



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
September 25, 2024
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Verizon Wireless Cell Tower - 1500 W. Shure Dr. - 1/10/2024
 - B. Berkshire Senior Living Residence - 8-12 S. Beverly Ln. - 4/24/2024
 - C. Qargo Coffee - 4 W. Rand Rd. - 5/8/2024
 - D. Car Mania Auto Sales - 533 S. Arthur Ave. - 5/8/2024
 - E. Spent Grain Brewing - 17 N. Vail Ave. - 5/22/2024
 - F. 3255-3310 N. Old Arlington Heights Road Townhomes - 6/12/2024
 - G. Urban Air at Arlington Plaza - 30 W. Rand Rd. - 7/24/2024
 - H. ICON Studio - 3375 N. Arlington Heights Rd. - 8/14/2024
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Arlington Structural Steel - 1727 E. Davis St. - T1855
Planned Unit Development to allow multiple buildings on one zoning lot, Setback Variation
 - B. Arlington Ridge Center - 660 N. Ridge Ave. - T1858
Rezoning, Comprehensive Plan Amendment, Planned Unit Development Amendment, Special Use Permit, Variations
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

January 10, 2024

Project Title: Verizon Wireless Cell Antenna

Address: 1500 W. Shure Dr.

Petitioner: Rachael Ceckowski
Verizon Wireless

Address: 1701 Golf Rd.
Rolling Meadows, IL 60008

Requested Action:

1. Special Use Permit to allow for a permanent commercial antenna on the principal building façade, and a temporary commercial antenna in the in the parking lot.

Variations Required:

1. Variation from Chapter 28, Section 6.14-2.2(b) for relief from requirement of a landscaping plan for the temporary commercial antenna installation.

Attendees: Ari Rosenthal, Legal Counsel for Verizon Wireless
Jay Cherwin, Plan Commissioner
George Drost, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Department
Sam Hubbard, Planning Department

Project Summary:

The subject property is two parcels of property that make up One North Arlington, an existing eight-story office building at 1500 W. Shure Drive. The property is bounded by W. Shure Drive to the south and N. Wilke Road to the west. The site is approximately 7.36 acres and has direct access to both W. Shure Drive through two separate two-way driveways and N. Wilke Road with one two-way driveway.

The petitioner, Verizon Wireless, is proposing two new telecommunication antenna installations. The petitioner states that the installations are necessary due to the fact that an existing telecommunications tower has been decommissioned and removed a little over a half-mile from the site which provides cell phone service to the public and first responders in this area. The site at 1500 W. Shure Drive was selected due to its ability to provide coverage in the gaps left from the facility closing in Palatine.

The petitioner is proposing the installation of a new telecommunication antenna array on the façade of the penthouse wall on the roof level of the existing office building in addition to existing equipment previously approved and installed by a separate cell phone carrier.

The petitioner is also proposing a temporary, mobile telecommunications tower in the northeastern section of the parking lot of 1500 W. Shure Drive. The purpose of the temporary antenna is to provide cell phone coverage in the areas impacted by the tower removed in Palatine until the permanent installation is complete on the façade of the office building. This antenna has already installed and is the subject of a Procced at Own Risk Declaration executed with the Village of Arlington Heights. The Declaration states that the temporary tower be removed if the tenant does not file an application for the temporary or permanent installations, the Village Board of Trustees deny approval for the temporary or permanent installations, the permanent installation is completed, or by March 31, 2024. A copy of the agreement is in the agenda packet.

Meeting Discussion:

Mr. Rosenthal – stated they are here to discuss two requests that have been submitted. The first is a temporary facility that already exists, the agreement that we have with Village has been driven by our loss of the site in an adjacent municipality. This created a loss in coverage, but the more critical issue is permanent use needed to port equipment, antenna, and accessory equipment on the roof and façade of the existing building that will serve as the tower. Another carrier was previously using this building, and we are here to answer any questions.

Mr. Lysicatos – explained there's two special use permits that are being applied for, one for a temporary tower, which is installed at this point and with a subject of a Proceed at Own Risk agreement with the Village Board that was executed in October and a second permit for a permanent tower. The property is in the M1 research, development and light industrial district. One variation is also required for the relief from the requirement that landscaping around any ground mounted tower and staff is recommending that be waived. The tower is currently surrounded by a fence. There are two parcels on the property that make up One North Arlington, the existing eight story office building is there now is on one parcel. The temporary tower is located in the parking lot, which is in the eastern parcel of the property. A total of about 7.36 acres, N. Wilke Road is on the west side and Shore Dr. is on the southern edge of the property with access on both roads.

Verizon approached the village several months ago, provided information on why the tower was needed. The current communication tower and Palatine has been decommissioned as of this point. Verizon was leasing a tower that was being removed from the property, the timing was out of their control and the agreement with the Village and the temporary towers were based on applying for the special use permits which they have at this point, receiving approval for the permanent tower. If Verizon does not receive approval for the permanent tower, the temporary leaves or March 31st, whichever one comes first. At this time Verizon is seeking the conceptual. plan review and then will move forward with the full application, which is actually slated for the next Planning Commission meeting two weeks from today.

The code requires that the petitioner demonstrate that there's technically suitable space available for the existing tower or the structure. Verizon has analyzed and submitted information to staff, we did not share it with the commission, because it has trade secrets, and they did not want that to be sort of a public document. This information has been reviewed with our staff, our engineering staff, legitimately showed a gap in cell service for customers, but also first responders. Verizon has responded to the three criteria necessary for the special use permit in their full application. The building and landscaping, have no proposed changes. To the building itself, except for the installation of the antennas on the facade of the parapet walls on the on the roof there is a parapet that sits on the actual top story that surrounds the roof, which hides any of the equipment that's up there. They've been provided preliminary comments from planning and engineering and all the rest of our departments on both the temporary and the permanent installation. There were no comments on the temporary installation and it is up at this point.

With regards to traffic, parking, and loading the existing office building by code requires 608 spaces. Currently, they are providing 530 spaces, leaving a 78-space deficit. They have lost 14 spaces with the temporary tower, however once the temporary tower is removed, they will regain those 14 spaces. Staff is not recommending a variance at this time, the uses that are being proposed now do not really have a substantial impact on parking. Currently only about 25% of the parking is utilized at the office building at this point.

The recommendation is that this does move forward to the full Planning Commission. Staff is asking that the petitioner mitigate the aesthetic impacts of the permanent installation by painting the antennas, removing any of the antennas that are not in use, and then the temporary tower get removed following the proceed at their own risk agreement. If that has to be amended because of timing, we will go back to the Village Board.

Commissioner Cherwin – tell me more about the 25% utilization of the parking lot. Is that generally consistent with the current situation of the building? What is the current situation of building? Owned by?

Mr. Lysicatos – the building is not fully being used and the temporary tower does not impact any parking deficit, so staff does not feel there is a need for a variation. The building is not owned by Verizon, separate property owner.

Commissioner Cherwin – inquired about the viability of the building and the term of the lease.

Mr. Lysicatos – the owner had previously inquired with the Village about truck parking on the site, however never pursued with Plan Commission. Staff is focusing on trying to come up with long term viability for the building. Staff does not have a lot of information on the owner's efforts in marketing or tenant recruiting.

Mr. Rosenthal – it is typically five years with options.

Commissioner Cherwin – shared his concerns with the building not being utilized to capacity, if the owner was in a situation where the building went into disrepair, the Village and the owner were trying to work something out the presence of the cell tower could cause a burden of further development.

Mr. Rosenthal – Verizon has worked with places that it is the landlord is wanting to completely change the use for the variability and it just won't work to have a carrier. We've certainly seen other situations where that's occurring. We've agreed to some kind of buyout and we look for another site.

Commissioner Drost – inquired about the science and the safety. There have been occasions where residents have been concerned with the throw off of whatever it emits from a cell tower. For the record are those concerns? What's the science?

Mr. Rosenthal – Federal law actually prohibits being considered for viewing on whether it's approved or denied, but I think that the logic is that the SEC basically regulates that and they've done the studies, and as long as we're in compliance, which we would have to be under your permitting approvals with the FCC, there should not be.

There currently is another provider already on the tower, and Verizon will utilize the Sprint space. Any unused equipment will be taken down and decommissioned. Per the lease, we have a duty to remove what's there.

Commissioner Cherwin – inquired about Verizon not serving his home with wi-fi in South Arlington Heights.

Mr. Rosenthal – he agreed that he does not have it at his home either, not a tower close enough to provide coverage. Sales people look at customers inquiring about coverage and then the engineering team has to look for availability.

Commissioner Green – expressed they have three thumbs up and should move forward to Plan Commission in two weeks.

RECOMMENDATION

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

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

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

April 24, 2024

Project Title: The Berkshire Senior Living Residence

Address: 8 - 12 S. Beverly Lane

Petitioner: Sig Strautmanis
General Capital Group

Address: 6938 N. Santa Monica Blvd.
Fox Point, WI 53217

Requested Action:

1. Planned Unit Development (PUD) approval to allow a 44-unit multi-family development for seniors.

Variations Required:

1. Density Variation: Section 5.1-7.3b, to allow a 26,000 square foot lot size where a minimum lot size of 30,000 square feet is required. The extent of this variation may increase upon any dedication of Right-of-Way along Campbell Street.
2. Setback Variations: Section 5.1-7.6, to allow a 5' side yard setback along the east and western sides of the site where code requires a minimum 13' side yard setback along each side, and to allow a 5' rear yard setback (north), where code requires a minimum 30' rear yard setback.
3. Setback Variation: Chapter 28, 5.1-20.1d, to allow a public street frontage setback (south) of 5' where a setback between 8'-10' is required.
4. Parking Variation: Section 10.4-1, to allow 52 parking stalls where 66 are required.
5. Loading Zone Variation: 10.7a, to waive the requirement for one loading berth.

Attendees: Sig Strautmanis, General Capital Group
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property is approximately 26,000 square feet (0.6 acres) and is bounded by Campbell Street to the south and Beverly Lane to the east, which is a private street owned by the Arlington Market HOA. The land is currently used as a parking lot for the Beverly Lanes bowling alley; however, the General Capital Group has a Letter of Intent to purchase the land and develop the parking lot with a 44-unit age-restricted senior living residence to be rented at affordable levels. The development would be funded through Housing Tax Credits issued by the Illinois Housing Development Authority (IHDA). The project would include the following unit mix and affordability levels:

UNIT MIX		
Unit Type	Total Units	% of Total
1BR	32	73%
2BR	12	27%
	44	100%
INCOME RESTRICTIONS		
AMI	Total Units	% of Total
30%	13	30%
40%	0	0%
50%	0	0%
60%	12	27%
80%	19	43%
	44	100.0%

The building would be “L” shaped and consist of 3-stories with one level of below grade parking, along with a small surface lot, totaling 52 parking stalls. Access to the site would come from Campbell Street to the south, which is a public street that was recently constructed in the spring of 2023.

The subject property is within the Hickory / Kensington Overlay District and is part of the Hickory / Kensington Area Plan, both of which were established in 2013. The property is also located within the Hickory / Kensington TIF District, which was adopted by the Village Board in 2014. It is unclear what would happen to the Beverly Lanes bowling alley upon the sale and development of the subject property by the petitioner. The Hickory / Kensington redevelopment area is continuing to see momentum with the recent completion of the 4 N Hickory mixed-use redevelopment to the west of the subject property, along with the recent completion of the final phase of the Arlington Market development to the north and east.

Meeting Discussion:

Mr. Strautmanis – started by sharing that General Capital Group is a family-owned business that has been around since the 90s. He has been with a company for 25 plus years. This is not our first time in Arlington Heights, we actually developed the Mariano's that is close to this site. Everything that we develop, we hold long term, and I think that you'll find that working with us, we're good partners.

With our housing effort we promote community, and our tagline is “alive with activity”. For the residents we have clubs, activities, and trips, etc. As a result of that we have really super low turnover, in fact we are at over 97% occupancy across our 13 Berkshires, you have about 35 properties in the portfolio. This is really important because it's very stabilizing effect when we come to an area, we can be pioneers at certain times as well.

For many of our residents, a Berkshire might be their first time moving out of a single-family house, and sometimes they're moving through closer to adult children. Seeing this migration toward places like Arlington Heights. This location is perfect in our opinion, because it actually straddles what is more of a high intensity corridor on Kensington and the residential neighborhood to the north.

We are proposing a 44-unit project is tucked into the neighborhood on the 8 N. Beverly lot that we are currently under contract. It is a small lot, .6 acres. This site is in the Hickory – Kensington planning area. The L shape building purpose is to keep parking off of Campbell, and the single-family neighborhood. From a kind of a new urbanist or traditional labor development standpoint, it put a main entrance at the focal point, which is a corner of Beverly and Campbell. We pulled the building a little closer to the street purposely again to improve more of a sense of place against the pedestrian environment. We understand that staff from the Village may want to see us pull that back off for reasons of setbacks of residential to the north.

We are proposing a three-story building a flat roof which we did response to some extent what's showing the master plan is actually a couple of different types of buildings that are shown in the master plan as it transitioned from the residential that's on the north, which had more pitched roofs down to would be more intense development at Kensington, which is flat roof. Feedback from staff, which we actually liked the idea of taking this building but breaking it down to something that maybe looks more like townhomes rather than one larger building. We're happy to work with you on that, we actually like that idea a lot. A couple other small details about the project which I think that you would like to hear is we're going to certify to the National Green Building Standard with Net Zero, which is a very specific green certification that will basically use high efficiency lighting, plumbing in a mechanical package, and recycled materials. Also achieve Energy Star, we're going after 45 L tax credits. We will be using green infrastructure to mitigate stormwater, including some biospheres, other elements in the parking area and under the parking area. In terms of unit sizes, one bedroom are about 660 square feet, two bedrooms about 980 square feet.

We applied for housing tax credits, and the current round of applications to IDA will also be seeking some additional money to finance this, which we believe will be about a \$19.5M project. A significant project for us, but staff also brought up the affordability aspect, and from a planning perspective, our project is consistent with the main goals of the Hickory - Kensington area plan. There's one couple of very specific ones in there that. Affordable, senior living with its proximity to downtown AH, Metra Station, Pace, etc.

Though a market study, there are 4,100 income and age profit households in our target market area. Of those 1,900 are considered rent burden, which means they spend more than 30% of their income on housing. This would help these residents in demand of such housing. We have also taken in staff comments and believe we can address most of the technical concerns and design. In terms of density, we think that senior housing from our experience is less intense, typically from an impact for vehicles and neighborhood. We have a small increase in density we're requesting as part of the community, which we think is also appropriate for this site.

Our project would eliminate parking for the bowling alley. Our understanding is that in the past several developers took a look at the site and because the site was bisected by the right away, they couldn't do a larger the mixed-use development. Now the owners are actually selling these as two individual parcels and we would developing the parking lot. They are choosing to market these separately and understand the implications of doing that. From our perspective, we believe the bowling alley will ultimately be redeveloped, we will not have anything to do with that.

The last piece I want to touch on is the comments that there is a piece meal nature of redevelopment in this area and that this may be that the Village wanted to see larger scale redevelopment. The plan calls for this type of high density in in this area, and actually identifies this particular site as the as the last residential site to the north and then coming into higher density sites on Kensington. Basically, it calls for a transitional property and we feel that is what we are complying with. Plus, looking at the long-term redevelopment entire area, we believe that that half block development concept actually sets up for nice long-term redevelopment those blocks and the blocks next to it. We feel like developing our site is not taking away from that future potential of this area and is consistent with what that that kind of approach where you do a piece meal and the market will take care of itself.

Mr. Hubbard – gave a brief overview, stating the property is part of the Hickory-Kensington overlay district, which is subject to the Hickory-Kensington area plan, approved in 2013 to foster this semi mixed use, for a higher intensity multifamily area as an extension of the downtown. Staff Development Committee is not supportive of this project as proposed. We're certainly supportive of a redevelopment that would be a little bit more sensitive to the surrounding properties, which it's abutting, and more consistent with the Hickory- Kensington area plan and an overlay district regulations.

Staff are certainly not opposed to a senior development in the Hickory- Kensington area. The plan does specifically call out from a use standpoint that fits. Staff is supportive of affordable housing developments in the right locations, but our concerns here relate to the piece meal approach to development. If the parking lot of the bowling alley is redeveloped with the senior living facility, then that will leave the building of the bowling alley standing without any on-site parking, which is a code requirement and a parking variation would be required. The parking demand would be shifted entirely to the surrounding

street network, which again is not the intent of the regulations or the zoning code. Staff Development Committee does have some concerns with this piece meal approach to redevelopment here, I understand from the petitioner that the bowling alley is marketing the site separately, but you know that's really going to create a piece meal approach towards development that may make sense for a developer just on this singular parking lot site, but to what cost is that going to be to the overall community good of redevelopment in this area? These are staff's concerns.

Staff is also concerned with the density. A density variation would be required with the proposed 44 units, and about 39 units would be allowed based on the zoning regulations. From a density standpoint, this proposal of 44 is a little bit over what we're envisioning for this area and how the overlay regulations are established. Also, there are concerns that the setbacks don't really take into consideration the surrounding land uses and configuration of the abutting properties. The bulk and mass of the structure is a little bit much in comparison to the specific location of this property, and then the height is compliant with the R-7 and overlay regulations, as well as, the Hickory-Kensington plan. But again, in combination with the setbacks that are really minimal, especially on the east, north and south sides, it really does not take into consideration the context of this property, which is directly abutting single family homes to the north and east, and so in combination with those setbacks and the height proposed, staff did not think that this development was compatible with the surrounding neighborhood.

We were not supportive of this project. We believe the use could be successful here in the in the Hickory-Kensington area, the individual characteristics of this development that give us concern, and we cannot support the project as proposed.

Commissioner Jensen – inquired if the petitioner owned the property. What about the bowling alley?

Mr. Strautmanis – it is under contract, and if the Village does not approve, we are not obligated. We do not own the bowling alley.

Commissioner Jensen – asked if it is financially feasible for you to reduce the density from 44 units to 39 units?

Mr. Strautmanis – ultimately it is not, and to be able to manage these effectively 44 units is just on the edge of being able to maintain and provide services that we would like to. This project would be the smallest we have done, we are comfortable with it, and if we go below that the cost of the land and everything that is associated with it.

Commissioner Jensen – asked staff if there is any idea with businesses on the west side of property.

Mr. Hubbard – to the West, staff have had conversations in the past. It has been a while since we've reached out to that property owner, so I don't know exactly what their plans are directly to the west. Properties to the south, people have approached and were in contact with a lot of those property owners.

Commissioner Jensen – we are concerned about the piece meal point, leaving the bowling alley without parking is a problem. With the suggested setbacks and other suggestions, do you believe adjustments can be made to meet the requirements?

Mr. Strautmanis – yes, most of those were technical, and we are comfortable making those changes.

Commissioner Jensen – has anyone done a parking count at the bowling alley, does it get used, is it full? Before you come before the Plan Commission it would be nice to know the use.

Mr. Hubbard – no, but that could be requested as part of the development proposal.

Commissioner Sigalos – shared that he is fully supportive of housing for seniors and so forth. I'm concerned about the issue with the bowling alley, if you purchase their parking lot what happens to the bowling patron parking?

Mr. Strautmanis – there is an answer, but it's not that we're going to have a solution per say. They are marketing it and we believe it's going to be a redevelopment site. They are marketing the parking lot separate from it, so they understand that they're marketing their parking separately

Commissioner Sigalos – shared his concern, and is in favor of all the variations the petitioner is requesting as far as setbacks and so forth, but requested affirmation that they could meet the setbacks and the proposed variations.

Mr. Strautmanis – confirmed yes, however we have a little difficulty with the idea that there is a 30-foot rear yard setback. There are two fronts to this, Hickory off of Campbell and bring the building closer to Campbell. We will probably still have some variations with the density, the parking, and one of the setbacks, but otherwise we're trying to keep this as compliant as possible.

Commissioner Sigalos – the variations are a main concern, if you are able to address these setbacks and not have such a wide variety of variations that you require there, I'd be I'd be in favor. But right now, the way it is today, I am not in favor.

Commissioner Green – agreed with Commissioners Jensen and Sigalos, you need to find a bigger piece of property. We are not going to argue senior living, I'm going to argue the zoning with you. This is a new piece of property and as far as I'm concerned to come in and ask for all these variations on this piece of property for a new development, is a stretch. I don't think we should be doing that. You have a density problem and if you cannot have 39 units, then you need to find a bigger piece of property. Because if you didn't have these variations and these problems with our zoning codes you probably wouldn't have any problem at all with your project.

Mr. Strautmanis - from our perspective, the reason that looked at this with that knowledge is because of the PUD process. Everything in the Hickory-Kensington plan requires PUD and this is the opportunity to look at special situations like the senior housing, if that is more appropriate to add some density. We are not coming in here trying to bend the rules, we just know there is a vehicle with the PUD process to be able to do it.

Commissioner Green – we have considerations with the residential units, and of recent have a lot to say about development across the street from them. This has been a big issue for us and we're listening to it.

Public Comment

Mr. George Motto - Senior Citizens Commission Representative, does not understand about the Berkshire objections, however, and I do not quite understand the Villages objections. There is a great need for senior citizen housing. So if there is a Village plan that was made years ago, and Berkshire is not comparable with that he believes that changes need to be made. The senior population is increasing, seniors are less and less moving away. aging in place, and need affordable housing. Not only affordable housing, but affordable housing that is close to amenities for walkability or ease. He believes that our need for affordable senior housing supersedes the problem of projected parking for a building that is empty now if it is going to be a bowling alley. He heard someone say that this would be a good project if it had more land. The question is, where are they going to get more land? You speak about variances and we talked about setbacks and then where the seniors going to go. He believes this is in line with what was said last time about maybe getting together and really discussing this because to have a development that is forcing this. Another very important point, most affordable housing, depending on the funding, cannot be designated for seniors. You cannot discriminate. This development can be for seniors. He asked the Villages to review their objections and figure out what they are really talking about, but I have to balance that in my own mind against what I hear every day, where are seniors going to live and age well in our community? He would ask that the Village to come up with an answer. We are asking this for the future, and if this project is denied, where is the next one going to come from? He would also like to go on record to understand the Village's stand on affordable senior housing.

Commissioner Jensen – since we last met there was talk of a number of commissions that have stated this, and there was some talk about the chairs of the of those commissions coming together to talk a little bit about this issue.

Mr. George Motto – one of the Senior Citizens Commission action plans is senior housing affordable housing. 25% of the population is going to be seeing you eventually. What we would like to do is get the interested together to talk about these things. But when I hear parking for an empty building that was a bowling alley.

Commissioner Green – asked Mr. Motto to make a statement and not lecture. Your statement is on the record and the Village will take appropriate measures to get your concerns answered. We have a zoning requirement; this is not an argument against senior living. It is an argument against zoning. If it does not fit the zoning requirement, which is the law of Arlington Heights, zoning ordinances are laws.

Mr. George Motto – wants to see zoning modified to push for a variance.

Unidentified Male – would like to see staff to work with this petitioner to iron out your differences and try and get this application to the Planning Commission, as soon as soon as we can. He believes this can be done.

Commissioner Jensen – encouraged the owners of the bowling ally to come to a meeting and explain what their plans are.

Ms. Cathy Model – based on the conversation with the Berkshire people sounds like a good company, do you have any information on any of their other properties.

