



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 8, 2020
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Southpoint - Vasa Fitness & Outlot - 10/23/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Family Entertainment Center - 220 W. Rand Rd. - T1687
Special Use Permit for Amusement Facility (Large)
- B. Pet Suites - 1050 E. Rand Rd. - T1688
Land Use Variation for Commercial Kennel (Animal Boarding)
- C. Bella Vita Spa - 291 N. Dunton Ave. - T1689
Land Use Variation for Massage Therapy

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.



**Conceptual Plan Review Committee
1/8/2020**

Item: Southpoint - Vasa Fitness & Outlot - 10/23/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Southpoint - Vasa Fitness & Outlot - 10/23/19	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 23, 2019

Project Title: Southpoint PUD Amendment – Vasa Fitness & Outlot

Project Address: Southeast corner of Palatine & Rand Rd.

Petitioner: Nate Abbott
Galloway & Company, LLC
Address: 6162 S. Willow Drive – Suite 320
Greenwood Village, CO 80111

Requested Action:

1. Amendment to PUD Ordinance #90-014 to allow for certain modifications to the approved development plan and to repeal condition #2.
2. Plat of Subdivision to subdivide the property into two lots.
3. Conceptual approval for a 3,500 square foot restaurant with a drive-through

Variations Required:

- None identified at this time.

Attendees: Kevin Hawkins, Hawkins Development
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is part of the Southpoint Shopping Center, which is located at the southeast corner of Rand Road and Palatine Road. The site is currently occupied by the approximately 100,000 square foot Bif Furniture building (located at 730 E. Rand Road), the large parking area located directly west of and in front of Bif Furniture building, and the parking area located to the north of the Bif building. Access to the shopping center comes from Palatine Road, Rand Road, and Jane Avenue

The petitioner is proposing the demolition of the Bif Furniture building and its replacement with a new building of approximately 60,000 square feet to accommodate a Vasa Fitness facility. Vasa Fitness is a gym that is primarily located in the western United States but is expanding into the Midwest. The gym would offer traditional weight lifting and cardio equipment, as well as group fitness classes, yoga, childcare services, a swimming pool, and basketball courts. Standard business hours for Vasa are 5:00am to 12:00am, and the facility would have an average of 80 employees. In order to accommodate for the new facility, additional parking areas have been proposed at the east and south of the Vasa Fitness building.

The redevelopment proposal also includes a new outlot building (approximately 3,500 square feet in size) adjacent to Rand Road that would include a drive-through. The outlot building would be built to accommodate a restaurant tenant, however, no specific user has been identified for this building. The Bif property would be subdivided so that the outlot building and Vasa Fitness facility would each be located on a separate lot. The proposed redevelopment would not alter any of the existing access points to the site; however, internal circulation through the site would be modified as part of the proposal. With the demolition of the Bif Furniture building and the addition of the Vasa building and outlot building, the shopping

center would experience a net decrease of approximately 36,000 square feet of commercial floor area.

Meeting Discussion:

Mr. Hawkins provided background on his development history, explaining that he has been a retail developer for over forty years and the last twenty of which has included a close relationship with Vasa Fitness where he has developed many of their facilities across the county. He stated that he had the Bif Furniture building under contract to purchase. They typically purchase vacant grocery store buildings that are around 50,000-60,000 square feet in size, have good neighborhood locations, and include the high ceilings that Vasa desires. However, the Bif Furniture building is not adaptable to what Vasa needs, and so they are looking to demolish the building and reconstruct a new structure for Vasa. They will also create a 3,500 square foot outparcel on Rand Road.

He stated that he has already met with Charles Perkins, and that his planners have received a preliminary feedback letter from the Planning Department. The plan that was passed out at the Conceptual Plan Review Committee meeting this evening includes revisions to address some of the preliminary Planning Department comments. One modification they've made has been to remove parking proposed at the rear of the building, which is reflected on the plan this evening. The removal of parking was done in an effort to reduce impact on single-family homes to the rear. He stated that he drove back behind the building and believed that there was only one single-family neighbor to the rear that would be directly impacted by the development. The previous uses on the property had semi-tractor trucks driving down the rear drive aisle directly adjacent to the single-family homes to the east, and the Vasa use did not entail this type of trucking activity so the proposed use would be much less invasive to the neighbors than the previous uses on the property.

The Village has requested that the developer build more retail space since approximately 100,000 square feet of floor area would be torn down and only approximately 65,000 square feet would be built in its place. The shopping center has huge vacancies and he has already met with the owner of the buildings to the north and south of the Bif building, who is very interested in seeing Vasa move forward as it would help that owner lease some of the vacant spaces. One of the requests by the Village that they cannot comply with relates to the placement of the proposed building abutting the existing building to the south. The Vasa use is categorized as an assembly use by the building code, and part of Vasa's brand is that they like exposed steel beams. In order to avoid having to coat the interior steel with a flame retardant, they needed to keep 60 feet of separation from any abutting structure. For this reason, they cannot abut the building to the south and must keep 60 clearance around the building at all sides. The building would be brand new construction and would be an attractive building, but they cannot accommodate the Village request to abut the building to the south.

The original concept for the outparcel was to have the building perpendicular to Rand Road, however, staff commented that the circulation and drive-through stacking was not viable as proposed, and so the modified plan presented this evening shows the building parallel to Rand Road. Vasa doesn't like the parallel orientation because it blocks the view corridor to their building. The shopping center has very little signage and so their building will serve as their primary sign.

It is very important for Vasa to have access to the parking field to the north of the proposed building and the plan is to open up access to this area which is currently only accessible from the rear of the shopping center. The parking field in this area will need to be improved and they will be redoing the whole parking lot. The development team is excited to come to the community and Vasa has done all of their feasibility studies and believe this is an excellent fit for their facility.

He stated that he would like relief from the traffic study requirement and he believed that no matter what conclusion is reached in the study, the shopping center would not get any more curb cuts for additional access. The roads and access points are existing and the proposed development will reduce the overall floor area within the shopping center. As long as staff was comfortable with the interior circulation, he didn't see the relevance of a traffic study. If there was a good purpose for the traffic study, then he will have it done. They are in a hurry to get this project done as they already need an extension on their purchase contract and are having difficulty with the seller.

Mr. Hubbard explained that the Southpoint Shopping Center was approved in 1988 as a PUD, and the proposed demolition of the Bif building and the addition of the outlot building would require an amendment to the existing PUD. The property is zoned B-3, and fitness uses are a permitted use in the B-3 district. However, the outlot building would require a special use

SOUTHPOINT PUD AMENDMENT – VASA FITNESS & OUTLOT – TEMP FILE 1676

permit due to the drive through. Since no tenant has been identified, a full traffic and parking analysis cannot be done, therefore, only conceptual approval of a drive through can be granted, meaning that the building can be constructed with a drive through, but prior to occupancy of that space with a tenant, the tenant must go through the special use approval process. The comprehensive plan designates Southpoint as mixed use and commercial and the proposed uses are compatible with this designation.

He confirmed that the Village had asked the developer to evaluate the possibility of incorporating additional commercial square footage into their proposal since the current plan would reduce the total leasable square footage in Southpoint by approximately 35,000 square feet. Once detailed plans are prepared and submitted, the Village will conduct a comprehensive zoning analysis to verify compliance with all bulk, height, and setback restrictions. The conceptual plans did not appear to show the need for any variations. He also confirmed that the Village had asked the developer to push the building to the south to abut the existing structure in that location, which would maintain a continuous building frontage along the drive aisle. There may be building code constraints that make this difficult, and the Village will need to evaluate this as the plans continue to develop.

The MWRD has new regulations that go into effect on January 1st, and so the proposed development will likely need to comply with those new regulations, which require additional capacity for stormwater management facilities. The petitioner was encouraged to reach out directly to the MWRD to verify the requirements. Since a subdivision would be proposed, preliminary and final plat of subdivision approval would be required.

Relative to parking, the shopping center has a significant surplus of parking relative to code requirements. As part of the traffic and parking study, the petitioner should evaluate the necessity of this surplus parking to demonstrate for its need. While some of the parking surplus is existing, the petitioner is also proposing to add parking spaces that are not currently present on the property. The traffic and parking study is required and it was unlikely that the Planning Department would support a variation to waive this requirement. It would be important to study the proposed onsite circulation, drive-through stacking, and effect that the development would have on the existing intersections that serve the development. While there would be no changes proposed to the existing access points, it is important to understand what the impact of the development will be during peak traffic times and whether these intersections have the capacity to accommodate traffic from the proposed modifications to the shopping center.

Mr. Hawkins stated that he was decreasing the overall square footage within the shopping center.

Mr. Hubbard responded that the existing 100,000 square foot furniture store had a very different traffic generation rate when compared to a 60,000 square foot fitness facility and 3,500 square foot outlot with a drive through. However, the petitioner is free to request a variation to waive the requirement and provide justification for said variation, and the Planning Department will evaluate if the request meets the criteria for approval.

Southpoint Shopping Center is governed by an existing Reciprocal Easement Agreement (REA) that provides for shared parking and access throughout the center, and the Village encouraged the petitioner to examine that document to verify that it gave them the rights to make the modifications to the shopping center that they were proposing. Additionally, the petitioner was encouraged to touch base with the other owners within the shopping center to make sure that they didn't have any concerns with the proposed modifications. Staff would like the petitioner to continue to evaluate onsite circulation and drive through stacking. The changes to the drive through that were presented this evening showed capacity for 10 cars to stack in the drive through lanes, and a recent project that appeared before the Plan Commission had peak stacking demand at their drive through of 13 cars, so any further alterations to increase stacking capacity should be explored. No parking variations were required for this project. Fire truck turning exhibits would be required as part of the Plan Commission application submittal, and the petitioner was encouraged to reach out to the Life Safety Division to make sure the site plan provided the access as required by code. Finally, the Planning Department was extremely supportive of redevelopment within Southpoint and believed that Vasa would be a great fit in the shopping center. Staff will work with the petitioner to help them move forward with the best possible site plan to accomplish this redevelopment.

