



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 10, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Johler Demolition - 125 W. Boeger Dr. - T1482
Land Use Variation
- B. Chuck-E-Cheese - 41 W. Rand Rd. - T1486
Special use for a Restaurant, Amusement Device Arcade

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Johler Demolition - 125 W. Boeger Dr. - T1482

Department: Planning & Community Development

REQUESTED ACTION

A Land Use Variation to allow a Construction Yard in the M-1 district

VARIATIONS IDENTIFIED

1. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
2. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 37 parking spaces instead of the required parking spaces.

RECOMMENDATION

The Staff Development Committee would request additional details mentioned above, prior to providing a recommendation on the variations requested as part of this request. The Staff Development Committee is generally supportive of the Land Use Variation to allow a Construction Yard subject to the following:

1. The petitioner must submit a written response to the following land use variation criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. The petitioner must submit a written response to the following variation criteria for traffic study and parking analysis and number of parking spaces:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.

3. The Land Use Variation will be limited to the applicant, Johler Demolition.
4. The construction yard must not block any required Fire Department access on site.
5. Please provide details of the fence in the rear yard - how tall is the fence, material, etc.
6. Please provide details, including pictures of the equipment (including trailers) that will be stored on the property.
7. With what frequency is the heavy equipment brought to site? Is equipment brought to site on a weekly basis? How long does the equipment stay on site?
8. Please provide a clearly delineated floor plan for both (1st and 2nd) floors that indicates the how much area will be occupied by Johler Demolition and any other tenant.
9. Based on a preliminary calculation, it appears that a parking variation will be required. A detailed break-down of the floor area allocated to different uses must be provided to ascertain the parking requirement for this site. Will there be a change in the designated parking spaces on the east side?
10. Is any fuel proposed to be stored on-site? If yes, please provide details of where the fuel will be stored and the quantity of fuel to be stored.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Supporting Documents & Drawings	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: December 10, 2014
Date Prepared: December 4, 2014
Project Title: Johler Demolition
Address: 125 W. Boeger Dr.

BACKGROUND INFORMATION

Petitioner: Robby Johler
Address: 200 Industrial Drive
 Lincolnshire, IL 60069

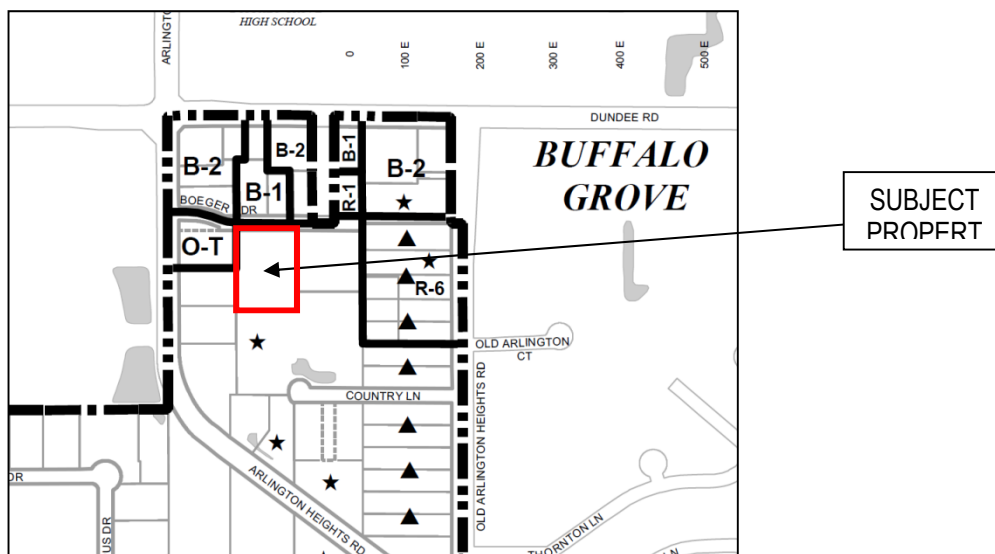
Existing Zoning: M-1, Research, Development and Light Manufacturing

Requested Action:

- A Land Use Variation to allow a Construction Yard in the M-1 district

Variations Identified:

- Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 37 parking spaces instead of the required parking spaces.