Mr. Hubbard – if the project were to move forward, we would certainly look into their other developments, and make sure that they're upstanding to developers.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner review their submission, make suggested changes before coming Plan Commission.

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

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

May 8, 2024

Project Title: Qargo Coffee
Address: 4 W. Rand Road
Petitioner: Sheeraz Khan
Address: 701 Brickell Ave, Ste 1550
Miami, FL 33131

Requested Action:

1. Amendment to PUD Ordinances (Ord. 70-003 and Ord. 80-008) to add a drive-through lane to the property.
2. Special Use Permit for a restaurant with a drive-through.

Variations Required:

No variations identified at this time.

Attendees:

Sheeraz Khan, Qargo Coffee
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is an existing pad site (formerly Olson Rug & Flooring) within the Arlington Plaza Shopping Center. The 4,200 square foot freestanding building was constructed as part of a Planned Unit Development (PUD) Amendment (Ord. 80-008) which amended the Arlington Plaza PUD (Ord. 70-003) to allow construction of two new freestanding buildings. The associated Site Plan was approved in 1985.

The petitioner is proposing to renovate the interior of the building for a new Qargo Coffee, which is a coffee restaurant chain that operates 14 locations nationally. This proposed location would be the first Qargo Coffee in Illinois. The interior renovations include restaurant seating for 70 customers, restrooms, coffee bar, food storage, and staff offices. The exterior improvements include a new drive-through lane, new façade materials, and tenant signage which will require a Design Commission application. The façade shall be designed to be compatible with the existing buildings within the shopping center and be consistent with the Village's Commercial Design Standards.

The proposed coffee restaurant will operate from 6:00 am to 8:30 pm Monday through Friday and from 6:00 am to 7:30 pm on Saturday and Sunday. The projected number of employees is 14 on two shifts. All delivery hours will occur during typical business hours. If proposed, the petitioner shall provide information on any outdoor eating/drinking spaces for this use. All outdoor eating areas shall comply with Chapter 28, Section 5.1-23 Outdoor Eating Cafes on Private Property.

Meeting Discussion:

Mr. Kahn – We would like to bring a coffee shop to the old Olsen Rug store. A big spot, about 4000 square feet. We were originally looking at splitting it and getting a second tenant, but the cost of splitting it decided to take the whole space, and if

we're able to add a drive through to this location. It's across from the Starbucks, and there is plenty of parking there. This location would be our flagship, the first locations in Illinois, and we have 16 planned in Illinois, and the AH would be our training location. Our hours would be similar to Panera and Starbucks nearby, we are looking at traffic patterns nearby. This franchise is out of Florida. The coffee beans

are sourced in Colombia helping to sustain industries. It is Italian coffee, Lavazza, we have a strong European population here, and good pastries coming from Italy as well too. This is something that we think will be a nice add-on to the area.

Mr. Osoba – the property is located within the Arlington Plaza Shopping Center, at 4 West Rand Road. It is an existing pad site in the center and the property is zoned B-2 in the general business district and designated commercial in the future land use in the Comprehensive Plan. The 4,200 square foot building was constructed as part of a PUD amendment to the Arlington Plaza Shopping Center, PUD in 1980 and the petitioner is proposing to renovate this building for Qargo Coffee and add a new drive-thru lane. The interior renovations include restaurant seating for 70 customers, restrooms, a coffee bar, and staff offices. All exterior improvements, which include some signage and exterior facade updates, would require Design Commission application for review. The proposal will require Plan Commission action for a PUD amendment to add the drive-thru lane to the property, and the special use permit for a restaurant with a drive-thru. An addition of the drive-thru would require the site circulation to be re-evaluated given the limited amount of space between the building and the adjacent rows of parking. The staff development committee review, staff found that if a drive-thru lane was added, the adjacent drive aisles on the southwest and southeast sides of the building would need to be reconfigured into counterclockwise one-way traffic. The existing 90° parking would need to be restriped as angled parking along this one-way drive, and the traffic and parking analysis that will be required with this redevelopment to evaluate the new circulation on site, as well as, the drive-thru queuing and trip generation. Staff found that the available parking within the Arlington Plaza Shopping Center is adequate for the proposed use, and all of the rest of the uses within the center. However, additional bicycle parking would be required by code. Staff is generally supportive of the PUD amendment and the special use permit as proposed based on the conditions that were listed in the staff report.

Commissioner Jensen – asked if there any other business in that mall that has a drive-thru, or will this be the first one?

Mr. Hubbard – Arby's is currently operating a drive-thru, a larger site is so it was able to sustain the minimum required drive aisles and have the drive-thru, whereas this site is a little bit tighter and closer to the street. If they integrate the drive-thru there then it could create some problems unless they change things.

Commissioner Sigalos – the existing building 4,200 square feet, which is pretty large remodel with a lot of indoor seating, it is kind of contrary to what Starbucks is doing getting rid of larger indoor seating and going to a drive-thru model. How do you know that this large area may or may not be used?

Mr. Kahn – we are positioning the back of the property to be offices, and then this location for our Illinois stores will be our training facility. It will give us more room for training staff, and hope that people will also go back to hanging out at this location. We want to be more a part of the community, and we will have two conference rooms inside that people can use if they need to have a private meeting.

Commissioner Cherwin – shared that it looks like a nice project. You mentioned other businesses in the area?

Mr. Kahn – I was one of the contractors at the Amazon station for delivering packages here the last four years. I was at the Skokie station before we moved here.

Commissioner Cherwin – I think good project. I mean, I don't see any issue with it.

Mr. Kahn – There are two things that I was hoping to challenge, and hopefully the Village would be open to. If a traffic study is necessary, could it be based off the Starbucks across the street having a drive through business and Arby's is block away? The other challenge was the grease trap, we are not frying any food. Everything else, we are good with and will comply. We are pretty good to go.

Commissioner Green – inquired with staff about the traffic study?

Mr. Osoba – typically for drive-thru we do see traffic studies as they go to Planning Commission. Given this is going to be a little bit of a site reconfiguration in terms of site circulation, and how one-way traffic flows, we feel that this would be warranted. You can certainly request a variance through the Planning Commission process that would have to be reviewed and go to Planning Commission. Generally speaking, the Village is seeking traffic studies for a drive-thru.

Mr. Hubbard – the grease trap would be a plumbing issue that the petitioner can take up with the building department.

Commissioner Green – I too think it's great project. It will be nice to bring some life back to that shopping center.

Public Comment

None

RECOMMENDATION

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

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

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

May 8, 2024

Project Title: CarMania LUV
Address: 533 S. Arthur Ave
Petitioner: Lukasz Guzy
Address: 533 S. Arthur Ave
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to permit for Motor Vehicle Sales, Including Auxiliary Service within the M-2 Limited Heavy Manufacturing District.

Variations Required:

1. Variation to Chapter 28, Section 10.2-9, to allow tandem parking stalls.
2. Variation to waive the required parking analysis, unless provided with a formal Plan Commission application.

Attendees: Phil Gross, Attorney Carmania
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property consists of two platted lots approximately 20,245 square-feet in total size. The southern lot contains a 3,655 square-foot building occupied by Carmania. The northern lot is vacant land that contains a non-code compliant gravel parking lot where the auto repair business stores cars that are awaiting repair.

The petitioner is proposing to partially pave approximately 2,500 square-feet of the gravel parking lot with 15 tandem parking stalls for the storage of used vehicles that that would be marketed and sold on the subject property. The remaining portion of the gravel parking lot is proposed to be removed and replaced with grass. A small retaining wall is proposed along the front of the new parking lot facing S. Arthur Ave. No other improvements are proposed for the site or for the existing building.

The proposed hours of operation for the motor vehicle sales business are the same as the motor vehicle repair business: Monday – Friday from 9:00 am to 5:00 pm. The existing motor vehicle repair business includes four employees. The petitioner indicates that no new employees would be required to expand the operations of this business to include motor vehicle sales.

Meeting Discussion:

Mr. Gross – CarMania is an existing business, successful and doing really well with the site. There is a building where they do the car repairs, little office in the front, some parking in the front. There is a lot on the side, which is not being optimized right now. The character of the neighborhoods is mostly businesses with trucks and cars, so we are not really

asking for anything that is out of character. We would like to use the front of the lot for being able to park the vehicles that would be offered for sale. The lot could be paved, cleaned up, and see how this business goes with a possibility of expansion or leave it be.

Mr. Osoba – this property is located at 533 S. Arthur Avenue, just south of Northwest Highway. The two properties here are approximately half an acre in total size and zoned M-2 limited heavy manufacturing district, and designated commercial as in future land use by the Comprehensive Plan. The petitioner's business CarMania is currently operating an auto repair business on the property, but is proposing to expand the business to include used vehicle sales. The proposed this proposed land use, which is classified as motor vehicle sales including auxiliary service, is not permitted land use within the M-2 district, and would require land use variation. The northern portion of the lot is currently vacant and has gravel on it, and it includes non-code compliant and gravel surface. The Village has observed storage of vehicles on the site during the last several years, and additionally, the vehicles have been stored within the drive aisles of the existing parking lot and alongside the building. To remedy this code issue, the petitioner is proposing to partially pave this gravel area with approximately 2,500 square feet of parking area for 15 tandem parking stalls. The remaining gravel in the rear property would be proposed to be removed and replaced with grass. It should be noted that a variance request would be required with a formal Plan Commission application for tandem parking. As part of the formal application, the petitioner would need to explain how on-site vehicle storage will be managed to eliminate parking and/or storage on those grassy areas and drive aisles within the site, or whether an expansion of that paved area is needed to accommodate future demand for the business as the business grows. The petitioner is proposing a perimeter landscaping along south Arthur Avenue and along the northern property line to screen the property and vehicle storage from the roadway. Additionally, staff review noted that landscape islands with the tree are required at the end of each parking road, so all details are going to be required for landscaping as a formal Planning Commission application if submitted. Staff is generally supportive of the land use variations subject to those conditions that are listed in the staff report.

Commissioner Sigalos – what about the Japan auto sales, that didn't work too well for them.

Mr. Gross – this is going to be an ancillary business. It is not the main business. We believe that is a big difference. He has a lot of customers that come in that their cars are not in the best shape. He would like to get the dealer license so he could purchase and sell them.

Commissioner Jensen – suggested that the petitioner request a variance to have the bicycle rack removed from the plan, because it is not necessary in an industrial park.

Commissioner Cherwin – did not have any issues, good project that he would like to see the petitioner continue to be successful in their business and if this is something that is going help them more, move forward. Agreed with Comr. Jensen that it is not appropriate to put the burden of a bike rack on the petitioner.

Commissioner Green – Japan Sales upset everybody in the Village was the fact that he was parking cars on the right of way and everything else. That left a bad taste in everybody's mouth because of what he promised.

Mr. Gross – this is not what we are proposing. It will alleviate some of the issues because there's not going to be 15 cars for sale, and there is going to be local parking for this other business and customers and for the store.

Commissioner Green – Great project.

Public Comment

None

RECOMMENDATION

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

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

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

May 22, 2024

Project Title: Spent Grain Brewery
Address: 17 N. Vail Ave.
Petitioner: Eric Lamkins
Address: 501 W. Wing St.
 Arlington Heights, IL 60005

Requested Action:

1. Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required:

1. 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: Eric Lamkins, Spent Grain Brewery
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Bruce Green, Plan Commissioner
 Hailey Nicholas, Planning Department

Project Summary:

The subject property is located within the Downtown District on the Southeast corner of Vail Avenue and Davis Street, and is part of a larger multi-tenant building with LaTasca Tapas and the Domain on Vail Apartments. The subject unit was formerly occupied by Bangkok Thai Restaurant, but is vacant at this time. The unit is approximately 2,509 square feet in size with access to a 520 square-foot basement. The petitioner, Eric Lamkins of Spent Grain Brewing, has executed a lease for the subject unit at 17 N. Vail Avenue to open and operate a brew pub business. The preliminary floor plan includes a dining area, bar, and kitchen on the main level with a storage area and kegs for brewing in the basement.

The business operations would include brewing beer products, cooking food, and serving food and alcohol. Hours of operation would be 3:00pm-10:00pm Wednesday and Thursday, 12:00pm-11:00pm on Friday and Saturday, and 12:00pm-8:00pm on Sundays. They plan to have a about 10-16 employees in total. The business owner is licensed as a Class 3 brewer by the State of Illinois, and plan to obtain their Brew Pub license after receiving their liquor license from the Village.

Meeting Discussion:

Mr. Lamkins – we are proposing to take over the space 17 N. Vail Avenue. We are looking to open what is considered a nano brewery, brewing single barrels, which are 30 gallons. The entire system fits inside the kitchen and is ventless. It does not vent outside, so there's no concern for odors. It is a self-contained system that is kept in the kitchen, and will be fermenting down the basement. All of the main tanks and the walk-in refrigerator with the kegs will all be kept down stairs. The name of the brewery is Spent Grain Brewery. The very first part of the brewing process you create spent grain, buy soaking the grain in the water to create your mash. At that time, when you're done with those grains there, they are discarded, you can give them to a farmer or thrown away, and those grants are referred to as spent grain. In our case we actually reutilize, some of the spent grain, so we're using that name because we're going to represent that as part of our

food menu. We are looking at appetizers, a couple of soups, salads and then a light fair entree, meaning like a sandwich and chips, but not full dinners. Each of those things would have something that is made with spent grain. Bread is obviously the easiest to make with spent grains, but we can make granola and dog treats.

We are looking to develop more of a relaxed lounge environment, with 24 seats of dining inside, 14 seats and then another 24 seats of leather couches and chairs taking up the bulk of space to create that lounge environment. We are replacing the doors and having them move forward to flatten out and we will do garage door screens pretty similar to what Cortland's is using today, so that we can open up the outside. Outdoor seating during Alfresco, the space on the sidewalk would be permitted.

Ms. Nicholas - the petitioners of Spent Grain Brewing are requesting a special use permit to allow a brew pub in the B-5 downtown district. The subject property is located on the southeast corner of Vail Ave. and Davis St. which is part of a multi-tenant building with La Tasca restaurant, and Domain on Vail Apartments. The subject unit was formerly occupied by the Bangkok Thai restaurant, but is vacant at this time. The petitioner has executed a lease for the subject unit which is approximately 2500 square feet with access to a 520 square foot basement. Their preliminary floor plan includes a dining area, bar, and kitchen on the main level, with a storage area and brewing equipment in the basement. The business operations would include brewing, beer products, cooking food, and serving food and drinks. Hours of operation are tentative at this time, but they are expected to be closed Monday & Tuesday, open 3:00 pm to 10:00 pm Wednesday & Thursday, 12:00 pm to 11:00 pm Friday & Saturday, and 12:00 pm to 8:00 pm Sunday. They anticipate to have anywhere from 10 to 16 employees, and the business owner is licensed as a Class 3 Brewer by the State of Illinois and they plan to obtain their liquor license from the Village of Arlington Heights.

A Plan Commission application has not yet been received, but the petitioners will provide a written response to each of the three hardship criteria necessary for special use permit approval as part of the application. They will also provide a complete project narrative, which should include a detailed description of their business, including an explanation of the products and services that they plan to offer. The comprehensive plan classifies this property as appropriate for mixed-use land uses, and the proposed use is compatible with that. A traffic and parking study by a certified traffic engineer is required for this project. However, as the employees used to be occupying a former restaurant space with a similar seating capacity, staff is proposed is supportive of a variation request from that requirement. Additionally, the downtown street network has capacity to handle any additional traffic, and staff does not expect traffic generation from the proposed use to be a significant issue. Therefore, as part of their Planning Commission application, the petitioner will also need to provide a written response to the variation approval criteria. Additional details from the petitioner are still needed to calculate the exact parking requirements, however, since this proposal should be in the downtown area, there's no on-site parking, so the required parking will need to be met within the Vail Avenue public parking garage, which is allowed for users within the downtown district. Overall, the staff development committee is generally supportive of this proposal and has no major concerns subject to the submission of a formal application.

Commissioner Jensen - a great project.

Commissioner Sigalos - great to see that you had an elevation of the front. You're putting in these new windows that are going to open up. Will they just have to go to Design Commission then, because of the exteriors being changed?

Ms. Nicholas - it may, or a possible administrative design approval, but design planner will look it over, and determine whether or not that it will need to go to Design Commission.

Mr. Lamkins – essentially what we are doing, the lower stone that runs along the front right now is continuously level with the sidewalk, and we are going to do the same thing, we are bringing those two doors out to make it flush. The new door will be located to your right. The existing door that goes upstairs and new door would be relocated to give that flush straight look across the front. The door would match with the tremors, which is standard commercial doors.

Commissioner Sigalos - a great project, I'm glad to see you in this space, I think you'll do good business there, you will have traffic, especially in the summertime.

Mr. Lamkins – Five year lease with five year tenancy. We are the owners of Kilwins and have been working on this for two

years.

Commissioner Green – I think also it's a great project. One question, when you have a brewery, are there special things you can do, can people come in and not buy food and just taste the beer?

Mr. Lamkins – that would be our intention to have flights of beers where you could sample. We have got our liquor license already applied for. At this time, we do not have an answer if they will have to order something.

Commissioner Green – when you put it in smaller batches, what's the difference?

Mr. Lamkins – absolutely nothing. I brewed today 5 gallons, when I first started brewing it was one gallon. Then obviously you have people. It's not like a cake, you can't just double the recipe, but overall you can double it and all those little factors into how hops play into that, but it doesn't affect it. We are not looking to bottle and package. A Nano Brewery makes more sense. We're not looking to have an assembly landed bottling.

Commissioner Green – I think that would be interesting and I think it is a great idea. Waiving the traffic study, absolutely.

Commissioner Sigalos – when do you anticipate opening?

Mr. Lamkins – my best guess this fall. Reality is it will open probably be after all fresco ends. If construction is done the idea of pull paper off the windows and then people start looking and seeing what's there, but you have to be realistic new shop, new servers, new everything. You don't want to open for Harmony Festival, one of the busiest days downtown.

Public Comment

None

RECOMMENDATION

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

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

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

June 12, 2024

Project Title: Old Arlington Heights Road Townhomes
Address: 3255 & 3310 N. Old Arlington Heights Road
Petitioner: David Schwartz
 SFP Properties, LLC
Address: 3190 Doolittle Dr.
 Northbrook, IL 60062

Requested Action:

1. Planned Unit Development (PUD) approval to allow a 24-unit townhome development consisting of four buildings on one zoning lot.
2. Rezoning from the M-1, Research, Development and Light Manufacturing District to the R-6 District, Multiple-Family Dwelling District.
3. Amendment to the Comprehensive Plan to reclassify the subject property from the “R&D, Manufacturing and Warehouse” classification to the “Moderate Density Multi-Family” classification.
4. Plat of Subdivision approval to consolidate the subject property into one lot.

Variations Required:

1. Density Variation: Section 5.1-6.2. b, to allow an 80,150 square foot lot size where a minimum lot size of 84,000 square feet is required (a 2-unit density increase).
2. Additional Variations may be identified upon the submission of detailed plans.

Attendees: David Schwartz, SFP Properties
 Michael Schwartz, SFP Properties
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Bruce Green, Plan Commissioner
 Sam Hubbard, Planning Department

Project Summary:

The subject property is approximately 1.84 acres (80,150 square feet) and located on the northwest corner of Old Arlington Heights Road and Country Lane. To the north of the property is the four-story Timber Court apartment development, and to the south are the three-story Lexington Heritage townhomes located on the opposite side of Country Lane. East of the subject property and across Old Arlington Heights Road are single-family homes and the Mill Creek condominiums, both of which are located in Buffalo Grove. Abutting the property to the west is the one-story Arlington Executive Plaza office development. The subject property is currently vacant and mostly wooded, although it is informally used by a landscape company for storage of 2-4 vehicles and miscellaneous materials. Prior to this, the site was occupied by a single-family home that was demolished in 2021.

The petitioner, SFP Properties, has the site under contract and is proposing a 24-unit three-story rental townhome development comprised of four buildings. Each building would contain six units and all units would have three bedrooms. Each unit would include a two-car, rear-loaded garage and the site would include 10 guest parking stalls. There would be 18 feet of driveway space in front of each garage door, providing adequate capacity for each townhome unit to park two cars in front of their garages. Rents are expected to start around \$3,700-\$4,000 per unit.

Access to the site would come from two curb cuts along Country Lane, which would align with the existing curb cuts for the Lexington Heritage development to the south. At its unsignalized intersection with Old Arlington Heights Road, Country Lane provides one inbound lane and one outbound lane. Old Arlington Heights Road contains a separate northbound left turn lane for access into Country Lane. Stormwater detention would be located in an underground detention vault in the front yard between the townhomes and Country Lane.

Meeting Discussion:

Mr. Schwartz – this site was available a year ago, somebody had it under contract and tried to develop it in a denser format, something more in line with the condo building to the north. However, we have been building for a few years a rental townhome development. Very similar to what Lexington built across the street 5 or 6 years ago. Efficient space, efficient product that people really like. We are currently building this model in downtown Mount Prospect. We are about 40% done and approximately 50% leased. Our next development is Northbrook, so we feel it is a product that really meets the demand. There has been a lot of rental housing being built in the suburbs lately. Over the last 10 years, but most are smaller units, studios, 1 bedroom, 2 bedrooms. There is a demand for a larger unit that is suitable for families who maybe working out of the house part time, need extra space and the location is convenient to lots of things. Obviously great town, great schools and we think it's there's definitely demand.

Mr. Schwartz II – there is a real value compared to the other rental products that are in the marketplace. We are about \$2 per foot or so and if you want to rent an apartment in an amenity building it is about \$3 bucks per foot. In an apartment you park in a garage, go up in an elevator, but in a townhome, you pull in, it is very much like a single-family style of living. People that have pets, people that have children, this is going to appeal to them, and they will get a lot more for their money.

Mr. Schwartz – lastly low heights, lots of parking. There are apartments going in across the street in Buffalo Grove. Does the Village have an issue with a flat roof, more modern product?

Commissioner Green - As an architect, I do but we have a Design Commission will take care of that.

Mr. Schwartz – we do not want to go too far with design work until we get at least a conceptual approval or at least agreement for us to present our concept in a broader setting, currently we do have the site plan. We can share townhomes we have built, but we are not suggesting these for this site. We are open to suggestions in terms of what type of architectural style that you believe would fit in best with the community and the neighborhood.

Commissioner Green – our style would be traditional. Peaked roofs as opposed to flat roofs.

Mr. Schwartz – we have vetted on the plan, reworked the parking, some of the design to make sure that it will fit in. We feel that it has been vetted through staff in a productive way to the point where you know, assuming you guys like conceptually, we feel like we can put something together that will be ready to present.

Mr. Hubbard – this project is a little less than two acre site located on the northwest corner of Old Arlington Heights Rd. and Country Lane. The petitioner is proposing a rental townhome development with approximately 24 units. The site is currently in the M-1 Zoning District, which is a research development and light manufacturing district. In order to accommodate for the development, it would need to be rezoned until the R-6 district, which is a multiple family zoning district. Additionally, the comprehensive plan would need to be amended from R&D manufacturing and warehousing to moderate density multifamily. Staff development committee is generally supportive of that, the land uses around this area have been transitioning away from the office and light industrial use types, to more multifamily with the Timber Court development to the north and the Lexington townhome development to the south. From a land use perspective staff is supportive of the rezoning and the comprehensive plan amendment. The development would require PUD approval and the site would need to be consolidated into one lot via the subdivision process as part of this development.