Commissioner Cherwin stated that it did not seem practical to include additional commercial square footage within the

SOUTHPOINT PUD AMENDMENT – VASA FITNESS & OUTLOT – TEMP FILE 1676

redevelopment proposal of a shopping center that already had large vacancies. There was currently a surplus of parking in the center, and if there was a future demand for additional commercial square footage, it could be incorporated within the surplus parking areas when market demand made it practical. He said he sympathized with the petitioner relative to the traffic study being that the outlot building would be located far away from the existing access points so stacking wouldn't be an issue and many of the access points had traffic lights. He encouraged the petitioner to work with staff on interior site circulation issues. The timing on traffic signals could be adjusted if traffic volumes warranted it. He asked about the height of the proposed Vasa building.

Mr. Hawkins replied that including the parapet walls, the building would be about 30 to 34 feet tall.

Commissioner Cherwin asked if there were zoning restrictions on the height.

Mr. Hubbard replied that he couldn't recall specifically, but he believed that there was no height restriction in the B-3 District.

Commissioner Cherwin encouraged the petitioner to comply with any applicable height restrictions if they existed. Given the single-family homes to the east, if a height variation was requested, there may be pushback from the neighbors.

Mr. Hawkins explained that they needed 20 feet of height from the finished floor to the top of the ceiling for racketball and basketball. The existing Bif building had only about 15' of clearance from floor to ceiling, which is one of the reasons they were proposing to tear it down and build new.

Commissioner Cherwin agreed that the proposed fitness facility would help some of the vacant retail spaces in the shopping center that were currently vacant. He thought the proposal would be an improvement over the existing Bif building. He commented on the requirement for bike racks.

Commissioner Jensen said that he did not take issue with the inclusion of bike racks at this facility since it was designated for fitness and he thought that members might actually use the bike racks.

Commissioner Cherwin said that he did not have a problem with the proposal and that the shopping center needed something to happen given the deteriorated state that it was currently in. He disclosed that his firm represented the ownership group that owned the portion of the shopping center to the north, but that he did not see a conflict of interest since this development was being proposed by a completely separate entity. He encouraged the petitioner to reach out to the residents to the east to make them aware of the project.

Commissioner Jensen asked about the outlot building and whether it would definitely be a restaurant or whether could it be a standard retail business instead.

Mr. Hawkins replied that it could be either, but that given the market, it would most likely be a restaurant.

Commissioner Jensen asked for clarification on the staff suggestion to include more retail space.

Mr. Hawkins responded that it wasn't specific to having more retail space only if the outlot building ended up being a restaurant, it was more in relation to the fact that they were proposing to tear down the Bif building, which was approximately 100,000 square feet, and replace it with an approximately 60,000 square foot building. The result would be a reduction in taxable floor area. He pointed out that Vasa sees 2,000 to 3,000 members using their gym per day. Most members used the gym three times a week, which would bring additional business to the rest of the shopping center, whereby having a positive effect on taxes.

Commissioner Jensen was concerned about the Village's push for more retail when online shopping has had a negative effect on brick and mortar retail establishments. He was curious to know the vacancy rates of retail spaces where the Village has specifically required those retail spaces; if those vacancy rates were 15% that might be OK, if they were 50% then that would be a problem. He thought it was a great project and encouraged the developer to work with the Village on circulation,

traffic, and parking.

Commissioner Green said that he thought it was a great use for the shopping center. He anticipated pushback from neighbors but encouraged the petitioner to reach out to them to make them aware of the project. Given the existing view they had of the rear access drive and that the proposed new building would bring the structure further away from the neighbors, he thought that this would be an improvement. He was in favor of the proposal. He thought the traffic study might be a little over the top given that the in's and out's of the shopping center would not change. He encouraged the petitioner to work with staff on this.

Commissioner Cherwin asked about the open space behind the shopping center that was adjacent to the single-family homes

Mr. Hubbard responded that the open space was the stormwater facility that served the shopping center.

RECOMMENDATION

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

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



Conceptual Plan Review Committee 1/8/2020

Item: Family Entertainment Center - 220 W. Rand Rd. - T1687

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a Large Amusement Facility.

Variations Required

Chapter 28, Section 6.12-1.2.a, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit allow a large amusement facility within the B-2 District, and is generally supportive of the proposed special use. However, staff is **not** supportive of the requested variation to Section 6.12-1.2.a to waive the requirement for a parking analysis and recommends that the petitioner provide this analysis as part of their application. General support of the proposed special use permit is subject to resolution of the following items:

1. For the requested variations, the petitioner shall 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.**

2. The petitioner shall provide a five day parking survey at half and hour intervals for four weekend days and once Friday. In addition, the parking

analysis should include an analysis of existing demand plus anticipated future demand for the facility.

3. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.

4. Landscaping within the shopping center will be evaluated as part of the special use permit review process. Missing or dead landscaping shall be replaced.

5. Five bicycle parking spaces shall be provided in close proximity to the subject unit.

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	Type
Staff Report	Report
Aerial	Exhibits
Project Narrative	Exhibits
Conceptual Floor Plan	Exhibits



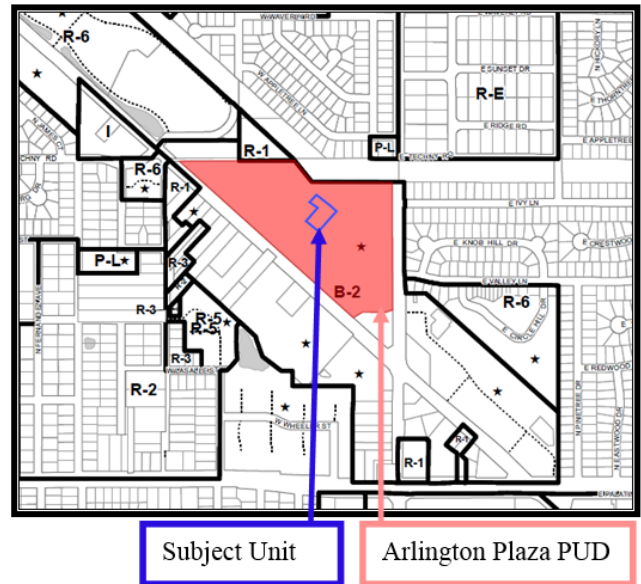
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1687
Project Title: Family Entertainment Ctr. LUV
Location: 220 W. Rand Road
PIN: 03-17-300-006

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 8, 2020
Date Prepared: January 3, 2020

Petitioner: Djordje Markovic
Address: SMG Real Estate
 415 W Liberty St
 Wauconda, IL 60084

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District R-1: One Family Dwelling District R-3: One Family Dwelling District	Vacant site, ComEd utility substation, ComEd transmission lines	Commercial, Parks
South	B-2: General Business District	First Midwest Bank, Annex of Arlington shopping center	Commercial
East	B-2: General Business District R-3: One Family Dwelling District R-6: Multi-Family Dwelling District	Single-family homes, Northpoint Shopping Center	Offices Only, Commercial, Single Family Detached
West	B-2: General Business District R-1: One Family Dwelling District R-6: Multi-Family Dwelling District	Auto repair businesses, multi-tenant commercial buildings, Chestnut Place townhomes	Moderate Density Multi-Family, Commercial

Requested Action:

1. Special Use Permit to allow a Large Amusement Facility.

Variations Required:

1. Chapter 28, Section 6.12-1.2.a, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.

Project Background:

The petitioner, Djordje Markovic, would like to lease a vacant unit within the Arlington Plaza shopping center to open and operate a family entertainment business (Kudo Games). The following services would be offered at the facility:

- Laser tag
- 3 Escape rooms
- 2 Axe throwing stalls
- eSports game room
- Arcade games
- 3 Birthday/special event rooms
- Small lounge area for adults
- Small concessions/prepared food area

Hours of operation would be Monday through Thursday by reservation only, Friday from 4:00pm to 10:00pm, Saturday 10:00am to 10:00pm, and Sunday 10:00am to 8:00pm. Per the petitioner's business plan, there would be approximately 8-10 employees working at peak times.

The unit in question has been vacant since 2018 and contains approximately 17,875 square feet of floor area. The unit was previously occupied by Windy City RC, a remote control car business. The Arlington Plaza shopping center, approved via PUD in 1970, includes a total of approximately 291,919 square feet of shopping center floor area plus an additional 11,750 square feet divided into three outlot buildings (JD's Q & Brew, Olson Rug, Arby's). A fourth outlot exists at the corner of Rand Road and Arlington Heights Road (First Northwest Bank), but it is not part of the PUD and is under separate ownership. The shopping center is under singular ownership and is located on 27.21 acres of land and includes a total of 1,139 parking spaces. According to the petitioner, the shopping center is 93% leased.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as an Amusement Facility, and the zoning code makes a distinction between "small" amusement facilities (under 5,000 square feet) and "large" amusement facilities (5,000 square feet and larger). Small amusement facilities are allowed as a permitted use within the B-2 District, however, large amusement facilities are classified as a special use in the B-2 District. Therefore, the petitioner is seeking approval of a special use permit to allow the proposed 17,875 square foot family entertainment center. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four criteria necessary for special use permit approval, which criteria have been included below for reference:

- **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.**

Additionally, the petitioner has requested a variation to waive the requirement for a traffic and parking analysis by a qualified professional engineer. This will be discussed in the Traffic and Parking section of this report.

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses, and the proposed amusement facility is compatible with this designation.

Building, Site and Landscaping:

The petitioner has not proposed any changes to the exterior of the building or site. Staff will verify the condition of the shopping center landscaping as part of the special use permit review process. Any landscaping that is deficient relative to code requirements must be replaced.

