INC. DA # 25521-5 RD-115

4. Continued Compliance Report (RD-115) prepared by :

CHRISTINA HAYES

NAME OF PREPARER

SCIENTIFIC CONTROL LABORATORIES, INC

EMPLOYER OF PREPARER

773-254-2406

TELEPHONE NUMBER

4. CERTIFIED STATEMENT:

- a. The signatory to this report, who shall be an authorized representative of the industrial user, certifies that on a consistent basis all applicable pretreatment discharge standards ☒ are being met ☐ are not being met.
- b. If applicable pretreatment discharge standards are not being met on a consistent basis, the signatory to this report certifies that additional operation and maintenance, and / or additional pretreatment, ☐ are required ☐ are not required.
- c. If applicable pretreatment discharge standards are not being met on a consistent basis, a properly completed Compliance Schedule (RD-112) shall be submitted, together with this report, to the District.

THE REPORT SHALL BE SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE INDUSTRIAL USER AFTER ADEQUATE COMPLETION AND REVIEW OF THE INFORMATION IN THE REPORT BY THE UNDERSIGNED.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed and sworn to
(or affirmed to) before me on

August 13, 2018
DATE

by

Mikhail Ovchinnikov
SIGNATURE OF AUTHORIZED REPRESENTATIVE
MIKHAIL OVCHINNIKOV
NAME OF AUTHORIZED REPRESENTATIVE (Type or Print)



NOTARY PUBLIC SEAL

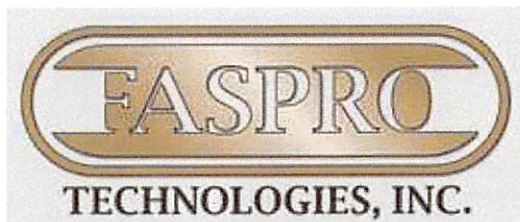
OPERATIONS MANAGER
TITLE OF AUTHORIZED REPRESENTATIVE
Valentina Pistryak
SIGNATURE OF NOTARY PUBLIC

For District use only:

Date Submitted (Postmark): _____

Comments: _____

REPORT REVIEWED BY _____ TITLE _____ DATE _____ In Compliance: ☐ Yes ☐ No



165 King Street
Elk Grove Village, IL 60007
847-392-9500

TTO CERTIFICATION STATEMENT - FACILITY WITH NO TOXIC ORGANICS:

Based on my inquiry of the person or persons directly responsible for managing compliance with the permit limitation [or pretreatment standard] for total toxic organics (TTO), I certify that, to the best of my knowledge and belief, no dumping of concentrated toxic organics into the wastewaters has occurred since filing of the last discharge monitoring report [or continued compliance report]. I further certify that this facility is implementing the toxic organic management plan submitted to the permitting [or control] authority.

TOXIC ORGANIC MANAGEMENT PLAN:

1. Applicability

This facility has reviewed all current MSDS and has determined that this facility does not store or use any toxic organics that are listed in 40 CFR Part 433.11 and our Discharge Authorization. Therefore, no management procedures are necessary.

II. Follow-Up Review

Semi-Annually, **Faspro Technologies, Inc.**, will review all MSDS for any new materials brought into the facility to ensure that none of the toxic organics listed in 40 CFR Part 433.11 are present at the facility. If based on this review it is determined that there are listed toxic organics present at the plant this TOMP will be revised to develop management practices specifically designed to prevent these toxic organics from entering the sewer system. This revised TOMP will then be submitted to the MWRD for review and approval.

SIGNED

A handwritten signature in black ink, appearing to read "M. Murphy", is written over a horizontal line.

TITLE

OPERATIONS MANAGER

DATE

08/13/2018



FASPRO TECHNOLOGIES, INC.
165 KING STREET
ELK GROVE VILLAGE, IL 60007

Project Number: 18040308
Project Inception: 04/25/18
Report Date: 05/01/18

IDENTIFICATION OF MATERIAL:

6 wastewater sample(s), identified below.

STATION 1A - COMPOSITES

04/24 - 04/25/18
04/25 - 04/26/18
04/26 - 04/27/18

STATION 1A - GRABS

04/25/18
04/26/18
04/27/18

PROCEDURE:

Analyses were performed in accordance with the EPA/IEPA approved test procedures as specified in 40 CFR, part 136, and certified to meet NELAP requirements, unless noted otherwise. Scientific Control Laboratories, Inc. is an accredited laboratory for the analysis of wastewater and hazardous waste (IEPA Cert. #100183), and an accredited laboratory for wastewater analysis (State of Wisconsin DNR #998091930). This means we have a quality control program in effect and that this quality control program is monitored and reviewed by the certifying agencies. All samples were received in good condition unless otherwise noted. Sampling was conducted in accordance with the method specified in 40 CFR part 403.



Project Number: 18040308
Project Inception: 04/25/18
Report Date: 05/01/18

RESULTS

STATION 1A - COMPOSITES

Concentration in ppm (mg/L)

	<u>04/25/18</u>	<u>04/26/18</u>	<u>04/27/18</u>	<u>Average</u>	<u>LIMITS</u> <u>1-Day</u> <u>Maximum</u>	<u>Monthly</u> <u>Average</u>
Cadmium	< 0.010	< 0.010	< 0.010	< 0.010	0.105	0.067
Chromium-Total	< 0.012	0.015	< 0.012	0.013	2.656	1.640
Copper	< 0.022	0.501	0.288	0.270	3.000	1.985
Iron	< 0.072	1.83	0.999	----	250.0	----
Lead	< 0.032	< 0.032	< 0.032	< 0.032	0.500	0.412
Mercury	< 0.0001	< 0.0001	< 0.0001	< 0.0001	0.0010	0.0005
Nickel	< 0.012	0.398	0.243	0.218	3.817	2.282
Silver	< 0.012	< 0.012	< 0.012	< 0.012	0.412	0.230
Zinc	0.038	0.088	0.057	0.061	2.503	1.419

STATION 1A - GRABS

	<u>04/25/18</u>	<u>04/26/18</u>	<u>04/27/18</u>	<u>Average</u>	<u>LIMITS</u> <u>1-Day</u> <u>Maximum</u>	<u>Monthly</u> <u>Average</u>
Chromium-Hexavalent	NR	NR	NR	----	10.0	----
Chromium-Total	< 0.012	0.015	< 0.012	0.013	2.656	1.640
Cyanide-Total	< 0.04	< 0.04	< 0.04	< 0.04	1.151	0.623
Oils and Greases (HEM)	< 6.88	< 6.07	< 6.38	----	250.0	----
pH	7.8	7.7	7.9	----	5.0-10.0	----

NR: Not Required due to Total Chromium < 10.0 mg/L

Sample results relate only to the analytes of interest tested and to the sample as received by Scientific Control Laboratories, Inc.



Project Number: 18040308

Project Inception: 04/25/18

Report Date: 05/01/18

Method of Analysis	Method	Date	Reporting Limit	Analyst
STATION 1A - COMPOSITE, 04/24 - 04/25/18				
<i>Received on: 04/25/18</i>	<i>Collected on: 04/25/18</i>			
Cadmium	EPA 200.7	04/27/18	0.01 mg/L	SW
Chromium-Total	EPA 200.7	04/27/18	0.012 mg/L	SW
Copper	EPA 200.7	04/27/18	0.022 mg/L	SW
Iron	EPA 200.7	04/27/18	0.072 mg/L	SW
Lead	EPA 200.7	04/27/18	0.032 mg/L	SW
Mercury	EPA 245.1	04/27/18	0.0001 mg/L	AK
Nickel	EPA 200.7	04/27/18	0.012 mg/L	SW
Silver	EPA 200.7	04/27/18	0.012 mg/L	SW
Zinc	EPA 200.7	04/27/18	0.022 mg/L	SW
STATION 1A - GRAB, 04/25/18 8:50AM				
<i>Received on: 04/25/18</i>	<i>Collected on: 04/25/18</i>			
Chromium-Total	EPA 200.7	04/27/18	0.012 mg/L	SW
Cyanide-Total	EPA 335.4	04/27/18	0.036 mg/L	CJ
Oils and Greases (HEM)	EPA 1664B	04/27/18	6.885 mg/L	CJ
pH	SM 4500HB	04/25/18	1 SU	MR
STATION 1A - COMPOSITE, 04/25 - 04/26/18				
<i>Received on: 04/26/18</i>	<i>Collected on: 04/26/18</i>			
Cadmium	EPA 200.7	04/27/18	0.01 mg/L	SW
Chromium-Total	EPA 200.7	04/27/18	0.012 mg/L	SW
Copper	EPA 200.7	04/27/18	0.022 mg/L	SW
Iron	EPA 200.7	04/27/18	0.072 mg/L	SW
Lead	EPA 200.7	04/27/18	0.032 mg/L	SW
Mercury	EPA 245.1	04/27/18	0.0001 mg/L	AK
Nickel	EPA 200.7	04/27/18	0.012 mg/L	SW
Silver	EPA 200.7	04/27/18	0.012 mg/L	SW
Zinc	EPA 200.7	04/27/18	0.022 mg/L	SW
STATION 1A - GRAB, 04/26/18 8:45AM				
<i>Received on: 04/26/18</i>	<i>Collected on: 04/26/18</i>			
Chromium-Total	EPA 200.7	04/27/18	0.012 mg/L	SW
Cyanide-Total	EPA 335.4	05/01/18	0.036 mg/L	CJ
Oils and Greases (HEM)	EPA 1664B	05/01/18	6.069 mg/L	CJ
pH	SM 4500HB	04/26/18	1 SU	MR
STATION 1A - COMPOSITE, 04/26 - 04/27/18				
<i>Received on: 04/27/18</i>	<i>Collected on: 04/27/18</i>			
Cadmium	EPA 200.7	04/30/18	0.01 mg/L	SW
Chromium-Total	EPA 200.7	04/30/18	0.012 mg/L	SW
Copper	EPA 200.7	04/30/18	0.022 mg/L	SW

Sample results relate only to the analytes of interest tested and to the sample as received by Scientific Control Laboratories, Inc.



Admiral Environmental

Project Number: 18040308

Project Inception: 04/25/18

Report Date: 05/01/18

Iron	EPA 200.7	04/30/18	0.072 mg/L	SW
Lead	EPA 200.7	04/30/18	0.032 mg/L	SW
Mercury	EPA 245.1	05/01/18	0.0001 mg/L	AK
Nickel	EPA 200.7	04/30/18	0.012 mg/L	SW
Silver	EPA 200.7	04/30/18	0.012 mg/L	SW
Zinc	EPA 200.7	04/30/18	0.022 mg/L	SW

STATION 1A - GRAB, 04/27/18 9:50AM

Received on: 04/27/18

Collected on: 04/27/18

Chromium-Total	EPA 200.7	04/30/18	0.012 mg/L	SW
Cyanide-Total	EPA 335.4	05/01/18	0.036 mg/L	CJ
Oils and Greases (HEM)	EPA 1664B	05/01/18	6.375 mg/L	CJ
pH	SM 4500HB	04/27/18	1 SU	MR



Project Number: 18040308

Project Inception: 04/25/18

Report Date: 05/01/18

Respectfully submitted,
SCIENTIFIC CONTROL LABORATORIES, INC.

By Brittany Maki

Brittany Maki, Project Manager

COMPANY NAME: FASPRO TECHNOLOGIES, INC.
SAMPLING ADDRESS: 165 KING STREET
CITY, STATE & ZIP: ELK GROVE VILLAGE



3158 S. KOLIN AVENUE
CHICAGO IL 60623-4889
www.sclweb.com
TEL (773)254-2406
FAX (773)254-6661

SCIENTIFIC CONTROL LABORATORIES, INC.
TESTING • CONSULTING

CHAIN OF CUSTODY REPORT

Project No.		Project Name CONTINUED COMPLIANCE					# of C o n t a i n e r s	METALS	CYANIDE	FOG	T-CHROME	CONTAINER & PRESERVATIVE			
SAMPLER: MERCED ROJAS												A- None (1) 2 OZ. (6) 1/2 Gal. B- HNO ₃ (2) 4 OZ. (7) Gallon C- H ₂ SO ₄ P-Plastic (3) 1/2 Pint (8) VOC Vial D- NaOH G-Glass (4) Pint (9) Vials E- Ascorbic M-Metal (5) Quart (10) Other F- Na ₂ S ₂ O ₃ G- Other			
Station No.	DATE	COMP.	GRAB	Location											
1A	4/24-25/18	X		OUTSIDE			1	1				HOURLY COMPOSITES (1) P3B			
				MANHOLE								FOR METALS - SAMPLES TIMES:			
												FROM: 9:30AM TO: 8:30AM			
1A	4/25/2018		X	OUTSIDE			3		1	1	1	GRABS: (1) P4D&F, G5C, P2B FOR			
				MANHOLE								CYANIDE, FOG & T-CHROME			
												1 TIME GRAB TAKEN @ 8:50AM			
												PH: 7.8, TEMP (°C): 14.2			
Relinquished by: (Signature)		Date/Time	Received by: (Signature)		Relinquished by: (Signature)		Date/Time	Received by: (Signature)							
Relinquished by: (Signature)		Date/Time	Received for Laboratory by:		Date/Time	Temperature of Samples		Shipping No.:							
Remarks: METALS: APPB/433		4/25/18	PH TAKEN ON-SITE		2:00PM	4.8°C									



SCIENTIFIC CONTROL LABORATORIES, INC.

TESTING • CONSULTING

Project No.		Project Name CONTINUED COMPLIANCE					# of C o n t a i n e r s	METALS		CYANIDE	FOG	T-CHROME			CONTAINER & PRESERVATIVE							
SAMPLER: MERCED ROJAS															(1) 2 OZ. (2) 4 OZ. (3) 1/2 Pint (4) Pint (5) Quart (6) 1/2 Gal. (7) Gallon (8) VOC Vial (9) Vials (10) Other P-Plastic G-Glass M-Metal				A- None B- HNO ₃ C- H ₂ SO ₄ D- NaOH E- Ascorbic F- Na ₂ S ₂ O ₃ G- Other			
Station No.	DATE		COMP.	GRAB		Location																
1A	4/25-26/18		X			OUTSIDE	1	1							HOURLY COMPOSITES (1) P3B							
						MANHOLE									FOR METALS - SAMPLES TIMES:							
															FROM: 8:50 AM TO: 7:50 PM							
1A	4/26/2018			X		OUTSIDE	3			1	1	1			GRABS: (1) P4D&F, G5C, P2B FOR							
						MANHOLE									CYANIDE, FOG & T-CHROME							
															1 TIME GRAB TAKEN @ 8:45 AM							
															PH: 7.7, TEMP (°C): 14.9							
Relinquished by: (Signature)				Date/Time	Received by: (Signature)			Relinquished by: (Signature)				Date/Time	Received by: (Signature)									
Relinquished by: (Signature)				Date/Time	Received for Laboratory by:			Date/Time	Temperature of Samples				Shipping No.:									
Remarks: METALS: APPB/433				4/26/18	Gabriel Ortiz			4/26/18	12:45 am 3.1°C													
PH TAKEN ON-SITE																						



SCIENTIFIC CONTROL LABORATORIES, INC.