**Surrounding Properties**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail and B-2, General Business District	Daycare	Commercial
South	M-1, Research, Development and Light Manufacturing	Arlington Executive Plaza - Offices	R&D, Mfg., Warehouse
East	M-1, Research, Development and Light Manufacturing	Univision Radio	R&D, Mfg., Warehouse
West	O-T, Office Transitional	Riverside Medical	R&D, Mfg., Warehouse

Background

The subject property is approximately 95,648 square feet (2.2 acres) in area with an existing 2-story building. Johler Demolition intends to purchase the property at 125 W. Boeger Drive to locate its headquarters. Johler Demolition, Inc. is a full-service demolition contractor that specializes in commercial, industrial and residential demolition. Their services include total building demolition, building separation, interior/selective demolition, asbestos abatement, concrete crushing and recycling, heavy concrete removal and on-site concrete recycling.

The use is classified as a "Construction Yard", which is only permitted in the M-2 district. A Construction Yard is defined as, "An establishment with an enclosed and/or unenclosed space used for bulk storage of landscape and building material, heavy construction equipment and machinery, and, may include the provision of services, the fabrication of building related products the operating of machinery, and the construction yard's business office."

The petitioner has indicated that they employ 25 to 40 people at any given time. However only between 4 and 7 employees work at the corporate office at any given time, while the rest of the employees work in the field. The employees working in the field travel directly to the work site work and return home from the job site. They do not come to the office and would not be at this location.

Johler Demolition owns and maintains its own fleet of heavy equipment, including hydraulic excavators, track loaders and wheel loaders. They have indicated that most of the above mentioned equipment is maintained in the field where it is working. If the equipment requires major repairs it is transported to the shop. Most of the heavy equipment would remain out on job sites as no demolition-related work would occur at the subject property. Johler Demolition has indicated that the heavy equipment is typically out in the field with the exception of major repairs/ heavy maintenance or lack of work. The company also has two dump trucks that typically leave the shop at 6:00 a.m. and return between 3:00 p.m. and 6:00 p.m. on weekdays. The company also owns an additional 4 company pickup trucks and 2 service trucks that are out in the field for most of the day. The applicant has indicated that when the 2 service trucks are not out in the field, they will reside inside the building. Johler Demolition also owns 2 stake bed delivery trucks; these trucks will typically be used daily for job site deliveries. The delivery vehicle typically leaves at 6:00 a.m. and can make several stops at the shop throughout the day in order to fill job site orders.

According to the schematic floor plan provided by the applicant, there will be an approximately 10,000 square feet indoor shop area for maintenance and repair and a 4,500 square feet (indoor) job site tools, equipment storage and maintenance area along the rear of the building. Diamond and Huels (current occupant) will occupy approximately 3,500 square feet and remain in Suite 101. Johler Demolition will occupy an approximately 5,255 square feet office area on the second floor and any remaining space will be vacant. There is an existing truck dock on the west side of the building along the front of the building that will be utilized by the applicant. Heavy equipment and other company vehicles and trailers are proposed to be stored within an approximately 12,000 square feet area along the rear of the property. There is an existing canopy on the east side of the property at the rear of the building that will be used to store supplies.

Zoning and Comprehensive Plan

The site is currently zoned M-1, Research, Development and Light Manufacturing. Because the use is not permitted in the M-1 district; therefore the petitioner must submit a written justification based on the following hardship criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse.' The proposed use is not consistent with the Comprehensive Plan.

Building, Site and Landscape Related Issues

Details have not been provided on whether the petitioner is proposing any exterior modifications to the building. If exterior modifications are proposed, then a Design review may be required.

Traffic & Parking Related Issues

Parking is provided on the east and west side of the building. There are a total of 37 parking spaces provided on-site, 12 spaces are on the west side of the building and 25 spaces are on the east side of the building. A fully dimensioned detailed site plan, delineating parking must be provided as part of the formal submittal.

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Diamond & Huels (Accounting Firm)	Office	3,500 SF	3500	1:300	12
Johler Demolition - Office	Office	5,255 SF	5255	1:300	17
Vacant Office Space	Office	?	?	1:300	?
Johler Demolition – Shop Area	Warehouse	10,000 SF 7 employees 6 vehicles		1/two employees + 1/each vehicle used in the conduct of the enterprise	9
Johler Demolition – Job Site Tools	Warehouse	4500 SF	4,500	1/two employees + 1/each vehicle used in the conduct of the enterprise	?
Rooney Landscape and Emerald Lawn Care	Warehouse	?	?	1/two employees + 1/each vehicle used in the conduct of the enterprise	
Total					?
<i>Total Provided</i>					37
Surplus / (Deficit)					?