Parking and Traffic:

Access to the shopping center comes from two full access signalized driveways along Rand Road, plus an additional three right-in/right-out driveways along the same street. On the eastern side of the site there are two full access non-signalized intersections with Arlington Heights Road. The development is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center.

Per Section 6.12-1.2.a of Chapter 28, 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, and parking. Staff does not believe a traffic analysis is warranted in this instance, however, the SDC believes that the petitioner should provide a parking analysis that includes a survey of the existing parking lot usage within the shopping center and a comparison to the projected parking demand based on the proposed future use. A total of five days of survey at half an hour intervals during the hours of 11:00am to 8:00pm are recommended, including one Friday and four weekend days. Staff notes that a comparable amusement facility (Chuck E. Cheese) located in the Annex of Arlington shopping center across the street, which received a special use permit in 2015, provided a similar parking survey in conjunction with their application. The study found that during peak times on a Saturday the anticipated parking demand of the Chuck E. Cheese facility could total 113 cars. Staff notes that the size of that facility is 25% smaller than the proposed facility on the subject property. Staff believes that the parking survey and analysis is an important part of this application and does not support the requested variation. Should the petitioner wish to pursue the requested variation, they must provide a written response to the four hardship criteria for variation approval, summarized 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.**

Based on a preliminary analysis of the proposed development, the parking within the shopping center is compliant. **Appendix I** at the end of this report shows a detailed breakdown of parking requirements within the shopping center, and below is a general summary.

Parking Provided	1,139 spaces
Parking Required	1,046 spaces
Parking Surplus/(Deficit)	93 spaces

It is important to note that there are two pad sites within the shopping center that can accommodate additional floor area for development (approximately 28,000), so it is key to analyze the parking with consideration of future growth within the shopping center. As part of the Plan Commission application, the

petitioner will need to provide a detailed floor plan showing the specific use and size of each area within the facility. Although staff understands that there will be open areas within the unit, the petitioner has only provided a general estimate for usage of 2/3rd of the space. The final amount of required parking will likely increase once details are finalized for the interior usage of the space.

Per the Village's recently adopted bicycle parking regulations, five bicycle parking spaces must be provided for the proposed use.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit allow a large amusement facility within the B-2 District, and is generally supportive of the proposed special use. However, staff is **not** supportive of the requested variation to Section 6.12-1.2.a to waive the requirement for a parking analysis and recommends that the petitioner provide this analysis as part of their application. General support of the proposed special use permit is subject to resolution of the following items:

1. For the requested variations, the petitioner shall 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.**
2. The petitioner shall provide a five day parking survey at half and hour intervals for four weekend days and once Friday. In addition, the parking analysis should include an analysis of existing demand plus anticipated future demand for the facility.
3. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.
4. Landscaping within the shopping center will be evaluated as part of the special use permit review process. Missing or dead landscaping shall be replaced.
5. Five bicycle parking spaces shall be provided in close proximity to the subject unit.
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.

January 3, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1687

Appendix I: Detailed Parking Analysis

Use	Unit Number	Square Area	Parking Square Footage	Divider	Parking Required
L Electronics	1	900	900	300	3
Shiny Nail	2	900	900	250	4
Available	3	1,200	1,200	300	4
Lions Tae Kwon Do***	4	3,000	1,500	50	30
Foot Nirvana	5	3,000	3,000	250	12
Available	6	9,800	9,800	300	33
<i>Future site - #32</i>	<i>32</i>	<i>25000</i>	<i>25,000</i>	<i>300</i>	<i>0</i>
Community Threads	7	22,100	22,100	300	74
China Buffet	8	6,750	3,240	45	72
Proposed - Kudo Games	9,10	17,875	17,875	300	62
Planet Fitness	11A	22,002	22,002	250	88
Five Star Furniture and Outlet	11B	45,300	45,300	600	76
Burlington Coat Factory	11C,11D	93,024	93,024	300	310
Harlem Furniture	12 --21	27,700	27,700	600	46
America's Best Vision Center	22	4,000	4,000	300	13
Harvest Fresh Grocery Store	23	23,472	23,472	300	78
North Arlington Barber Shop	24	900	900	250	4
5th Ave. Sushi	25	2,100	902	45	20
Village Bank and Trust		7,896	7,896	300	26
Olson Rug	28	4,140	4,140	300	14
Arby's	29	2,614	1,287	45	29
<i>Future Outlot site</i>	<i>30</i>	<i>3,400</i>	<i>1,700</i>	<i>45</i>	<i>0</i>
JD's Q and Brew	31	5,000	2,209	45	49
TOTAL					1,046
Parking Provided					1,139
Parking Surplus/(Deficit)					93



Map created on January 3, 2020.

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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.

Address and Parcel for Photo View

Parcel Lines for Photo View



BUSINESS NARRATIVE

220 W Rand Road, Arlington Heights, Illinois

Kudo Games ("Kudo") is considering leasing the property located at 220 W Rand Road, Arlington Heights, (the "Property") which contains 17,875 rentable square feet. The Property is part of a larger plaza strip mall known as Arlington Plaza. There are five (4) total buildings in Arlington Plaza with an approximate total of 293,172 rentable square feet. There are a total of 1139 parking spaces within the plaza (1107 regular spaces plus 32 handicapped parking spaces). Kudo is leasing the Property for use as an Amusement Center, as defined by the Arlington Heights Zoning Code. The Property has been vacant since at least early 2018 when the previous tenant could no longer afford the space. The Arlington Plaza is currently 93% leased to various business types.

The proposed use as a Amusement Center and as more fully described below will require a Land Use Variation for the Property in accordance with the Arlington Heights Zoning Code since the property is located in an M-1 District an Amusement Center is only allowed for spaces up to 5000 square feet.

Kudo is seeking to open a Family Entertainment Center in Arlington Heights because we have assessed that there is need for this type of business in this area. Kudo will bring together a unique combination of attractions to Arlington Heights that are not combined anywhere else in Illinois. There will be a jungle themed laser tag arena, three escape rooms, two stalls for axe throwing, an eSports arena and arcade games. Our target customer's ages are 8+ year old kids, teenagers and adults. Every person participating in any attraction will be required to complete a waiver of liability.

The 3000 square foot jungle themed laser tag arena will allow for up to 20 players to play up to 22 various laser tag games. Laser tag has become a fun game that is enjoyed by all ages. With no other laser tag facility within a 5 mile radius this will bring in lots people to compete as we will have monthly tournaments.

Our three escape rooms will be themed and setup with three levels of difficulty: beginner, intermediate and advanced. This will bring all of the escape room enthusiasts and corporate customers for team building. We will change the puzzles every year to keep the games fresh and interesting. There is only one escape room facility in Arlington Heights, but

each one of these amusement facilities offers a unique experience therefore not affecting the other business.

Axe throwing is the hottest current entertainment trend and offers a fun yet challenging experience that will keep people coming back for more. This game appears to be easier than it really is. Once the technique is mastered winning will be much easier to achieve. There will also be monthly tournaments for axe throwing.

eSports are gaining popularity with kids, teens and adults who play online video games. This arena will have six Xbox seats and six Playstation seats to allow enough friends to compete on the same platform. With new video games that allow cross platform game play this will allow 12 people to engage each other for ultimate fun. Monthly tournaments will be held along with players earning certain upgrades only available at our center and nowhere else.

There will be three rooms for birthday parties and special events.

To not forget the parents that choose to not participate in any of our attractions, there will be a lounge area with 4 televisions showing sports events and/or news that can be changed per customer's requests. Six leather couches and end tables will keep parents comfortable.

Customers will be able to play arcade games to win points that can be redeemed for prizes at the redemption area by the front counter. We will sell bottled drinks and prepackaged snacks while partnering with a local pizzeria to provide pizzas for birthday parties. Special events can request catering from a couple of other local restaurants that we will partner with to make their experience custom to their needs.

Kudo Games is proposed to be open Monday through Thursday, by appointment only for corporate team building or special events and tournaments. Friday from 4:00 PM to 10:00 PM, Saturday 10:00 AM to 10:00 PM and Sunday 10:00 AM to 8:00 PM. There will be approximately 20 employees, with 10 on site working during business hours. We expect our typical customer to stay at our center for a minimum of two hours with no one staying longer than four hours usually during tournaments.