From a code standpoint, the 24 units is a bit above the maximum allowable density for the R-6 district. It is technically 2 units above, but when you look at the raw numbers, it is really only 1.1 unit above, cannot build .1 unit, so that translates to

two units above from a technical standpoint. The raw numbers are not quite the full 2-unit overage above code requirements, so a variation is required. Staff development committee is open to discussing that variation, traditionally, we are not supportive of density variations, but given the minor overage here, we are open to discussing it again, not completely sold at this time, but open to discussing it. The reason being is that one affordable unit is required by the Inclusionary Housing Ordinance, and there is a density bonus allowed by those regulations at a one-to-one ratio. For every one unit of affordable housing provided on site, it gets a 1-unit density bonus. That gets them up to 23 units and then, we are really talking about .1 unit of additional density variation, so that is why we are open to the discussion. Housing Commission will review will be required, so the petitioner will have to appear in front of the Housing Commission for review of the affordable component.

A market assessment will be required as part of any Planning Commission application and impact fees will be required. From a site layout standpoint, it is very well designed, with buildings fronting both streets to create kind of a positive aesthetic. The garages are rear loaded, so they are concealed from view, but one of the sites changes we are asking for is that they implement cross connections to the north, which is the Timber Ridge site. When that development was approved, it was anticipated that they would have a cross connection between this site and the Timber Court site to the north. As part of their zoning entitlements, they were required to allow for that cross access. The fire access to that site was designed in anticipation of this cross access being implemented, it would be for the benefit of better fire access to that site to have cross connection implemented. It could occur at the northeast or the northwest corner of the site or both. We will have to look at that as part of any detailed plan that is submitted for development here.

A landscape plan and a tree preservation plan are required. Staff is asking that the petitioner try and preserve any of the trees on the site, it is a pretty well covered site as far as trees, so we'd like to see you preserve any ones around the perimeter that can be preserved.

A Design Commission application is required. That is a separate process and application. The Plan Commission will be reviewing for more of the zoning side of things, the actual architecture and building design will be determined by the Design Commission. For preliminary feedback, you can certainly reach out to our Design Planner, and he can provide you with some feedback or you could in theory appear for kind of a conceptual review with them like you're doing here with the about half of the Planning Commission.

Recently the Illinois General Assembly, enacted a regulation to require EV charging capabilities in all new buildings. So at least one of those garage spaces and every building will have to have EV cable for charging maybe both depending on what construction type is ultimately decided for these.

There is a sidewalk required on Country Lane and Old Arlington Heights Rd. It has to be a 10-foot-wide path for use as a multi-use bike/pedestrian pathway and old Arlington Heights Rd. is under the jurisdiction of IDOT, so just be aware of that. IDOT will need to sign off on the final plat. Staff would like to see details on how loading move-in and move-outs will function here. With it being a rental development, we would anticipate move-in and move-out traffic, and we want to see how that how that is going to function. Ultimately a loading berth may be practical to put on the site. From a parking standpoint, it complies with two garage spaces required per unit and they are providing about 18 feet of driveway space in front of each garage to allow for additional parking. Plus 10 guest parking spaces. Staff is generally supportive of this, and recommend the petitioner proceed forward.

Commissioner Jensen – confirmed the units would be approximately 2000 square feet. You are clearly at the upper end of what the market is, much smaller units as you indicated that are on the market and one of the things you are required to do a market assessment or some kind of study.

Mr. Schwartz – yes, we will.

Commissioner Jensen – I think it's great project better use of the land and making an investment in.

Commissioner Sigalos – your rental users are saying about 2000 square feet including the garage. What is the actual living space?

Mr. Schwartz – actually it is closer to 2200 square feet.

Commissioner Sigalos – in the report rent is going to be somewhere between \$3,500 and \$4,000. I was kind of shocked by these rates.

Mr. Schwartz – in Mount Prospect we are about 40% leased there, rents started there at \$3,600 or \$3,700. Very comparable. It is a big amount, but from a rent per square foot, it's less than what you're finding in comparable new construction apartments. We believe it is a better value.

Commissioner Sigalos – no other questions.

Commissioner Cherwin – recently was on a panel discussing multi-family housing and filter rent type housing and this very issue. A lot of work for public home builders, is shifting from the developments being for sale to filter rents is very much in line with what I think the market is asking for, and obviously you will do a market analysis. I believe this is consistent with a lot of demands in the market. One question, it said there's has to be a plan for the environmental components of the green sustainability, EV charging station?

Mr. Hubbard – we asked this for all developments, a description and their project narrative that outlines any green or sustainable features that will be included and we encourage integrating those features into the site design and building design.

Commissioner Cherwin – is this a new requirement or suggestion? And where does that come from? Is that a new? I don't think I've seen that before necessarily called out as part of the plan. Is that a new requirement that we're having people do?

Mr. Hubbard – it is not a code requirement; it is an explanation in the project narrative and it is based on the preferences that the Village Board has outlined in their strategic priorities over the years of encouraging those types of features. Obviously, they have not requested staff to codify any of the requirements for those things, but they do encourage them, and we would like to encourage petitioners to incorporate them and provide a list of what those features are.

Commissioner Green – has the board outlined what they think those features should be?

Mr. Hubbard – no, there is no strict code requirement for this.

Commissioner Green – when everybody uses that term, environmental components, it is so vague that as an architect it makes me nuts because it does not specify what it is.

Mr. Hubbard – there are a lot of ways, such as solar panels, permeable pavers, rain gardens, recycled building materials.

Mr. Schwartz – it could also be high efficiency windows and tankless water heater, etc.

Commissioner Jensen – inquired about extra charges for parking and other things.

Mr. Schwartz – no utilities including trash and water, we handle landscape and snowplow.

Commissioner Green – we think that it would be a great project.

Public Comment

None

RECOMMENDATION

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

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

DRAFT

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

July 24, 2024

Project Title: Urban Air at Arlington Plaza
Address: 30 W. Rand Road
Petitioner: Kayleigh Rollins, Sr. Project Manager
Address: 1245 Humbracht Circle
Bartlett, IL 60103

Requested Action:

1. Special Use Permit to allow a Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant on the subject property.

Variations Required:

1. Chapter 28, Section 10.4-4, to reduce the parking requirement from 1,225 parking stalls to 1,139 parking stalls.
2. Additional variations may be required based upon the submittal of detailed plans.

Attendees: Tom Piazza, Foxfield Developers
Nino Hermes, Owner of Urban Air
Charlie Oraham, Owner of Urban Air
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property is part of the Arlington Plaza Shopping Center, an approximately 28-acre shopping center located at the northeast intersection of Rand Road and Arlington Heights Road. The 93,050 square foot subject unit is vacant and is the former home to the Burlington Coat Factory. The shopping center has multiple points of vehicular access, including two full access signalized intersections along Rand Road, two additional right-in/right-out access points on Rand Road, and another Rand Road access point that allows full ingress but is restricted to right-only egress. On the Arlington Heights Road side, the subject property includes one signalized full access intersection and one non-signalized full access intersection.

Urban Air is proposing to lease the former Burlington Coat factory space within Arlington Plaza, which would be divided to create two separate units; the first unit would include 66,615 square feet and would be leased by Urban Air, the second unit would be 26,435 square feet and remain unleased at this time. Headquartered in Texas, with multiple locations across the nation, Urban Air is an indoor adventure park and family recreation center that provides a venue for entertainment and physical recreation, primarily geared towards children and young adults. They have several existing locations in the Chicagoland area (Naperville, St. Charles, Crystal Lake, Bloomingdale, North Riverside), and additional locations opening soon (Vernon Hills, Glenview). The facility would provide a wide mix of activities, including the following:

- Go Karts
- Laser Tag
- Trampoline area
- Arcades and Virtual Reality area
- Climbing Walls and Ropes Course
- Bumper Cars
- A café/restaurant and seating area
- 14 party rooms

Alcohol sales would be available for adults in designated areas and initially there would be approximately 50 employees, with peak shift including around 25 employees. The hours of operation have not been specified for this location, however, other locations in the Chicagoland area are open every day from around 10:00am to around 8:00pm in the evening.

The subject property is part of the Arlington Plaza PUD, which was originally approved in 1970. This PUD includes the four larger multi-tenant buildings to the rear of the main parking areas, as well as four outlot buildings along Rand Road (Nostimo's Greek Kitchen, Arby's, vacant Olson Rug building, Village Bank & Trust). Parking is shared amongst the PUD, with a total of 1,139 parking spaces available to the businesses within.

Meeting Discussion:

Mr. Piazza – we are an adventure trampoline park that will be roughly 66,000 square feet of the whole entire complex, with different attractions from golf carts to trampolines to party rooms. Selling concession type foods. Hours of operation are from 3:00 pm to 9:00 pm during the week and on weekends 10:00 am to 9:00 pm. Family friendly business looking to expand in this Arlington Heights area and we're excited to.

Mr. Hubbard – this property is a vacant unit was formerly occupied by the Burlington Coat Factory, which vacated the site recently. Part of the Arlington Plaza shopping center, located on Rand Road and Arlington Heights Road on the north side of the village. It is a PUD, but this proposed use does not require any amendment to the PUD, it does require approval of a special use permit. The use is classified as a large amusement facility in the B-2 district that does require approval of special use permit. The application to the Planning Commission, will have to justify provide a point-by-point response to the three criteria necessary for special use permit approval. One of those criteria, is that the special use is deemed necessary for the public convenience at this location, in order to satisfy those criteria, we are going to ask that you provide a market analysis that evaluates the demand for this type of facility at this location, and talks about some of your competitors and where they are located relative to this site, and how you may differ from them or cater to a different market. As part of that study, we are looking to have an analysis on the second space, the Burlington Coat factory space is approximately 93,000 square feet. Urban Air would occupy 66,000 square feet of that space leaving a roughly 26,000 square foot space that's going to be long and narrow at the corner. We want to make sure that the space is still leasable from a commercial perspective, an opinion from a real estate broker that outlines how this space could be potentially leased in the future.

A liquor license will be required, we encourage you to reach out to the Village Manager's office and start that process. There may be some building upgrades needed to comply with the building and life safety requirements, so you should reach out to the building department to discuss those. No changes are purposed to the site, so that is going to negate the need for any PUD amendment, but we will be taking a site visit as part of any analysis of this application, any landscaping that needs to be upgraded or replaced should be replaced as part of this process. The real issue with this process is going to be the parking. The Arlington Plaza Shopping Center is really good access to a lot of major arterials, with several lighted intersections, from a traffic standpoint we think this is this will be fine. From a parking standpoint it can get really packed really quickly on special event times. We need to verify that there is enough parking within the shopping center to accommodate for those peak times, technically you'll have to ask for a variation to waive the traffic analysis portion of the requirement, which I think we will support, however, from a parking standpoint you will have to work with the traffic engineer and provide a detailed parking analysis. You will want to survey the existing Plaza Shopping Center to get a baseline demand. You want to survey additional Urban Air locations so that you can adequately predict what demand will be once the space is occupied. Then you want to forecast it all together, making sure that you are accommodating for any vacant spaces within the shopping center and when they are occupied, will that trigger any parking requirements. Staff is supportive of this use, we want to see this space filled, and it is a large space within the shopping center, and these facilities are well used and a good asset to the community.

Commissioner Cherwin – where are some of your other locations? And how does yours compare in size?

Mr. Hermes – Chrystal Lake, Naperville, approximately 300 locations. They are all pretty standard in size. We are proposing the 2.0, which has the built in parks and attractions.

Commissioner Cherwin – What is protocol when you convert a space like this for your activity in terms of ventilation and safety?

Mr. Piazza – part of the design requirements for Urban Air as part of the franchise requirements is that we produce one ton per 300 square feet of space, we will be adding quite rooftop units to accommodate that and have air exchange.

Commissioner Cherwin – we should do a parking study, but do you have access to the old supermarket parking area?

Mr. Piazza – I do not think they have access. However, we just started with the traffic engineering company that will be putting that together.

Commissioner Sigalos – clarified that Burlington Coat Factory is still operating in the space; it is not vacant.

Mr. Piazza – confirmed they extended their lease and are moving next to Dick's Sporting Goods, which gives us time to get our permits ready to go.

Commissioner Sigalos – you mentioned you will have go karts, so that is going to require aside from you mentioned one ton for every 300 square feet of HVAC and some kind of air filtration, will that be enough?

Mr. Piazza – it is all electric, so all good.

Commissioner Sigalos – I believe Urban Air came to CPRC in 2018, this will be great use of the space and a good project. Will you sublet the extra space?

Mr. Piazza – no we are thinking about adding pickleball, but want to get this up and running first.

Mr. Hermes – also within the Urban Air umbrella, there is an area called Unleashed Brands, and they have a lot of brands that kind of work hand in hand. One is Snapology for ages two- and five-year-olds, small trampolines and equipment. We will work with each other and figure it out.

Commissioner Sigalos – thinks it looks great and will be good use of space and plenty of parking.

Commissioner Jensen – have you signed the lease? Also, you will have to do some interior work to create a wall between that the space that you're not going to do anything with, correct?

Mr. Piazza – yes, it is contingent upon permit and business license approval. It should be just a standard wall with some soundproofing to separate the space.

Commissioner Jensen – since this is a franchise, does Urban Air help you with a market study?

Mr. Hermes – I live in Arlington, and we are very familiar with the area. We have purchased the franchise agreement to open in this area. Urban Air essentially hooked us up with a realtor to figure out what is a good fit for them. We had to go through their approval process before anything, they sent architects and make sure that the ceiling height that they required and not too small or too big. An analysis as far as population or marketing, this was ranked in the top 10 percentile for all Urban Air's. So this market hits all the numbers.

Commissioner Jensen – other than Urban Air, who would be your competitors for this type of entertainment?

Mr. Hermes – the only thing that actually competes is Altitude, but they only trampolines. Urban Air is an adventure park with massive slides and tubes for younger kids, rock climbing, go carts, bumper cars, laser tag, zip lining, ropes course and an area like ultimate Ninja warrior. Will also provide summer camps.

Commissioner Jensen – since you are serving alcohol, how are you going to control who is drinking, so that you do not have kids and under age drinking?

Mr. Hermes – beer and wine is what we are planning, and it will all be done through our concessions, through our cafes a process will be followed.

Commissioner Jensen – shared his support of the project and likes to see the empty shopping mall used.

Commissioner Green – think you're going to be inundated with my grandkids, they love this stuff. The electric go karts are really cool. Please move forward with your project.

Public Comment

Unidentified male – please say “yes” tonight when you get upstairs on the Grace Terrace/Full Circle project.

RECOMMENDATION

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

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

DRAFT

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

A MEETING HELD ON:

August 14, 2024

Project Title: ICON Studio
Address: 3375 N Arlington Heights Rd. – Units A, B, G & H
Petitioner: Artemiy Novik
Address: 3375 N Arlington Heights Rd. – Units A
Arlington Heights, IL 60004

Requested Action:

1. Land Use Variation for Beauty Salon in the M-1 District

Variations Required:

None at this time.

Attendees: Art Novik, Owner of ICON Studio
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Hailey Nicholas, Planning Department
Michael Lysicatos, Planning Department

Project Summary:

The subject property is approximately 7.60 acres and is located south of the intersection of North Arlington Heights Road and Dundee Road on the northern side of the Village. The property is occupied by an existing office development composed of seven, one-story buildings totaling approximately 73,000 square feet of floor space. The development was approved as a PUD in 1979 with three subsequent amendments in 1980 and 1981. Access to the site comes from two full access non-signalized curb cuts onto Arlington Heights Road (one of which being on the neighboring property to the north but accessible through a driveway connection to that property and authorized via an existing easement), and a curb cut on Country Lane.

The petitioner, ICON Studio, recently applied for a building permit to remodel units A, B, G, & H of the 3375 N Arlington Heights Rd building to outfit them for a beauty salon. The units have a combined area of approximately 2,557 square feet. During the permit review process, it was identified that Beauty Salons are not a permitted use in the M-1 District, and that a Land Use Variation would be required before the business could proceed with obtaining a building permit. The petitioner has already signed a lease for the subject units.

ICON Studio provides a variety of beauty services to their customers, including hair treatments and coloring, makeup, manicures, pedicures, and more. The floor plan consists of a reception area, a hair salon, a nail salon, four private facial rooms, a small office, and a breakroom with a kitchenette for employees. The beauty salon will have 14 employees in total. Their hours of operation are Mondays-Fridays, 9:00am-7:00pm and Saturdays 8:00am-6:00pm. Nostimo Greek Kitchen, Arby's, vacant Olson Rug building, Village Bank & Trust). Parking is shared amongst the PUD, with a total of 1,139 parking spaces available to the businesses within.

Meeting Discussion:

Mr. Novik – I'm planning to open a beauty studio Arlington Heights. A private beauty salon with a lot of services for people. It does not include haircuts and nails; it is a medical process for people who are losing their hair. We are planning to provide post-surgery treatments. There will be nail technicians, hairdressers, makeup artists, and students. The studio is a distributor

of medical cosmetics to aid with psoriasis.

Ms. Nicholas – ICON Studio is requesting a land use variation to allow a beauty salon in the M1 district. The subject property is a multi-tenant office building within the Arlington Office Complex Planning and Development which is composed of seven buildings with approximately 73,000 square feet of floor area. The petitioner has already executed a lease to occupy units A, B, G & H within the building at 3375 N Arlington Heights Rd. Units have a combined floor area of approximately 2,557 square feet, and their proposed floor plan consists of a reception area, hair salon, nail salon, private facial rooms, office, and a break room. They expect to have around 14 employees and their proposed hours of operation would be Monday through Friday, 9:00 AM to 7:00 PM and Saturdays 8:00 AM to 6:00 PM, with their clients by appointment only. The proposed beauty salon use is not permitted in the M1 district, so a land use variation is required. A Planning Commission application has not been received at this time, but the petitioner will need to provide a written response to each of the four hardship criteria necessary for land use variation approval as part of their application. The comprehensive plan classifies this property as appropriate for research, development, manufacturing, and warehousing uses as the proposed use is more commercial in nature, compatibility with the comprehensive plan is subject to a petitioner's responses to the land use variation approval criteria.

The petitioner has already submitted a building permit application for their interior remodel work, and they're aware that they will not be able to commence any remodel work until the appropriate zoning approvals are obtained and the permits issued. In order to ensure that there is sufficient parking on-site for the proposed use, they will need to conduct a parking survey and this will require surveying the parking lot at half hour intervals over a three-day period during their proposed hours of operation, including one Saturday. The petitioner shall also work with the property management or landlord to provide an accurate tenant list, including the sizes and uses of each unit on site, so that the parking requirements can be calculated appropriately. Additionally, the proposed use would increase the overall parking requirements on the subject property as beauty salons require more parking than professional office. This increase in the parking demand does trigger the requirement for bicycle parking at 1 space for every 5000 square feet of floor area, with a minimum of two bicycle parking spaces required. Therefore, 2 bicycle parking spaces would be required for this project as the units are less than 5000 square feet. It's unclear who's already what's the parking on site, but as part of the Planning Commission process, the petitioner would need to work with the property owner to meet this requirement. Overall, staff is generally supportive of the of the proposal and variations subject to the submission of the formal application.

Commissioner Jensen – First of all, I got to say I had no sense whatsoever that it was a specialized salon that dealt with medically related things. I believe that the description needs to be more robust on the usage of the business. In the report it says that you were going to work with the petitioner to look at landscaping for the entire site. If there's deficiencies in the entire site which has what 7 buildings? Do they have to pay for and handle all of the landscaping or is this a responsibility of the landlord?

Mr. Lysicatos – They should be filing with permission from the landlord. So, the landlord is going to be made aware of it. Whether we make that a condition of the approval or not depends on what the deficiency of the landscaping is. There's probably an original landscaping plan for the property. Again, we can also pursue that through code enforcement. It doesn't necessarily have to be part of the Planning Commission application, but we do that review when we're looking at a site, so that we can be aware of just what those deficiencies are. But if it's something relatively minor, it can be handled in their portion of the site we might make it part of the Planning Commission application, but otherwise it might be something that goes through code enforcement and be the landlord's responsibility.

Commissioner Jensen – recommend to the petitioner before they come to the Planning Commission, that they have a good discussion with your landlord and if there are deficiencies, work with the staff to determine ahead of time how much that is going to entail. Last question, parking, do they have to take a survey of the entire parking lot for all 7? Otherwise, in favor of the project.

Ms. Nicholas – yes, they would, yeah, because it's shared parking for the entire site so.

Commissioner Cherwin – does the bike parking make sense here?

Mr. Novik – we are planning to install bike parking.

Commissioner Cherwin – when you come to the Planning Commission for approval, I think it would be good to have any licensing needed by the state. You are a quasi-medical type of business.

Mr. Novik – it is not actually medical, it is more consulting, we will not be doing medical. We will consult and then the person will travel to Europe for treatment.

Commissioner Cherwin – they come back to the United States and you help them like through the post procedure. How long did that process take generally?

Mr. Novik – the whole healing process is going to take six months. We have infrared lamps to help heal the skin for better restoration.

Commissioner Cherwin – is there any licensing required to operate this equipment?

Mr. Novik – No. 100% cosmetic.

Commissioner Cherwin – then the ancillary uses, you also mentioned nail services.

Mr. Novik – normal nail services like in a salon. We know that by the new by the new codes we should install an exhaust/ventilation.

Commissioner Cherwin – a good project.

Commissioner Sigalos - would anyone who wants normal cosmetic or beauty attention in that sense, would they come to you as well or are you only going to consult with these patients.

Mr. Novik – all people can come in for a basic haircut and very competitive prices.

Commissioner Sigalos - just wanted to be clear, you are not going to be doing any medical procedures?

Mr. Novik – consultation only. In the future, I may get a license for tattoo.

Mr. Lysicatos – Yes, that would require a separate application and permit.

Commissioner Sigalos – I think it is a good project, please move forward with your project.

Public Comment

None.

RECOMMENDATION

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

John Sigolas, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



9/25/2024

Item: Arlington Structural Steel - 1727 E. Davis St. - T1855
Planned Unit Development to allow multiple buildings on one
zoning lot, Setback Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. Planned Unit Development (PUD) to allow multiple buildings on one zoning lot.

Variations Required

1. Chapter 28, Section 5.1-16.2c, to allow for parking within 15 feet of the rear lot line.

Recommendation

The Staff Development Committee reviewed the proposed PUD on the subject property and is generally supportive of the application subject to resolution of the following:

1. The petitioner must submit a traffic and parking study. The study must include analysis of the existing parking lot to determine if it meets Village requirements in terms of adequately meeting the needs of the expanded land use, the dimensions for each parking stall, and access to the parking areas. Provide accessible parking stalls meeting Illinois Accessibility Code requirements.
2. The petitioner must provide stormwater detention meeting all Village requirements for the new building as well as any new proposed or required paved areas.
3. A Design Commission application will be required.
4. An Autoturn diagram is required in accordance with the needs of the Fire Department.