TESTING • CONSULTING

Project No.		Project Name CONTINUED COMPLIANCE					# of C o n t a i n e r s	METALS		CYANIDE	FOG	T-CHROME			CONTAINER & PRESERVATIVE			
SAMPLER: MERCED ROJAS															(1) 2 OZ. (6) 1/2 Gal. B- HNO ₃ (2) 4 OZ. (7) Gallon C- H ₂ SO ₄ P-Plastic (3) 1/2 Pint (8) VOC Vial D- NaOH G-Glass (4) Pint (9) Vials E- Ascorbic M-Metal (5) Quart (10) Other F- Na ₂ S ₂ O ₃ G- Other			
Station No.	DATE		COMP.	GRAB		Location												
1A	4/26-27/18		X			OUTSIDE	1	1							HOURLY COMPOSITES (1) P3B			
						MANHOLE									FOR METALS - SAMPLES TIMES:			
															FROM: 8:45 AM TO: 7:45 AM			
1A	4/27/2018			X		OUTSIDE	4		1	2	1				GRABS: (1) P4D&F, G5C, P2B FOR			
						MANHOLE									CYANIDE, FOG & T-CHROME			
															1 TIME GRAB TAKEN @ 9:50 AM			
															PH: 7.9, TEMP (°C): 14.0			
Relinquished by: (Signature)				Date/Time	Received by: (Signature)			Relinquished by: (Signature)			Date/Time	Received by: (Signature)						
Relinquished by: (Signature)				Date/Time	Received for Laboratory by:			Date/Time	Temperature of Samples			Shipping No.:						
Remarks: METALS: APPB/433				4/27/18	Gable Ortiz			4-27-18	5.3 °C									
PH TAKEN ON SITE																		

Faspro Technologies, Inc.

Aug-18

DATE:

METER:

05/09/18	5218000
11/09/17	5004000

214000

214000

Total Plant Flow	1646
Process	1486
Sanitary	160

130 work days

The maximum volume within the reporting period was estimated to be 3,092 gals.

04/24/28 5194567

04/25/18 5197659 3,092 gal

04/26/18 5198901 1,242 gal

04/27/18 5201573 2,672 gal



SCIENTIFIC CONTROL LABORATORIES, INC.
TESTING • CONSULTING

February 26, 2018

Mr. Richard Mikel
Elk Grove Village Fire Department
901 Wellington Ave.
Elk Grove Village, IL 60007

Re: Tier II Reporting

Dear Mr. Mikel,

Enclosed is the Tier II Report for the calendar year 2017 prepared for our client:

Faspro Technologies, Inc.
165 King Street
Elk Grove Village, IL 60007

as required under 40 CFR Part 370 of the Federal Community Right-To-Know Regulations.

Under 40 CFR 370.64(b), our client is requesting that their facility's chemical location information be withheld from public disclosure.

If you have any questions, please do not hesitate to call me at 773-254-2406 ext. 26.

Respectfully submitted,

Jeffrey Zak
Engineering Services



Viviana Gonzalez

From: Viviana Gonzalez <vgonzalez@sclweb.com>
Sent: Monday, February 26, 2018 8:25 PM
To: 'gary_kulhan@hotmail.com'
Subject: Tier II report for calendar year 2017 - FASPRO
Attachments: RY2017 TIER II - FASPRO.pdf

Dear Mr. Kulhan,
Attached is a pdf copy of the Tier II report for calendar year 2017 that has been prepared for our client:

**Faspro Technologies, Inc.
165 King Street
Elk Grove Village, IL 60007**

Included as an addendum is our client's site plan.

Under 40 CFR 370.64(b), our client is requesting that their facility's chemical location information, including all information listed on the site plan addendum, be withheld from public disclosure.

Should you have any questions, please feel free to contact me.

Thank you,

Viviana Gonzalez
Scientific Control Laboratories, Inc.
3158 S. Kolin Ave.
Chicago, IL 60623
Office: 773-254-2406 ext.10 | Fax: 773-254-6661

An A2LA, NADCAP, and NELAP Accredited Laboratory

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Illinois Emergency Management Agency
1035 Outer Park Drive, Springfield, IL 62704
Phone :217-558-0559, Fax :217-557-2145

Online TIER II MANAGER™ Tier II Reporting Year : 2017

Welcome Deanna, Faspro Technologies, Inc. Last Login: 02/26/2018, 08:03 PM

[Log Out](#)[Home](#) [Facilities](#) [My Account](#)

Active Facilities

 Subn Subn[Back](#)

All A B C D E F G H I J K L M N O P Q R S T U V W X Y Z Other

<u>State ID</u>	<u>Facility ID</u>	<u>Company Name</u>	<u>Facility Name</u>	<u>Address</u>	<u>County</u>	<u>Facility Status</u>	<u>City</u>	<u>LEPC</u>	<u>Fire Department</u>	<u>Latest Report</u>
State ID	Facility ID	Company Name	Facility Name	Address	All v		City	LEPC	Fire Department	
010323	8176	Faspro Technologies, Inc.	Faspro Technologies, Inc. (State ID: 010323)	165 King Street, Elk Grove Village, IL 60007	Cook	Active	Elk Grove Village	Cook Suburban	Elk Grove Village Fire Department	2017 Tier II Report Annual (02/26/2018) (Completed)

Total Results:1 Rows per page 10

Developed By IDSi

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Version:
5.2

Tier II Emergency and Hazardous Chemical Inventory**Facility Name: Faspro Technologies, Inc. State ID: 010323****Reporting Period From January 1, 2017 to December 31, 2017**
☒ Annual
 ☐ Update
 ☐ Revised
 ☒ Facility Information has changed from the last submission

Facility Identification				Owner/Operator Details	
State ID:	010323	LEPC:	Cook Suburban	Name:	Faspro Technologies, Inc.
Facility Name:	Faspro Technologies, Inc.	Lat/Long:	42.02968/-87.97806	Address:	500 Campus Drive
Company Name:	Faspro Technologies, Inc.	Maximum Occupants:	10		Arlington Heights, IL 60004, United States
Physical Location:	165 King Street, Elk Grove Village, IL 60007	Nature of Business:		Phone:	847-718-1142 Email: YKOCHUBII@fasprotech.com
County:	Cook	NAICS Code:	334419	Parent Company Details	
Fire Department:	Elk Grove Village Fire Department	SIC Code:	3679	Name:	
Phone:	847-718-1142	Dun and Brad No:	N/A	Dun and Brad No:	
☒ Manned ☐ Unmanned		EIN ID(Tax Number):		Address:	IL , United States
Email:	YKOCHUBII@fasprotech.com	FTE:		Phone:	
		Facility ID:	8176	Email:	
Subject to EPCRA Section 312 (Annual Inventory)?				☒ Yes ☐ No	
Subject to Emergency Planning under Section 302 of EPCRA (40 CFR part 355)?				☒ Yes ☐ No	
Subject to Section 112r of Clean Air Act (CAA)?				☐ Yes ☒ No	
RMP Facility ID:					
Subject to EPCRA Section 313 (Toxic Release Inventory - TRI)?				☐ Yes ☒ No	
TRI Facility ID:					
Mailing Address				Tier II Information Contact	
Company Name: Faspro Technologies, Inc.				Name: Yevhenii Kochubii	
Attention:				Title: Plant Manager	
Street Address 1: 165 King Street				Phone: 847-718-1142 x 700 24 Hr.Phone: 773-517-9233	
Street Address 2:				Email: ykochubii@fasprotech.com	
City: Elk Grove Village					
Zip: 60007					
State: IL					
Phone: 847-718-1142					
Country: United States					
Emergency Contacts				Facility Emergency Planning Coordinator	
Name		Title	Phone	24 Hr.Phone	Email
Yevhenii Kochubii		Plant Manager	847-718-1142 x 700	773-517-9233	ychubii@fasprotech.com
Nikita Postovalov		General Manager	847-718-1142 x 591	847-915-8803	nikitap@fasprotech.com
Certification: I certify under penalty of law that I have personally examined and am familiar with the information submitted in pages one through 5, and that based on my inquiry of those individuals responsible for obtaining the information, I believe that the submitted information is true, accurate and complete.					Optional Attachments
Yevhenii Kochubii, Plant Manager		2/26/2018 8:13:18 PM	847-718-1142 x 700	☒ <u>Site Plan</u>	
Name and official title of owner/operator or authorized representative		Date Signed	Telephone Number	☐ Site Coordinate Abbreviations	
				☐ Other Safeguard measures	
				☐ Facility Emergency Response Plan	

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Faspro Technologies, Inc. State ID: 010323

Reporting Period From January 1, 2017 to December 31, 2017

Chemical Description	Physical Hazards	Health Hazards					
Chemical ID: 861793 Check if Chemical Information is changed from the last submission: ☒ CAS #: 7783-50-8 Trade Secret: ☐ Chemical Name: FERRIC CHLORIDE EHS: ☐ Contains EHS: ☐ Exceeds TPQ: ☐ EHS Name: ☐ Pure ☒ Mix ☐ Solid ☒ Liquid ☐ Gas <u>MSDS</u> <u>SDS</u> Chemical Added On: Exceed TPQ On: Check if the chemical is below reporting threshold: ☐	☐ Combustible dust ☐ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☐ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☐ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☐ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☒ Respiratory or skin sensitization ☒ Serious eye damage or eye irritation ☐ Simple asphyxiant ☒ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)					
Inventory	Storage Codes & Location						
Max Daily Amt (lbs): 48423 Max Daily Amt Code: 07 Avg Daily Amt (lbs): 21677 Avg Daily Amt Code: 06 Max Amt in Largest Container (lbs): No of days onsite: 365	Container Type	Pressure	Temperature	Storage Location	Description	Lat/Long	Max Amt At Location(lbs)
	[C]Tank inside building (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	USED ETCHANT IN BULK STORAGE TANKS WITHIN CONTAINMENT AREA (Confidential)	(Confidential)	0/0	(Confidential)
	[R]Other Desc: (Confidential)	[1]Ambient pressure (Confidential)	[5]Greater than ambient temperature (Confidential)	ETCHING MACHINES (Confidential)	(Confidential)	0/0	(Confidential)
	[C]Tank inside building (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	BULK STORAGE TANKS FOR SPENT ETCHANT WITHIN CONTAINMENT AREA IN NORTHWEST CORNER OF BUILDING (Confidential)	(Confidential)	0/0	(Confidential)

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Faspro Technologies, Inc. State ID: 010323

Reporting Period From January 1, 2017 to December 31, 2017

[C] Tank inside building (Confidential)	[1] Ambient pressure (Confidential)	[4] Ambient temperature (Confidential)	BULK STORAGE TANK FOR VIRGIN ETCHANT WITHIN CONTAINMENT AREA IN NORTHWEST CORNER OF BUILDING (Confidential)	(Confidential)	0/0	(Confidential)
--	--	---	--	----------------	-----	----------------

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Faspro Technologies, Inc. State ID: 010323

Reporting Period From January 1, 2017 to December 31, 2017

Chemical Description	Physical Hazards	Health Hazards					
Chemical ID: 861792 Check if Chemical Information is changed from the last submission: ☒ CAS #: 7664-93-9 Trade Secret: ☐ Chemical Name: SULFURIC ACID EHS: ☒ Contains EHS: ☐ Exceeds TPQ: ☒ EHS Name: SULFURIC ACID ☒ Pure ☒ Mix ☐ Solid ☒ Liquid ☐ Gas <u>MSDS</u> <u>SDS</u> Chemical Added On: Exceed TPQ On: Check if the chemical is below reporting threshold: ☐	☐ Combustible dust ☒ Corrosive to metal ☐ Explosive ☐ Flammable (gases, aerosols, liquids, or solids) ☐ Gas under pressure ☒ Hazard Not Otherwise Classified (HNOC) ☐ In contact with water emits flammable gas ☐ Organic peroxide ☐ Oxidizer (liquid, solid or gas) ☐ Pyrophoric (liquid or solid) ☐ Pyrophoric gas ☐ Self-heating ☐ Self-reactive	☒ Acute toxicity (any route of exposure) ☐ Aspiration hazard ☐ Carcinogenicity ☐ Germ cell mutagenicity ☒ Hazard Not Otherwise Classified (HNOC) ☐ Reproductive toxicity ☒ Respiratory or skin sensitization ☒ Serious eye damage or eye irritation ☐ Simple asphyxiant ☒ Skin corrosion or irritation ☐ Specific target organ toxicity (single or repeated exposure)					
Inventory	Storage Codes & Location						
Max Daily Amt (lbs): 1298 Max Daily Amt Code: 04 Avg Daily Amt (lbs): 1114 Avg Daily Amt Code: 04 Max Amt in Largest Container (lbs): No of days onsite: 365	Container Type	Pressure	Temperature	Storage Location	Description	Lat/Long	Max Amt At Location(lbs)
	[E]Plastic or nonmetallic drum (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	CHEMICAL STORAGE AREA (Confidential)	(Confidential)	0/0	(Confidential)
	[C]Tank inside building (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	TIN PLATING TANKS (Confidential)	(Confidential)	0/0	(Confidential)
	[C]Tank inside building (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	ACID PRE-DIP TANK (Confidential)	(Confidential)	0/0	(Confidential)
	[R]Other Desc: (Confidential)	[1]Ambient pressure (Confidential)	[5]Greater than ambient temperature (Confidential)	MATERIAL PREP MACHINES (Confidential)	(Confidential)	0/0	(Confidential)
	[G]Carboy (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	CHEMICAL STORAGE AREA (Confidential)	(Confidential)	0/0	(Confidential)
	[R]Other Desc: (Confidential)	[1]Ambient pressure (Confidential)	[4]Ambient temperature (Confidential)	FORKLIFT BATTERY (Confidential)	(Confidential)	0/0	(Confidential)

Tier II Emergency and Hazardous Chemical Inventory

Facility Name: Faspro Technologies, Inc. State ID: 010323

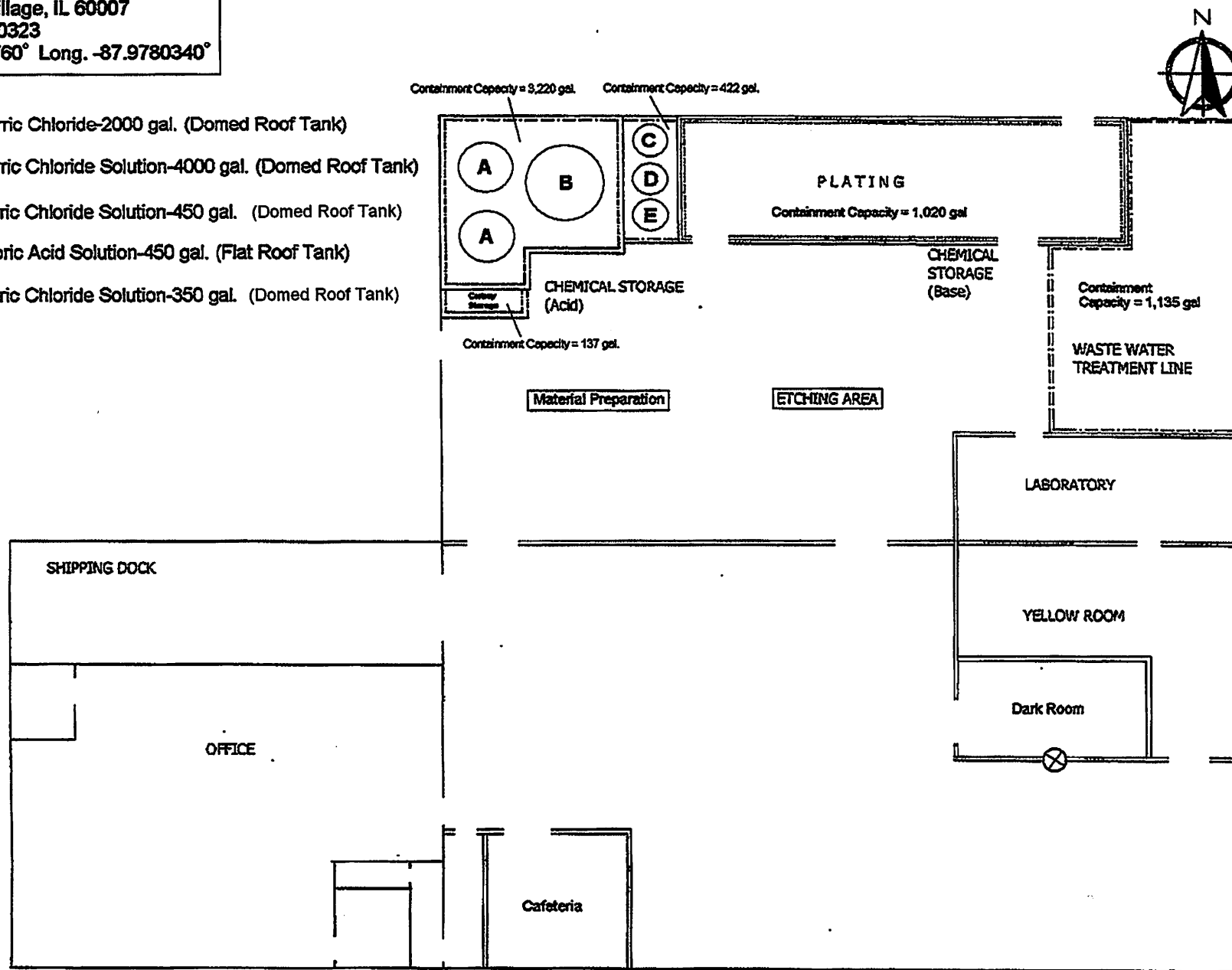
Reporting Period From January 1, 2017 to December 31, 2017