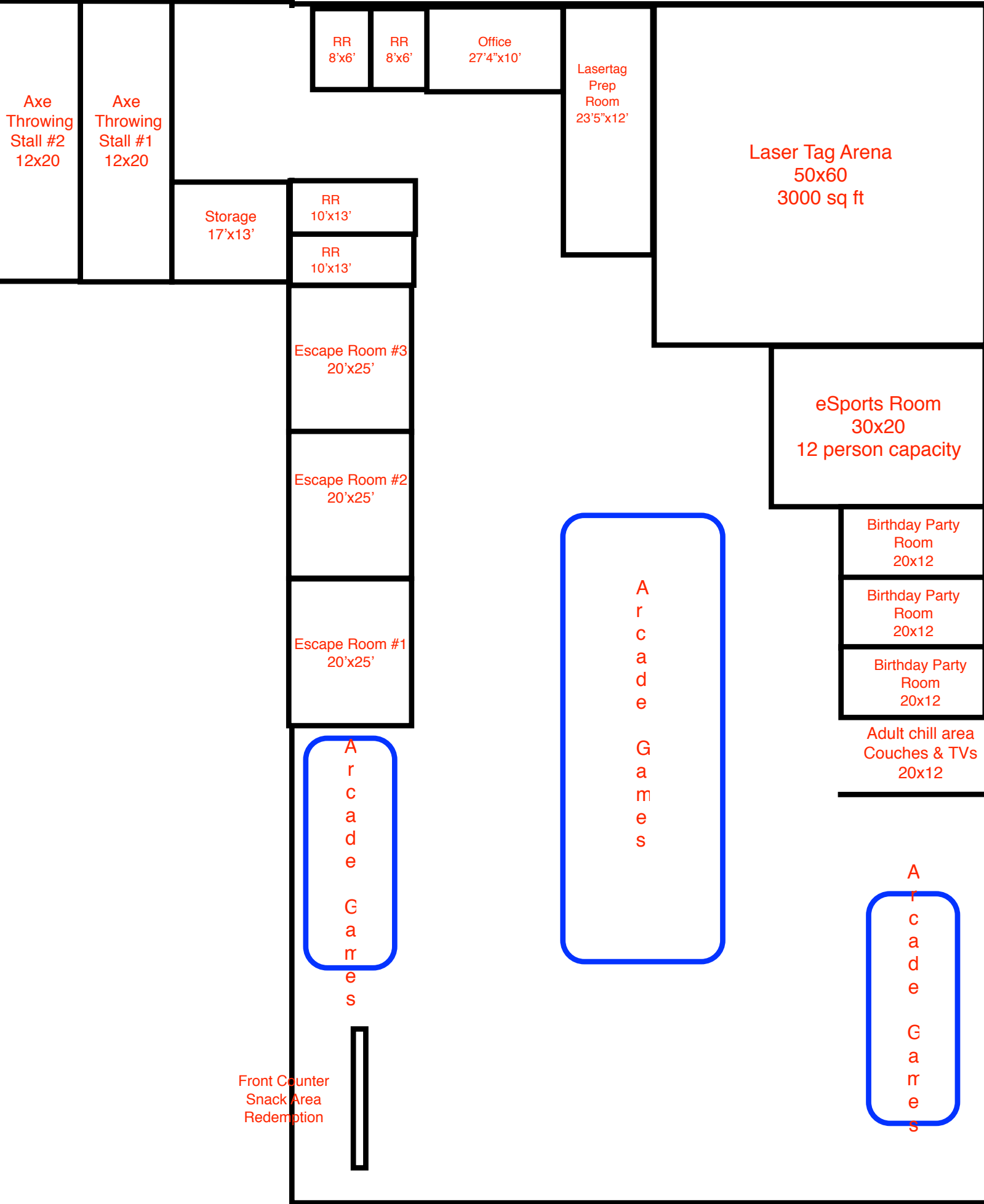
A typical day from the center's perspective is as follows:

- Staff arrive on-site at 30 minutes prior to opening
- One person operates the laser tag

- One person per birthday party, three total as long as parties are booked
- One person operates/instructs the axe throwing area
- One person works the entrance front counter / snack area
- One person works the points redemption area / snack area
- One person operates the three escape rooms
- One person operates the eSports arena
- One person does sales/marketing for corporate events
- Staff depart for the day 30 minutes after closing

Kudo is proposing to make interior modifications to the Property to suit the requirements needed for all of the attractions that will be created. Interior barrier walls will be created, dropped ceilings removed and an additional two restrooms installed to accommodate our customers. We will leave plenty of open space to keep the place from feeling constrained or cluttered.

Finally, Arlington Heights Village Staff has determined that a parking analysis will also be required. We respectfully request a variation to waive this requirement. The reason that we request this waiver is because any parking study is not an accurate account of the use of the allotted spaces. What if the furniture store is running a huge sale and brings in 5x the normal customers? What if everyone that is a member at the gym comes in as a New Years resolution? Given these scenarios, this information does not provide accurate or true representation of the businesses in the plaza and a "normal" traffic count, as there is no such thing as "normal" in the world. Every business has different days of more or less traffic, none of which can be accurately documented no matter how long they have been in business since have new and existing residents from the village, as well as from neighboring villages that patronize those businesses, there is no clear typical reoccurring traffic that you can make any valid parking counts with. I have been self-employed for the last 20 years and there has been no consistency in my sales during that time. Before this I worked at my parents restaurant for 15 years and they also had no consistent amount of business on any day, week or month. Some businesses anticipate certain amounts of business, but there is no way to predict that therefore making any parking study pure coincidence during the time it is conducted. One week later or one month later will have considerably different results not coinciding with any measurable consistency.



Axe
Throwing
Stall #2
12x20

Axe
Throwing
Stall #1
12x20

RR
8'x6'

RR
8'x6'

Office
27'4"x10'

Lasertag
Prep
Room
23'5"x12'

Laser Tag Arena
50x60
3000 sq ft

Storage
17'x13'

RR
10'x13'

RR
10'x13'

Escape Room #3
20'x25'

Escape Room #2
20'x25'

Escape Room #1
20'x25'

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Front Counter
Snack Area
Redemption

A
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eSports Room
30x20
12 person capacity

Birthday Party
Room
20x12

Birthday Party
Room
20x12

Birthday Party
Room
20x12

Adult chill area
Couches & TVs
20x12

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Conceptual Plan Review Committee 1/8/2020

Item: Pet Suites - 1050 E. Rand Rd. - T1688

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a commercial kennel in the B-2 District.

Variations Required

Chapter 28, Section 6.13-3b, Side and Rear Yards, to allow a 7-foot tall fence in where maximum fence height is restricted to 6 feet.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a commercial kennel within the B-2 District, as well as the Variation to Section 6.13-3b to allow a 7-foot tall fence, and is generally supportive of the application subject to resolution of the following items:

1) For the requested variations, the petitioner shall 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.**

2) The land use variation for the commercial kennel shall only apply to Pet Suites.

3) Exterior walking or play with dogs is prohibited unless within the screened exterior play area. No more than two dogs at a time shall be allowed in the exterior play area.

4) With regards to noise attenuation, staff will evaluate the floorplan, building

openings, and proximity to nearby residential uses to determine if additional sound attenuation is warranted to the building or outdoor play area.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Aerial	Exhibits
Project Narrative	Exhibits
Conceptual Plans	Exhibits
Outdoor Play Area - Example	Exhibits



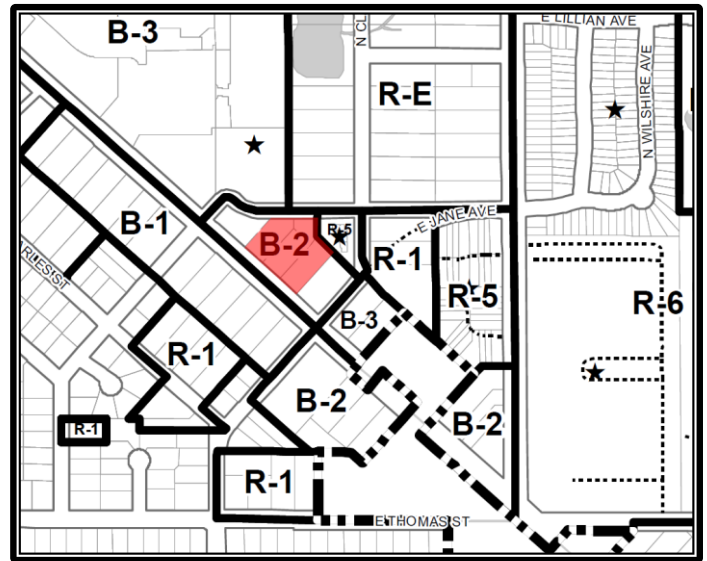
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1688
Project Title: Pet Suites LUV
Location: 1050 E. Rand Road
PIN: 03-20-205-002, -004, -007, and -008

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 8, 2020
Date Prepared: January 3, 2020

Petitioner: Michael D. Firsell
Address: 2801 Lakeside Drive – Suite 207
 Bannockburn, IL 60015

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District R-E: Public Lands District	Southpoint multi-tenant shopping center, Single-family home	Mixed Use, Single Family Detached Estate
South	B-2: General Business District, B-1: Limited Retail Business District	Minor auto repair business (Midas), multiple commercial buildings	Commercial
East	R-5: Multi-Family Dwelling District	Multi-family development	Moderate Density Multi-Family
West	B-2: General Business District	Dunkin Donuts/Baskin Robbins store	Mixed Use

Requested Action:

1. Land Use Variation to allow a commercial kennel in the B-2 District.

Variations Required:

1. Chapter 28, Section 6.13-3b, Side and Rear Yards, to allow a 7-foot tall fence in where maximum fence height is restricted to 6 feet.

Project Background:

The subject property is approximately 27,500 square feet in size and contains a 16,435 square foot single-story building with a basement that has been vacant for a little over two years. Access to the site comes from two right-in/right-out driveways along Rand Road and a singular full access driveway along Jane Avenue that leads to the signalized intersection of Rand Road and Jane Avenue. The subject property contains 86 parking spaces.

Pet Suites, a nation-wide animal boarding facility that provides day care and overnight services for dogs and cats, has the subject property under contract and would like to open a location in Arlington Heights. Hours of operation would be from 6:30am until 8:00pm every day, and the petitioner anticipates a maximum capacity of 120 dogs and 10 cats. Initially, the business would have 5 full time employees and 10 part time employees. In addition to minor enhancements to the building façade, the petitioner would be remodeling the interior and adding a screened outdoor play area on the southeastern side of the building. Pursuant to the business plan, the following services would be offered:

- Daycare capacity for 120 dogs and 10 cats
- Overnight capacity for 120 dogs and 10 cats
- Animal grooming/washing and haircuts
- Dog training school
- Ancillary retail sales of animal products

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as a commercial kennel, which is a permitted use only in the B-3 District. As such, a land use variation is required to allow the proposed use within the B-2 District. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

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

Additionally, the proposed 7-foot tall fence screening the outdoor play area requires a height variation as the maximum allowable height for a fence is 6 feet. In order to justify the variation request, the petitioner must provide a response to the above criteria relative to the proposed fence.

The Comprehensive Plan classifies this property as appropriate for “Commercial” uses, and the proposed commercial kennel is compatible with this designation.

Building, Site and Landscaping:

The proposed exterior changes to the building are fairly minor but will require a Design Commission application, which will be reviewed to determine if an appearance before the Design Commission is warranted. Generally speaking, the exterior changes consist of enhancements to the building (new doors, new canopy, etc.) and updates to the architecture (replacement of mansard style roof with stucco parapet wall). Once formal plans are submitted for review, staff will evaluate for conformance to the Commercial Design Guidelines as part of the Design Commission application process.