It should be noted, that of the 25 spaces on the west side of the building, 2 spaces are designated accessible spaces, 4 spaces are designated for Rooney Landscaping and 3 spaces are designated for Emerald Lawn Care. The remaining 16 spaces are designated for Diamond and Huels. If the designation of the parking spaces is maintained as current, then adequate parking will not be available for Johler Demolition. Additional information regarding the designated parking spaces must be provided as part of the Plan Commission application. The petitioner has indicated that Rooney Landscaping and Emerald Lawn Care currently occupy only warehouse space, no office space. At this time, the petitioner is not sure if both these tenants will continue occupying this space. Information regarding all occupants and the square footage occupied must be provided as part of the Plan Commission application so that the code required parking can be accurately calculated.

Per the Zoning Ordinance, a Traffic study and Parking analysis prepared by a qualified professional engineer is required for any project seeking a Land Use Variation that is not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. Before staff can provide a recommendation on the variation request to not require a traffic study and parking analysis, additional information is requested. This includes information relative to the frequency of the heavy equipment brought to site as well as the duration the equipment remains on site. The petitioner has also indicated that transportation of heavy equipment takes place in the early morning. To determine the impact of the transportation of the heavy equipment on Village streets, staff requests information on the frequency with which this equipment is transported and the typical time in the morning.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**

- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 37 parking spaces instead of the required number of spaces.**

The petitioner must submit a response to the variation hardship criteria.

Analysis

Due to the fact that other uses with outdoor storage such as King Concrete (previous tenant), Rooney Landscape and Emerald Lawn Care (current tenants) have occupied this site, the Staff Development Committee is generally supportive of the Land Use Variation subject to receiving additional details.

Recommendation

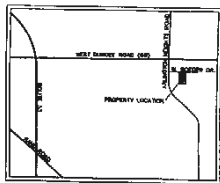
The Staff Development Committee would request additional details mentioned above, prior to providing a recommendation on the variations requested as part of this request. The Staff Development Committee is generally supportive of the Land Use Variation to allow a Construction Yard subject to the following:

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9. Based on a preliminary calculation, it appears that a parking variation will be required. A detailed break-down of the floor area allocated to different uses must be provided to ascertain the parking requirement for this site. Will there be a change in the designated parking spaces on the east side?
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December 5, 2014