Chemical Amount Range Code & Description		
#	Code	Amount Range
1	01	[01] 0-99
2	02	[02] 100-499
3	03	[03] 500-999
4	04	[04] 1,000-4,999
5	05	[05] 5,000-9,999
6	06	[06] 10,000-24,999
7	07	[07] 25,000-49,999
8	08	[08] 50,000-74,999
9	09	[09] 75,000-99,999
10	10	[10] 100,000-499,999
11	11	[11] 500,000-999,999
12	12	[12] 1,000,000-9,999,999
13	13	[13] 10,000,000- Greater than 10 million

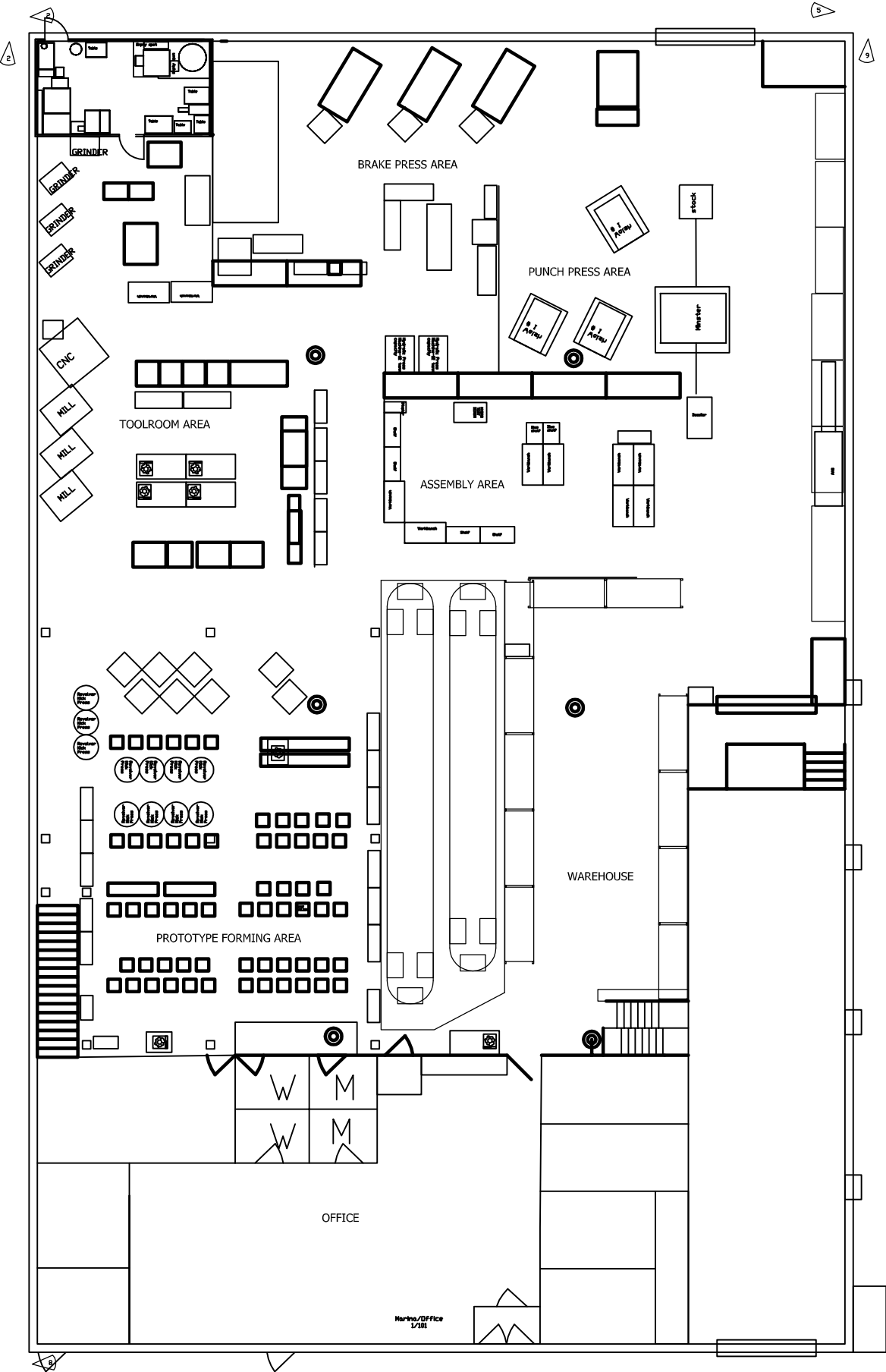
Fastpro Technologies, Inc.
 165 King Street
 Elk Grove Village, IL 60007
 User ID: 010323
 Lat. 42.029760° Long. -87.9780340°

02/27/15

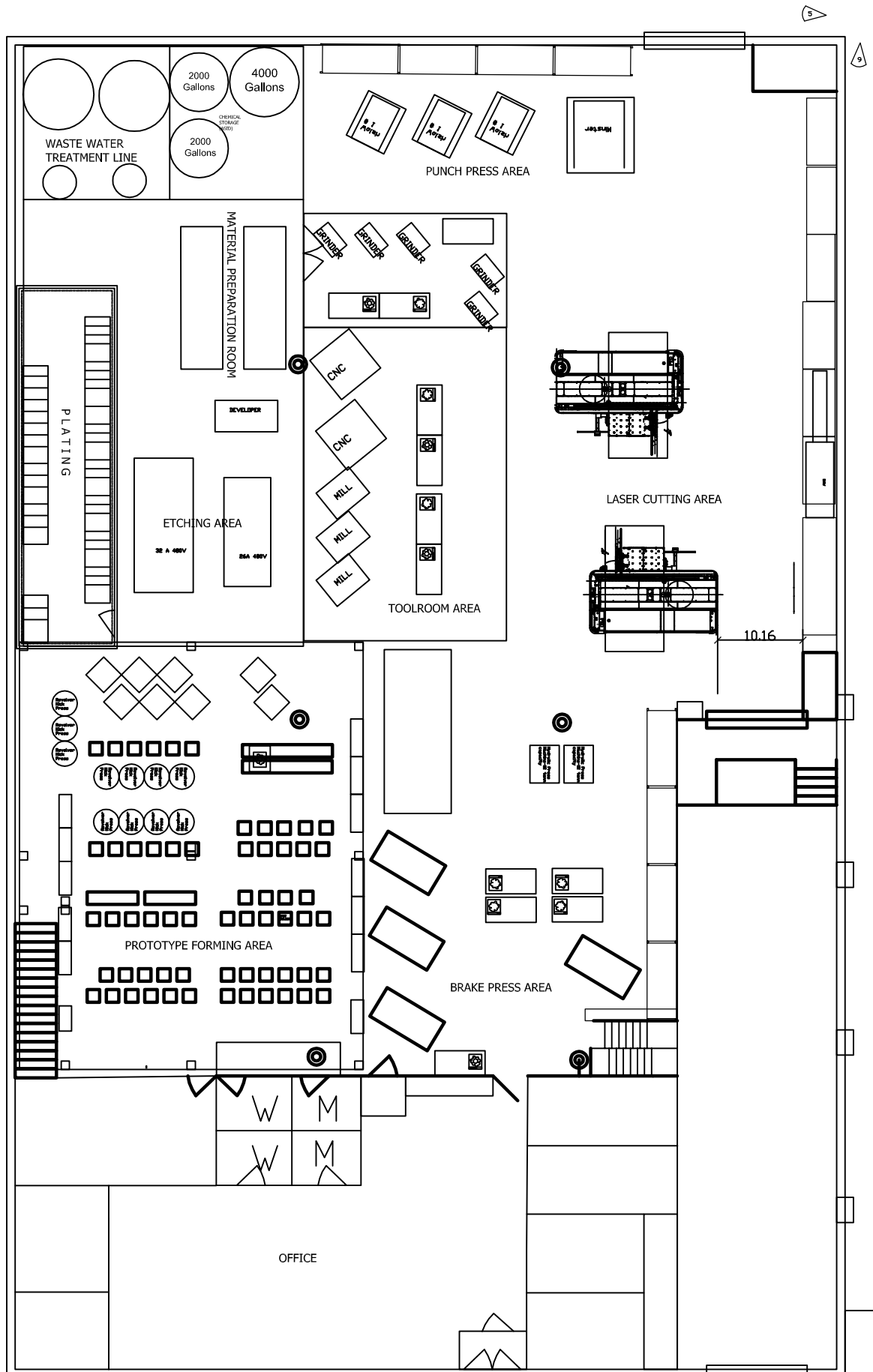
- A -- Spent Ferric Chloride-2000 gal. (Domed Roof Tank)
- B -- Virgin Ferric Chloride Solution-4000 gal. (Domed Roof Tank)
- C -- Used Ferric Chloride Solution-450 gal. (Domed Roof Tank)
- D -- Hydrochloric Acid Solution-450 gal. (Flat Roof Tank)
- E -- Used Ferric Chloride Solution-350 gal. (Domed Roof Tank)



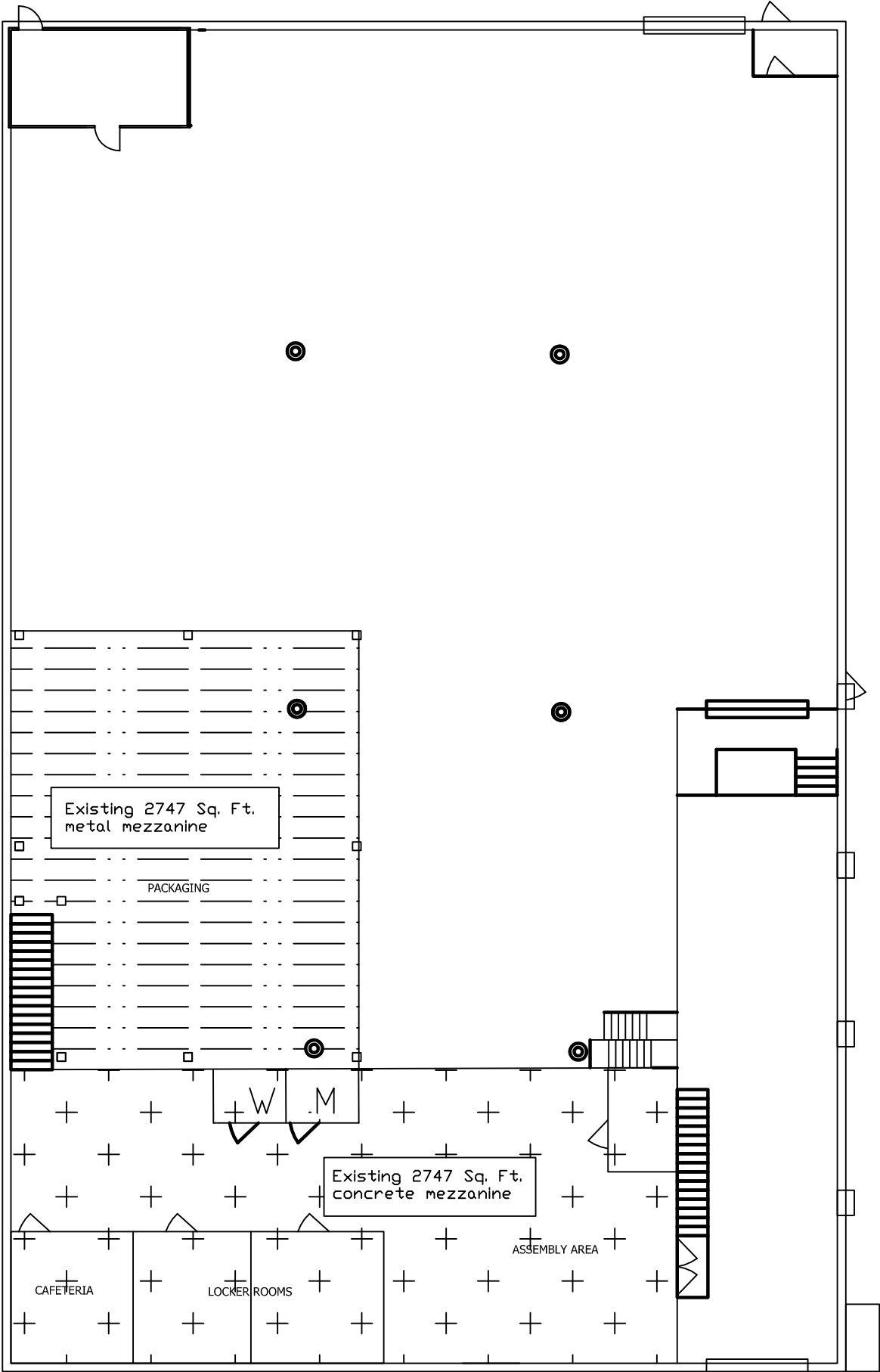
Current First floor layout



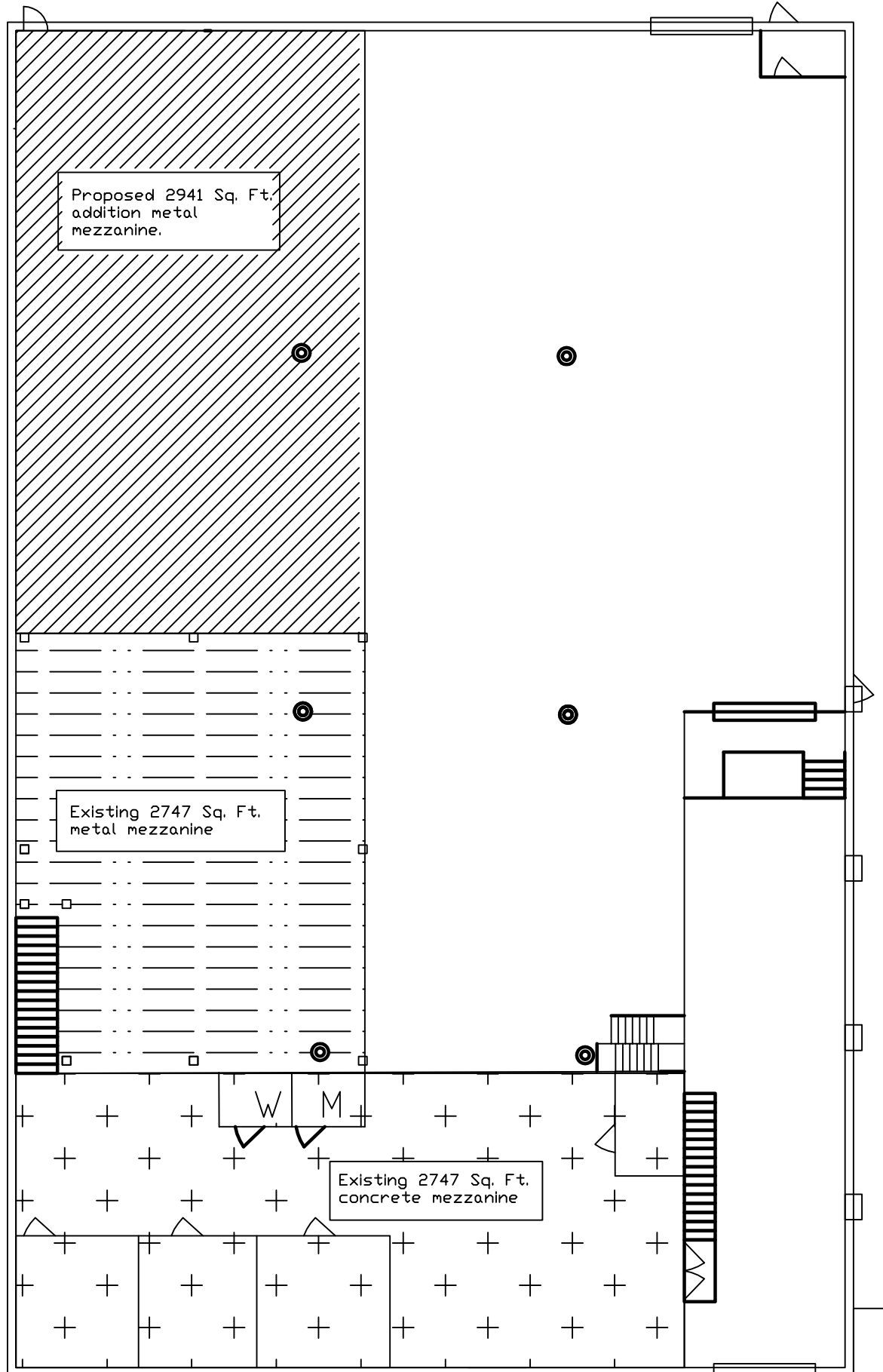
Proposed First floor layout



Current Second floor layout



Proposed Second floor layout





Item: Town & Country Mall - Outlot for Raising Cane's - SEC of Rand & Palatine Rd. - T1649

Department: Planning & Community Development

Requested Action

1. Amendment to Ordinance Planned Unit Development Ordinances #74-49 and #01-026.
2. Special Use Permit for a restaurant with a drive-through.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed amendment to Ordinance #74-49 and #01-026 to allow for development of an outlot within the Town & Country shopping center, and is generally supportive of the application subject to the following:

1. The petitioner shall provide written justification demonstrating conformance to the following Special Use criteria:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. A Design Commission application shall be required.
3. The site plan shall be modified to better align the proposed drive aisles to the existing drive aisles within the shopping center, to the extent feasible.