The petitioner will be required to submit a code compliant landscape plan as part of their Plan Commission application. All site landscaping shall be improved to comply with current code requirements, and any code required landscaping that is missing or has been removed over the years, must be replaced as part of the Plan Commission approval process. There is an existing fence along the property line abutting the multi-family building to the east and it is unclear if that fence is located on the subject property or the multi-family development property. Special attention should be paid to the code required buffer between these two uses and additional perimeter landscaping may be warranted.

The outdoor play area will be screened with a 7-foot tall vinyl fence, however, the petitioner shall design the fence with sufficient space on the outside to install perimeter landscaping for further screening and noise reduction within the outdoor play area. It should be noted that the petitioner has stated the outdoor play area will be used by no more than two dogs at a time. The ground of the outdoor area will be synthetic turf that is washable and will include a floor drain. The petitioner has stated that dogs will never be walked on or off site (i.e. all animal exercise will take place within the interior play areas or the screened exterior play area).

The existing dumpster enclosure is made out of chainlink with slats and the petitioner is encouraged to replace this enclosure with a code compliant vinyl fence to compliment the fencing of the outdoor play area. Other than signage, minor façade alterations, the addition of the outdoor play area and enhanced site landscaping, the petitioner is not proposing any exterior modifications.

Per the conditions of use within the B-2 District, section 5.1-11.4d states that all *“uses, operation or products shall not be objectionable due to odor, dust, smoke, noise, vibrations, or other similar causes.”* With regards to noise attenuation, staff will evaluate the floorplan, building openings, and proximity to nearby residential uses to determine if the installation of sound attenuation equipment to the building or outdoor play area is warranted.

Parking and Traffic:

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, and parking. Rand Road is under the jurisdiction of IDOT, however, the petitioner is not proposing any alteration to the existing site access points.

Based on a preliminary analysis of the proposed development, parking is compliant. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Tenant	Address	Use	Square Feet	Parking Ratio	Parking Required
Pet Suites	1050 E Rand	Retail	16,435	1 per 300 SF	55
TOTAL SQUARE FOOTAGE			16,435 sq. ft.		
PARKING REQUIRED					55
PARKING PROVIDED					87
SURPLUS / (DEFICIT)					32

Staff believes that the development will have a minor impact on traffic and a relatively low parking demand. The traffic and parking study will need to explore peak expected traffic to evaluate the full impact of the development. Staff has asked the petitioner to provide additional information on peak drop-off/pick-up times and expected number of dogs/cats to be boarded on a daily basis, and surveys of parking/traffic at existing similarly sized facilities should be provided if available.

Per the Village's recently adopted bicycle parking regulations, three bicycle parking spaces must be provided on the site.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a commercial kennel within the B-2 District, as well as the Variation to Section 6.13-3b to allow a 7-foot tall fence, and is generally supportive of the application subject to resolution of the following items:

1. For the requested variations, the petitioner shall 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.**
2. The land use variation for the commercial kennel shall only apply to Pet Suites.
3. Exterior walking or play with dogs is prohibited unless within the screened exterior play area. No more than two dogs at a time shall be allowed in the exterior play area.
4. With regards to noise attenuation, staff will evaluate the floorplan, building openings, and proximity to nearby residential uses to determine if additional sound attenuation is warranted to the building or outdoor play area.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 3, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1688



0.03 mile
1 inch equals 167 feet

Map created on January 2, 2020.

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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.

Address and Parcel for Photo View

Parcel Lines for Photo View





MICHAEL D. FIRSEL
MICHAEL E. ROSS
CHRISTINE S. BOLGER
KAREN JERWOOD

2801 LAKESIDE DRIVE, SUITE 207
BANNOCKBURN, IL 60015

O 847-582-9900
F 847-582-9933

www.firsellross.com

December 27, 2019

Mr. Terrence Ennes, Chairman and
Members of the Arlington Heights Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005-1403

**Re: Request of Group Five ("Petitioner") for Concept Review Hearing regarding the
Property located at 1050 N. Rand Road, Arlington Heights**

Dear Charles:

Please consider this letter the formal request of the Petitioner for a Concept Review Hearing for a Project to be known as PetSuites-Arlington Heights, to be located on the northeast side of Rand Road between Jane Avenue and Dryden Avenue with the common street address of 1050 N. Rand Road (the "Property"). The Property is a one-story building consisting of 16,406 square feet on the first floor and a 5,281 square foot basement. Petitioner is proposing a complete renovation of the building located on the Property which was the former Teddy's Liquors which closed several years ago. The Project will include a single-tenant known as PetSuites of America who will lease and operate a pet "resort". The undersigned has been authorized to submit this letter to the Village for and on behalf of the Owner/Petitioner for the renovation and conversion of the Property to a PetSuites of America pet resort (the "Project").

Background information on PetSuites of America

- PetSuites of America is a division of NVA (National Veterinary Associates), a pet care company that includes 748 animal hospitals, specialty clinics and emergency rooms, plus another 89 "pet resorts", in the U.S. The "PetSuites" brand has been in the boarding and pet daycare business since 2000. Many other NVA brands of resorts have been in the business for much longer than that. Their promise is to provide a personalized, playful, safe and loving environment for pets, and a memorable service for those who love them.

The Project

- The Project will be an adaptive reuse of the existing building located on the Property as a dog and cat day care and longer term resort type boarding facility. The facility would be defined as a "kennel" under the Village Code. The Property is currently located in the B-2

Business District, and the Petitioner will be requesting a Land Use Variation of the Property to allow the use of the Property as a kennel within the B-2 Business District.

- In addition, the Petitioner will be requesting a variation of the fence height from the 6' allowed by Code to 7', as explained below.
- Significant improvements to both the exterior and interior are planned. Attached are preliminary colored elevation renderings of the building. The basement will not be used in the operation of the business other than for storage. The first floor will include the pet suites as well as offices. A front-of-house will include a reception area, a grooming area, and a small retail shopping area for pet related items. A conceptual floor plan of the Project is also attached.
- No veterinarian services will be offered or allowed, however, bathing, cutting and grooming will be offered.
- Outdoor Area. The Petitioner is proposing a fenced and fully screened outdoor area consisting of approximately 3,683 square feet for pets to exercise and walk. This area will be divided based on the size of the pet, will be under full-time personal supervision, and will be cleaned by employed personnel 3-4 times per day as needed. There will be no walking or exercising of any pets outside of the facility.

Landscaping/Fencing

- The Project will include 7' vinyl fencing around the perimeter of the outdoor area to contain the pets so they cannot leave the Property. There is no prototypical landscape plan used by PetSuites, and Petitioner will work with its landscape architect and Village staff to develop and implement a landscape plan that adheres to Village Code, and as otherwise reasonably requested by Village Staff.

Noise

- With the high solid walls around the exterior of the park area as well as the personal hands-on supervision, Petitioner does not anticipate any dog barking noise of such a level to be a nuisance to any surrounding neighbors or businesses. Noise has not been an issue in any of the existing facilities operated by PetSuites.

Number of employees

- Full time - 1 General Manager and 1 Resort Manager. 2 Pet Pro leads and 1 Pet Host Lead.
- Part time - 10
- This will grow over time to 25-30 employees over 3 years.



Maximum capacity of dogs/cats

- Dogs (capacities are not mutually exclusive)
 - o Daycare = 120
 - o Overnight = 120
- Cats - 10

Operating hours: 6:30 a.m.– 8:00 p.m. 7 days a week.

Peak drop-off/pick-up periods

- Drop off: As early as 6:30 a.m. Peak drop off time between 7:00 and 8:30 a.m. weekdays, which should average approximately 75-85 pets during that time.
- Pick up: As late as 8:00 p.m. Peak pick up time between 4:30 p.m. and 6:00 p.m. weekdays, which should average approximately 75-85 pets during that time.
- There is no peak time for dropping off or picking up extended stay pets as owners will drop off their pets when they are ready to leave town and usually pick them up immediately upon their return.

Economic Benefits

- PetSuites will prove to be a great benefit to local veterinarians and other pet service providers, which will complement their existing businesses. PetSuites does not offer any medical care, and is simply a short-term and long-term boarding facility. PetSuites' business thrives on a system of referrals that works both ways. PetSuites always work with local veterinarians other pet service providers to build a relationship with them. Actually, in some of the NVA hospitals, they want to locate nearby so they can refer their boarding clients and use that space to expand their hospital space so they can better serve their clients in a veterinarian capacity, in which they are the subject matter experts. A stay or play at the pet resort requires certain vaccinations to take place. This actually makes the entire community of pets stronger since it encourages more vaccinations to take place if you are to be a client.
- Meet need of constituents, by adding desirable amenities that attract new visitors/residents.

Community involvement

- Each resort joins the local Chamber of Commerce when entering the market. The resort will host a ribbon cutting and give a private tour to all the Chamber ambassadors in attendance.



Firsell Ross
ATTORNEYS AT LAW

Mr. Charles Perkins

December 27, 2018

Page 4

- While the building is being erected the General Manager and Resort Managers work to build excitement and engagement within the community. PetSuites sponsors community events and partners with local business to host events.
- The management team will work throughout the year to build relationships and partners with local businesses, including non-profits. Those businesses are not just limited to the animal field as well as other businesses in the communities that could benefit from a partnership with PetSuites.
- A press release has been also released in the past regarding jobs in the community. (See sample press release attached).

Attached items:

- Preliminary site plan overlaid on the existing Property
- Preliminary floor plan
- Preliminary renderings
- Photos of newer resort in Louisville including the outdoor play area
- Press Release (sample)

Petitioner looks forward to presenting this project before the Concept Review Committee on January 8, 2020, and thereafter ultimately seek approval from the Village Board of Trustees.