Bill Enright, Deputy Director of Planning and Community Development

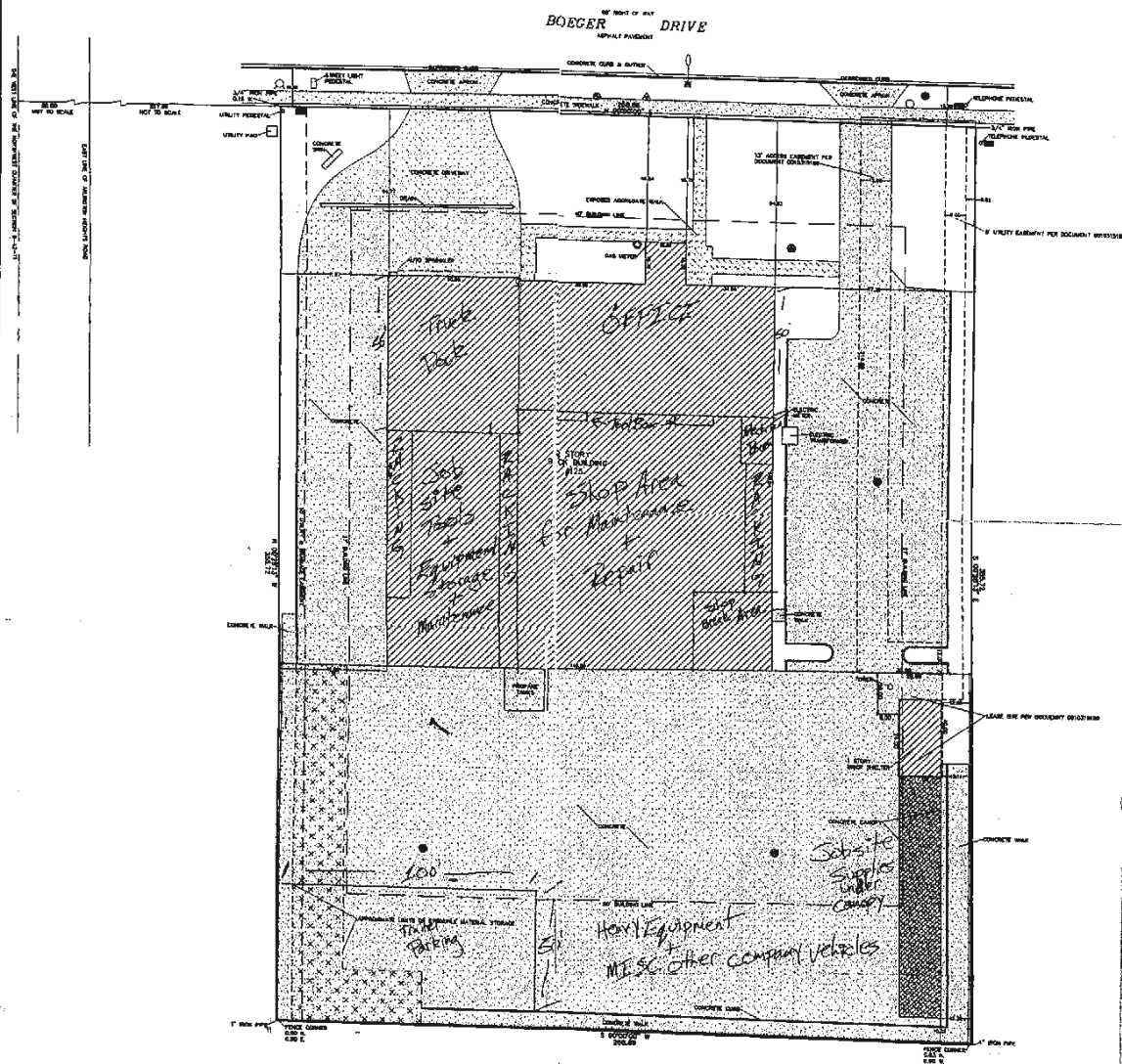
C: Randy Recklaus, Village Manager
All Department Heads



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

[illegible]

F.A.D. Land Surveyors, Inc.
P.O. BOX 1462, Arlington Heights, IL 60004
Phone (847) 857-6292
In Illinois, a corporation with no other offices.



- LEGEND**
-  WATER VALVE
 -  VALVE VAULT
 -  FIRE HYDRANT
 -  SANITARY MANHOLE
 -  STORM VALVE
 -  GAS VALVE
 -  STREET LIGHT
 -  CONCRETE CURB
 -  CONCRETE CURB & GUTTER
 -  WOOD FENCE
 -  BRICK CHIMNEY WALL

ALTA/ACSM TABLE A ITEMS:

[illegible]

THIS SURVEY IS BASED ON WFLA COMMENT/POLICY #WFLA-00000000
EFFECTIVE DATE: OCTOBER 7, 2014 BY COMMUNITY LAND TRUST INCORPORATED

STATE OF ALABAMA }
COUNTY OF COCA } ss.

FD FIRST WESTERN BANK, ITS SUCCESSORS AND/OR ASSIGNEES

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 30th STATUTES IN FORCE BEFORE THE REQUIREMENTS FOR ALTA AND ALTA 22, 1907, WERE JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ALTA 22, INCLUDING ITEMS 1, 2, 3, 4, 5A, 5B, 7A, 7B, 8, & 11A OF TABLE A.

The map was completed on October 17, 1906.