4. The petitioner shall provide a market study illustrating sufficient market demand for the proposed use at the proposed location.
5. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service) at relevant intersections, on-site circulation through the shopping center and outlot, trip generation and distribution, parking, and drive-through stacking. This study shall survey existing parking lot usage within the outlot area, as well as the surrounding overflow parking areas, at one-hour intervals over three days a week (including one Saturday per week) for a two-week period.
6. The petitioner shall provide information on the existing bicycle parking within the PUD. If a deficit of bicycle parking is present within the PUD, additional bicycle parking shall be provided.
7. The petitioner shall verify all information within Exhibit 1 is accurate and up-to-date.
8. IDOT approval shall be required for all work within the IDOT right-of-way.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Narrative

Conceptual Plans

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits



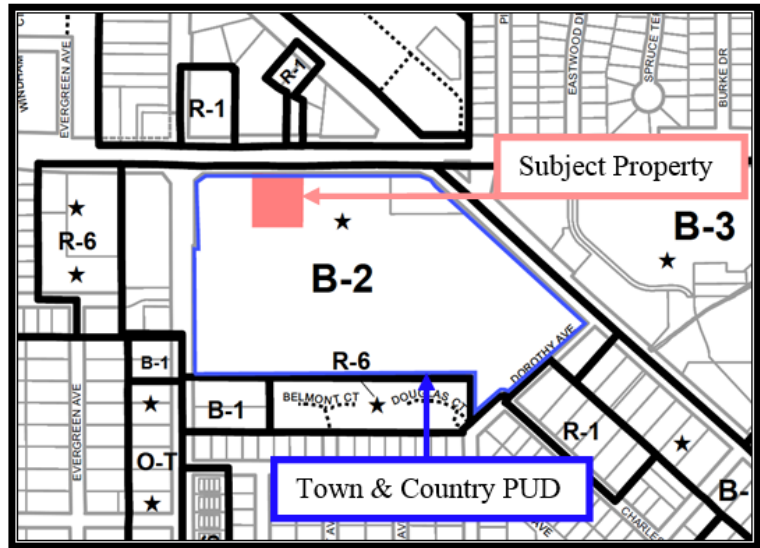
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1649
Project Title: Raising Canes Outlot
Address: Town & Country Shopping Center
PIN: 03-20-101-016

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 9, 2019
Date Prepared: December 31, 2018

Petitioner: Julie Olson
 CSRS, Inc.
Address: 6767 Perkins Road – Suite 200
 Baton Rouge, LA 70808

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One-Family Dwelling District, and B-2, General Business District	Bank, Auto Repair Facility, Multi-tenant commercial building	Commercial
South	B-1, Business District Limited Retail, and R-6, Multiple-Family Dwelling District	Office Building, Multi-family residential homes	Offices Only, Moderate Density Multi-family
East	B-3, General Service, Wholesale and Motor Vehicle District, and R-1, One-Family Dwelling District	Southpoint Shopping Center, Single-family residential homes	Commercial, Single-Family Detached
West	B-1, Business District Limited Retail, and B-2, General Business District	Multi-tenant shopping center, Bank	Commercial

Requested Action:

1. Amendment to Ordinance Planned Unit Development Ordinances #74-49 and #01-026.
2. Special Use Permit for a restaurant with a drive-through.

Variations Required:

1. None identified at this time.

Project Background:

Town and Country Shopping center is situated on 31.51 acres of land and is bounded by Arlington Heights Road, Palatine Road, and Rand Road. The shopping center was originally approved as a PUD in 1974 and was developed as a traditional mall with smaller interior tenant spaces anchored by large retail users at the ends, as well as a movie theater in the center of the facility. Over the years, the malls interior, (including the movie theater) suffered from decline and in 2001, the property owner was approved for a PUD amendment to “de-mall” the shopping center for a more conventional auto-oriented strip shopping center design. This change was implemented after approval to amend the PUD was granted by the Village Board.

As part of the 2001 revitalization plan, Walgreen’s was also approved to relocate from its existing location as part of the primary shopping center building into a new outlot building that was to be constructed at the northwest corner of the site where the BMO Harris bank is currently located. A new outlot building was to be constructed for the bank immediately east of the future Walgreen’s outlot building, on land that served as parking and is the subject of the present request. It should be noted that the proposed outlot building for Walgreen’s was never constructed, the BMO Harris Bank building still exists in its current location, and the subject portion of the site, which was to house the relocated bank, still exists as a parking field to serve the mall.

The petitioner is proposing construction of a 3,598 square foot outlot building on the northern side of the shopping center abutting Palatine Road. The building would house Raising Canes, a fast casual fried chicken restaurant that is based out of Louisiana. The restaurant would offer a drive-through as well as outdoor seating. Hours of operation are 10:00am-midnight on Sunday through Thursday, and 10:00am-2:00am on Friday and Saturday. Management anticipates a total of 12 employees onsite during peak shift.

Zoning and Comprehensive Plan

The subject property is within the B-2, General Business District, which permits restaurants with a drive-through as a Special Use. Although restaurants that are less than 4,000 square feet can qualify for a waiver from the Special Use Permit review process, since the proposal includes a drive-through lane and requires a PUD amendment, the restaurant is not eligible for a Special Use Permit waiver. As previously mentioned, the PUD must also be amended to allow for construction of the proposed outlot building. As part of the Special Use Permit review process, the petitioner will be required to provide written justification demonstrating compliance with the three standards for Special Use Permit approval, summarized below:

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

The site is designated as “Commercial” on the Comprehensive Plan and the proposed use is compatible with this designation. In order to demonstrate that the proposed restaurant is necessary for the public convenience, the petitioner will need to provide a market study establishing that there is sufficient market demand for the proposed restaurant at the proposed location. Staff is generally supportive of a restaurant use in this location and notes that the proposed building would be located near the center of the shopping center and would not be located in close proximity to any residential homes.

Site Plan, Building and Landscaping

Site circulation to the shopping center would not be altered with the current proposal and patrons of the proposed restaurant would utilize the current drive aisles into the shopping center for access to the outlot. Currently, access to the Town & Country shopping center comes from a full access signalized intersection with Rand Road, a right-in/right-out non-signalized intersection with Rand Road, a non-signalized right-in/right-out intersection with Palatine Road, and a full access signalized intersection with Arlington Heights Road. To improve site access to the outlot, the Staff Development Committee has asked the petitioner to revise the drive aisle leading from the outlot to the main circulation drive within the shopping center to better align with the existing drive-aisles in this location.

The building architecture will require Design Review. It is recommended that the design be compatible with the design of the existing shopping center in terms of style and materials. A three-foot tall landscape screen is required adjacent to parking areas, and shade trees shall be provided within all parking lot landscape islands at the end of all rows of parking.

The petitioner has noted that the proposed outlot will move forward as a new building on the existing platted lot within the shopping center, and no new subdivision has been proposed. The petitioner should note that if subdivision is proposed, it will trigger certain requirements relative to utilities, easements, and stormwater management on the site. Finally, it is recommended that the petitioner examine any Covenants, Conditions, or Restrictions that may be applicable to the shopping center, as well as any conditions of approval from the previously granted PUD for the Town & Country shopping center, which may govern/address usage of the outlot.

Traffic & Parking

Pursuant to Chapter 28, Section 6.12, the petitioner must provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service) at relevant intersections, on-site circulation through the shopping center and outlot, trip generation and distribution, parking, and drive-through stacking. The petitioner shall verify that the shopping center has the necessary cross access easements in place for vehicular circulation and that no such modifications are required as a result of the outlot development. The petitioner has proposed a pedestrian connection to the sidewalk along Palatine Road, which is located in IDOT right-of-way. Review and approval by IDOT within any portion of their right-of-way shall be required.

As previously identified, the subject property is currently improved with 115 parking spaces that serve the Town & Country shopping center. The proposed development would reduce this number to 48 spaces (loss of 67 parking stalls), however, the overall shopping center would still conform to code requirements (see **Exhibit 1** at the end of this report). The petitioner must provide up-to-date

information relative to the other users within the shopping center to verify that there have been no changes to the data within **Exhibit 1**, which may require coordination with the current property owner.

Staff has analyzed the proposed outlot to determine if it can stand alone relative to parking requirements and found that the site provides the necessary number of parking stall to conform to code requirements. Specifically, the zoning code requires 39 parking spaces for Raising Canes and the outlot would contain 48 parking spaces (surplus of 9 spaces on the outlot site) upon completion of the development. However, the parking study must survey existing parking lot usage within the outlot area, as well as the surrounding overflow parking areas, to determine if the outlot is currently used as overflow parking for the surrounding uses. Specifically, this survey should take place at one-hour intervals three days a week (including one Saturday per week) for a two-week period to ascertain existing parking demand in this area.

Staff notes that the amendment to the PUD will require that the entire shopping center comply with the newly established bicycle parking regulations (not just the outlot). The petitioner will need to provide details on the number and location of existing bicycle parking areas within the PUD (including the outlots), and that each tenant space will be no less than 200 feet from any bicycle parking area. The petitioner is encouraged to work with the shopping center property owner on addressing this requirement.

RECOMMENDATION

The Staff Development Committee reviewed the proposed amendment to Ordinance #74-49 and #01-026 to allow for development of an outlot within the Town & Country shopping center, and is generally supportive of the application subject to the following:

1. The petitioner shall provide written justification demonstrating conformance to the following Special Use criteria:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. A Design Commission application shall be required.
3. The site plan shall be modified to better align the proposed drive aisles to the existing drive aisles within the shopping center, to the extent feasible.
4. The petitioner shall provide a market study illustrating sufficient market demand for the proposed use at the proposed location.
5. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service) at relevant intersections, on-site circulation through the shopping center and outlot, trip generation and distribution, parking, and drive-through stacking. This study shall survey existing parking lot usage within the outlot area, as well as the surrounding overflow parking areas, at one-hour intervals over three days a week (including one Saturday per week) for a two-week period.

6. The petitioner shall provide information on the existing bicycle parking within the PUD. If a deficit of bicycle parking is present within the PUD, additional bicycle parking shall be provided.
7. The petitioner shall verify all information within **Exhibit 1** is accurate and up-to-date.
8. IDOT approval shall be required for all work within the IDOT right-of-way.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 31, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1649

Exhibit I: Parking Calculations

SPACE	SPACE SF	CODE USE	PARKING CALC SF	PARKING RATIO (1:X)	PARKING REQUIRED
Vacancy	1,294	VACANT	1,294	300	4
Walgreen's	17,498	Retail	17,498	300	58
Vacancy	50,041	VACANT	50,041	300	167
LA Fitness	50,003	Health Club	50,003	250	200
Great Clips	1,056	Beauty Shop	1,056	250	4
Sally Beauty Supply	1,965	Retail	1,965	300	7
Jo-Ann Fabrics	29,887	Retail	36,796	300	123
Palm Beach Tan	2,602	Beauty Shop	2,602	250	10
Dick's Sporting Goods	51,330	Retail	51,330	300	171
Catherine's	6,073	Retail	6,073	300	20
Golden Corral	10,618	Restaurant	4,080	45	91
Vision Works	3,528	Retail	3,528	300	12
Vacancy	41,722	VACANT	41,722	300	139
Best Buy*	44,365	Retail	44,365	300	148
Burger King	2,995	Restaurant	1,260	45	28
BMO Harris Bank	4,146	Retail	4,146	300	14
Verizon	4,220	Retail	4,220	300	14
PROPOSED - Raising Canes	3,598	Restaurant	1,754	45	39

Town & Country Shopping Center
12/17/2018

TOTAL PARKING REQUIRED	1,249
TOTAL PARKING PROVIDED	1,520
SURPLUS (DEFICIT)	271



Map created on December 31, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Addresses and Parcel Lines for Photo View

Parcel Boundary





December 18, 2018

Operations Information for:
Raising Cane's Chicken Fingers
(Town & Country Center)
E. Palatine Rd.
Arlington Heights, IL 60004

Raising Cane's is pleased to propose a new drive-thru restaurant at Town & Country Center, 445 Palatine Rd, Arlington Heights, Illinois.

General Information

Raising Cane's was founded by Todd Graves in 1996 in Baton Rouge, LA. Raising Cane's is a restaurant company that has ONE LOVE – quality chicken finger meals. Cane's is known for its great crew, cool culture and active community involvement.

We provide the community with authentic food that is praised for its freshness. Cane's does not use microwaves or heat lamps to cook or heat its meals. Deliveries are made three times a week to ensure a fresh menu at all times. Cole slaw and lemonade are made fresh daily. Delivery hours are anticipated to be between 4:00am and 9:00am. Hours maybe subject to change, but will not fall within the restaurant business hours. This is the same for trash pickup.

Our restaurant located in the Town & Country Center 445 Palatine Road, near the intersection of Palatine & Rand Road, will operate seven days a week. Anticipated business hours are 10:00am to 12:00am Sunday through Thursday, and 10:00am to 2:00am Friday and Saturday. The restaurant can comfortably seat approximately 101 people and will employ approximately 12 employees per shift.

Please contact me directly if there are any questions at 972-769-3364 or lmccormack@raisingcanes.com.

Sincerely,

A handwritten signature in blue ink that reads "LuAron McCormack". The signature is stylized with a large, looped "L" and "M".

LuAron McCormack
Raising Cane's
Development Manager

December 18, 2018

Narrative for
Raising Cane's Chicken Fingers
(Town & Country Center)
E. Palatine Rd.
Arlington Heights, IL 60004

Raising Cane's is pleased to propose a new drive-thru restaurant in the Town & Country Center 445 Palatine Rd, Arlington Heights, Illinois.