5. The petitioner shall provide plans that illustrate a fire apparatus access road that meets all Fire Department and Building & Life Safety Department requirements.
6. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required as part of any Plan Commission application. The petitioner must also include the limits and dimension of the existing easement to the south of the property as part of the site plan and Plat of Survey submission.
7. Exterior elevation plans of the new building and the existing building if any changes are proposed.
8. An application to the Village of Mount Prospect may be required as the easement and parking for the site are located within Mount Prospect.
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:

1. CPRC Staff Report 9.18.24
2. Aerial
3. Project Description
4. Conceptual Site and Floor Plan
5. Exterior Elevation
6. Floor Plan for Addition
7. Preliminary Site Plan



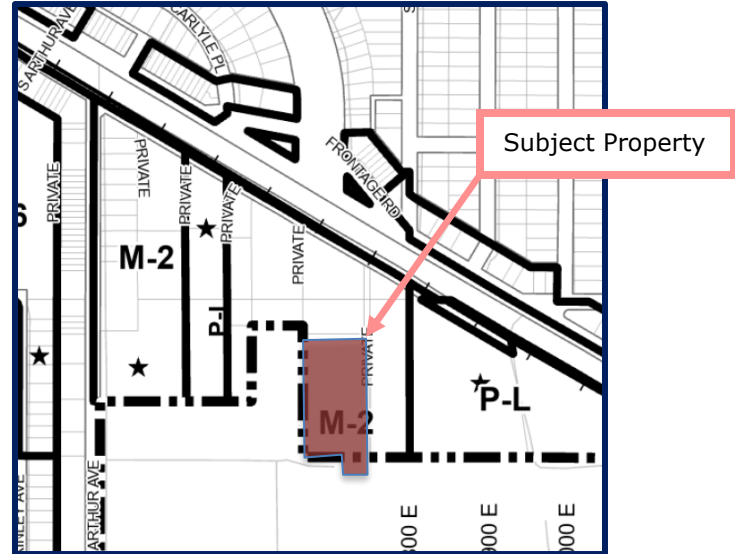
**VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT**

Temp File Number: T1855
Project Title: Arlington Structural Steel
Address: 1727 E. Davis Street
PIN: 03-33-300-061-0000

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 23, 2024
Date Prepared: September 18, 2024

Petitioner: Bill Downey
Arlington Steel
Address: 1727 E Davis Street
Arlington Heights, IL

Existing Zoning: M-2: Limited Heavy
Manufacturing District
Comprehensive Plan: R&D, Mfg, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2, Limited Heavy Manufacturing District	Manufacturing	Research & Development, Manufacturing, Warehouse
South	Village of Mount Prospect	Parkland	N/A
East	M-2, Limited Heavy Manufacturing District	Warehousing/Distribution	Research & Development, Manufacturing, Warehouse
West	Village of Mount Prospect	Parkland	N/A

Requested Action:

1. Planned Unit Development (PUD) to allow multiple buildings on one zoning lot.

Variations Required:

1. Chapter 28, Section 5.1-16.2c, to allow for parking within 15 feet of the rear lot line.

Project Background:

The subject property is occupied by Arlington Structural Steel, which fabricates steel products, primarily steel beams and steel tubes that are used in various construction projects. The property is approximately 3.2 acres in size located along a private roadway south of E Davis Street. The petitioner currently operates the steel fabrication operation out of one, single-story building approximately 14,000 square feet in size. The business receives shipments of steel and stores the products onsite until they are ready to be fabricated in the required product for customers. Most materials are stored on the gravel lot that characterizes the exterior of the property. Typical activities include cutting, welding, and priming steel products for painting. The existing business currently employs approximately ten (10) employees. While the current business has been under new ownership since 2019, the use has been in Arlington Heights since 1967. Access to the site and the parking area is accommodated through a single private roadway that also provides access to one other industrial business to the north of the subject property.

The petitioner would like to expand their business to be able to manufacture steel staircases, but in order to offer this service, it would require constructing an additional building on the site. The proposal includes an additional free-standing building, approximately 12,000 square feet in size on the west side of the property adjacent to the existing building. There are five (5) steel storage containers as well as an office trailer that are proposed to be removed or demolished in order to accommodate the new building structure and consolidate operations.

Zoning and Comprehensive Plan

The subject property is zoned M-2, Limited Heavy Manufacturing District, which allows "Metal Products, Fabricated" as a permitted use. The site is classified as Research & Development, Manufacturing, and Warehouse on the Comprehensive Plan and the proposed usage is compatible with this designation.

The property is currently occupied by one main building used for fabricating the metal product. In order to add a second building on the zoning lot the petitioner will need to receive Planned Unit Development (PUD) approval. As part of the Plan Commission application, the petitioner will need to submit detailed drawings of the existing and proposed site conditions as well as plan and profile plans of the building to determine zoning conformance. In addition, the petitioner will need to clarify whether any exterior modifications to the existing building are being proposed. As a new building is being proposed a Design Commission application will be required.

Site Plan and Landscaping

The existing lot primarily consists of a gravel lot that is used to store and move raw materials before they are processed. While this is an existing non-conforming condition, the proposed new building and any new additional parking may require new paved areas in conformance with Sections 10.2-12.2 of the zoning code. The M-2 district regulations require exterior storage of materials to be screened on all sides with solid walls of at least eight (8) feet in height. The existing conditions do not appear to conform with this requirement and is existing non-conforming. Additional analysis with a detailed and dimensioned site plan will be needed to verify whether the proposed building may require portions of the site to be brought into conformance where practical. Additional details on the operation and logistics of storing the material would aid in this analysis. Specific consideration should be given to the western and southern portions of the side abutting Melas Park.

Stormwater detention meeting Village detention requirements will be required for the second free-standing building and any additional paved areas required or proposed by the petitioner. In addition, the Village requests the petitioner provide all utility information to determine if any additional utility improvements (storm sewer, water main, etc.) may be required.

Traffic and Parking

Per section 6.12-1, a traffic and parking analysis is required for this PUD. Access to the site is provided by a private driveway access E Davis Street from the north. While there are no major concerns about

traffic generation, the petitioner will need to demonstrate how fire apparatus will be accommodated through the site and to each of the existing and proposed structures. A Plan Commission submission must illustrate the dimensions of the roadway, proximity to the all the existing and proposed structures, an Autoturn exhibit and elimination of fire apparatus access road dead ends (unless approved by the Fire Chief).

The petitioner will be required to submit a detailed parking study to demonstrate adequate onsite parking. The petitioner has indicated that eight (8) new employees will be hired based on the proposed improvements which would require four (4) additional parking spaces for the increase in use based on zoning code. The existing parking field is located on the south end of the parcel and is accommodated through an easement that is located in part of Melas Park, located in the Village of Mount Prospect. While the parking lot seems to be in satisfactory condition, certain parking stalls appear to be non-conforming in terms of dimension and access and there is no accessible parking. A detailed plan will be required in order to determine if any changes are need to the parking configuration, where accessible parking will be provided, and where additional parking will be provided. A parking variation may be required based on the information that is provided. The petitioner will also need to clearly delineate the boundaries of the easement on the plat of survey and site plans. Bike parking stalls must be provided in compliance with Section 10.8 of the Zoning Code.

RECOMMENDATION

The Staff Development Committee reviewed the proposed PUD on the subject property and is generally supportive of the application subject to resolution of the following:

1. The petitioner must submit a traffic and parking study. The study must include analysis of the existing parking lot to determine if it meets Village requirements in terms of adequately meeting the needs of the expanded land use, the dimensions for each parking stall, and access to the parking areas. Provide accessible parking stall meeting Illinois Accessibility Code requirements.
2. The petitioner must provide stormwater detention meeting all Village requirements for the new building as well as any new proposed or required paved areas.
3. A Design Commission application will be required.
4. An Autoturn diagram is required in accordance with the needs of the Fire Department.
5. The petitioner shall provide plans that illustrate a fire apparatus access road that meets all Fire Department and Building & Life Safety Department requirements.
6. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required as part of any Plan Commission application. The petitioner must also include the limits and dimension of the existing easement to the south of the property as part of the site plan and Plat of Survey submission.
7. Exterior elevation plans of the new building and the existing building if any changes are proposed.
8. An application to the Village of Mount Prospect may be required as the easement and parking for the site are located within Mount Prospect.
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.

September 19, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1855



Werderitch
Construction, Inc.
GENERAL CONTRACTOR

Residential & Commercial

111 Erick Street, Suite 106

Crystal Lake IL 60014

Phone 815-455-3779 Fax 815-455-3760

Email: Greg@WerderitchConstruction.com

www.WerderitchConstruction.com

August 19, 2024

Village of Arlington Heights
33 South Arlington Heights Road
Department of Planning & Community Development
Arlington Heights, IL 60005

Conceptual Plan Committee:

Mr. Bill Downey is the current Owner/President of Arlington Steel at 1727 Davis Street, Arlington Heights, Illinois. After 20 plus years of specialized steel fabrication, Bill decided to move into structural steel fabrication. In 2020 Bill purchased Arlington Steel with all equipment and property associated with the business.

Since taking leadership of the business Bill has upgraded many components of the operation. In addition to streamlining office procedures, he has upgraded shop fabricating and safety equipment. The business has grown to the level that another building for fabrication is needed.

The existing building is located on the East side of the 3 plus acre site. Alongside is a separate mobile trailer type structure used for employee locker /bathrooms.

Our proposal for a new structure at western side will include a separate building approximately 12,000 sq.ft. steel building constructed similar to the existing building. A fabrication area of 10,000 sq.ft. with 3 overhead cranes to move product safely and 2000 sq.ft. for new employee locker/bathrooms and two offices.

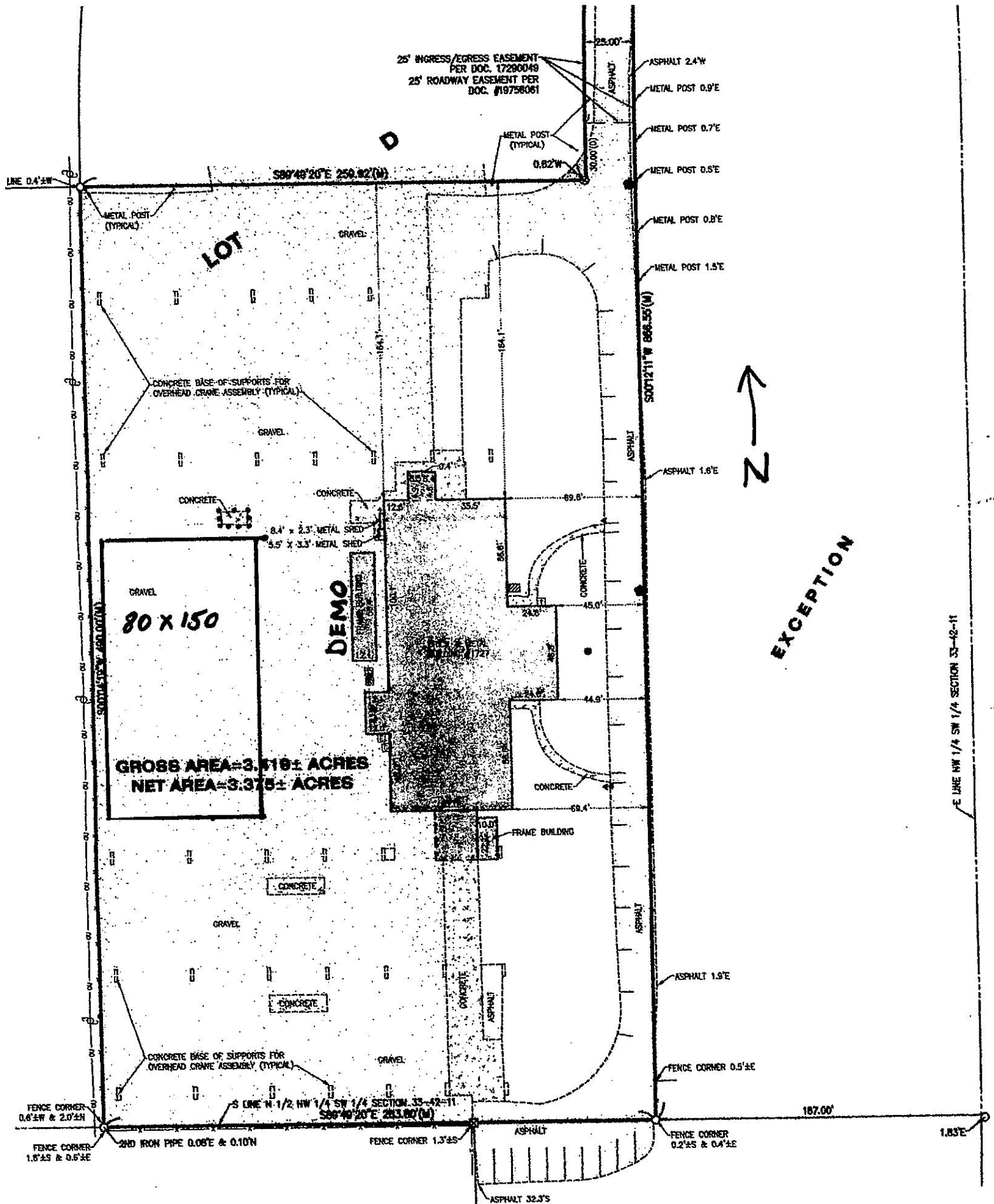
Arlington Steel currently has two shifts employing 5 employees per shift. The plan going forward for Arlington Steel is to fabricate steel staircases and increase structural production. The staff will have a maximum increase to 10 employees per shift. Delivery's will increase by 2 semi trucks daily. The investment in the industrial community is substantial and will provide a safe state of the art work place.

Sincerely,



Greg Werderitch

Werderitch Construction

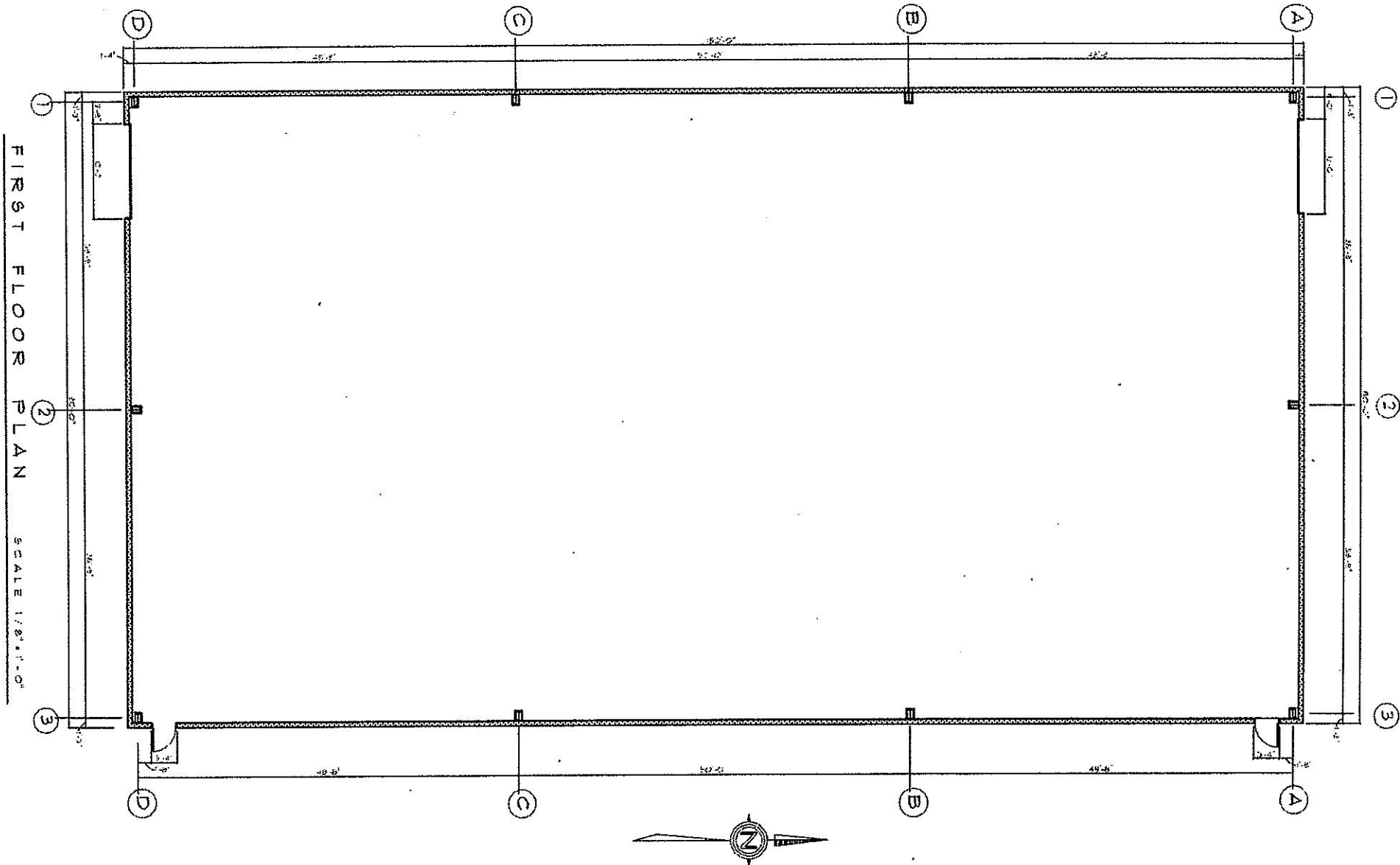


Easements shown hereon have been provided by Chicago Title Insurance Company, IZ dated November 8, 2019. The title information shown hereon is exclusively that of Title Insurer or the client. The Surveyor does not warrant the exact location of record, but does state that they are located as accurately as possible from the

12. There is a total of 19 striped parking spaces for cars, none of which are marked for motorcycles. (Pertains to Table A, item 9).

SCHEDULE B, PART II, NOTES

13. Exceptions 1 through 3 are blanket in nature.

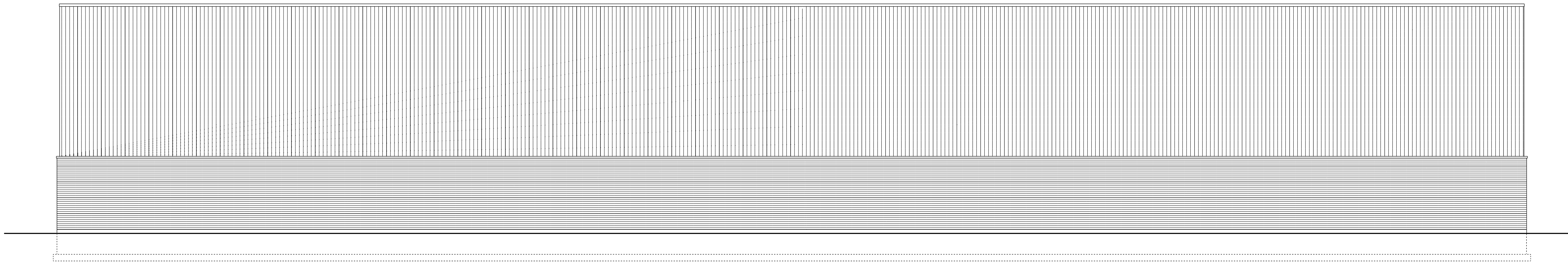


JOB #
 SHEET #
A1

DATE
 11.17.2004
 REVISION

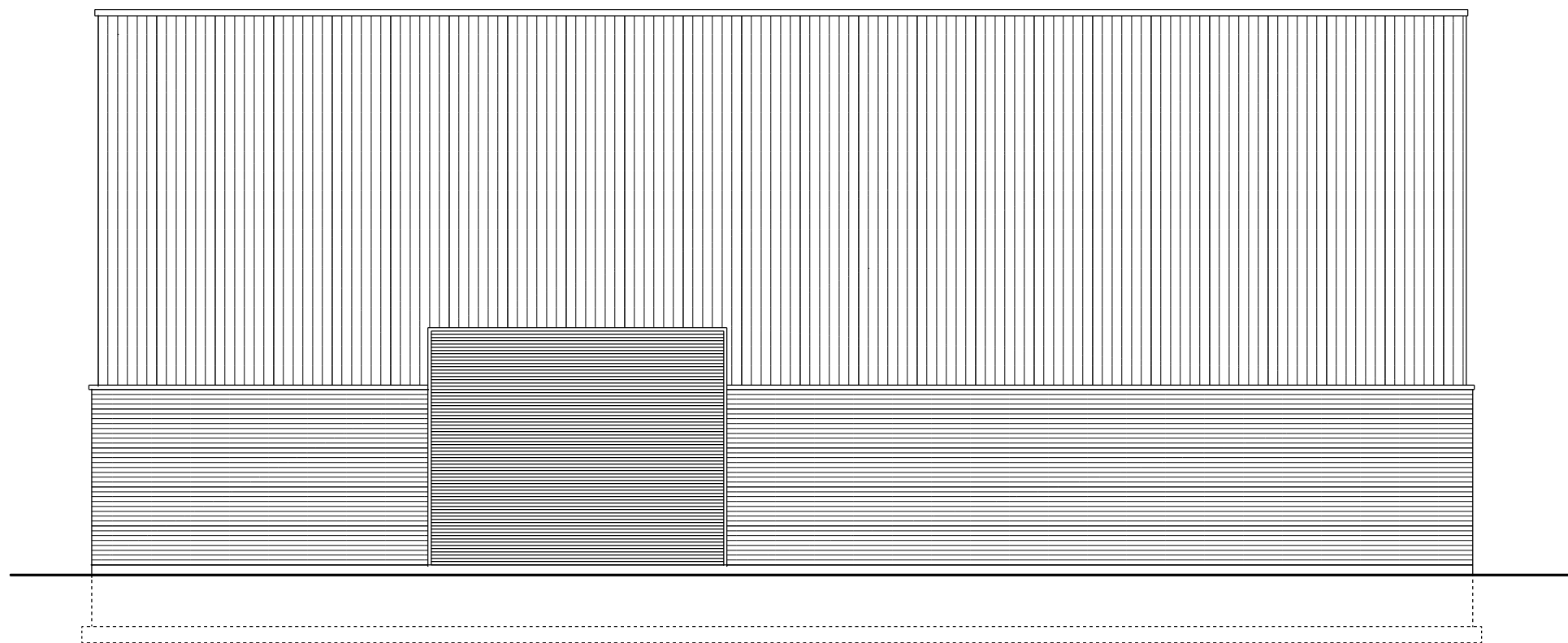
COMMERCIAL BUILDING FOR:
ARLINGTON STRUCTURAL STEEL
 1721 EAST DAVIS STREET ARLINGTON HEIGHTS ILLINOIS 60005