Date of plot or map: October 17, 2014

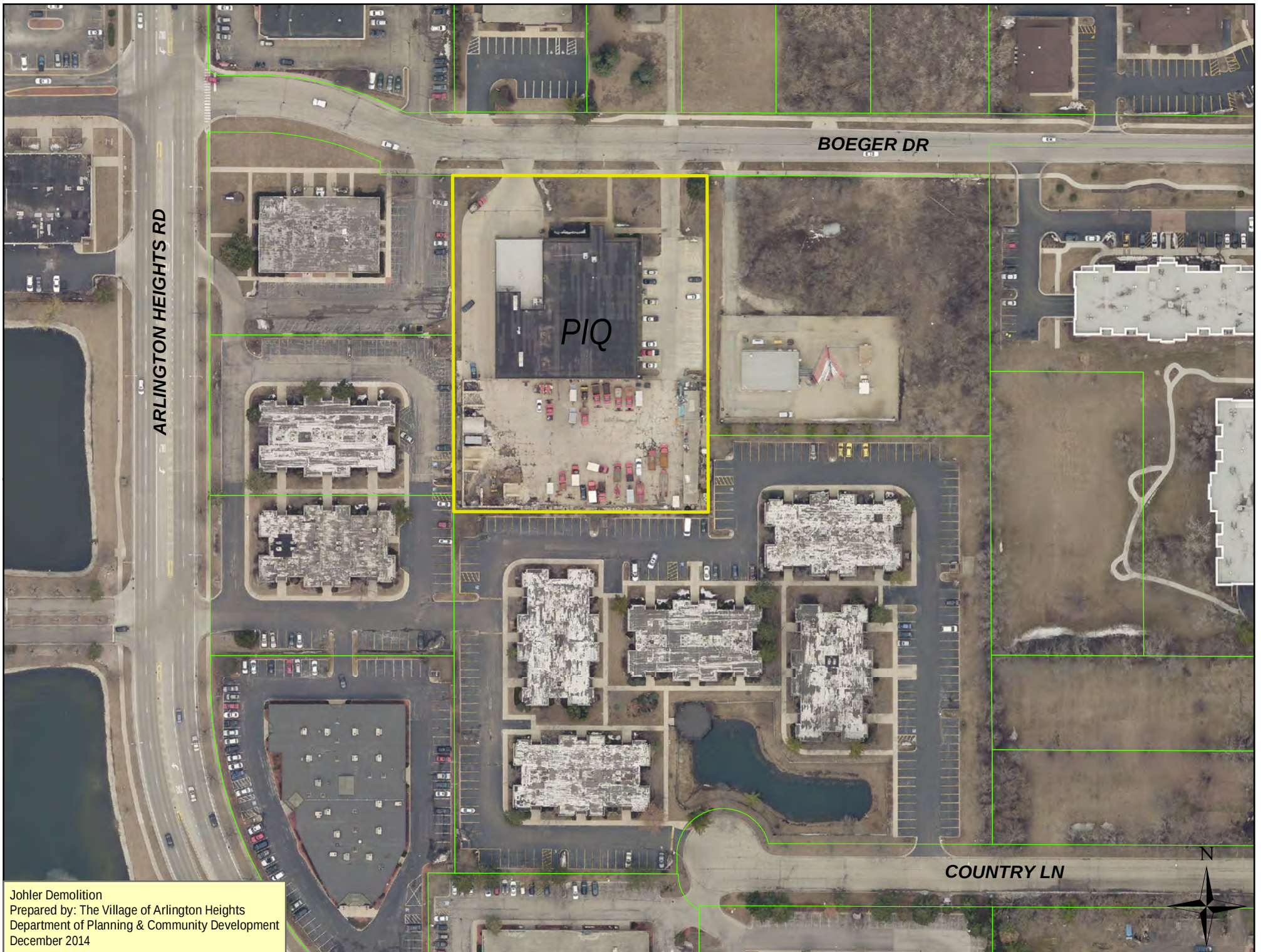
Kathy E. Sullivan, Owner, P.E., 10/20/01
Professional Design Firm, Inc. No. 134,000,000

THIS SURVEY IS VALID ONLY WHEN EMPLOYED SEAL









Johler Demolition
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
December 2014



Item: Chuck-E-Cheese - 41 W. Rand Rd. - T1486

Department: Planning & Community Development

Requested Action

A Special Use for a Restaurant, Amusement Device Arcade

Variations Identified

1. Chapter 28, Section 5.1-11.2b from the requirement that at least 65% of the gross receipts shall be derived from the sale of food and beverage and not more than 35% from the amusement devices.
2. Chapter 28, Section 6.12 Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee is generally supportive of the proposed Special Use subject to the following conditions:

The petitioner must provide a written justification based on the following special use criteria:

1. That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner must provide a written justification for each variation based upon the following criteria
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and

- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

3. In lieu of a Traffic Study, as part of the formal Plan Commission application, a parking study with parking counts and peak occupancies at the current Chuck-E-Cheese location at 955 W. Dundee Road must be provided. The counts need to be conducted on an hourly basis and over a three-day period, including a weekend. The parking study should also provide projections for the new location based on the proposed area. Parking demand counts should also be provided for the new location/Annex shopping center.