Site and Building Characteristics

The proposed new Raising Cane's Chicken Fingers Restaurant will be developed in an existing parking lot in the Town & Country Center near the intersection of Palatine & Rand Road. The 0.957-acre site will contain extensive planting of quality landscaping materials to uphold and enhance the visual appeal of the community.

The design of the 3,598 square foot building uses building plane offsets, variation of parapet elevations, metal awnings, and contrasting masonry materials to define architectural massing and create an interesting visual aesthetic.

The rooftop equipment will be screened from public view using an exterior roof screen that will have a stucco finish. The dumpsters will be screened with an 9'-6" foot-tall masonry enclosure to match the building.

Access and Parking

Primary vehicular access to the shopping center is provided by a shared access drive connecting to E. Palatine Rd. near the northeast corner of the site. Secondary access is provided through three shared access drives in the northwest, southwest, and southeast corners of the site. Pedestrian access will be provided via a walkway from the E. Palatine Rd. public sidewalk to the proposed ADA parking, and the side entry of the building.

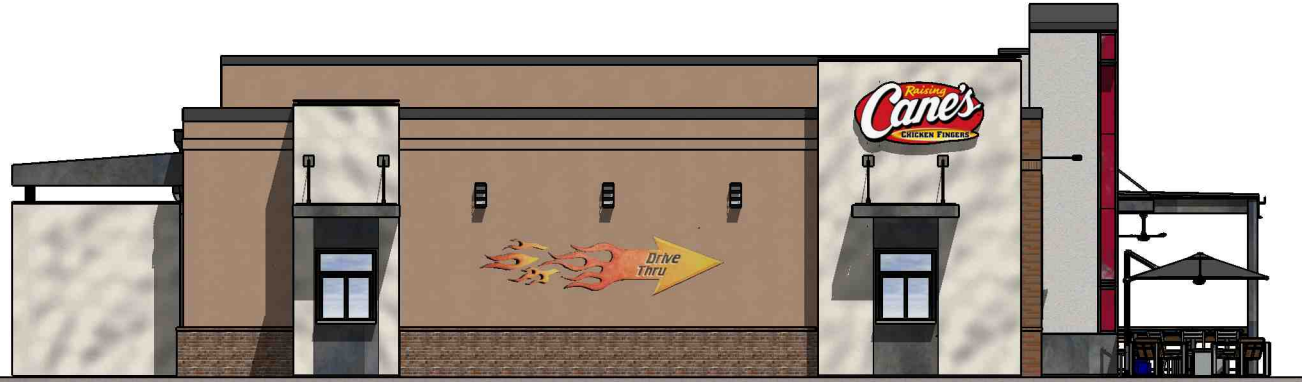
The proposed Raising Cane's Restaurant will provide 46 parking spaces including two accessible parking spaces. There are 39 parking spaces required based on parking calculations of 1 space per 45 SF the seating area (including patio seating). Furthermore, a bike rack is provided to accommodate up to 5 bicycles.

Sincerely,
Julie Olson
CSRS, Inc

PT-1 ELEVATIONS



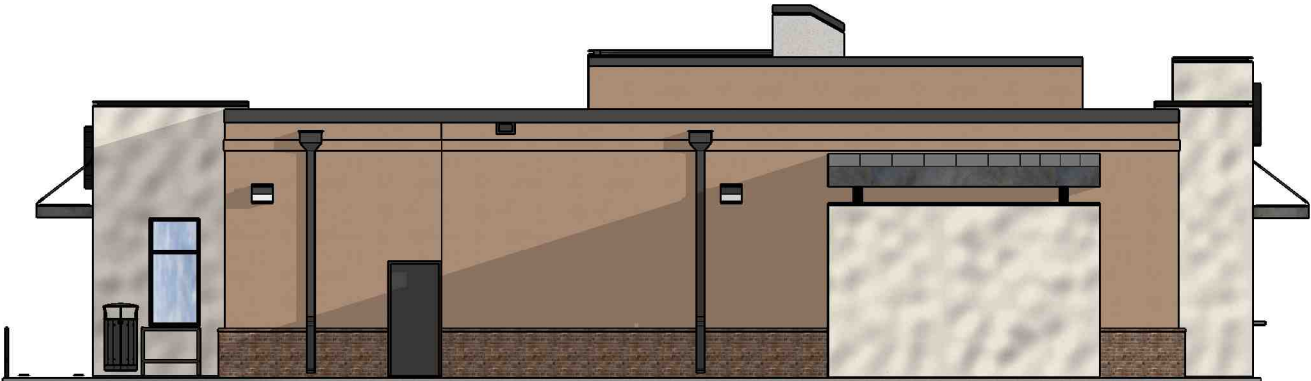
FRONT ENTRY ELEVATION
SCALE: 1" = 12'-0"



DRIVE THRU ELEVATION
SCALE: 1" = 12'-0"



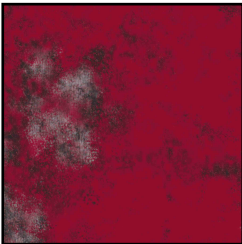
SIDE ENTRY ELEVATION
SCALE: 1" = 12'-0"



REAR ELEVATION
SCALE: 1" = 12'-0"

MATERIAL FINISHES

M1



RECLAIMED METAL PANEL:
VINTAGE CAR HOOD
OCCURS AT FACE OF "I" ONLY

M2



BELDEN, ROMAN BRICK MASONRY
MEDIUM RANGE, SMOOTH, IRON
SPOT. HORIZONTAL MORTAR TO
MATCH LATICRETE "HEMP"
WEATHERED STRIKE JOINTS.
VERTICAL MORTAR TO MATCH
TERRA COTTA. JOINTS FLUSH
WITH FACE.

M3



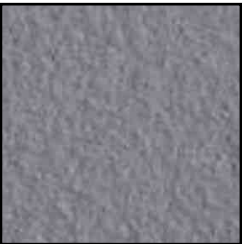
"382 TAMALES" APPLIED OVER
PORTLAND CEMENT STUCCO.

M4



GC'S STEEL FABRICATORS: RAW
STEEL SANDBLASTED W/
EXPOSED WELDS CLEAR COAT
FLAT FINISH

M5



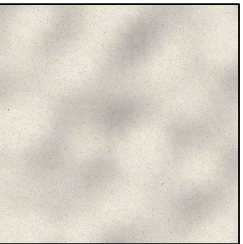
"132 MOUNTAIN FOG" APPLIED
OVER PORTLAND CEMENT STUCCO

M6



BORAL: "ALAMO" MODULAR
BRICK ON NON-FULL HEIGHT
WALLS, SACK RUB FINISH.

M7



LIMESTONE PLASTER OVER
SUBSTRATE.

M8

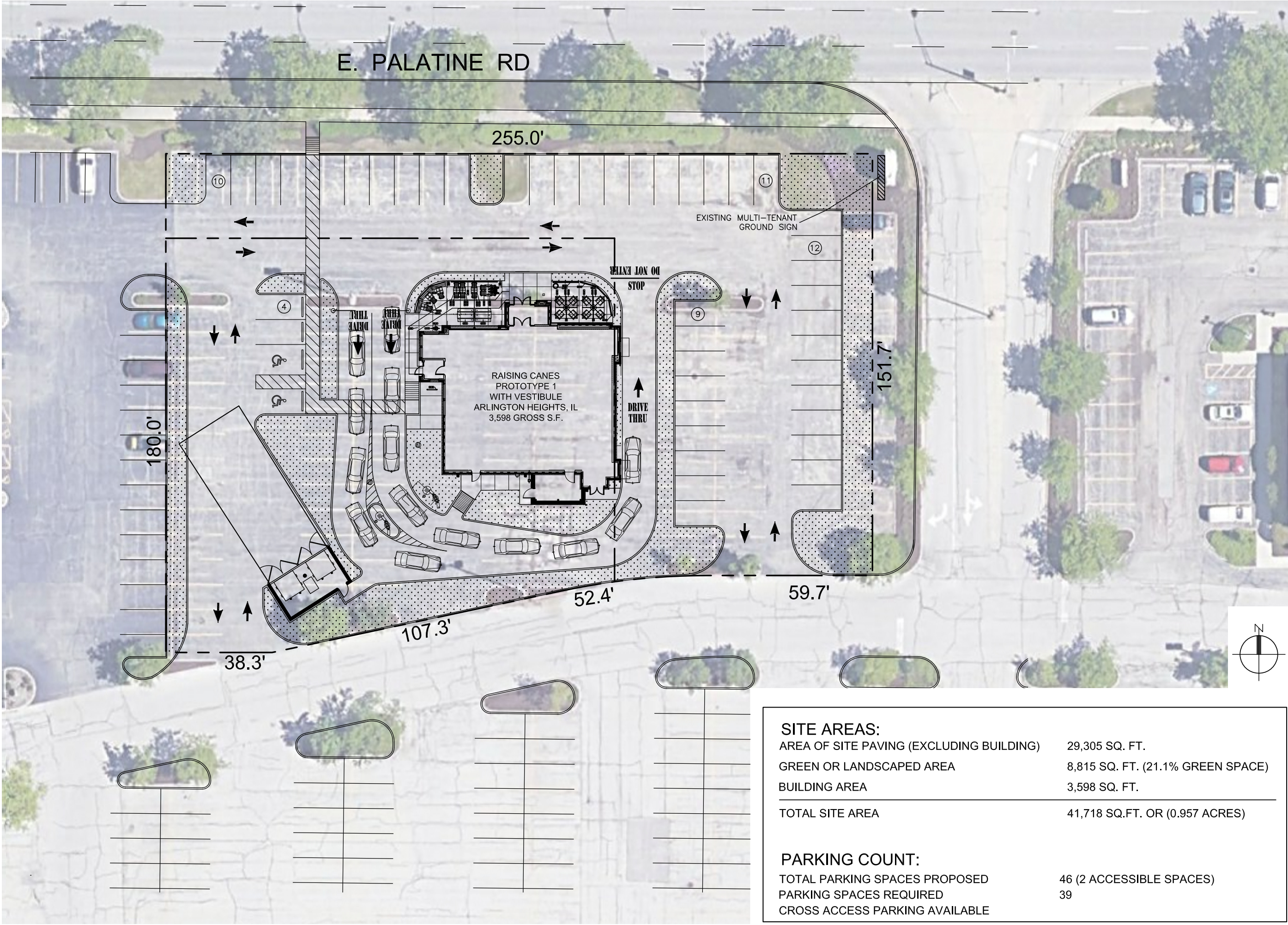


KAWNEER -ALUMINUM
STOREFRONT SYSTEM
FINISH: #40 DARK BRONZE
ANODIZED AA-M10C21A44 / AA-
M45C22A44 ARCHITECTURAL
CLASS I



PT-1





SITE AREAS:	
AREA OF SITE PAVING (EXCLUDING BUILDING)	29,305 SQ. FT.
GREEN OR LANDSCAPED AREA	8,815 SQ. FT. (21.1% GREEN SPACE)
BUILDING AREA	3,598 SQ. FT.
TOTAL SITE AREA	41,718 SQ.FT. OR (0.957 ACRES)

PARKING COUNT:	
TOTAL PARKING SPACES PROPOSED	46 (2 ACCESSIBLE SPACES)
PARKING SPACES REQUIRED	39
CROSS ACCESS PARKING AVAILABLE	



Proposed Store:
Raising Cane's
Site Sketch
E. Palatine Rd.
Arlington Heights, IL

Prototype 1
With Vestibule

Architect Information:
CSRS
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csronline.com

Site Data:	
Zoning	TBD
Setbacks	Front: -
	Side: -
	Rear: -
Flood Zone	Zone: -
B.F.E	To be determined

Statistics:	
Total area	41,718 sf
Parking Spaces	48
Required Spaces	36
Drive-Thru stack	-
IECC Climate Zone	-

Site Sketch

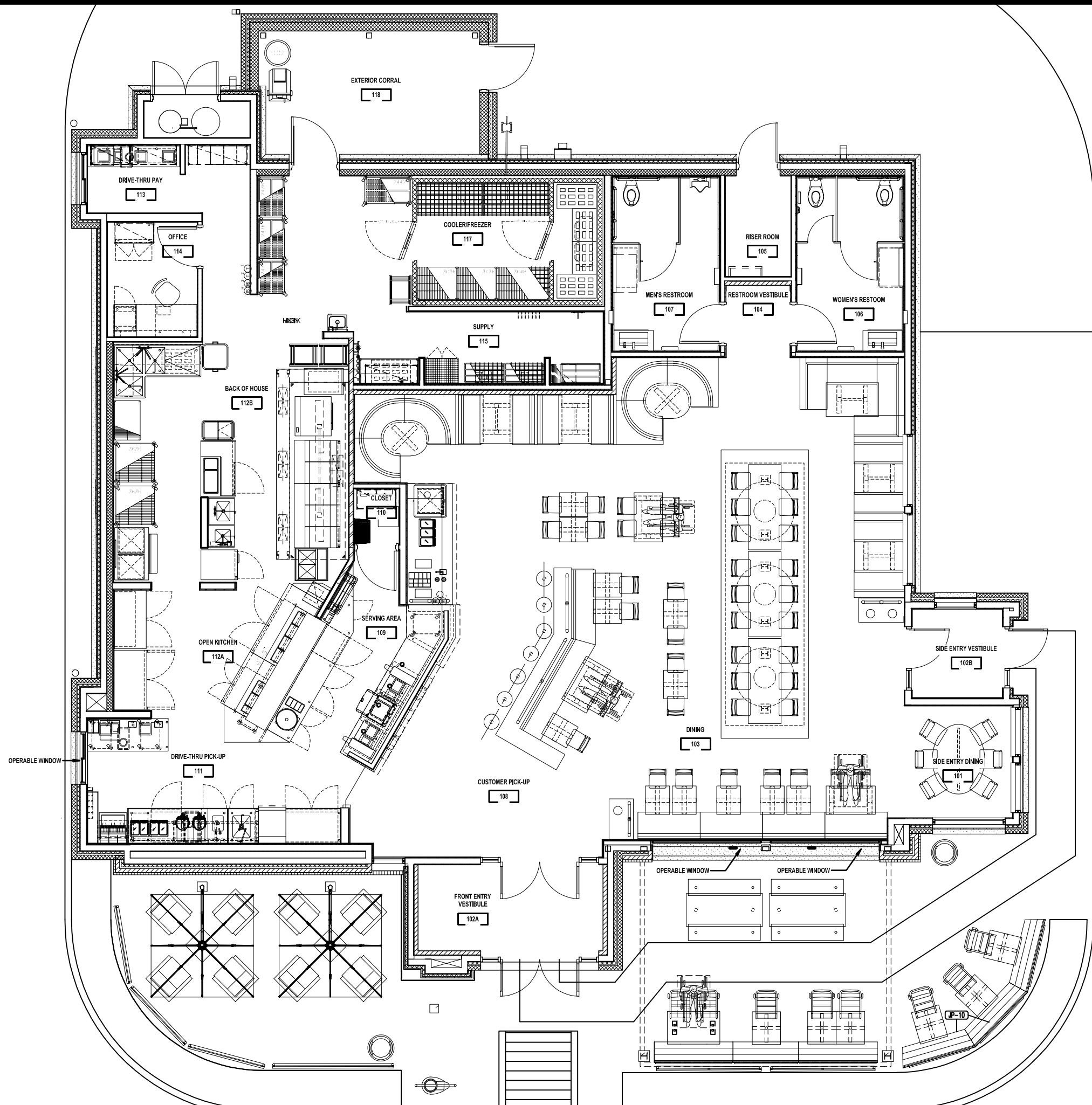
Date:	12/3/18
Revised:	-
Scale:	1/32"=1'



Drawn By: CSRS

Study Number:

SD-5.0



Prototype Issue Date: 08/10/2016

Store:

**Raising Cane's Restaurant #
Address, City, State ZIP
P1C**

Designer's Information:

CSRS
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csronline.com

Prototype Phase / Date: 4.1 / 09-28-2018

CSRS Project No. 000000.00.000

CSRS Project Manager: XYZ

FOR REVIEW

Professional of Record:

Sheet Revisions: (sheet specific per Designer)

#	Date	Description

Sheet Title:
EQUIPMENT KEY PLAN

Consultant Project No.