GR GINO ROMOZZI - ARCHITECT
 135 PARK AVE BARRINGTON, IL SUITE #200B
 847 - 707 - 2453 - ROMOZZI@GMAIL.COM



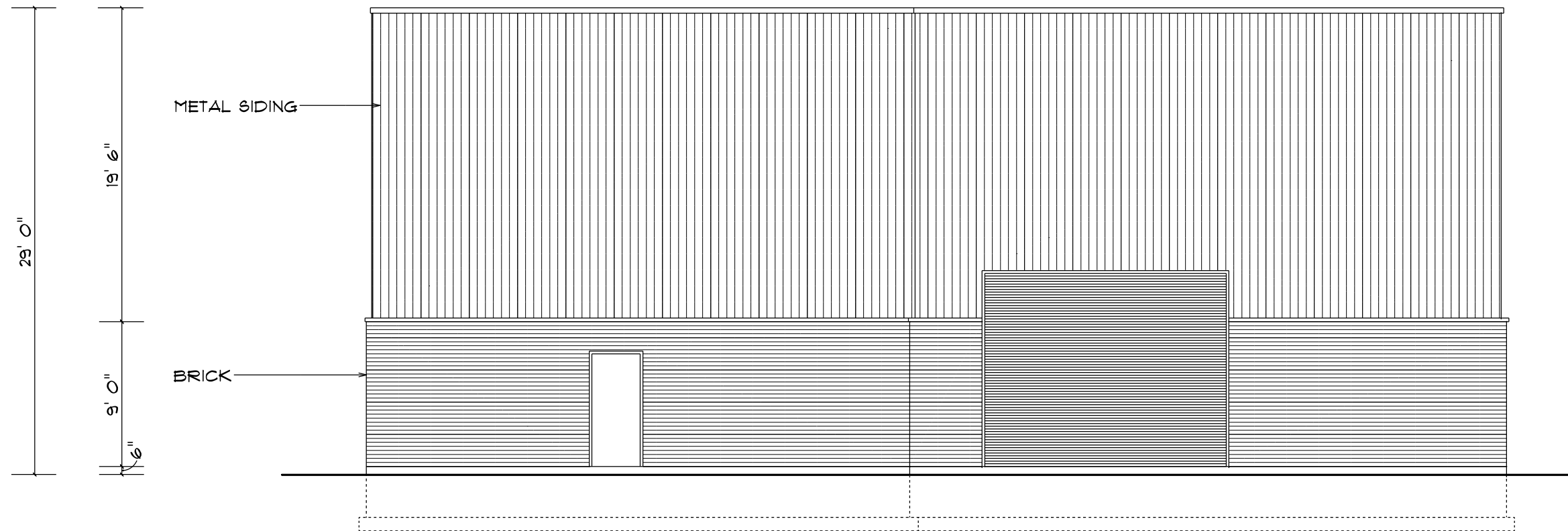
WEST ELEVATION

SCALE 1/8" = 1'-0"



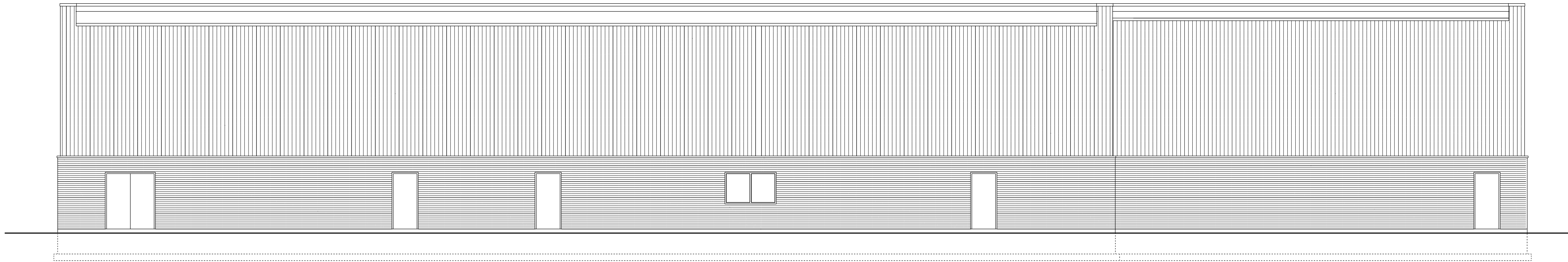
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



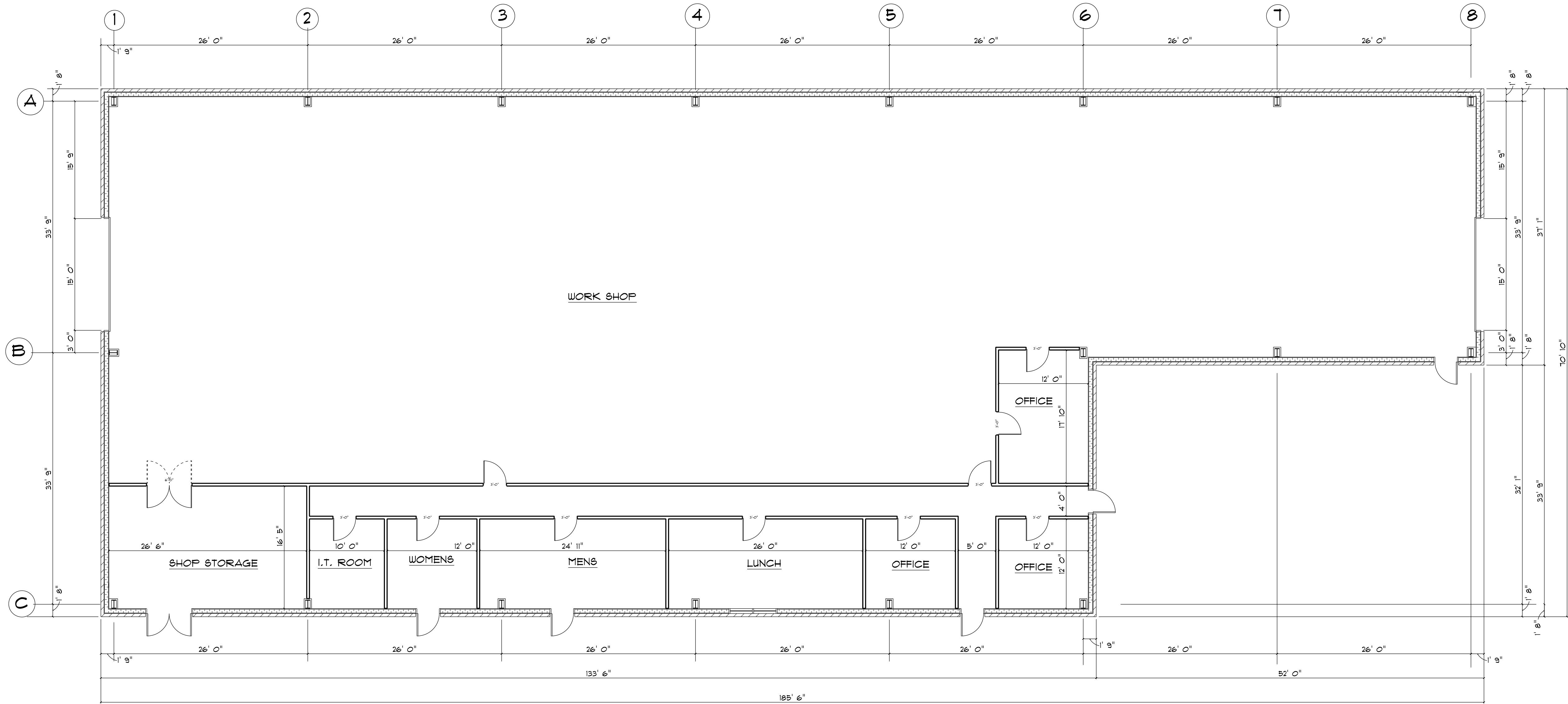
NORTH ELEVATION

SCALE 1/8" = 1'-0"

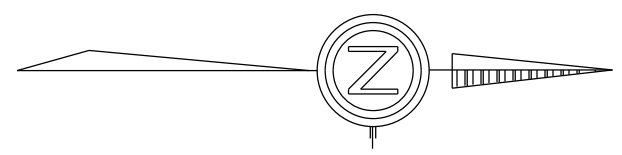


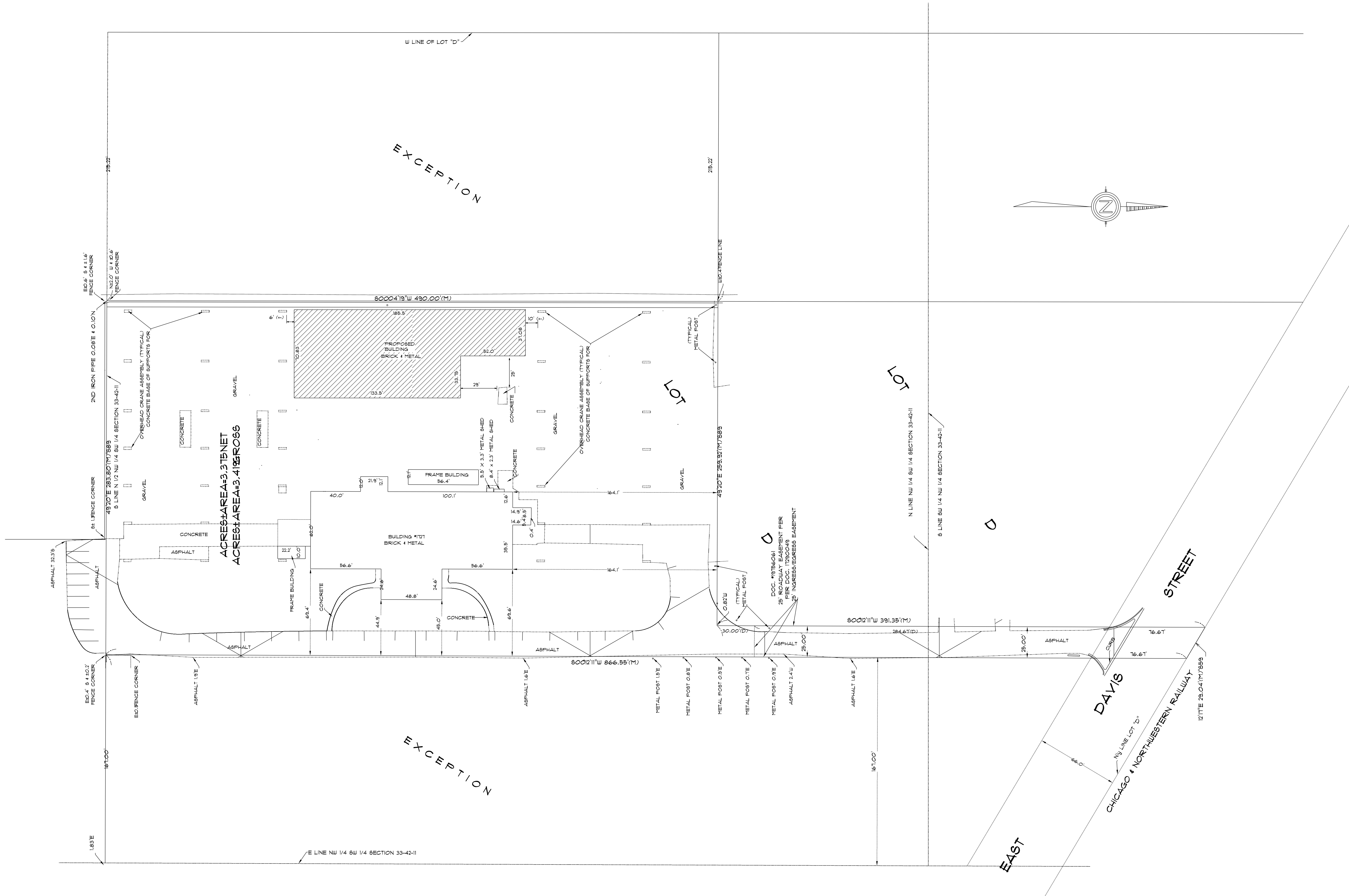
EAST ELEVATION

SCALE 1/8" = 1'-0"



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





SITE PLAN SCALE 1" = 40'-0"



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

9/25/2024

Item: Arlington Ridge Center - 660 N. Ridge Ave. - T1858
Rezoning, Comprehensive Plan Amendment, Planned Unit
Development Amendment, Special Use Permit, Variations

Department: Planning & Community Development

Item Description:

Requested Action

1. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from "Office Only" to "Parks"
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the Olympic Park Swim Center/AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District" for 750 W Northwest Highway

Variations Required

1. Variation to waive the Traffic and Parking Study requirement
2. Variances to sign code (design, electronic message sign, sign location, sign height & square-footage)

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan, rezoning from B-2 to P-L, PUD and Special Use Permit with variances at 750 W Northwest Highway Permit and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary

for approval.

- That said special use is deemed necessary for 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.

2. An application for Design Commission is required for the sign variations.

3. Variation requests must be identified and written justification provided based on the criteria for approval.

4. The sidewalk along W Northwest Highway shall be increased to 10 feet and the parkway width shall be increased to 10 feet.

5. Landscaping shall be replaced on-site to comply with previous approvals.

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:

1. CPRC Staff Report_ARC 9.19.2024
2. Aerial
3. Project Narrative
4. Sign Plans
5. PUD Concept



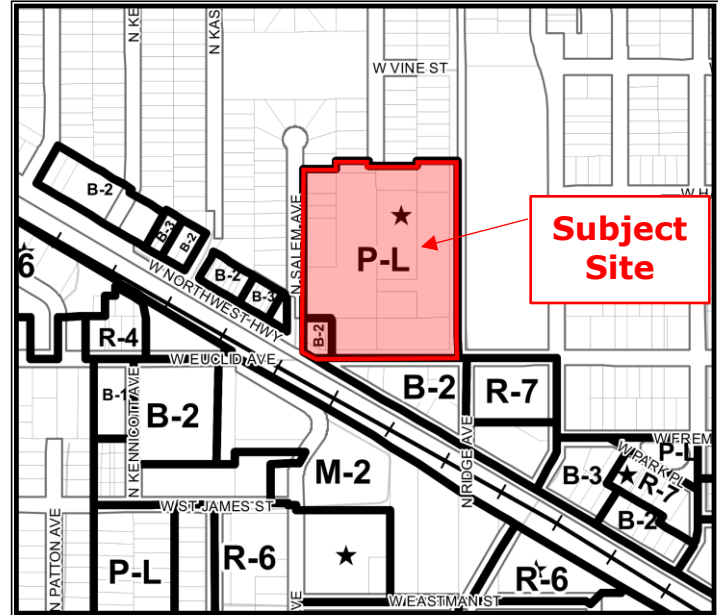
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1858
Project Title: Arlington Ridge Center (ARC)
Address: 660 N Ridge Avenue
PINs: Multiple PINs

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: September 25, 2024
Date Prepared: September 20, 2024

Petitioner: Arlington Heights Park District
Address: 410 N Arlington Heights Rd
Arlington Heights, IL 60004

Existing Zoning: B-2, General Business District
P-L Public Lands District
Comprehensive Plan: Offices Only; Parks



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family Dwelling District	Single-Family Detached Dwellings	Single-Family Detached
South	B-2, General Business District	Big Ange's Eatery; BMO Bank; Medical Offices	Commercial
East	R-3 One Family Dwelling District	Church of Christian Liberty	Institutional
West	R-3 One Family Dwelling District/ B-2, General Business District	Single-Family Detached Dwellings; ARGO Insurance	Single-Family Detached/ Commercial

Requested Action:

1. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from "Office Only" to "Parks"
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the Olympic Park Swim Center/AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District" for 750 W Northwest Highway

Variations Required:

1. Variation to waive the Traffic and Parking Study requirement
2. Variances to sign code (design, electronic message sign, sign location, sign height & square-footage)

Project Background:

The subject property is located at the northeast corner of the intersection of W Euclid Ave and W Northwest Highway. The property at 750 W Northwest Highway has been acquired by the Arlington Heights Park District as it is adjacent to the Arlington Ridge Center (ARC) which is located at 660 N Ridge Avenue. The overall site is approximately 10.34 acres and contains an existing recreation center, surface parking, outdoor fields and on-site detention.

The ARC (formerly known as Olympic Park Swim Center was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a "Community Center, Recreation Building" was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-019. The existing PUD and SUP encompasses the existing area of the site, but is proposed to be amended to include the newly acquired property at 750 W Northwest Highway.

The existing building at 750 W Northwest Highway is proposed to be demolished and turned into expanded green space for the park. Additionally, an Arlington Heights Park District sign is proposed near the corner of W Euclid Ave and W Northwest Highway. The sign as proposed requires a Design Commission review for sign code variations. Conceptual sign plans are attached as exhibits and for reference; however, the Plan Commission would not review those variation requests.

Zoning and Comprehensive Plan

The property is currently zoned P-L Public Lands District with the exception of 750 W Northwest Highway, which is zoned B-2 General Business District. The applicant is proposing to rezone 750 W Northwest Highway to P-L Public Land District to be consistent with the remainder of the ARC property. The proposed expanded park area requires a Special Use Permit in the P-L District for "Facility Owned by the Arlington Heights Park District". The existing Special Use Permit for the remainder of the ARC would remain in place. As part of the formal application to the Plan Commission, the petitioner must provide a written response to each of the three criteria necessary for a Special Use Permit, which are referenced 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.**

The Comprehensive Plan designates the existing ARC property as appropriate for "Parks" land uses; however, 750 W Northwest Highway is designated as "Office Only". As a park facility is not compatible with the "Office Only" designation, an amendment to the future land use map of the Comprehensive Plan would be required to redesignate the property from "Office Only" to "Parks" to match the proposed expanded park area.

Site Improvements & Landscaping

The proposed site improvements include the demolition of the building at 750 W Northwest Highway and conversion to green space as part of the park; therefore, there are minimal to no site improvements required for the existing facilities.

As part of a formal Plan Commission application, the petitioner shall provide plans detailing the access closure on N Salem Ave (existing access into 750 W Northwest Highway) and sidewalk improvements on W Northwest Highway to include a 10-foot parkway and 10-foot sidewalk as this section of W Northwest Highway is shown to include a mixed-use path in the Bicycle and Pedestrian Plan. Sidewalk that extends outside of the public right-of-way shall be the subject of a sidewalk easement. The existing sidewalk along the W Northwest Highway frontage is approximately 95-feet from W Euclid Avenue to N Salem Avenue and is approximately 6 feet in width. The existing sidewalk is setback approximately 6 to 7 feet. These requested improvements are consistent with other requests along the Northwest Highway corridor.

Existing landscaping along W Euclid Avenue will be evaluated during a formal Plan Commission process to determine compliance with previously approved PUD landscape plans. Dead and/or missing landscaping shall be replaced to comply with previously approved plans. Parking lot landscaping should wrap around the existing surface parking lot to screen and buffer the parking areas from the adjacent rights-of-way and the outdoor park area.

Parking and Traffic:

Per Section 6.12-1, a traffic and parking analysis is required for this PUD. The applicant has indicated they will be requesting a variance from this requirement. As part of the amendment to the Planned Unit Development in 2018 (Ord. 18-009), a parking variation was requested and approved to reduce the amount of off-site parking from 757 spaces to 291 spaces. The parking was evaluated at the time based on the existing buildings and facilities on-site. The addition of more green space will not increase the parking demand for the property; therefore, staff is agreeable to this request. Additionally, staff is requesting the closure of the access from N Salem Ave onto 750 W Northwest Highway. No other new traffic or site circulation patterns are proposed for the existing facility.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan, rezoning from B-2 to P-L, PUD and Special Use Permit with variances at 750 W Northwest Highway Permit and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for approval.
 - **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.**
2. An application for Design Commission is required for the sign variations.
3. Variation requests must be identified and written justification provided based on the criteria for approval.
4. The sidewalk along W Northwest Highway shall be increased to 10 feet and the parkway width shall be increased to 10 feet.
5. Landscaping shall be replaced on-site to comply with previous approvals.
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.

September 20, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1848



MEMO



410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG

Date: August 30, 2024
To: Village of Arlington Heights (VAH)
From: Arlington Heights Park District (AHPD)
Subject: Proposed Electric Sign on 750 W. Northwest Highway Property

Please see our plans and description below in regards to permit requirements for the Proposed Electric Sign at 750 W. Northwest Highway. We have also included site and landscape plans, plus shop drawings, indicating the scope of this project.

Please let us know if you have any questions or need additional information from us to receive approval from the Village.

Thank you,

Susan Rohner, PLA
Park Planner
Arlington Heights Park District

1. **Legal Descriptions of entire Planned Unit Development-** See Plat of Survey for Legal Descriptions- Provided on EX-1 for 750 W. Northwest Highway property and EX-2 for the existing Olympic Park/ARC PUD.
2. **A current Plat of Survey of the subject property-** See two Plats, one for 750 W. Northwest Highway (Existing Conditions Map) and one included for Olympic Park.
3. Proof of Ownership or other legal interest of the petitioner of the property- deeds to be provided at a later date.
4. **A Masterplan, showing streets, lots, parcels and sites for all uses included in the Planned Unit Development, including areas to be conveyed, dedicated or reserved for public uses, including parks, playgrounds and parkways, as well as a brief written statement describing the Planned Unit Development (ARC and the 750 W. Northwest Highway site)-** Provided, see page PU-1 and description below.
5. **A Tree Preservation Plan-** Provided, please see page ES-2.

6. **A Landscape Plan** with all of the planting materials common and Latin names, sizes and quantities- Provided, see ES-3.
7. **A Traffic Analysis in accordance with Section 6.12 of this Chapter.** Requesting study to be waived as parking and traffic will be removed from this parcel. Building and parking to be torn down and converted to greenspace with a sign and additional landscaping.
8. **A lighting Plan will be provided with submission of our upload to the portal and for the Plan Commission. This plan is in the process of being developed.**
9. **An irrigation plan will also be provided with the above official submission and is in the process of being developed.**

Initial Staff Comments and Request for Concept Plan Review Committee (CPRC) Meeting – August 30, 2024:

Actions Required:

1. Amendment to the Comprehensive Plan to update future land use designations for the parcels listed below:
 - i. 750 W. Northwest Highway: 03-30-228-019 Offices Only to Parks
 - ii. 750 W. Northwest Highway: 03-30-228-020 Offices Only to Parks
 - iii. 750 W. Northwest Highway: 03-30-228-021 Offices Only to Parks
2. Rezoning of the parcels listed below:
 - i. 750 W. Northwest Highway: 03-30-228-019, B-2 to P-L
 - ii. 750 W. Northwest Highway: 03-30-228-020, B-2 to P-L
 - iii. 750 W. Northwest Highway: 03-30-228-021, B-2 to P-L
3. Planned Unit Development for the addition of the 750 W. Northwest Highway property to the existing Olympic Park/Arlington Ridge Center (ARC) Facility PUD at 660 North Ridge Ave. Existing building to be torn down soon, and site converted back to greenspace. Impervious surface will be removed and sod, landscaping, irrigation and new LED spot lights included with this new electronic message sign.
4. Variances are required and will be included with the PUD approval. The variances identified include the following:
 - i. Variance to waive the Traffic and Parking Study requirement.
 - ii. Variance to allow a copy of the existing Village sign, which is not designed to be compatible with the architectural style of the Arlington Ridge Center.
 - iii. Variance to allow an electronic message sign on a non-designated road.

- iv. Variance to allow a ground sign with a 650-foot separation from the existing ground sign.
- v. Variance to allow an 8'-5-1/4" tall sign.
- vi. Variance to allow a 36-sf ground sign where 25 square feet is the max allowed. Also, to allow a 32-sf electronic message sign where 8.25 sf would be the maximum allowed.
- vii. Variance to allow an electronic sign approximately 265 feet from a residential use. Existing trees between the proposed sign and existing houses help screen the view of this sign. More evergreen trees were added to the landscape plan as extra screening.