4. A market study shall be required. This study needs to demonstrate that this type of restaurant will serve a public convenience and that the current demographics could support such a use.

5. The applicant must provide information regarding the maximum number of amusement devices proposed for this location.

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Supporting Documents	Exhibits
Location Map	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: December 10, 2014
Date Prepared: December 4, 2014
Project Title: Chuck-E-Cheese
Address: 41 W. Rand Road

BACKGROUND INFORMATION

Petitioner: Lorena Gatsos
Address: 221 Bedford Road, Suite 221
 Bedford, TX 76022

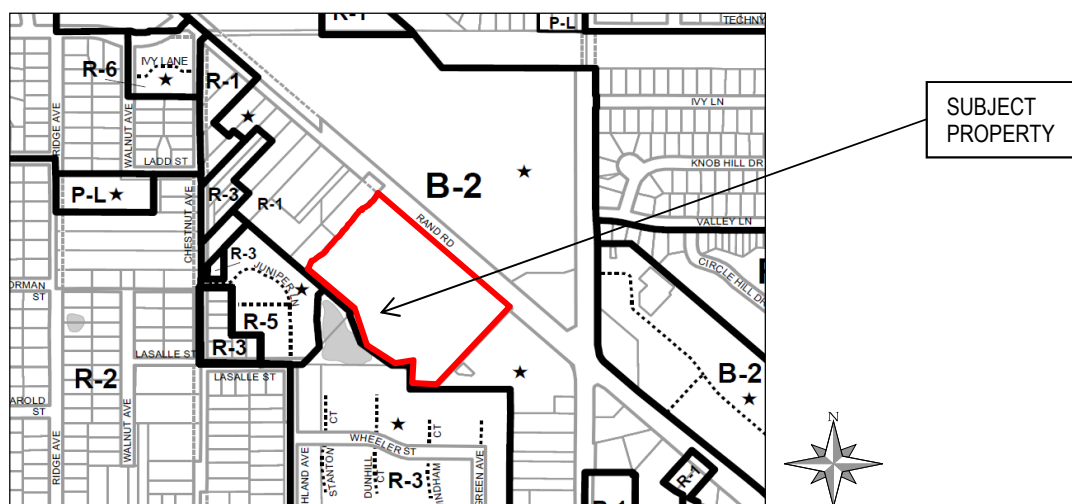
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use for a Restaurant, Amusement Device Arcade

Variations Identified:

- Chapter 28, Section 5.1-11.2b from the requirement that at least 65% of the gross receipts shall be derived from the sale of food and beverage and not more than 35% from the amusement devices.
- Chapter 28, Section 6.12 Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2 General Business District	Arlington Plaza	Commercial
South	R-3 One Family Dwelling District and R-5 Multiple Family Dwelling District	Residential	Single Family Detached
East	B-2 General Business District	Shell Gas Station	Commercial
West	B-2 General Business District	Multi-Tenant Retail	Commercial

Background

Chuck-E-Cheese is proposing to locate within a 13,263 square feet tenant space between Petco and hhgregg at the Annex of Arlington. The Annex of Arlington is located at the southwest intersection of Arlington Heights Road and Rand Road. Access to the site is via four driveways, three along Rand Road and one along Arlington Heights Road. The proposed action, if approved, would allow Chuck-E-Cheese to operate a Restaurant – Amusement Device Arcade at this location.

Pursuant to the floor plan provided by the applicant, it appears that 3,680 square feet of the floor area is allocated for the arcade area and 3,770 square feet for the restaurant/seating. The remaining 5,813 square feet are for the kitchen, order counters, accessory spaces, standing space, and the restrooms.

Chuck-E-Cheese is classified as a Restaurant - Amusement Device arcade which is defined as “an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin - operated amusement devices.” The use is permitted as a Special Use in the B-2 district.