Consultant PM

Sheet Number:

PDR 3



Item: Yamada Building Expansion - 955 E. Algonquin Rd. - T1650

Department: Planning & Community Development

Requested Action

1. Amendment to Ordinance 81-112, 82-146, 89-027, and 92-011 to allow for a building addition.

Variations Required

1. Variation to Chapter 28, Section 10.2-8, to allow for a drive aisle width of 11 feet where 12 feet is required.
2. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the end of certain parking rows.
3. Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

The Staff Development Committee reviewed the proposed amendment to Ordinance numbers 81-112, 82-146, 89-027, and 92-011 to allow for a building addition, as well the following variations:

- Variation to Chapter 28, Section 10.2-8, to allow for a drive aisle width of 11 feet where 12 feet is required.
- Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the end of certain parking rows.
- Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

The Staff Development Committee is generally supportive of the application, subject to the following:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:

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

2. The petitioner shall provide further details on expected delivery times and schedules.

3. The petitioner shall provide a parking survey at 1-hour intervals over a three-day period while the business is in operation.

4. The petitioner shall add the required four bicycle parking spaces to the site or provide clarification as to whether these parking spaces currently exist on the site.

5. The relocated transformer shall be buffered with a masonry wall and landscaping on three sides.

6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

Plat of Survey

Plans

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



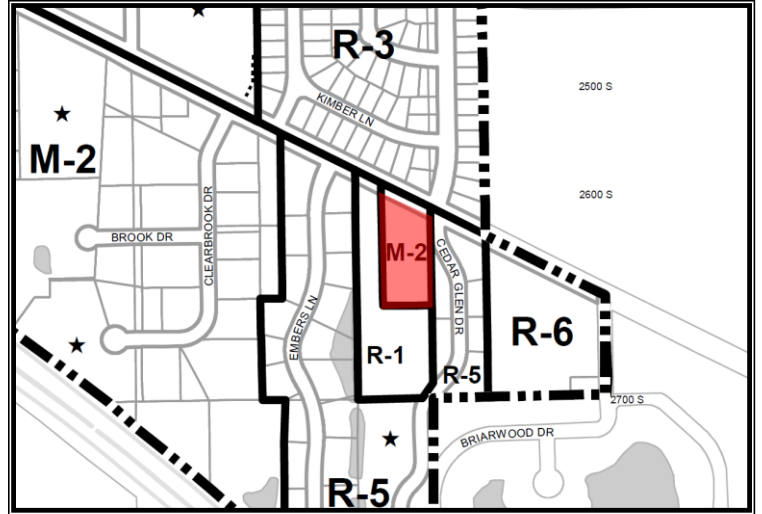
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1650
Project Title: Yamada Building Expansion
Address: 955 E. Algonquin Road
PIN: 08-15-303-013

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 9, 2019
Date Prepared: December 28, 2018

Petitioner: Kevin Sherman
 Sherman Construction LLC
Address: 62 E Surrey Lane
 Barrington Hills, IL 60010

Existing Zoning: M-2: Limited Heavy Manufacturing District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-1, One-Family Dwelling District	Self Storage Facility (Public Storage)	Offices Only
East	R-5, One-Family Dwelling District	Lost Creek Townhomes	Moderate Density Multi-Family
West	R-1, One-Family Dwelling District	Self Storage Facility (Public Storage)	Offices Only

Requested Action:

1. Amendment to Ordinance 81-112, 82-146, 89-027, and 92-011 to allow for a building addition.

Variations Required:

1. Variation to Chapter 28, Section 10.2-8, to allow for a drive aisle width of 11 feet where 12 feet is required.
2. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the end of certain parking rows.
3. Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The subject property is zoned M-2, Limited Heavy Manufacturing District, and the property is 95,082 square feet in size (2.18 ac.). The site is occupied by a 42,422 sq. ft. office/warehouse building and is home to Yamada Inc., a manufacturer of pumps and pump equipment. The property was originally rezoned in 1981 to a manufacturing zoning classification, and as part of the rezoning approval, development plans were approved to allow for the current building on the property. A subsequent land use variation to allow a furniture store (Cort Furniture) was approved in 1982, and later amended in 1988 and 1992. The furniture store has since closed and the site is presently occupied by Yamada.

Yamada uses the site primarily as a warehouse, with some light assembly functions occurring within the building and approximately 6,300 square feet of floor area used as office space. The petitioner is proposing a 8,063 square foot second floor addition to the building, which would be built over an existing parking area on the east side of the site. The proposed addition represents a 19% increase in overall floor area, and an amendment to the previously granted ordinances is required. If approved, the addition would allow the business to shift all offices currently located on the first floor to the newly constructed second floor area. This would free up square footage on the first floor to be used as additional warehouse space. Since the increased floor area would be used as new storage/warehouse space, no increase in the number of employees is expected.

Zoning and Comprehensive Plan

The current zoning permits offices, light assembly, and warehouse uses, however, the previously approved ordinances that govern the property must be amended to accommodate for the building addition. The proposed use, as a warehouse with offices, is compatible with the surrounding property to the west, which is a self storage facility. The proposed action would allow for increased office space on the subject property, and is therefore consistent with the current Comprehensive Plan designation of "Offices Only".

Building, Site, Landscaping:

The petitioner will be required to submit a Design Commission application for the proposed building addition. The Building Department has provided preliminary feedback to the petitioner, and indicated that they believe the existing fire lanes will be sufficient to conform to code requirements and fire protection to the site will not be compromised by the second floor addition. However, in construction of the second floor area above the existing parking spaces, certain landscape islands will be removed and are not proposed to be replaced. Therefore, the following variation is required:

- **Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the end of certain parking rows.**

In order to justify said request, the petitioner must provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below.

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

On a preliminary basis, staff is supportive of this variation since a shade tree and landscaping underneath the second floor addition is not practical.

The existing drive aisle on the north side of the site is 11' wide with four 9' wide parallel parking stalls along one side, which spaces were not shown on any of the original plans approved for this development. The drive aisle lacks the minimum required drive aisle width to support parallel parking and it should be noted that the petitioner is proposing to shift these four parking stalls further down the drive aisle to allow for enhanced maneuverability. However, since the drive aisle does not meet the required width, the following variation is necessary:

- **Variation to Chapter 28, Section 10.2-8, to allow for a drive aisle width of 11 feet where 12 feet is required.**

The petitioner must provide the necessary justification for said variation, or must modify the drive aisles so that they conform to code requirements. Staff notes that these four parking spaces are needed to comply with parking requirements.

Finally, an existing transformer is located on the side of the building where the proposed 2nd floor addition will be located. This transformer will be relocated to the front of the building, and staff is requesting that this element be screened with a masonry wall along three sides that is buffered with landscaping.

Parking and Traffic:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. Given that the proposed building addition is not expected to increase the number of, staff may be amenable to a variation to waive the traffic and parking study requirements. However, the petitioner will need to provide the necessary justification for any such variation, as per the four criteria of approval. Given the increase in warehouse space, the petitioner should provide information on delivery times and whether the number of deliveries/shipments will increase as a result of the increase in warehouse size.

With regards to parking, the site appears to comply with code requirements, which mandate that 49 parking spaces are required on the site (50 parking spaces are proposed). **Table 1** at the end of this report summarizes the parking requirement for this use. It should be noted that recent

changes to the Illinois Accessibility Code allows abutting handicap accessible parking stalls to share an accessible aisle. The petitioner is encouraged to redesign the handicap parking stalls to take advantage of this new change, which would increase the total number of onsite parking stalls to 51. Finally, in order to demonstrate that onsite parking is sufficient to meet demand, the petitioner shall survey the existing parking lot at one-hour intervals over a three-day period and provide this data as part of the Plan Commission application.

Per the Village's recently adopted bicycle parking regulations, four bicycle parking spaces must be provided on the site. The petitioner must verify if any onsite bicycle parking spaces exist on the property, and if not, the plans must be amended to show the provision of these required four spaces.

RECOMMENDATION

The Staff Development Committee reviewed the proposed amendment to Ordinance numbers 81-112, 82-146, 89-027, and 92-011 to allow for a building addition, as well the following variations:

- Variation to Chapter 28, Section 10.2-8, to allow for a drive aisle width of 11 feet where 12 feet is required.
- Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the end of certain parking rows.
- Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

The Staff Development Committee is generally supportive of the application, subject to the following:

1. The petitioner shall provide written justification to the following hardship criteria for each variation requested:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall provide further details on expected delivery times and schedules.
3. The petitioner shall provide a parking survey at 1-hour intervals over a three-day period while the business is in operation.
4. The petitioner shall add the required four bicycle parking spaces to the site or provide clarification as to whether these parking spaces currently exist on the site.
5. The relocated transformer shall be buffered with a masonry wall and landscaping on three sides.

6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 31, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1650

Table I: Parking Calculations

Address	Tenant	Code Uses	Number of Employees	Number of Vehicles	Gross Square Footage	Parking Ratio (1:X)	Parking Required
955 W Algonquin Rd.	Yamada	Office	-	-	12,097	1 Space per 300 Sq. Ft.	40.3
		Warehouse/Assembly	15	1	38,388	1 space per 2 employees + 1 space per vehicle used in conduct of the enterprise	8.5
Total Parking Required							49
Total Parking Provided							50
Surplus/(deficit)							1



Map created on December 31, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**Yamada America Inc.
955 E Algonquin Rd
Arlington Heights, IL 60005**

December 20, 2018

General Description of business: Yamada America is a manufacturer and distributor of pneumatic powered fluid pumps. Manufacturing of the pumps occur elsewhere and not on site. The following are the activities that of the business at the 955 building:

1. **Warehousing:** Most of the building is devoted to warehouse storage of pumps and parts.
2. **Shipping & Receiving:** Fully assembled pumps and parts are received and stored. Pumps and parts are then shipped to customers as ordered.
3. **Light manufacturing/assembly:** Where special pump applications are necessary, pumps are disassembled and reassembled with certain special order parts as required for the customer's application.
4. **Business administration:** Office area accommodates general administration, sales, IT, logistics and other typical office functions.

Hours of operation: Normal business hours are Mon-Fri 8:00AM-5:00PM.

Number of employees: Currently 17 office & 15 warehouse. We don't anticipate a future increase staff due to the project, as the primary purpose of the project is to increase warehouse capacity. An additional benefit is improved office space quality and functionality.

General Project Description

1. Convert 6,396sf of existing office area into warehouse use.
2. Construct 8,063sf office addition over the existing parking lot on the east side of the building with covered parking below and an open perimeter.

Existing building gross area & height = 42,422sf & 21'-6"

Proposed building gross area & building addition height = 50,485sf & 23'-0"

Existing parking spaces = 48, Proposed parking spaces = 50

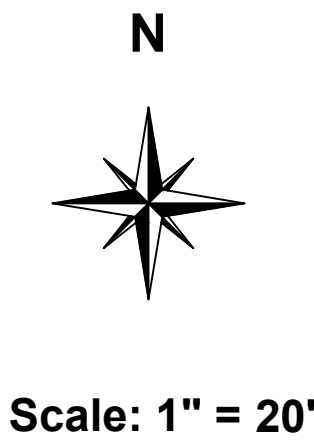
Existing loading berths = 6, No change proposed.

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 1 IN ALGONQUIN ROAD COMMERCE CENTER RESUBDIVISION OF LOT 4 IN OWNER'S SUBDIVISION OF THE WEST 15 RODS OF THE SOUTHEAST QUARTER AND THE EAST 46/80THS (AS MEASURED ON THE NORTH AND SOUTH LINES) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 955 E. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.



Scale: 1" = 20'

G:\EaglePoint\Projects\11600\11608\Area Map 2.bmp

SITE LOCATION

THE UTILITIES SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE RECORDS ON FILE.

BUILDING FOOTPRINT AREA: 38,843.80 SQ. FT. (0.89 ACRES)

PARKING SPACES: STANDARD = 045
HANDICAP = 02

LOT AREA: 95,041.68 SQ. FT. (2.18 ACRES)

* THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
* ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 990035132 PREPARED BY TICOR TITLE INSURANCE COMPANY DATED 03/24/2006 AND PLAT OF SUBDIVISION RECORDED IN COOK COUNTY, ON 06/16/82, AS DOCUMENT # 26261911.
* UTILITIES LOCATED BY JULIE, DIG # A0990277.
* NO OTHER OBSERVABLE EVIDENCE OR SURFACE INDICATIONS OF UNDERGROUND EASEMENTS WERE VISIBLE AT THE TIME THE PRESENT SURVEY WAS MADE.

CERTIFY TO: - YAMADA AMERICA, INC.
- OAK BROOK BANK
- TICOR TITLE INSURANCE COMPANY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B1, 8, 9, 10, AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

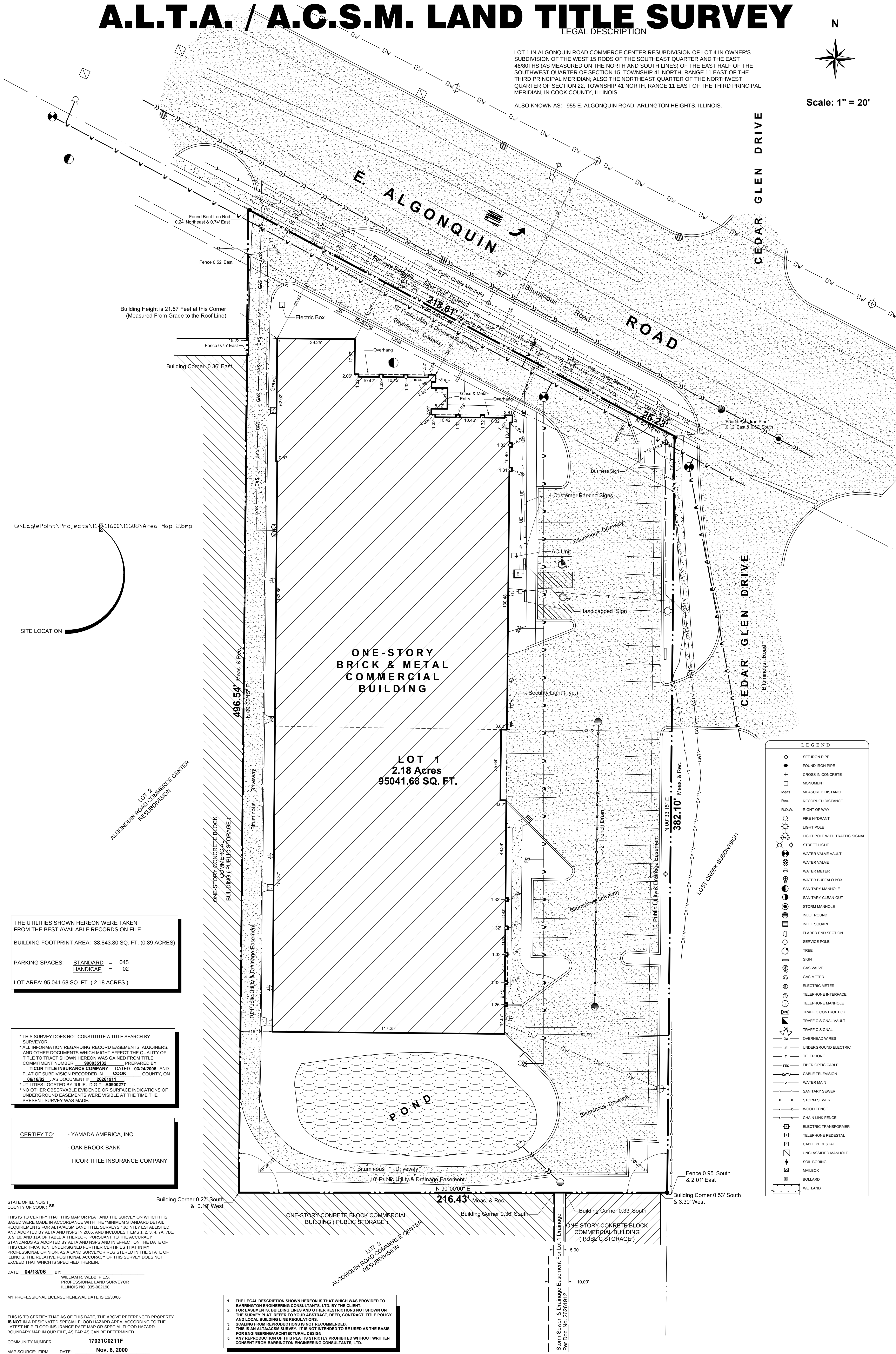
DATE: 04/18/06 BY: WILLIAM R. WEBB, P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-002190