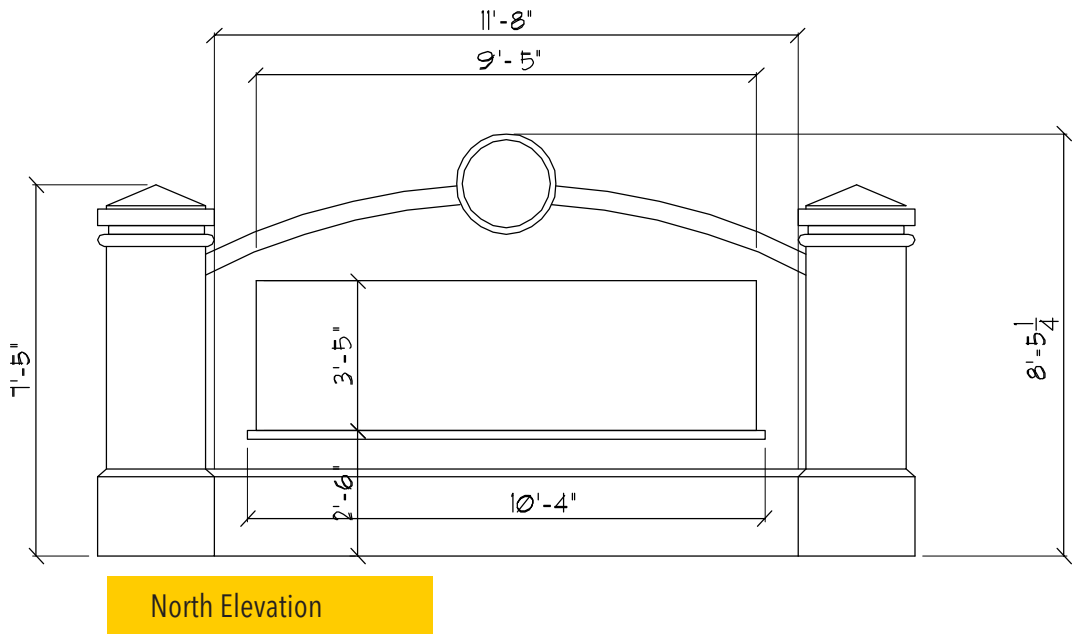
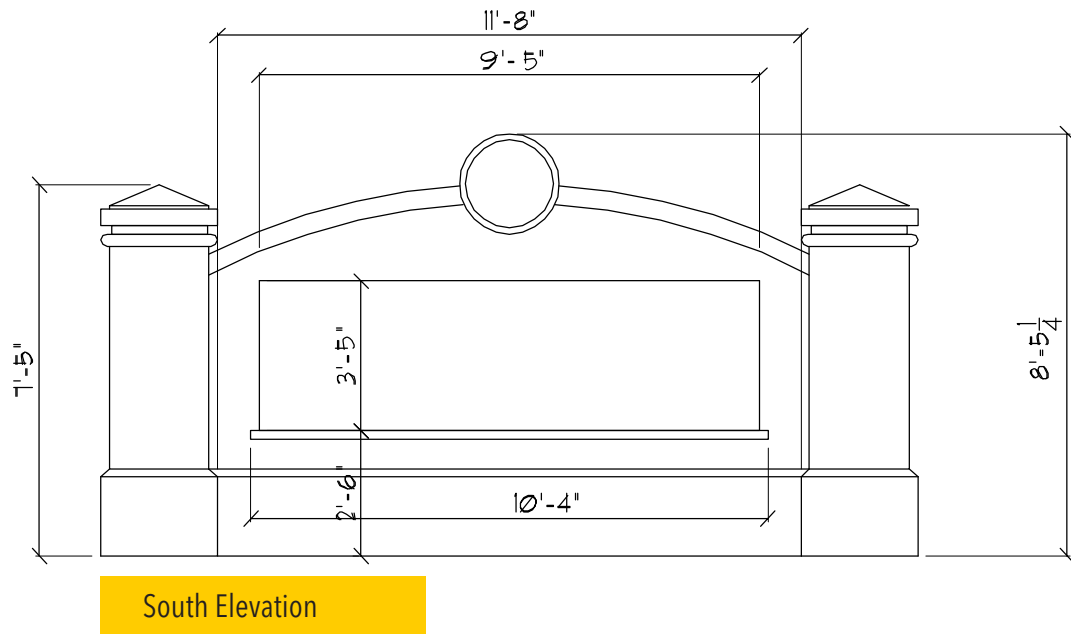
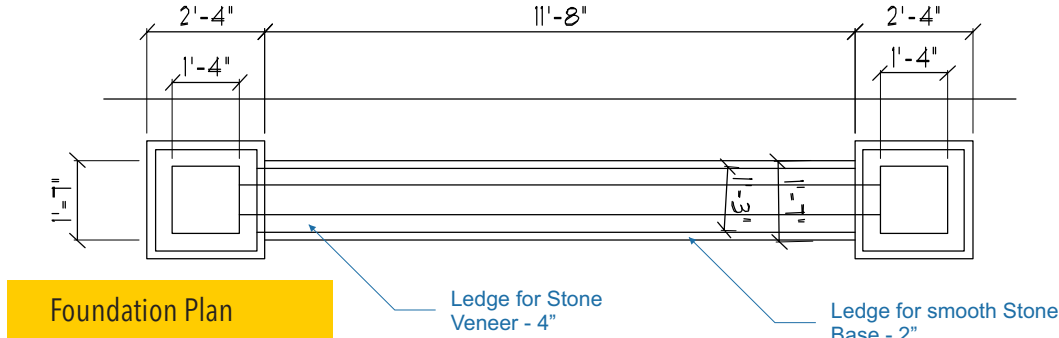
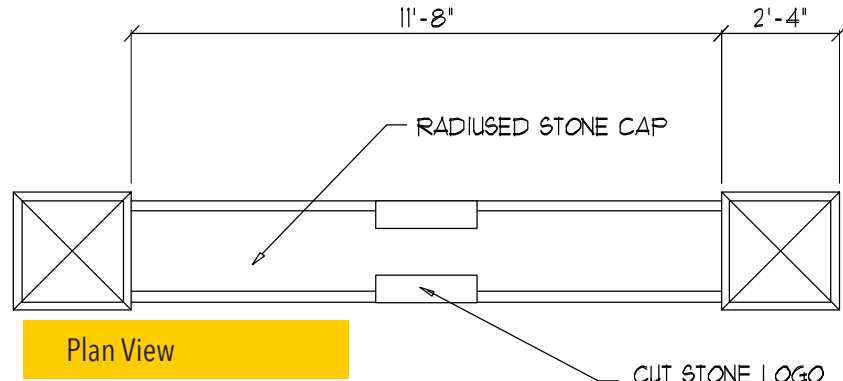
End of Comments

Enc: Proposed plans and exhibits

Cc: Carrie Fullerton, Arlington Heights Park District;
File – AHPD

Monument Sign

Full masonry + EMC



Fabricate and install one (1) D/F ground sign with actual masonry and one (1) 3' x 9' Watchfire EMC

Materials: Fabricate and install sign of aluminum, masonry and EMC Unit.

EMC Cabinet Size: 41in H x 9ft 3in L x 5in D
Viewing Area: 36in H x 9ft L

Finish: All exposed metal surfaces to be coated with acrylic polyurethane.

SCALE 3/8"=1'		Drawn By: PJ	
Masonry	-----	Paint	
EMC Readerboard Unit	-----		
Aluminum Cabinet (EMC Housing) - Black	-----		

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	All Signs Fabricated as per 2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Prepared For: Arlington Heights Park District	Address: 410 N. Arlington Heights Rd	Drwg: 240265	Sheet: 1	Design Date: 07/02/2024	<u>LANDLORD APPROVAL SIGNATURE</u>
		Rev A:		Rev D:	
		Rev B:		Rev E:	
		Rev C:		Rev F:	
Location Name:	City/State: Arlington Heights, IL 60004				

Proposed



INSTALL INSTRUCTIONS:

Install new monument sign in area shown.

	Drawn By:
	PJ

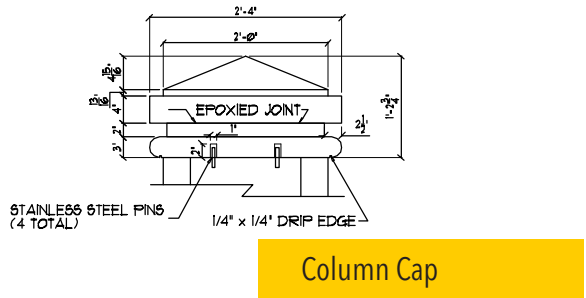
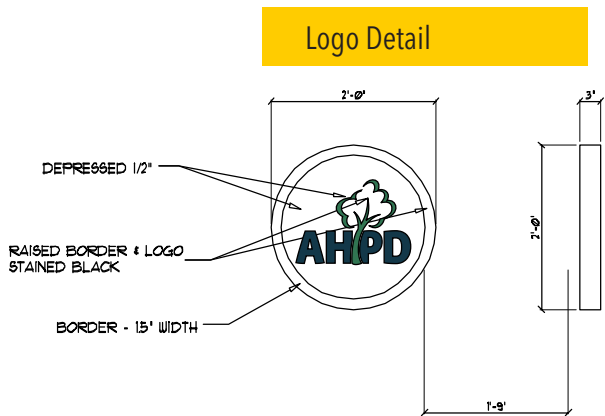
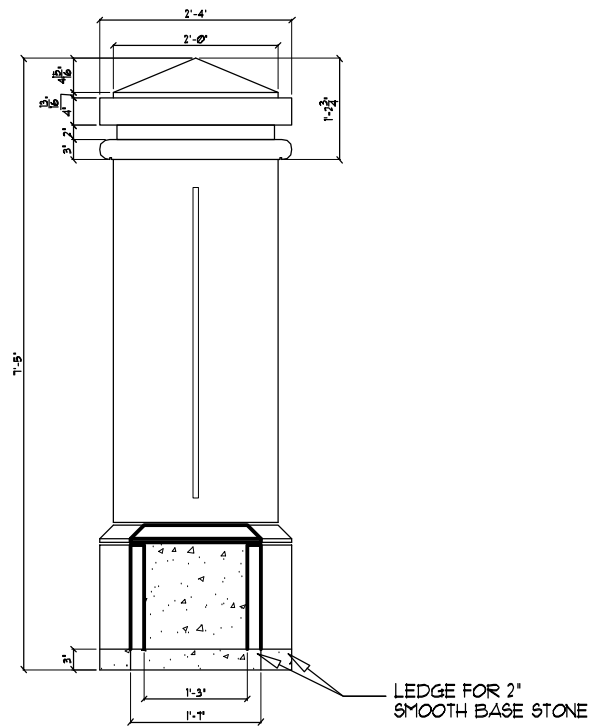
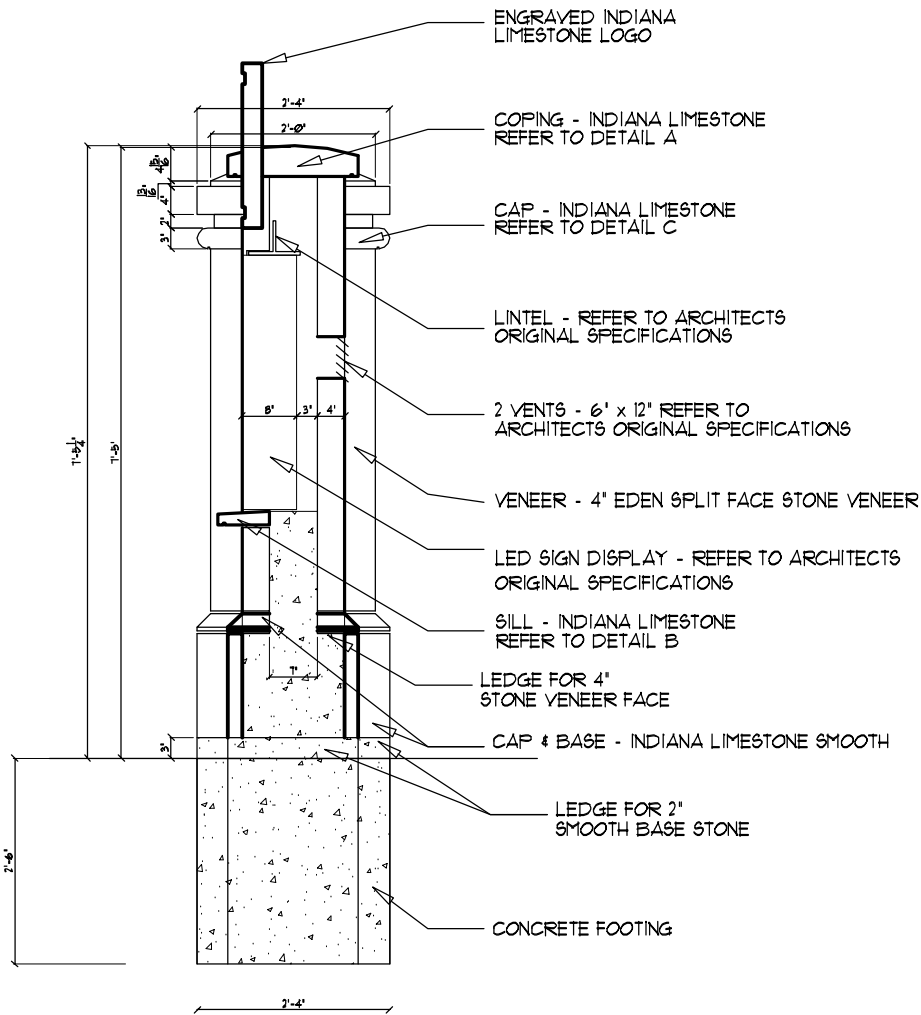
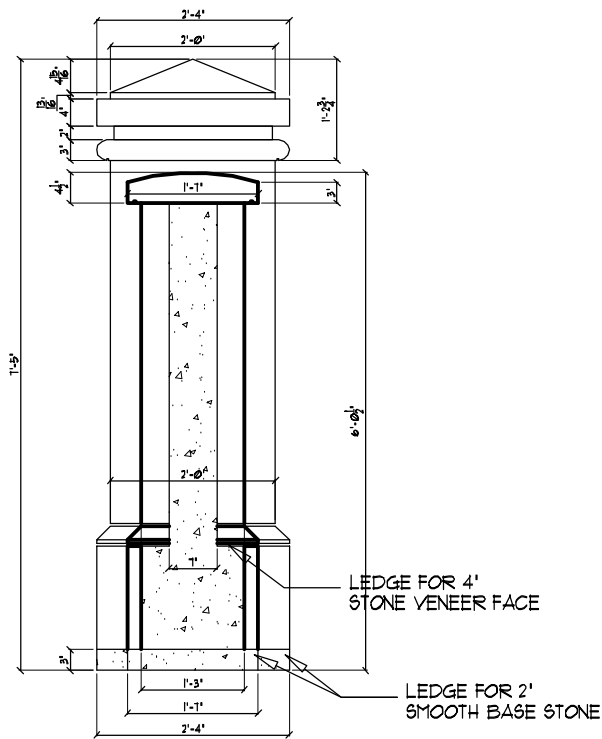
Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
---	---

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

AURORA SIGN CO. OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555	Prepared For: Arlington Heights Park District	Address: 410 N. Arlington Heights Rd	Drwg: 240265	Sheet: 1A	Design Date: 07/02/2024	LANDLORD APPROVAL SIGNATURE
	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	



Drawn By: PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Aerial View 1 - Location 1



	Drawn By:
	PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
--	--

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

AURORA SIGN CO. OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555	Prepared For: Arlington Heights Park District	Address: 410 N. Arlington Heights Rd	Drwg: 240265	Sheet: 2	Design Date: 07/02/2024	LANDLORD APPROVAL SIGNATURE
	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	

Aerial View 1 - Location 2



	Drawn By:
	PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
--	--

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

AURORA
SIGN CO.

OFFICE: 630-898-5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

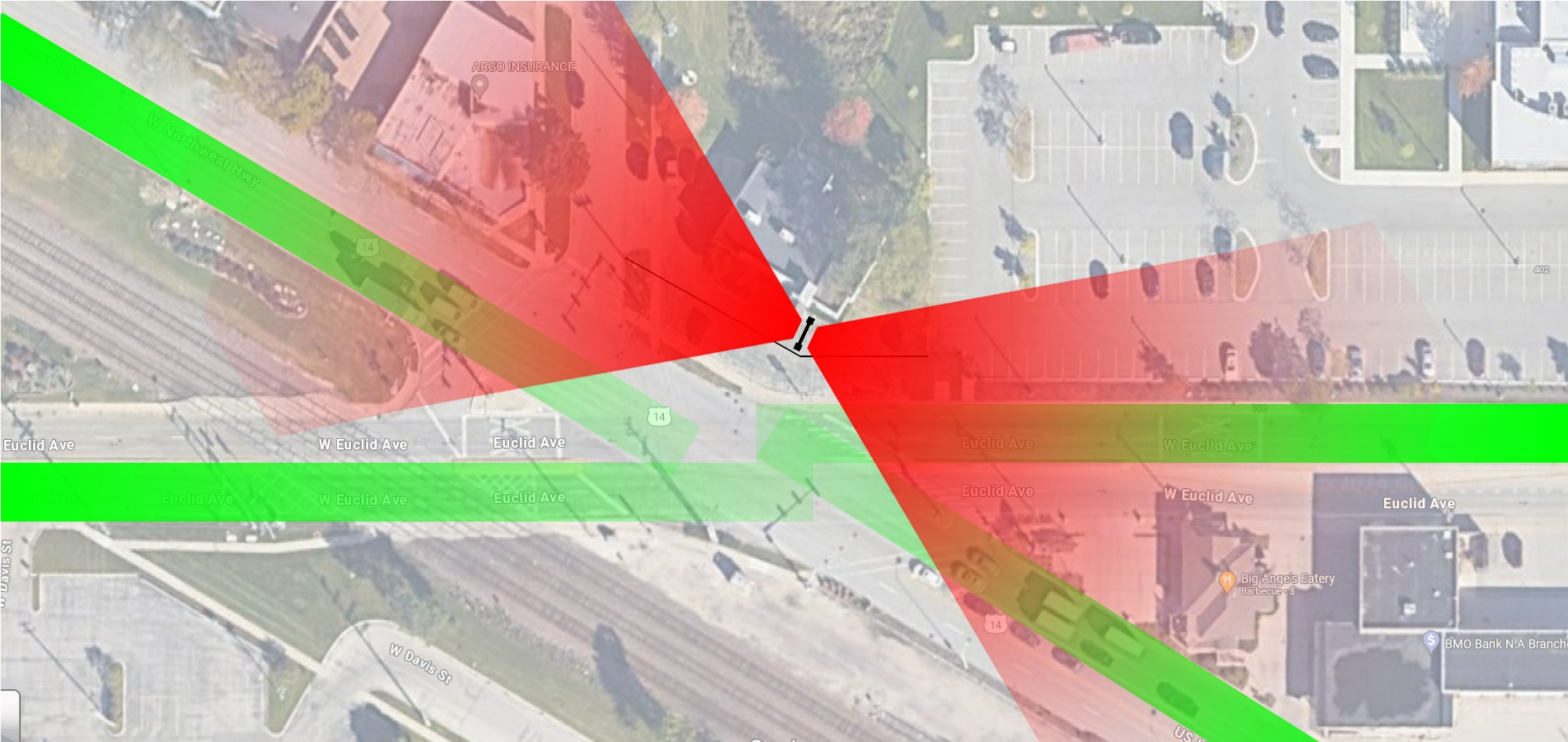
Prepared For:	Arlington Heights Park District
Location Name:	

Address:	410 N. Arlington Heights Rd
City/State:	Arlington Heights, IL 60004

Drwg:	240265	Sheet:	3	Design Date:	07/02/2024
Rev A:		Rev D:			
Rev B:		Rev E:			
Rev C:		Rev F:			

LANDLORD APPROVAL SIGNATURE

Aerial View 1 - Location 3



	Drawn By:
	PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
---	---

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

AURORA SIGN CO. OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555	Prepared For: Arlington Heights Park District	Address: 410 N. Arlington Heights Rd	Drwg: 240265	Sheet: 4	Design Date: 07/02/2024	LANDLORD APPROVAL SIGNATURE
	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	

PROPOSED PUD ADDITIONS AND NEW ELECTRIC SIGN

ARLINGTON HEIGHTS PARK DISTRICT (AHPD)

Board of Commissioners
Maryfran H. Leno-President
Timothy Gelinas-Vice President
Brian Owen-Commissioner
Robert Nesvacil-Commissioner
John Supplitt-Commissioner

Executive Director
Carrie A. Fullerton, CPRE

Director of Parks and Planning
John Kramer

ISSUED FOR PERMIT DRAWINGS
C-1 SIGN COVER PLAN
EX-1 EXISTING CONDITIONS PLAN - 750 W. NW HWY
EX-2 EXISTING CONDITIONS PLAN - ARC PUD
ES-1 SIGN SITE PLAN
ES-2 TREE PRESERVATION PLAN
ES-3 SIGN LANDSCAPE PLAN
UT-1 LIGHT UTILITY PLAN
UT-2 IRRIGATION UTILITY PLAN
PU-1 PUD MASTER PLAN

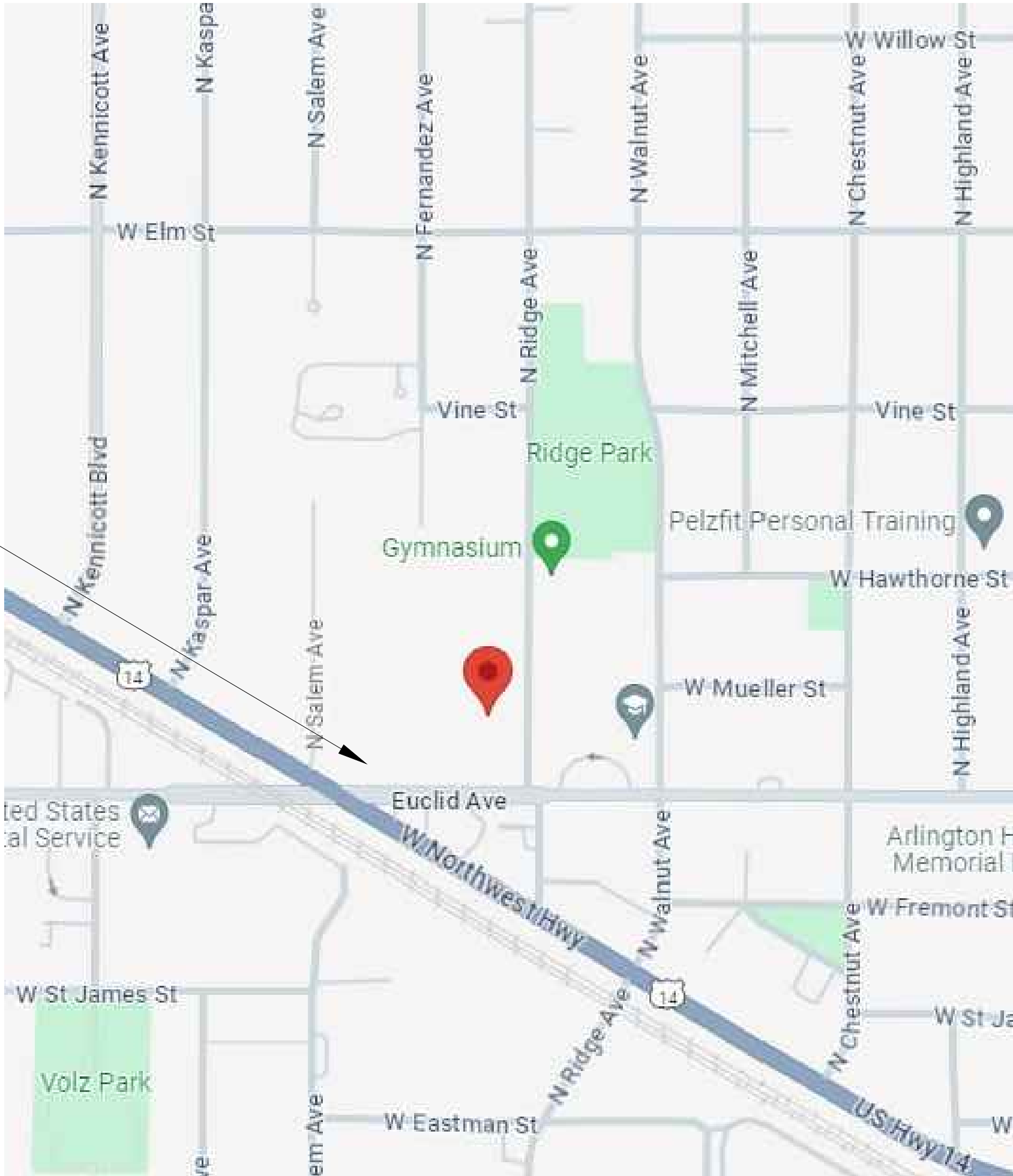
NEW SIGN LOCATION
OLYMPIC PARK & ARC
660 N. Ridge Ave.
Arlington Heights, IL 60004