Chuck-E-Cheese is currently located at 955 W. Dundee Road, on the south side of Dundee Road, west of Ridge Avenue. The restaurant is currently open on Sunday through Thursday from 11:00 a.m. to 9:00 p.m., on Friday from 11:00 a.m. to 10:00 p.m. and on Saturday from 10:00 a.m. to 10:00 p.m. It is expected that the same hours of operation would apply to this new location.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve a special use to allow a restaurant, amusement device arcade in the underlying B-2, General Business District. As part of the formal review process, the Petitioner must provide a written justification to the following Special Use criteria:

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

In addition to the Special Use Criteria, the following additional requirements that apply to Restaurant – Amusement Device Arcade are outlined within Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements:

- b. Restaurant - Amusement Device Arcade.
 1. No person shall operate any restaurant-amusement device arcade on any premises within 200-lineal feet of any church, hospital, building operated exclusively as an elementary or high school, or residential zoning district as measured from the public entrance of a restaurant –amusement device arcade to the lot line of said church, school, public park, hospital or residential zoning district, unless such premise was licensed as a restaurant-amusement device arcade before the establishment of the church, school, public park, hospital, or zoning district. *Because residences are located immediately to the south of the annex, the applicant should confirm that the public entrance of the restaurant - amusement device arcade is at least 200-lineal feet from the residential zoning district.*
 2. There shall be a limitation of 30% of the total floor area for use by coin-operated amusement devices. *The arcade area is proposed to be 3,680 square feet which is approximately 27% of the total floor area of 13,263 square feet.*
 3. At least 65% of the gross receipts shall be derived from the sale of food and beverage and not more than 35% from the amusement devices. For the purpose of enforcing this requirement, the owner or operator shall submit a verified statement of the gross receipts periodically as specified by the Village, not less than semi-annually. If the ratio is not maintained, the number of coin operated amusement devices will be reduced to the point where 65% of the gross receipts shall be derived from the sale of food and beverage. *The applicant has indicated that they will be seeking a variation from this provision, as more than 35% of the gross receipts at Chuck-E-Cheese are derived from amusement devices.*

4. Each ordinance authorizing a special use shall contain the specific maximum number of amusement devices allowed based upon a recommendation by the Plan Commission and approval by the Village Board of Trustees.
The applicant must provide information regarding the maximum number of amusement devices proposed for this location.
5. Any existing restaurant seeking to become a restaurant-amusement device arcade will be required to amend its existing special use to allow addition of an amusement device arcade. Such restaurants will be defined as Restaurant-Amusement Device Arcade as defined in Section 3.2-135 and shall comply with permit provisions of Chapter 28 Section 8.
Not applicable
6. The license shall comply with the licensing, taxing and permit provision of Chapter 14 of the Municipal Code of Arlington Heights.
The applicant must comply with the licensing, taxing and permit provision of Chapter 14 of the Municipal Code of Arlington Heights.

The following variation will be required:

- **A variation from Chapter 28, Section 5.1-11.2b from the requirement that at least 65% of the gross receipts shall be derived from the sale of food and beverage and not more than 35% from the amusement devices.**

The Village's Comprehensive Plan designates this property as 'Commercial'. The proposed use is consistent with the Comprehensive Plan.

Building, Site and Landscape Related Issues

With respect to building related issues, the Petitioner is proposing changes to the exterior building façade. As a result, Design Commission approval is required.

The applicant is not proposing any changes to the site or landscaping. The applicant should contact the Building Department as soon as possible to ensure that all code requirements are met for the build-out.

Traffic & Parking Related Issues

According to Chapter 28, Zoning Regulations, a special use request adjacent to a major arterial street, such as Rand Road or Arlington Heights Road that is 5,000 square feet or more in floor area is required to provide a traffic study and parking analysis prepared by a qualified professional engineer.

Because this is an existing shopping center and no site changes are being proposed, staff is supportive of the variation to not require a full study. However, a parking study with parking counts and peak occupancies at the current Chuck-E-Cheese location at 955 W. Dundee Road must be provided. The counts need to be conducted on an hourly basis and over a three-day period, including a weekend. The parking study should also provide projections for the new location based on the proposed area. Parking demand counts should also be provided for the proposed location at the Annex shopping center.

The following variation will be required:

- **A variation from Chapter 28, Section 6.12 Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.**

A code parking analysis for the Annex is attached. The arcade area is required to provide parking at a ratio of 1 parking space per 300 square feet of floor area, whereas the restaurant is required to provide parking at a ratio of 1 parking space per each 45 square feet of seating area resulting in a total of 96 spaces required for this use. Based on the uses located at this Center, a total of 768 parking spaces are needed. A total of 833 parking spaces are provided on site, resulting in a surplus of 65 spaces.