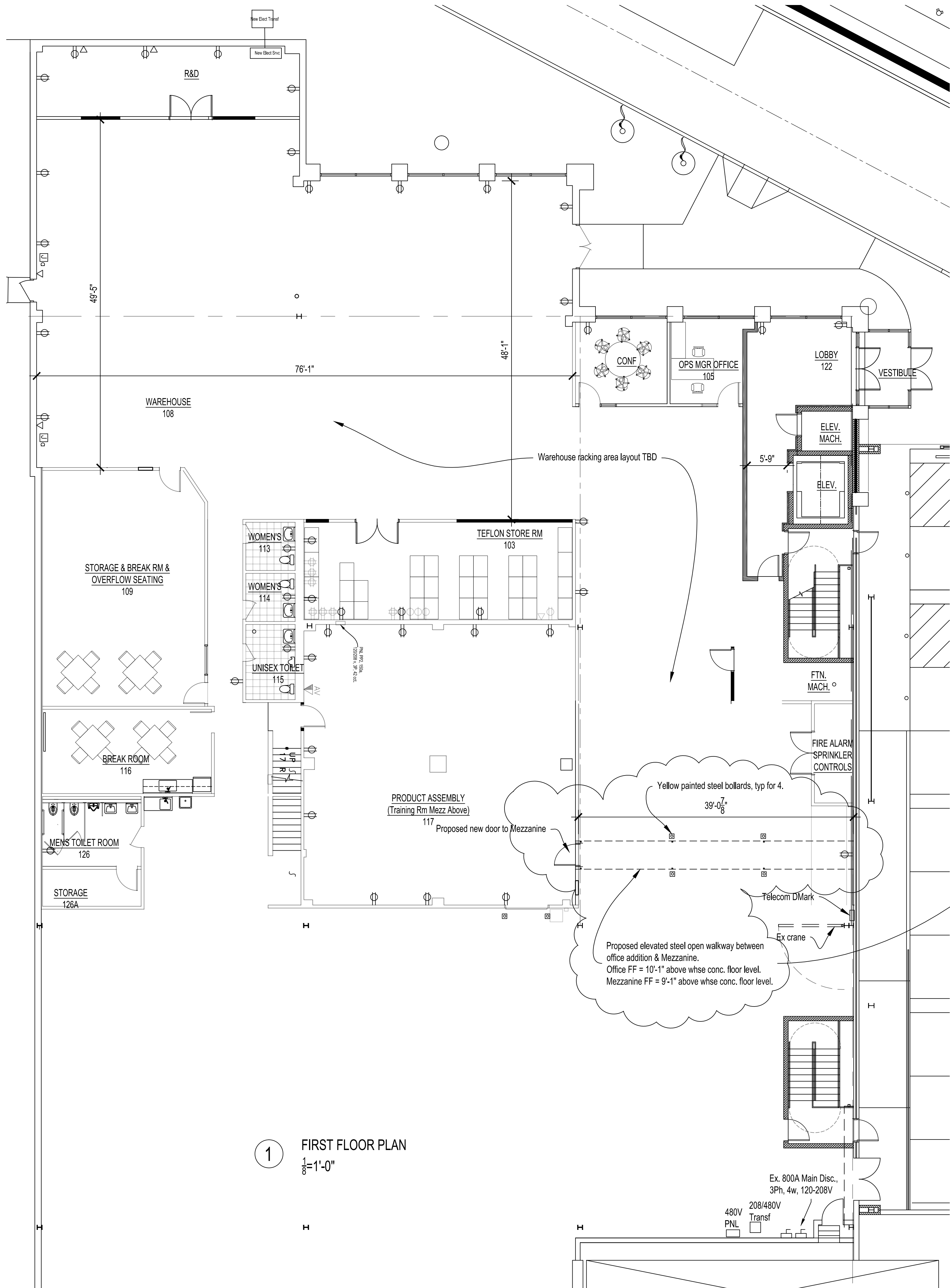
MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/06

THIS IS TO CERTIFY THAT AS OF THIS DATE, THE ABOVE REFERENCED PROPERTY IS NOT IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST NFIP FLOOD INSURANCE RATE MAP OR SPECIAL FLOOD HAZARD BOUNDARY MAP IN OUR FILE, AS FAR AS CAN BE DETERMINED.

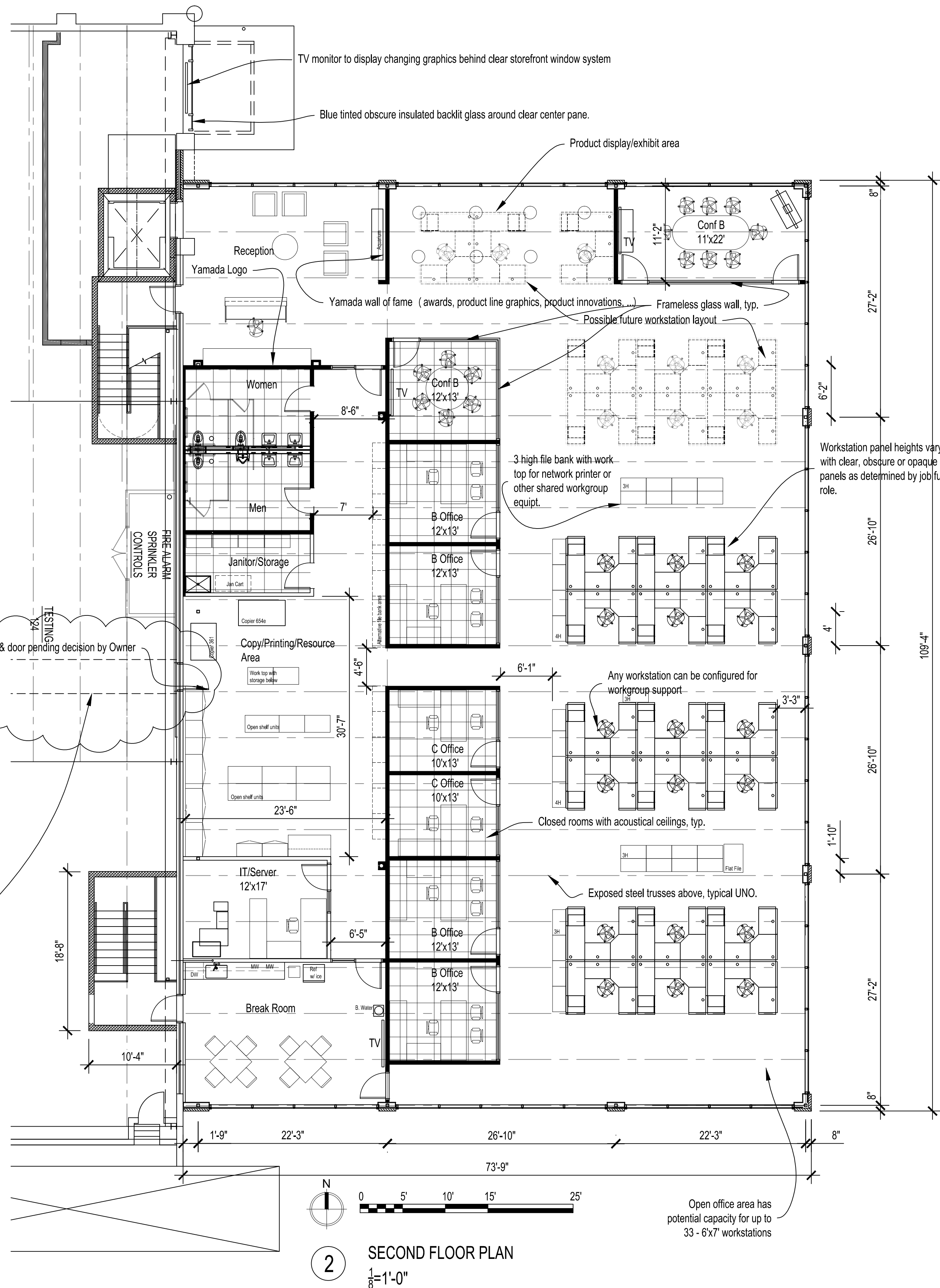
COMMUNITY NUMBER: 17031C0211F
MAP SOURCE: FIRM DATE: Nov. 6, 2000

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
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3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
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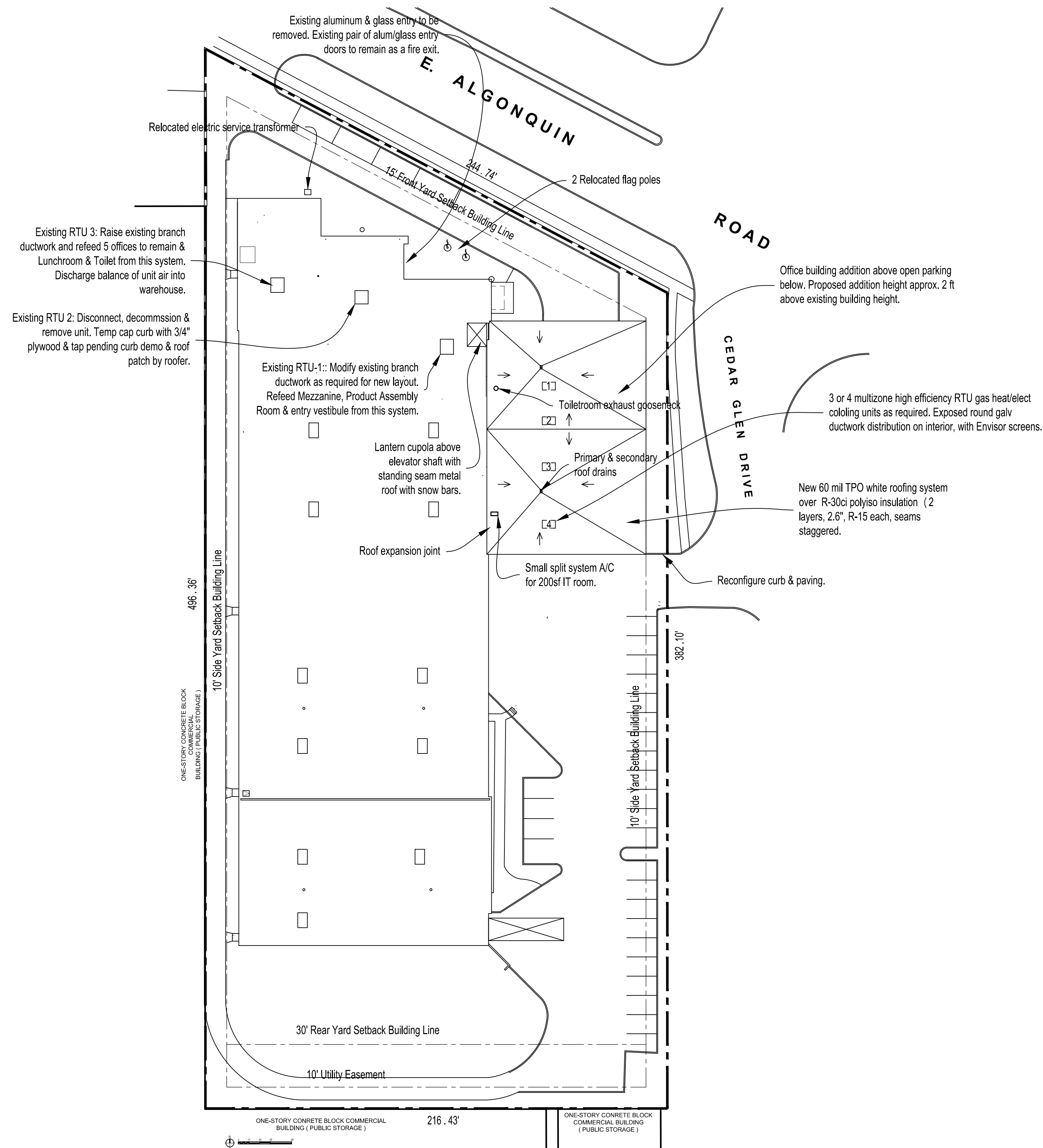


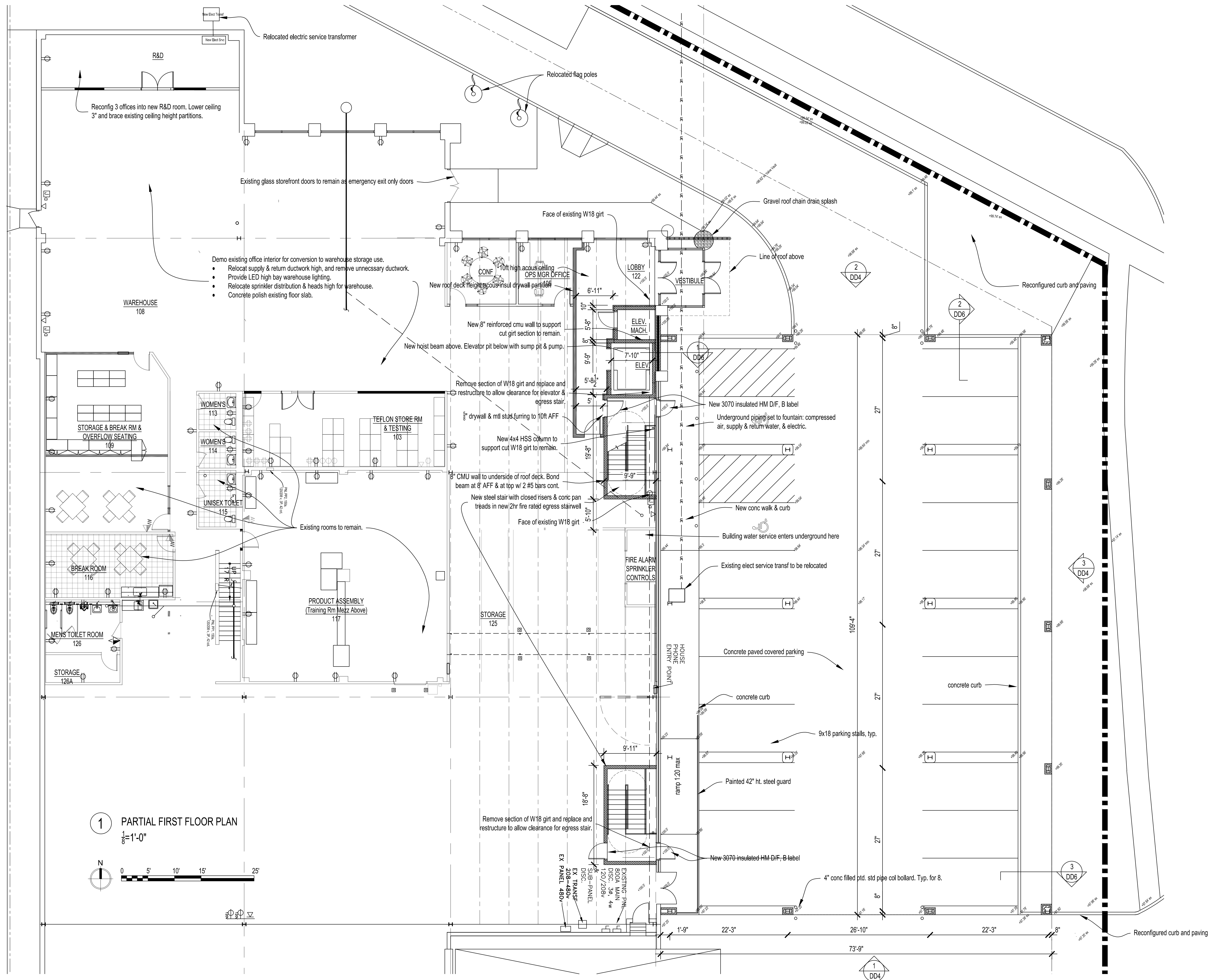
1 FIRST FLOOR PLAN
1/8"=1'-0"