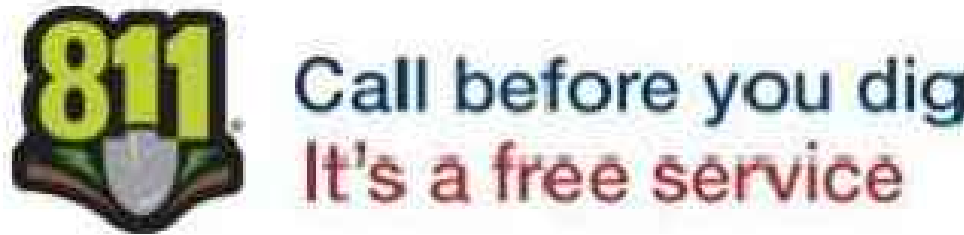
ELECTRIC SIGN CONCEPT

AHPD LOGO

Site Location Map



ISSUED FOR VAH STAFF REVIEW
AUGUST 30, 2024



Project
AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO OLYMPIC/ARC
PUD

Date: 7-15-2024
License expires: 8-31-2025



Issues & Revisions		
#	Date	Description



Scale: Not To Scale

Sheet Title
COVER PLAN

Date: August 30, 2024

C-1

Project

AHPD ELECTRIC
SIGN PROPOSAL
AND ADDITION
TO OLYMPIC/ARC
PUD

750 W. NW HWY
LAND ADDITION,
TO BE AMENDED
FOR THE
PLANNED UNIT
DEVELOPMENT
OF ARC PUD

Issues & Revisions

#	Date	Description



Scale: 1" = 12'

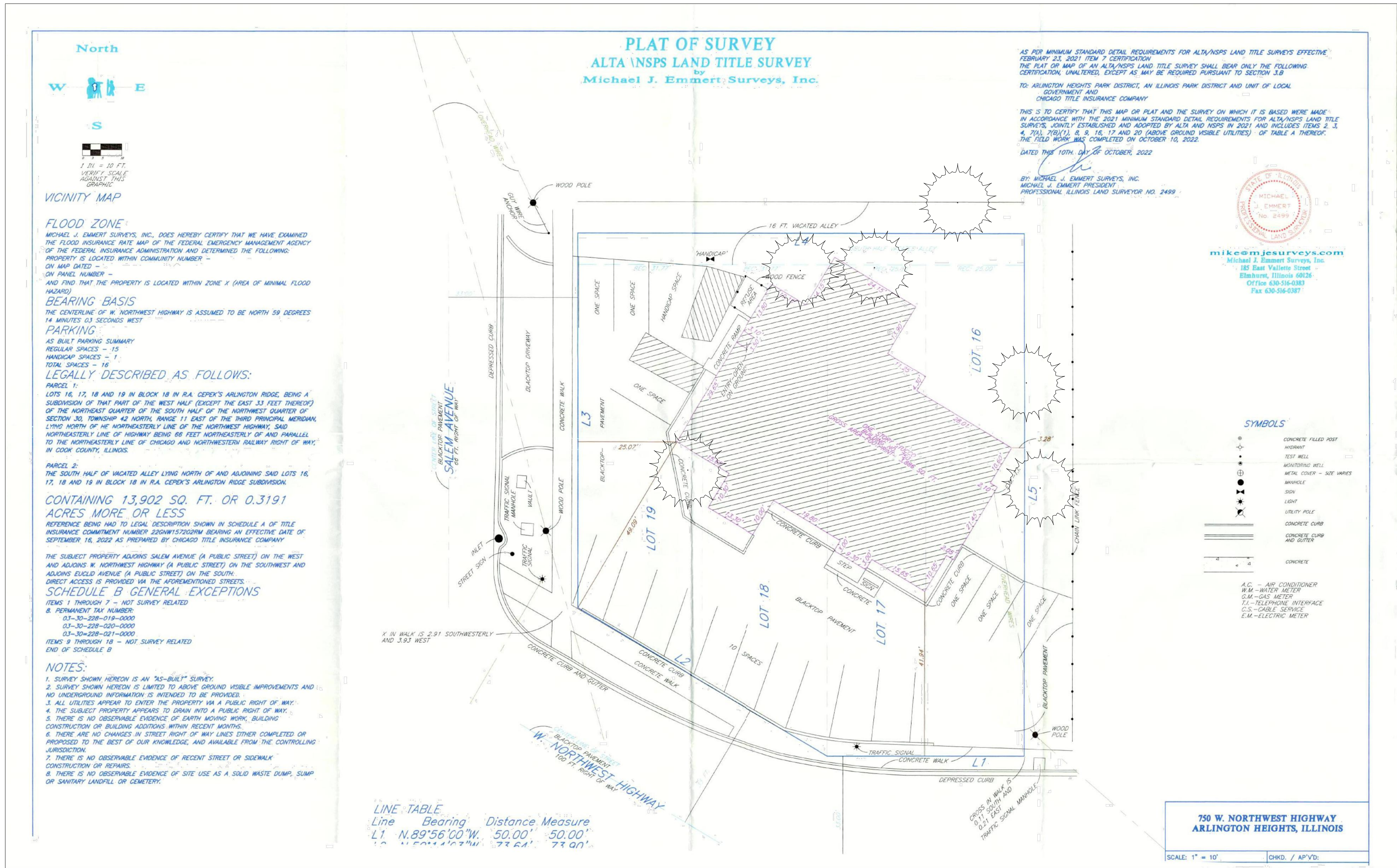


Sheet Title

750 W. NW HWY
LAND ADDITION,
EXISTING
CONDITIONS
PLAN

Date: August 30, 2024

EX-1



MICHAEL J. EMMERT SURVEYS, INC; OCTOBER 10, 2022



410 North Arlington Heights Road
847-577-3000

AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

[illegible]

Scale: 1" = 60'

[illegible]

State of Illinois } ss.
County of Cook

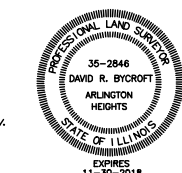
I, David Stewart, an Illinois Professional Land Surveyor, do hereby certify that I have performed a topographical survey of the property described in the caption of this plat and this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 10th day of September, 2017

This professional service conforms to the current Whole minimum standards for a topographical survey. Field work completed on September 13, 2017.

All dimensions shown herein unless it is otherwise noted are given in feet and decimal parts thereof. Elevations shown herein are based on the NAVD83 datum plane.

The area of the property surveyed equals 436,395 square feet which equals 10.02 acres.



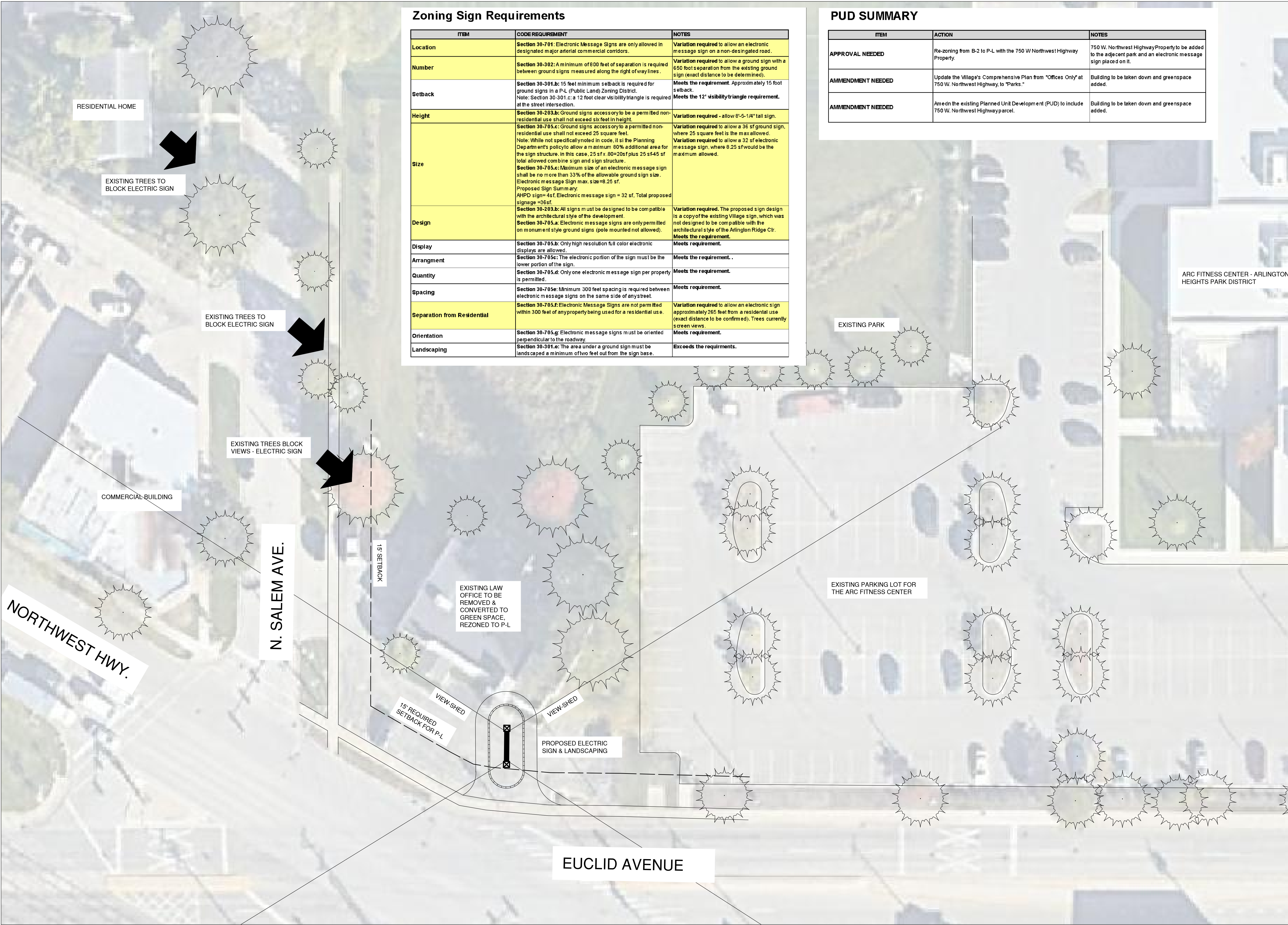
FILE NO. 17-6751

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

ARC PUD AT OLYMPIC PARK, EXISTING CONDITIONS PLAN

EX-2



Zoning Sign Requirements

ITEM	CODE REQUIREMENT	NOTES
Location	Section 30-701: Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Variation required to allow an electronic message sign on a non-designated road.
Number	Section 30-302: A minimum of 800 feet of separation is required between ground signs measured along the right of way lines.	Variation required to allow a ground sign with a 650 foot separation from the existing ground sign (exact distance to be determined).
Setback	Section 30-301.b: 15 feet minimum setback is required for ground signs in a P-L (Public Land) Zoning District. Note: Section 30-301.c: a 12 foot clear visibility triangle is required at the street intersection.	Meets the requirement. Approximately 15 foot setback. Meets the 12' visibility triangle requirement.
Height	Section 30-203.b: Ground signs accessory to be a permitted non-residential use shall not exceed six feet in height.	Variation required - allow 8'-6"-14" tall sign.
Size	Section 30-705.c: Ground signs accessory to a permitted non-residential use shall not exceed 25 square feet. Note: While not specifically noted in code, it is the Planning Department's policy to allow a maximum 80% additional area for the sign structure. In this case, 25 sf x .80=20sf plus 25 sf=45 sf total allowed combine sign and sign structure. Section 30-705.e: Maximum size of an electronic message sign shall be no more than 33% of the allowable ground sign size. Electronic message sign max. size=8.25 sf. Proposed Sign Summary: AHPD sign= 4sf. Electronic message sign = 32 sf, Total proposed signage =36sf.	Variation required to allow a 36 sf ground sign, where 25 square feet is the maximum allowed. Variation required to allow a 32 sf electronic message sign, where 8.25 sf would be the maximum allowed.
Design	Section 30-203.b: All signs must be designed to be compatible with the architectural style of the development. Section 30-705.a: Electronic message signs are only permitted on monument style ground signs (pole mounted not allowed).	Variation required. The proposed sign design is a copy of the existing Village sign, which was not designed to be compatible with the architectural style of the Arlington Ridge Ctr. Meets the requirement.
Display	Section 30-705.b: Only high resolution full color electronic displays are allowed.	Meets requirement.
Arrangement	Section 30-705c: The electronic portion of the sign must be the lower portion of the sign.	Meets the requirement.
Quantity	Section 30-705.d: Only one electronic message sign per property is permitted.	Meets the requirement.
Spacing	Section 30-705e: Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Meets requirement.
Separation from Residential	Section 30-705.f: Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Variation required to allow an electronic sign approximately 265 feet from a residential use (exact distance to be confirmed). Trees currently screen views.
Orientation	Section 30-705.g: Electronic message signs must be oriented perpendicular to the roadway.	Meets requirement.
Landscaping	Section 30-301.a: The area under a ground sign must be landscaped a minimum of two feet out from the sign base.	Exceeds the requirements.

PUD SUMMARY

ITEM	ACTION	NOTES
APPROVAL NEEDED	Re-zoning from B-2 to P-L with the 750 W Northwest Highway Property.	750 W. Northwest Highway Property to be added to the adjacent park and an electronic message sign placed on it.
AMMENDMENT NEEDED	Update the Village's Comprehensive Plan from "Offices Only" at 750 W. Northwest Highway, to "Parks."	Building to be taken down and greenspace added.
AMMENDMENT NEEDED	Amen the existing Planned Unit Development (PUD) to include 750 W. Northwest Highway parcel.	Building to be taken down and greenspace added.



Project
AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
#	Date	Description



Scale: 1" = 20'



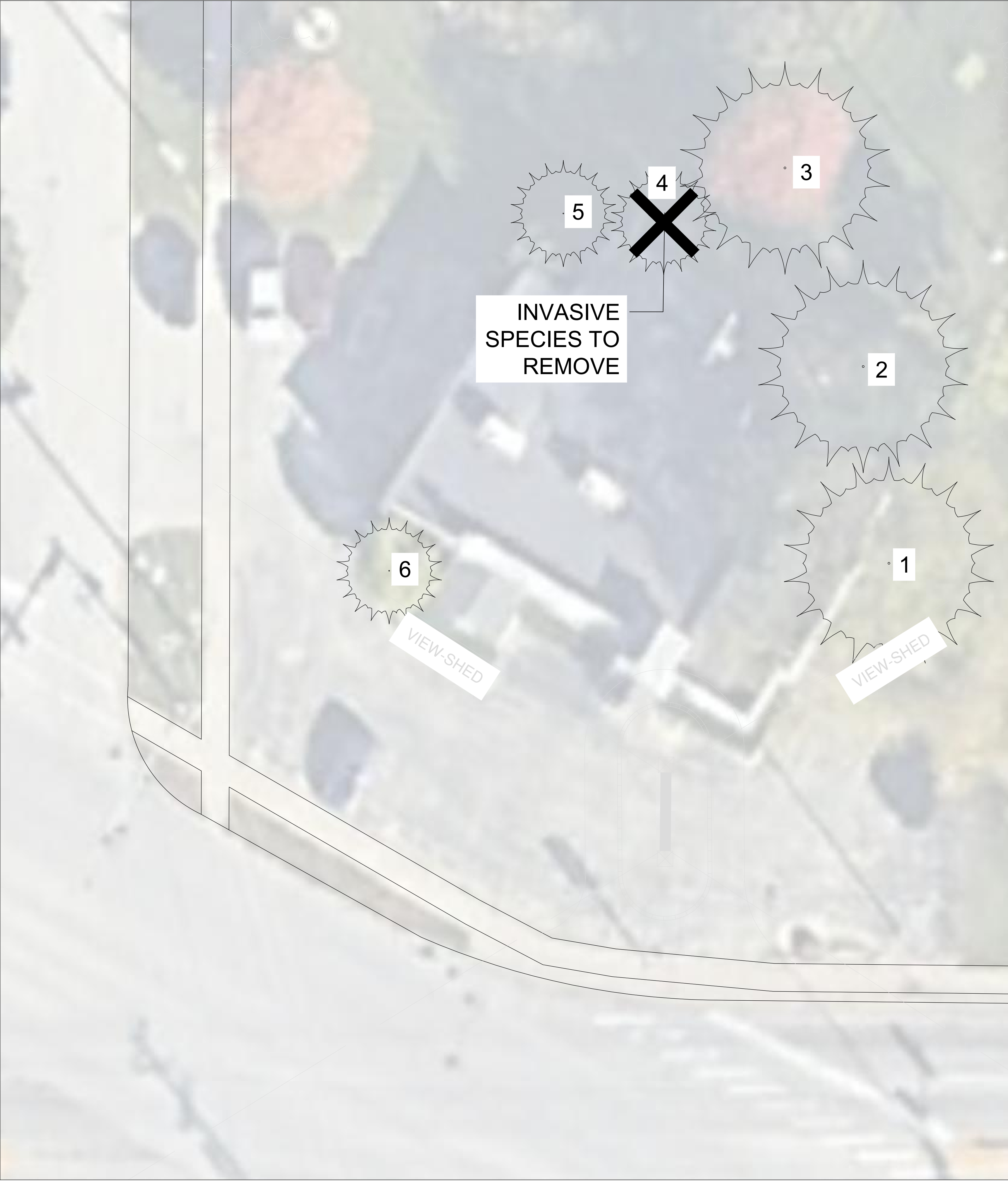
Sheet Title

ELECTRIC SIGN SITE PLAN

Date: August 30, 2024

ES-1

DOUBLE SIDED ELECTRIC SIGN & NEW LEGACY PARK AQUISTION



EXISTING TREE INVENTORY

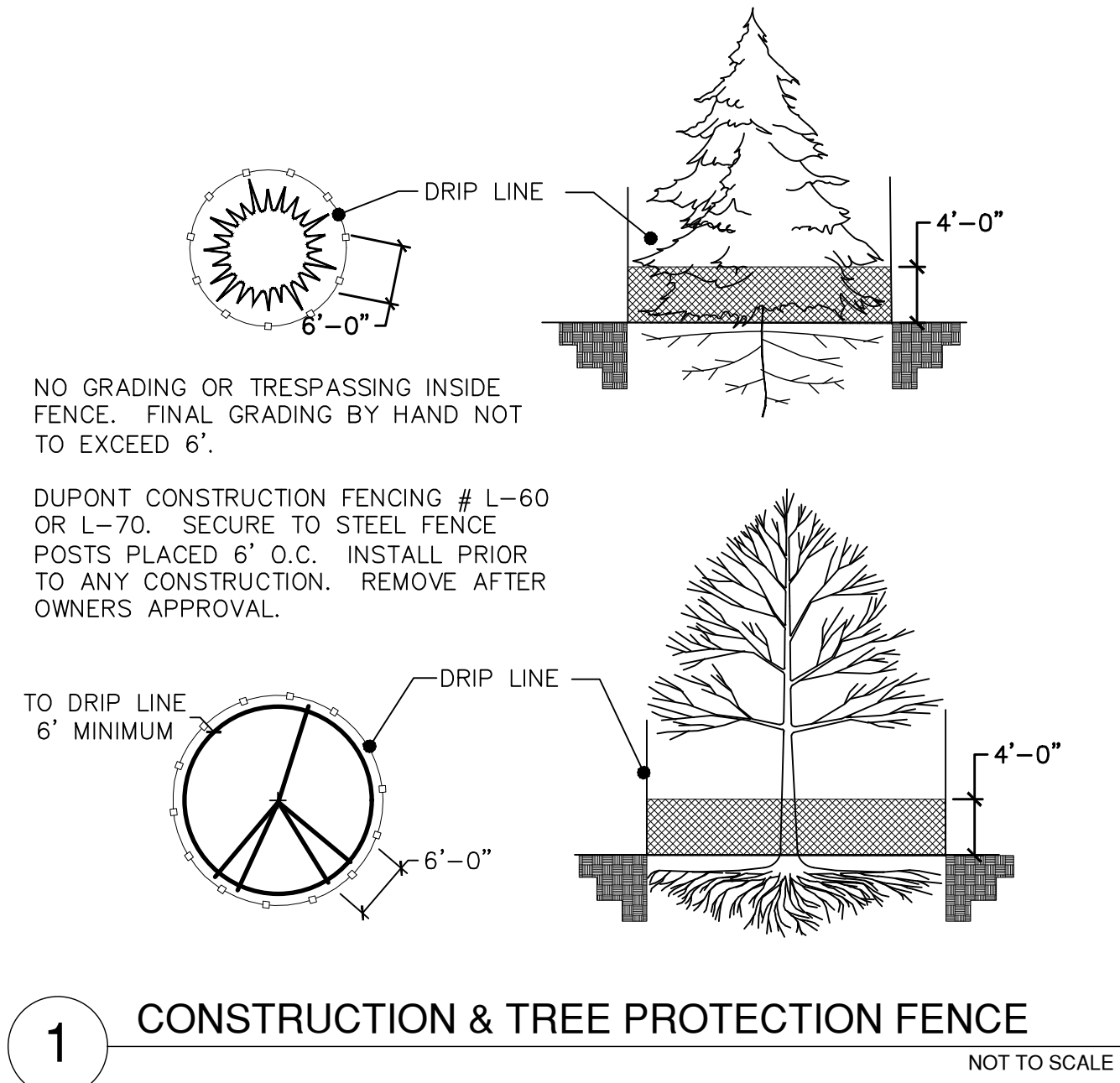
Tree Inventory & Preservation Schedule

Tag#	Condition	Botanical name	Common name	DBH (inches)	Remove/Protect	Preservation Strategy	Replacement Qty.
1	Excellent	Gleditsia triacanthos	Common on Honeylocust	40"	Protect	Tree Protection & Root Prune	0
2	Excellent	Acer rubrum	Red Maple	18"	Protect	Tree Protection & Root Prune	0
3	Excellent	Acer rubrum	Red Maple	13"	Protect	Tree Protection & Root Prune	0
4	Good	Ailanthus altissima	Tree of Heaven (INVASIVE SPECIES)	4"	Remove	None	Not applicable
5	Fair	Malus species	Crabapple	7"	Protect	Tree Protection & Root Prune	0
6	Fair	Malus species	Crabapple	8"	Protect	Tree Protection & Root Prune	0