Sincerely,

Firsell Ross

SAMPLE PRESS RELEASE



FOR IMMEDIATE RELEASE:

Friday, January 03, 2020

Contact: _____,

O. _____ C. _____ Email: _____

**PETSUITES OF AMERICA GROWTH BRINGS NEW JOBS TO ARLINGTON HEIGHTS
BY BEGINNING LOCAL SEARCH FOR TOP NOTCH DOG & CAT LOVERS**

PetSuites of America is expanding to Arlington Heights and will be bringing new jobs for enthusiastic, hard-working pet lovers. PetSuites Arlington Heights is currently under construction at 1050 N. Rand Road, and is set to open this [summer].

PetSuites has started their local search to hire both full and part-time area dog and cat lovers for their newest pet resort location. Our number one priority is to find individuals that exemplify our philosophy of keeping our pet guests happy, healthy and safe. PetSuites prides itself in making sure all our pet owners feel secure that their furry family members are always in great hands, whether they stop by for daily playtime or overnight stays.

"While we are confident visitors will love our state-of-the-art facility, the things that really separates us from other services is our friendly, experiences and professional staff. We are simply the best at what we do!" said Anne Stanchfield, Top Dog and President/GM of Pet Resorts Operations.

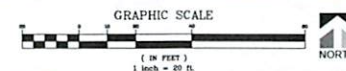
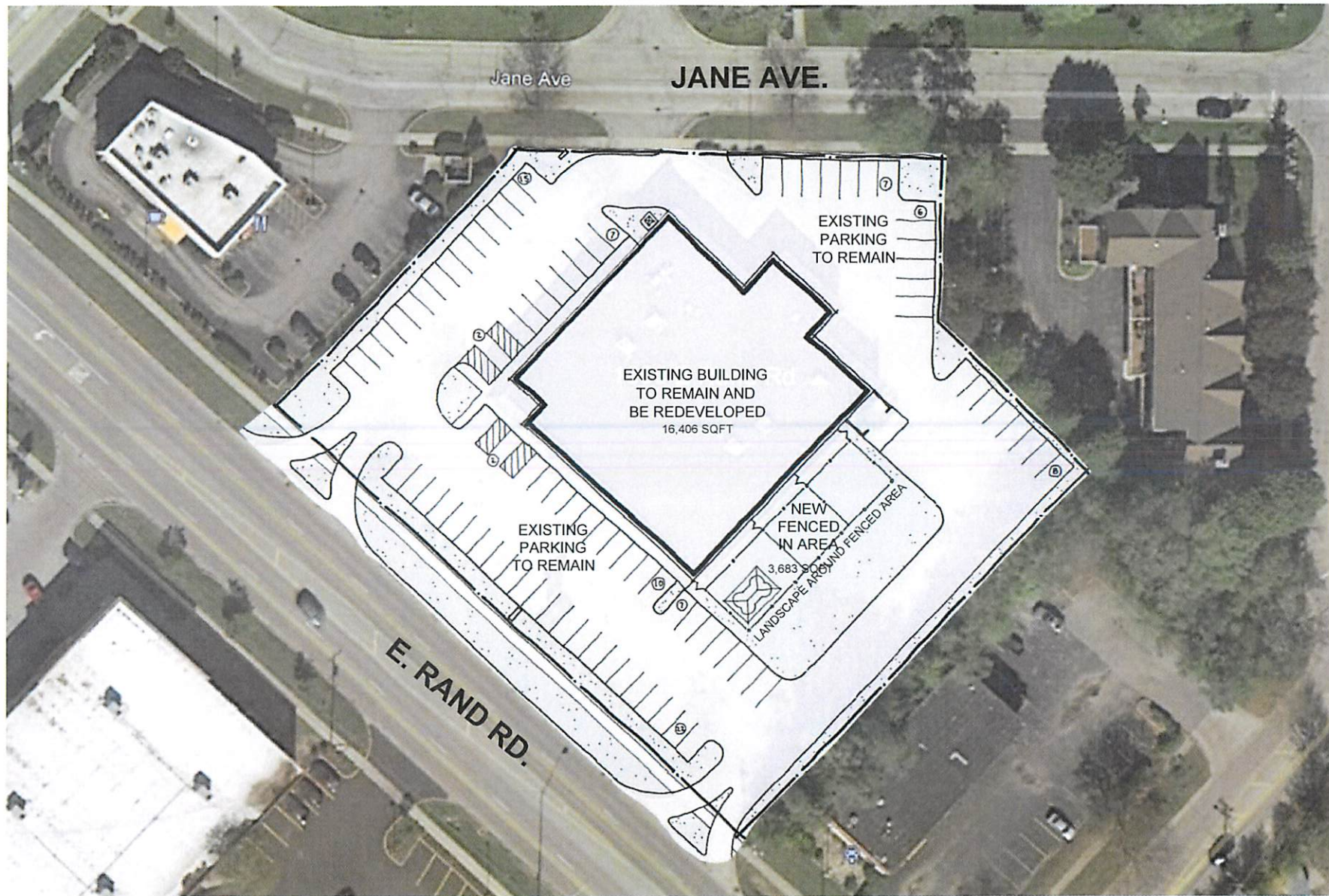
At PetSuites, pets are the priority. The goal is always to deliver unprecedented, outstanding customer service to everyone who walks through the doors – whether on two feet or four. PetSuites prides themselves in finding compassionate and dedicated employees to work hand-in-paw with your pets.

If you've got an upbeat, positive personality, professionalism, stamina and great pet handling skills, PetSuites of America wants you to join their team. Fulfillment roles include full-time and part time for people with a wide range of skill levels. Hiring is set to begin in the coming weeks for about various positions including our Resort Manager.

To apply for all positions please contact, _____ at _____

As the "Leader of the Pack" in the pet boarding industry, PetSuites currently operates 48 locations, all spread across 5 countries and 44 states. For 20 years, PetSuites has not only been providing a convenient one-stop location for daycare, boarding, and grooming services to its clients; but, by employing extraordinary dog lovers and cat cuddlers, customers can have peace of mind knowing that PetSuites' top priority is caring for their pet's needs with genuine love and exceptional care – keeping them happy, healthy, and safe.

For more information, visit our website at www.PetSuitesofAmerica.com.



PET SUITES DEVELOPMENT - 1050 E. RAND RD.
ARLINGTON HEIGHTS, ILLINOIS
CONCEPTUAL SITE PLAN

PROJECT NO. 1050
DATE 12/28/19
SHEET 1 OF 2
OFC/ALH/1

NO.	DATE	DESCRIPTION
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Manhard CONSULTING
100 Springdale Drive, Lombard, IL 60148-4414
TEL: 630.941.1000 FAX: 630.941.1005
www.manhardconsulting.com
Professional Engineer License No. 042-000001
Professional Land Surveyor License No. 042-000001

A. FIRE EXTINGUISHERS HAVE BEEN LOCATED FOR REFERENCE ONLY. THE LOCAL FIRE DEPARTMENT MAY REQUIRE ADDITIONAL FIRE EXTINGUISHERS AT OTHER LOCATIONS. INSTALL FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS OF TYPE AND QUANTITY PER N.F.P.A.

B. ALL DOORS TO BE LOCATED 4" FROM FACE OF ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.

C. MECHANICAL PENETRATIONS MUST BE APPROVED BY ARCHITECT.

D. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

E. REFER TO SHEETS A2.1, A2.2, A2.3 & A2.4 FOR ADDITIONAL INFORMATION.



520 South Main St., Suite 2531
Albany, OH 44311
360.572.2100 Fax 360.572.2101

[illegible]

NOT FOR
CONSTRUCTION

PETSUITES CONVERSION
1050 RAND ROAD
ARLINGTON HEIGHTS, IL

FLOOR PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO
T.B.D.