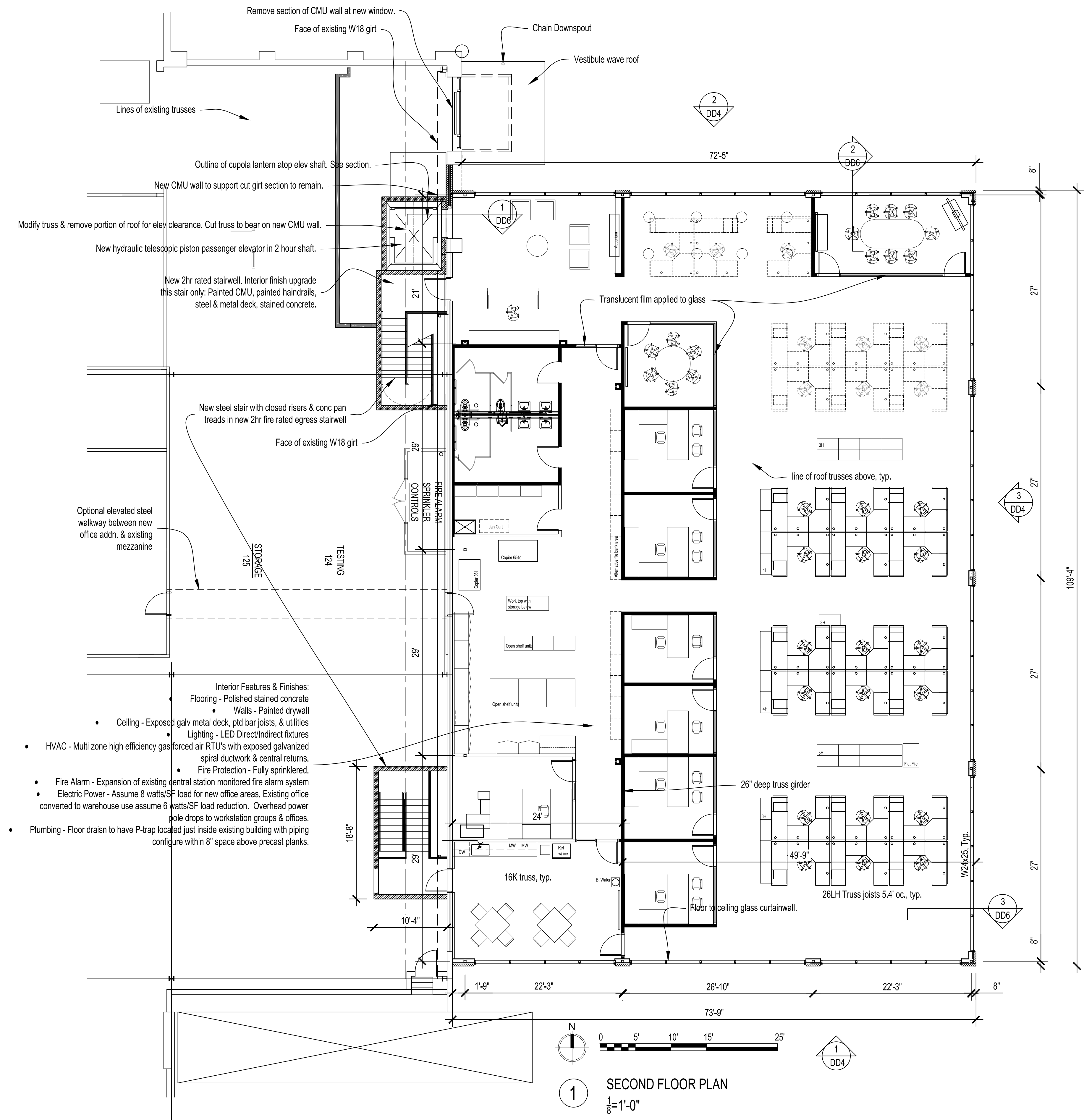


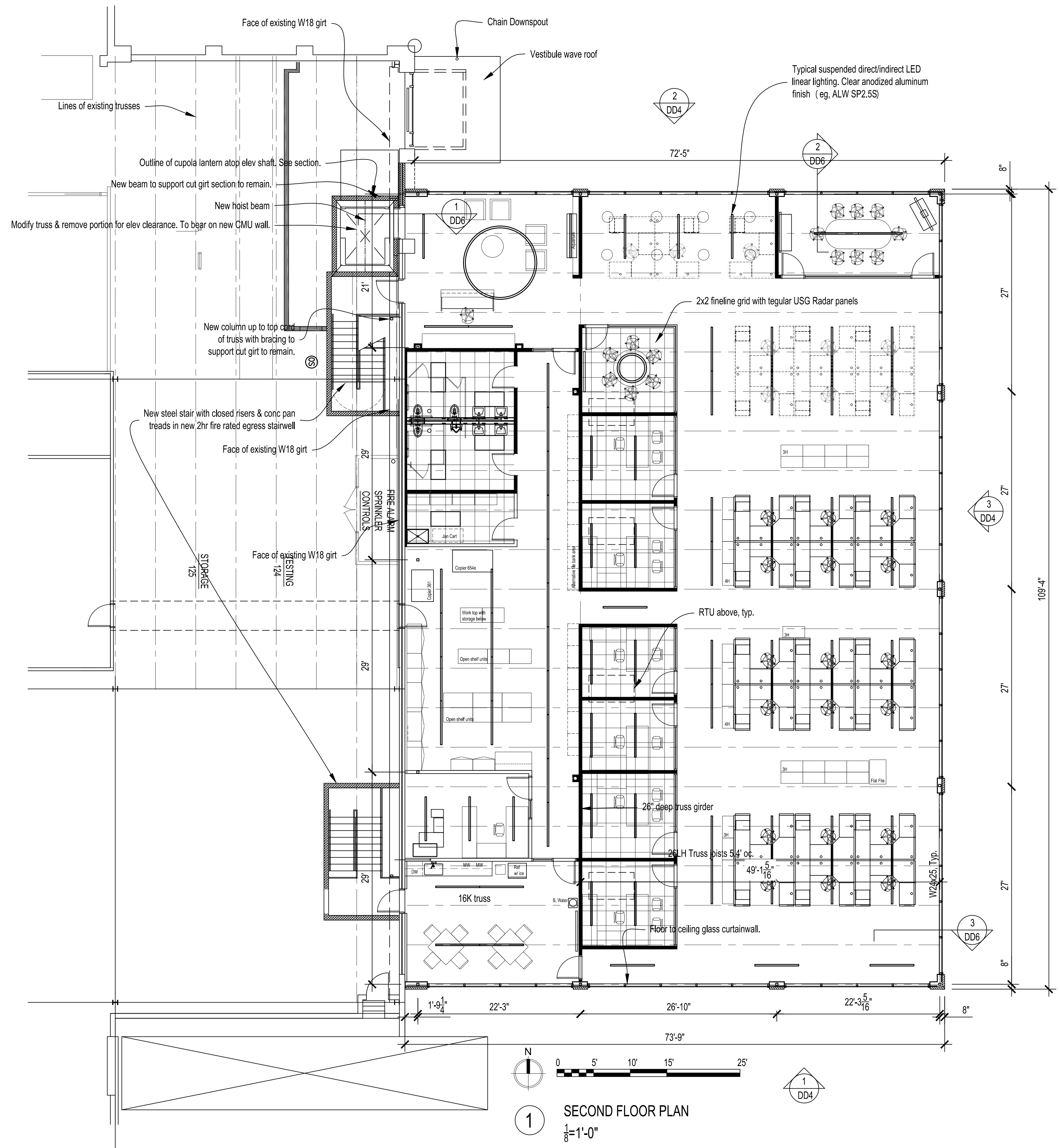
2 SECOND FLOOR PLAN
1/8"=1'-0"

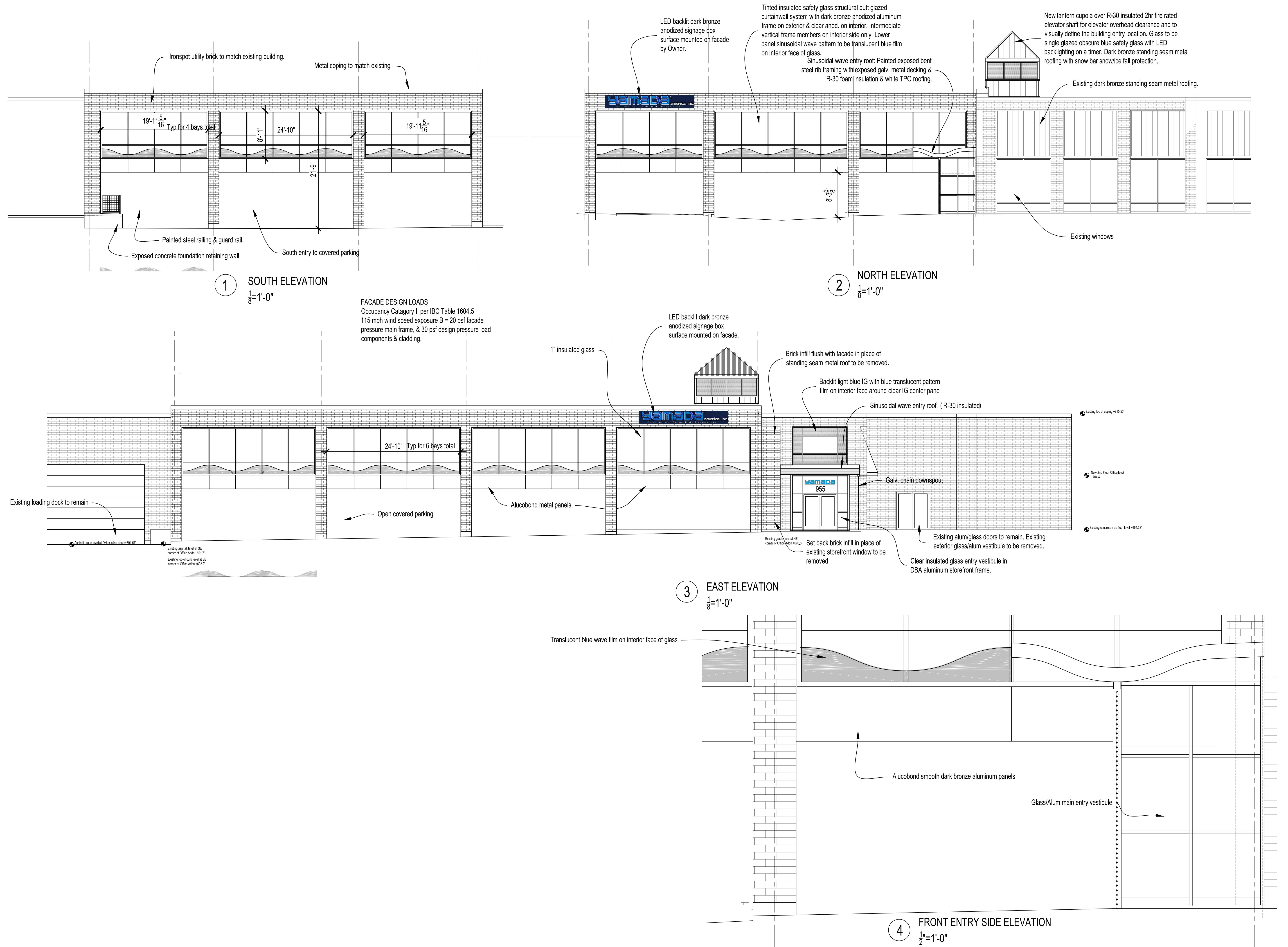


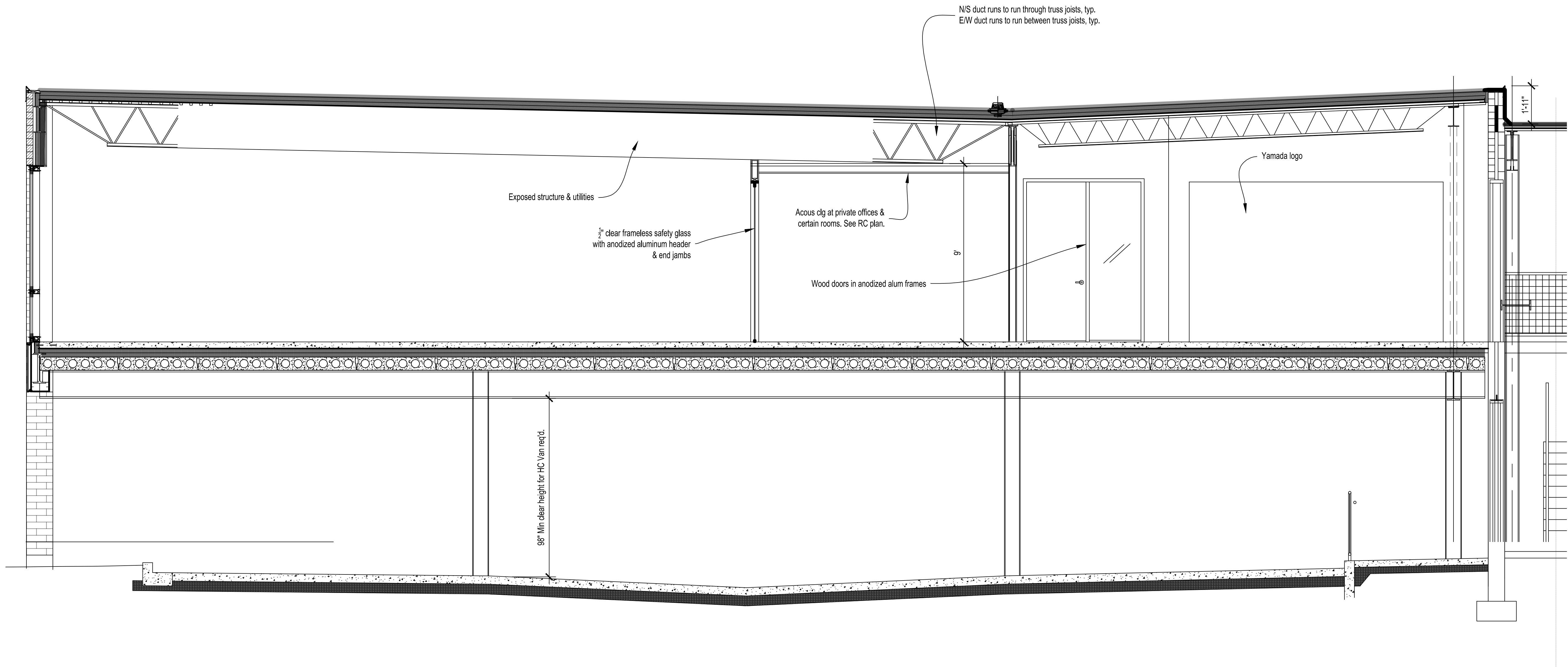












1 EAST-WEST ADDN BUILDING SECTION
3/8"=1'-0"

Architect & General Contractor



62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

project number
1808

Project Description
Office addition & conversion of portion of
existing office to warehouse use.

Date
11-30-2018

Revision/update date

Des.Dev. 12-7-2018

Drawing type

☒	Review
☐	Permit
☐	Construction

Sheet title
E/W BUILDING SECTION

Sheet
DD5

6 of 7 sheets