SITE PREPARATION AND REMOVALS NOTES

- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AT THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING WORK. MAINTAIN AND ADJUST CONSTRUCTION FENCING AS NEEDED DURING PROGRESS OF CONSTRUCTION. STAGING AND CONSTRUCTION ACCESS SHALL BE APPROVED BY THE OWNER.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON THE PLANS PRIOR TO BEGINNING WORK, THEN MAINTAIN IT THROUGHOUT THE DURATION OF THE PROJECT. STORAGE OF MATERIALS, VEHICULAR ACCESS AND ALL OTHER CONSTRUCTION ACTIVITIES ARE STRICTLY PROHIBITED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- PLANS INDICATE GENERAL LOCATION AND LIMITS OF REMOVALS. CONTRACTOR SHALL PERFORM REMOVALS ONLY AS NECESSARY FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR REMOVALS OR RESTORATION NOT REQUIRED TO CONSTRUCT THE IMPROVEMENTS AS DRAWN AND SPECIFIED. REFER TO SITE PLAN FOR MORE SPECIFIC INFORMATION REGARDING PROPOSED IMPROVEMENTS AND TO VERIFY CONDITIONS IN THE FIELD PRIOR TO PERFORMING REMOVALS.
- SAWCUT AND REMOVE CONCRETE PAVING TO NEAREST JOINT WHERE INDICATED. ALL SAW CUTS REQUIRED FOR REMOVAL ITEMS TO BE INCLUDED IN THE UNIT COST OF THAT PARTICULAR PAY ITEM.
- TREE STUMPS SHALL BE GROUND TO A MINIMUM DEPTH OF 18 INCHES BELOW EXISTING GRADE OR AS REQUIRED TO PROPERLY PERFORM THE WORK.
- CONTRACTOR TO WALK THE SITE WITH LANDSCAPE ARCHITECT AND OWNER TO REVIEW ROOT PRUNING LIMITS PRIOR TO PERFORMING ROOT PRUNING.
- REMOVE AND DISPOSE OF TURF WHERE PLANTING BEDS ARE DESIGNATED. REFER TO PLANTING PLAN FOR LIMITS OF PROPOSED LANDSCAPE IMPROVEMENTS.
- WHERE TURF AND PLANTINGS ARE PROPOSED IN EXISTING PAVED AREAS, REMOVE ALL BASE MATERIAL.
- REMOVE ALL UTILITIES DESIGNATED FOR REMOVAL TO EXTENT REQUIRED FOR IMPROVEMENTS, UNLESS OTHERWISE NOTED. CAP ENDS OF ANY UNDERGROUND CONDUIT AND PIPING, AND PULL ALL ELECTRICAL WIRE OUT AT SOURCE.
- ITEMS INDICATED FOR REMOVAL SHALL INCLUDE COMPLETE REMOVAL OF ABOVE GRADE ITEM AND BELOW GRADE APPURTANCES (FOUNDATIONS, URBAN FILL, WIRING, PIPING, ETC.) INCLUDING DISPOSAL OFF-SITE FOLLOWING APPLICABLE CODES AND ORDINANCES, UNLESS OTHERWISE SHOWN ON THE PLANS.
- ITEMS INDICATED AS REMOVE AND SALVAGE SHALL INCLUDE CAREFUL PROTECTION, REMOVAL AND STORAGE OF ITEMS. FOR REINSTALL ITEMS, CONTRACTOR SHALL STORE DURING CONSTRUCTION. ALL OTHER SALVAGE ITEMS SHALL BE DELIVERED TO LOCATION AS INDICATED BY OWNER UNLESS OTHERWISE SHOWN ON THE PLANS.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND ALL OTHER SITE FEATURES NOT DESIGNATED FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR REPLACING/REPAIRING ANY EXISTING UTILITIES OR OTHER SIDE FEATURES DAMAGED DURING CONSTRUCTION TO THE ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING UTILITY SERVICES (ELECTRICAL, SANITARY, STORM) DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK SO PUBLIC SIDEWALK REMAINS OPEN THROUGHOUT CONSTRUCTION.
- REFER TO UTILITY PLANS FOR ADDITIONAL UTILITY ADJUSTMENTS AND REMOVALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES, IF APPLICABLE.

TYPICAL TREE PROTECTION CONSTRUCTION DETAIL



1 CONSTRUCTION & TREE PROTECTION FENCE

NOT TO SCALE



Project

AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions

#	Date	Description



Scale: 1" = 10'



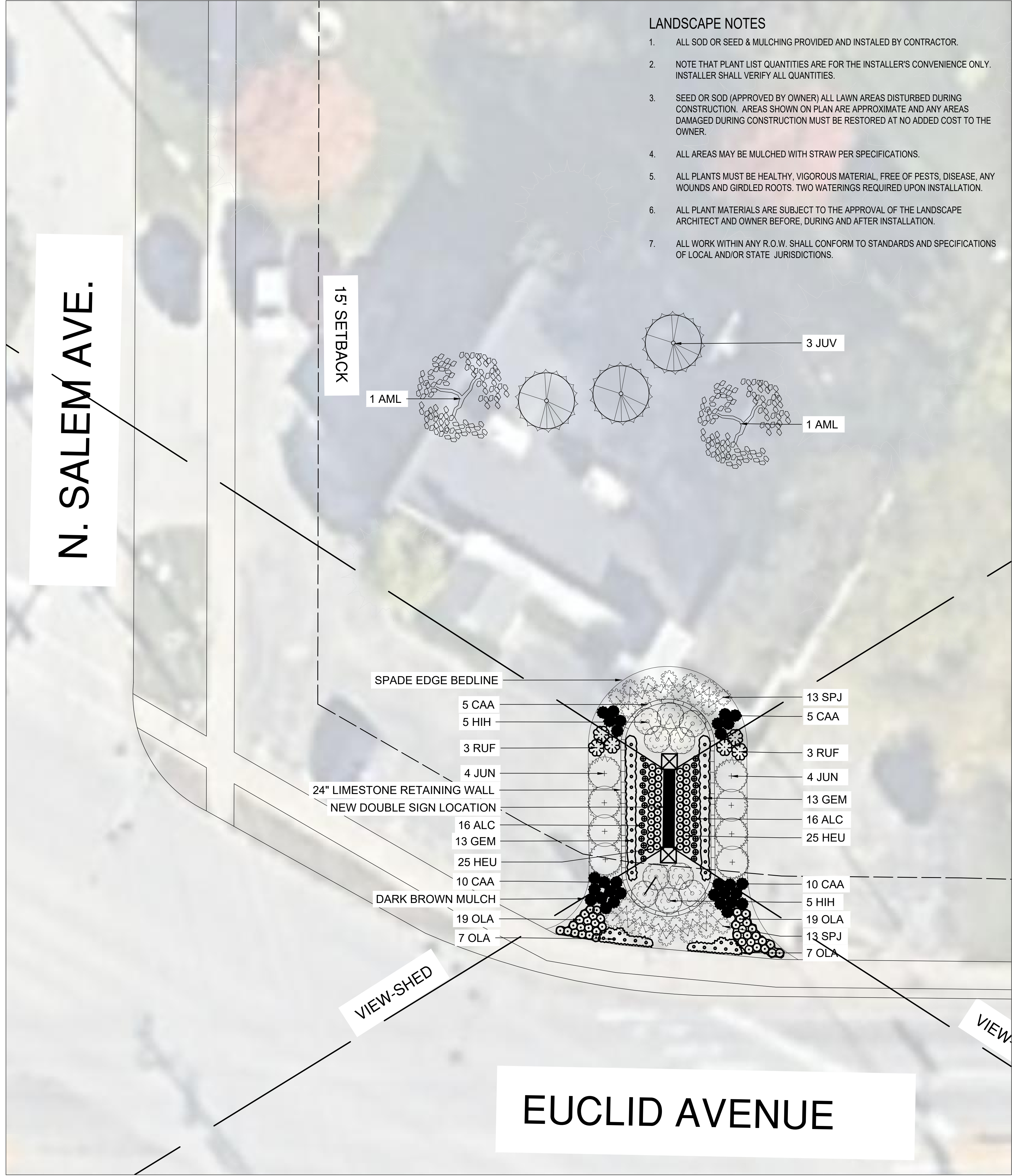
Sheet Title

ELECTRIC SIGN TREE PRESERVATION PLAN

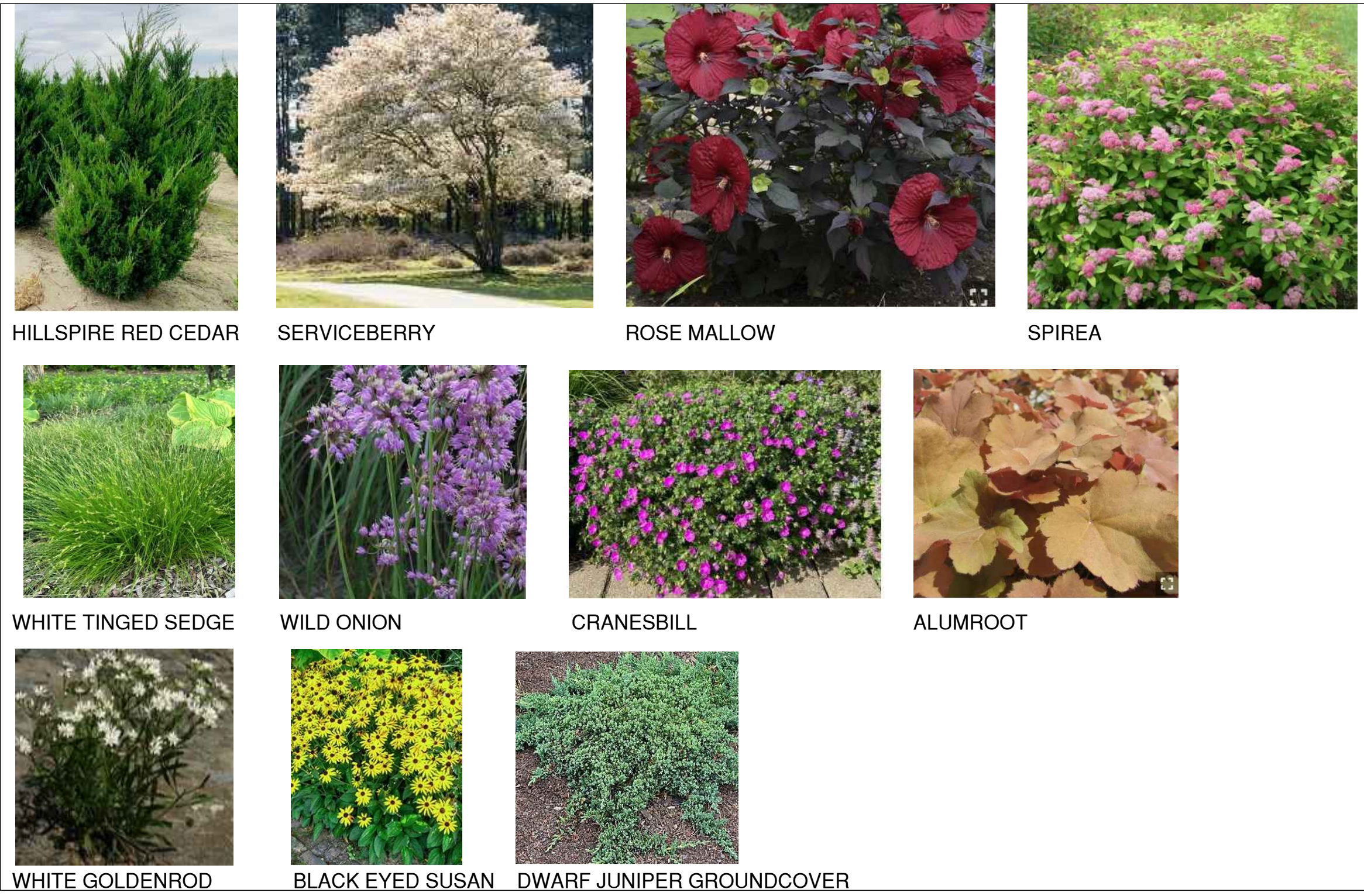
Date: August 30, 2024

ES-2

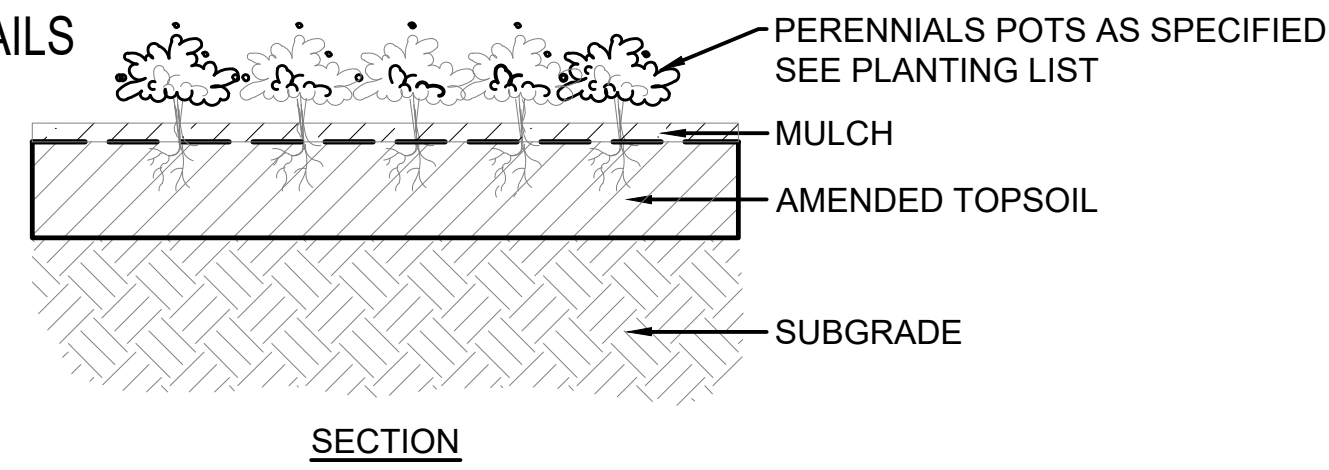
DOUBLE SIDED ELECTRIC SIGN & NEW OLYMPIC PARK AQUISTION



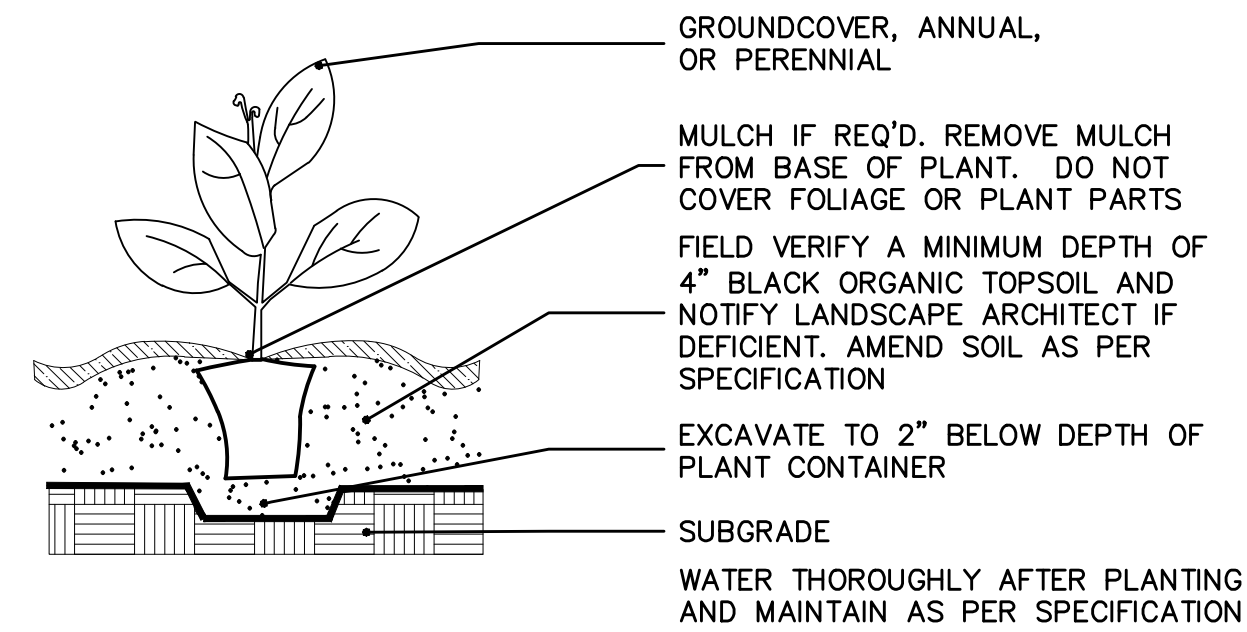
LANDSCAPE PLANT PICTURES



LANDSCAPE DETAILS



1 GROUNDCOVER/PERENNIAL/PLANTING LAYOUT NOT TO SCALE



2 GROUNDCOVER/PERENNIAL/ANNUAL NOT TO SCALE

LANDSCAPE PLANT LIST

Plant Schedule

Legacy Park Electric Sign

Qty.	Symbol	Botanical name	Common name	Size	Notes
EVERGREEN TREES					
3	JUV	Juniper virginiana 'Cupressifolia'	Hillspire Eastern Red Cedar	6' Clump	B&B
ORNAMENTAL TREES					
2	AML	Amelanchier laevis	Allegheny Serviceberry	6' Clump	B&B
SHRUBS					
10	HIH	Hibiscus 'Holy Grail'	Rose Mallow	5 Gallon	#5
26	SPJ	Spirea japonica 'Tracy'	Double Play Big Bang Spirea	3 Gallon	#3
ORNAMENTAL GRASSES					
30	CAA	Carex albicans	White Tinged Sedge	10 flat	#1
PERENNIALS					
32	ALC	Allium cernuum	Nodding Wild Onion	1 Gallon	#1
40	GEM	Geranium sanguineum 'Max Frei'	Max Frei Bloody Cranesbill	1 Gallon	#1
50	HEC	Heuchera 'Caramel'	Caramel Alumroot	1 Gallon	#1
38	OLA	Oligoneuron album	White Goldenrod	38 flat	#1
6	RUF	Rudbeckia fulgida var speciosa	Showy Black-eyed Susan	1 Gallon	#1
EVERGREEN GROUNDCOVER					
8	JUN	Juniper procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 Gallon	#3



Project
AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
#	Date	Description



Scale: 1" = 10'

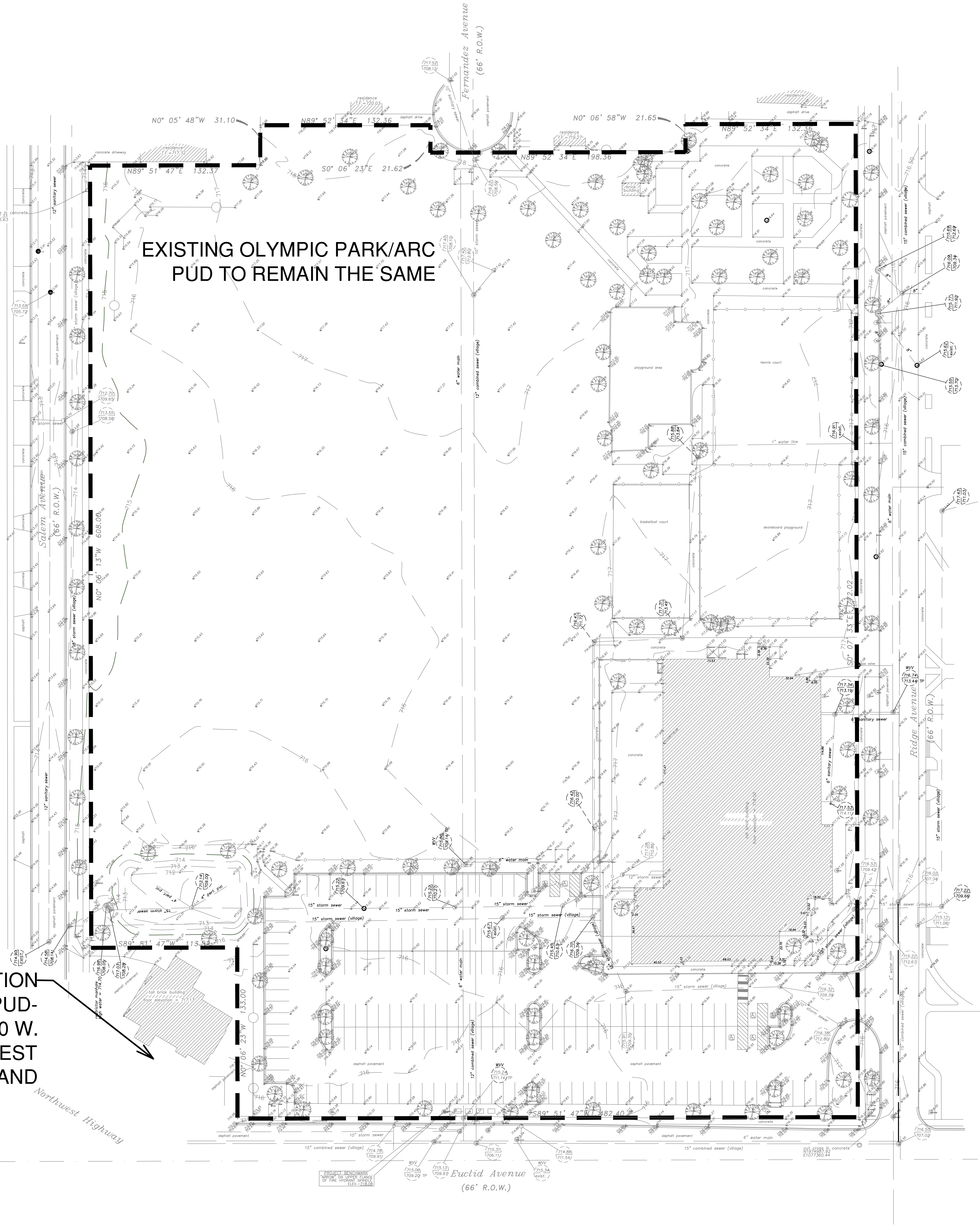


Sheet Title

ELECTRIC SIGN LANDSCAPE PLAN

Date: August 30, 2024

ES-3



EXISTING OLYMPIC PARK/ARC
PUD TO REMAIN THE SAME

ADDITION
TO PUD-
750 W.
NORTHWEST
HWY LAND



410 North Arlington Heights Road 847-577-3000

MASTER PLAN PUD EXHIBIT

AHPD ELECTRIC SIGN PROPOSAL - PUD ADDITIONS TO OLYMPIC/ARC PUD

Date: August 30, 2024

Scale: 1" = 60'