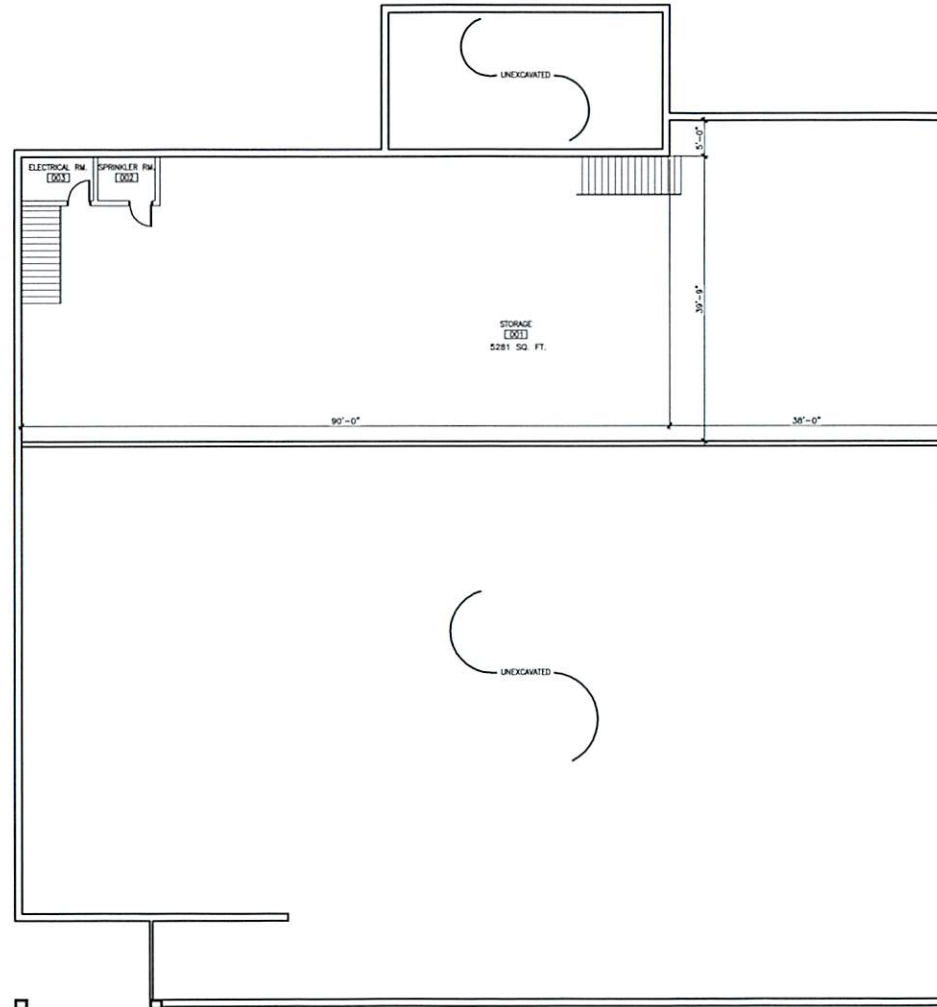
PROJECT MANAGER	DESIGNER
KMW	AMK

JOB NO
2019155.19

A2.0

GENERAL NOTES

- FIRE EXTINGUISHERS HAVE BEEN LOCATED FOR REFERENCE ONLY. THE LOCAL FIRE DEPARTMENT MAY REQUIRE ADDITIONAL FIRE EXTINGUISHERS AT OTHER LOCATIONS. INSTALL FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS OF TYPE AND QUANTITY PER NF-P.A.
- ALL DOORS TO BE LOCATED 4" FROM FACE OF ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- ANY WALL PENETRATIONS MUST BE APPROVED BY ARCHITECT.
- REFER TO CHL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
- REFER TO SHEETS A2.1, A2.2, A2.3 & A2.4 FOR ADDITIONAL INFORMATION.



1 BASEMENT PLAN
A2.1 SCALE: 1/8"=1'-0"



REV	DATE	DESCRIPTION
1	10/23/19	CONCEPT PLAN
2	01/22/20	CONCEPT PLAN

NOT FOR CONSTRUCTION

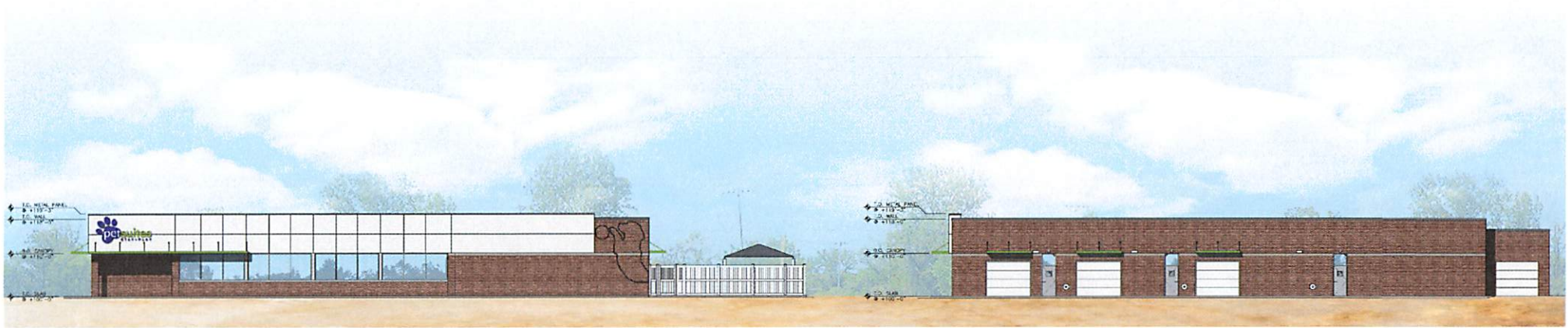
PETSUITES CONVERSION
1050 RAND ROAD
ARLINGTON HEIGHTS, IL
BASEMENT PLAN

ISSUED FOR	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.	T.B.D.
PROJECT MANAGER	DESIGNER
KMV	AMK

JOB NO.
2019155.19

A2.1



PETSUITES

Arlington Heights, IL



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.









Conceptual Plan Review Committee
1/8/2020

Item: Bella Vita Spa - 291 N. Dunton Ave. - T1689

Department: Planning & Community Development

Requested Action:

Land Use Variation to allow massage therapy within the B-5 District.

Variations Required:

None identified at this time.

Recommendation:

The Staff Development Committee has reviewed the proposed Land Use Variation to allow a massage therapy use within the B-5 District and is generally supportive of the application subject to resolution of the following:

1. For the requested land use variation, the petitioner shall 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.

2. Full time employees must purchase employee parking passes for parking within the North Avenue garage.

3. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.

4. The petitioner should coordinate with the Building Department to understand what accessibility and plumbing/mechanical upgrades may be needed for the

proposed interior site modifications.

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

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

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Floor Plan

Project Narrative

Type

Report

Exhibits

Exhibits

Exhibits



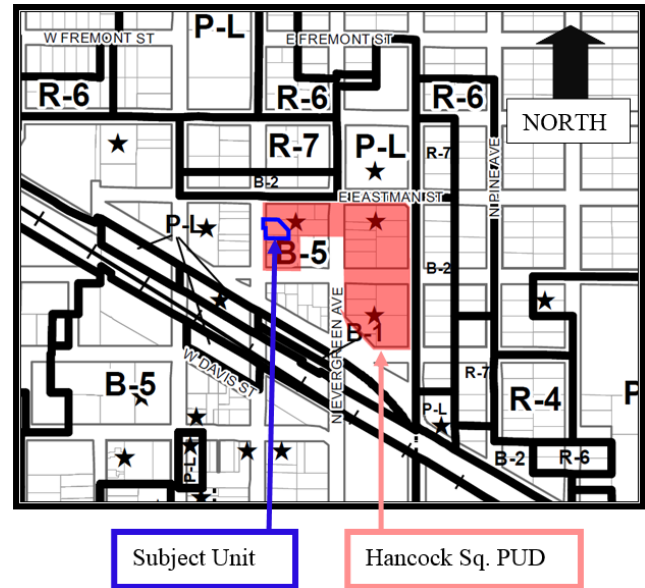
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1689
Project Title: Bella Vita Spa LUV
Location: 291 N. Dunton Ave.
PIN: 03-29-326-002

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 8, 2020
Date Prepared: January 3, 2020

Petitioner: Tammy Walberg
Address: 1611 E. Campbell Street
 Arlington Heights, IL 60004

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District P-L: Public Lands District	St. John Church	Institutional, Parks
South	B-5: Downtown District	Mixed use	Mixed Use, Parks
East	B-2: General Business District	Multi-tenant commercial developments	High Density Multi-Family
West	B-5: Downtown District	Mixed use	Mixed Use

Requested Action:

1. Land Use Variation to allow a Massage Therapy use within the B-5 Zoning District.

Variations Required:

1. None identified at this time.

Project Background:

The subject unit is approximately 4,454 square feet in size and part of the multi-building Hancock Square Planned Unit Development (PUD) that was developed in the late 1980's. The unit is located on the ground floor of the 6-story mixed-use building at the southeast corner of Dunton Avenue and Eastman Street. The building includes 144 residential units and a total of 15,610 square feet of ground floor commercial space. At this time, Thrown Elements Pottery (2,394 square feet) and Mindful Kitchen (1,118 square feet) occupy the western wing of the building and a dentist office (1,827 square feet) and Berkshire Hathaway (3,465 square feet) occupy the southern wing of the building. The subject unit is the only vacant commercial unit within the building and has been vacant for over 7 years. Parking for this building is contained within the North garage located one block away to the east. Two hour street parking is also available along both sides of Eastman and Dunton adjacent to the development.

The proposed action, if approved, would allow Bella Vita Spa to convert the vacant tenant space into a spa/wellness business with a massage therapy component. Pursuant to the business plan, the following services would be offered:

- 4 massage therapy rooms
- 2 beauty rooms (facials, chemical peels, waxing, etc.)
- Infrared Sauna room
- Shower room
- Relaxation room
- Bathroom/Locker room
- 3 miscellaneous rooms for TBD uses such as acupuncture, pilates, nutrition counselling, yoga, etc.
- Ancillary retail sales of beauty products

Currently, the unit is accessible via a main door along Dunton and has emergency exits out the back along the eastern side of the building. The facility will have around 8-10 employees on site at any given time, and hours of operations are Tuesday through Saturday 10:00am to 8:00pm, Sunday from 10:00am to 6:00pm, and closed on Monday. The typical length of stay of a customer at the spa would be around 90-120 minutes.

Zoning and Comprehensive Plan

The subject property is zoned B-5, Downtown District. The proposed use is classified as a beauty salon, which is a permitted use in the B-5 District, however, massage services are prohibited throughout the Village. Since the massage therapy component is a primary service that would be offered at Bella Vita, a Land Use Variation is required. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval, which criteria have been included below for reference:

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

The Comprehensive Plan classifies this property as appropriate for "Mixed-Use" uses. As the proposed use would take place within an existing multi-use development (Hancock Square PUD), it is compatible with the Comprehensive Plan designation.

Building, Site and Landscaping:

The petitioner is not proposing any changes to the site or building. Other than signage, which will require a separate sign permit and review as part of the Downtown District, the only proposed change to the exterior appearance of the unit would be that the windows along Dunton would be glazed/treated for privacy. The main entrance to the residential component of the building, at the corner of Dunton and Eastman, is well landscaped and maintained and there are no landscape upgrades recommended by staff at this time. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.

Parking, Traffic, and Circulation:

According to Code, half a parking space is required for every 250 square feet of floor area. As previously mentioned, the proposed gross floor area is approximately 4,545 square feet, which would require a total of 9 parking stalls. By way of comparison, if the tenant space were occupied by a retail use, a total of 6 parking stalls would be required. As mentioned above, full time employees will be required to purchase monthly parking passes for parking within the North garage, and customers can utilize on-street parking stalls or the free public parking in the North garage.

The North garage contains a total of 811 parking spaces with 57 of these spaces (7%) designated as 4-Hour Shopper spaces. In addition, there are 199 spaces (24.5%) that are daily fee parking stalls, and 544 spaces (67%) that are permit-only parking stalls. Usage within this garage was recently surveyed in spring of 2018 as part of the Rich & Associates Downtown Parking study. The anticipated parking demand will not have a significant impact to the available parking supply in the area as there is ample parking in the North Garage. The parking survey showed that peak demand for the 57 4-Hour Shopper parking spaces was of 46 spaces (80%) occurring on a Saturday, leaving a 11 space surplus. The daily fee demand showed peak usage of 175 spaces out of the 199 daily fee spaces (88%) occurring on a Thursday, leaving a 24 space surplus. Peak usage of the permit parking spaces occurred overnight when 459 out of the 544 spaces (84%) of the parking spaces were occupied. It is important to note that these peaks do not occur on the same day or time and it is expected that the parking demand of the proposed use can be accommodated in the surplus within the North garage and with on-street parking.

Bike parking spaces are not required for downtown Land Use Variation applications.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a massage therapy use within the B-5 District, and is generally supportive of the application subject to resolution of the following items:

1. For the requested land use variation, the petitioner shall 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.**

2. Full time employees must purchase employee parking passes for parking within the North Avenue garage.
3. A detailed and to-scale floor plan will be required as part of the formal Plan Commission application.
4. The petitioner should coordinate with the Building Department to understand what accessibility and plumbing/mechanical upgrades may be needed for the proposed interior site modifications.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 3, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1689



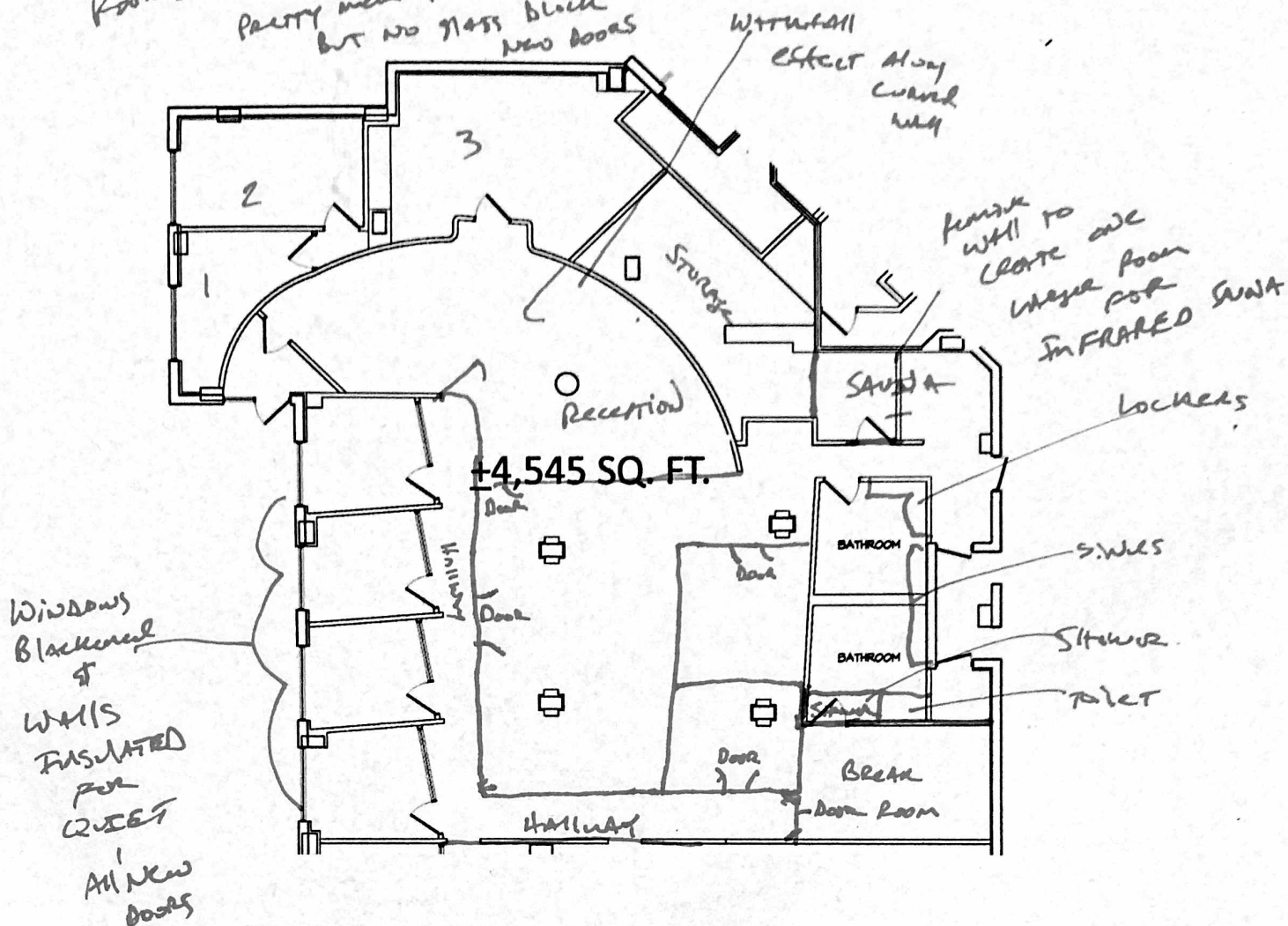
Map created on December 27, 2019.

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Rooms 1, 2 & 3 Wellness Area
 Pretty much the same
 but no glass block
 new doors



11

11

1/8" = 1'-0"

Schematic Design - Existing Space
 Hancock Square - 291 N. Dunton
 Arlington Heights, IL



For more information or to arrange for an inspection, please contact:

Dan Griebel
 DDG Strategic
 630-205-1803 (direct)
 ddgstrategic@gmail.com

Doug Gow
 Gow Realty Services
 847-934-9496 (direct)
 douglasgow@gmail.com

NARRATIVE

291 N Dunton

Bella Vita Spa will be the only high-end day spa in Arlington Heights, and the surrounding suburban area. Italian for “beautiful life,” Bella Vita will offer its clients the opportunity to renew their minds and bodies with therapeutic massages and advanced skincare and beauty resources in a tranquil, relaxing environment.

There will be a total of 6 treatment rooms. Four of our rooms will be solely dedicated to massage therapies. Each well-appointed treatment room will have a sink, towel warmers, a heated massage table and a chair for the therapist. Our licensed and experienced therapists will use only high-end organic oils during treatment. A variety of therapies will be offered including, Swedish, deep tissue, reflexology, hot stone and Thai.

The other two interior rooms will be dedicated to our licensed estheticians. They will provide a variety of facial services designed to soften the appearance of large pores, improve skin texture and tone and help repair existing sun damage.

Two very distinguishing elements of Bella Vita’s Spa are the proposed infrared sauna room. There are no infrared saunas currently in the area and it will offer our clients just another means for restoring their bodies and minds. We expect this add-on service to be very popular from the start. Also popular will be our relaxation room. None of the chain massage companies offer anything to match. The relaxation room is a dedicated space for quiet reflection before and/or after treatment, where clients can just unwind in a comfortable, peaceful environment. Teas, water, light snacks will be provided.

We have three other rooms, outside the main spa, that we plan to lease out to complimentary wellness businesses that share our goal of renewing the mind and body through excellent care and a total commitment to client satisfaction. Bella Vita has identified several professionals for these spaces already, and just needs a go-ahead on the space in order to finalize commitments. Potential complimentary businesses for the space include, acupuncture, Pilates and nutrition.

Bella Vita Spa is seeking to open its doors in Arlington Heights for a variety of reasons. First and foremost is the dynamic downtown community with its vibrant mix of retail, restaurants and apartment/condos. Planned growth in all of those areas also supports our spa’s future, as data reveal that more and more people are turning to massage and wellness to reduce their stress and enhance the quality of their lives. The spa/wellness industry is projected to be among the fastest growing industries over the next 5-10 years.

We have also chosen downtown Arlington Heights because of family legacy, as my grandfather and father owned Howland’s Meat Market and my mother was the principal of a local school for nearly 20 years. It’s my turn to give back to the community I’ve lived in my whole life.

Bella Vita Spa’s proposed hours of operation are Tuesday thru Saturday 10am to 8pm. Sunday from 10am to 6pm. The satellite offices would be open during the same hours. There would be approximately 10-12 employees on site during peak times. A typical client would be in the spa for 90-120 minutes.

A typical day for the spa from the business perspective would be as follows:

- Staff arrives on site between 8:30-9:00am
- First customers arrive as early as 9:30
- Client services occur between 10am to 8pm
- Staff departs by 8:30 pm

Bella Vita Spa is proposing to make a number of modifications to the existing space. The architect has not been brought in yet given that we don't have approval but we already know we will want all plumbing and electrical updated and brought to code Plumbing will need to be available in the 4 west facing massage treatment rooms, as well as the two interior treatment rooms. The two existing bathrooms will be converted into one large locker space that offers 4-5 lockers, a small sitting area, a few sinks, two ADA ready stalls and a modest sized shower. Robes and slippers will be provided all guests at check in. There's a section across from the bathrooms where we would again take two smaller spaces and convert them into a larger space for our Infrared Sauna room. Current plans are for a one-person sauna. There are no such saunas in the immediate area. A reception area would be built out as you enter the space with room for a modest collection of retail offerings. These offerings include our line of organic oils, lotions, candles, etc. Behind the reception area would be a dedicated relaxation space where clients can sit before and/or after their treatments to enjoy the quiet. Water, tea, nuts would be served. We are hoping to include an in wall gas fireplace if possible. Small updates to the break room will be needed as well. All doors would be updated and windows to the outside glazed/treated for privacy.