Recommendation

The Staff Development Committee is generally supportive of the proposed Special Use subject to the following conditions:

1. The petitioner must provide a written justification based on the following special use criteria:
 - **That said special use is deemed necessary for the public convenience at this location.**

- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner must provide a written justification for each variation based upon the following criteria
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 4. A market study shall be required. This study needs to demonstrate that this type of restaurant will serve a public convenience and that the current demographics could support such a use.
 5. The applicant must provide information regarding the maximum number of amusement devices proposed for this location.
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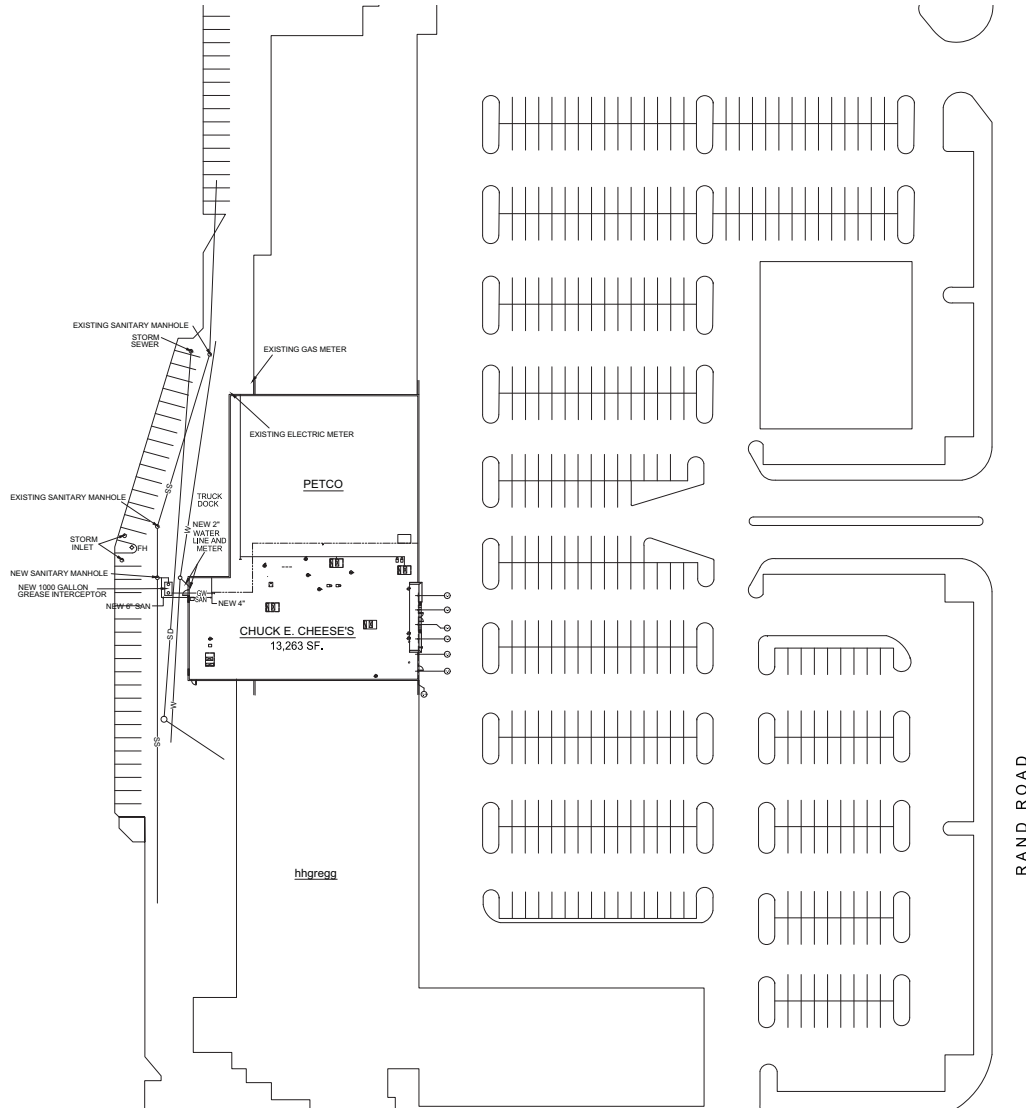
December 4, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

PARKING DATA FOR THE ANNEX OF ARLINGTON HEIGHTS

Space	Tenant	Square Footage	Parking Per SQ FT	Parking Required
1	Garibaldi's	4000 (2,133)	1/45	47
2	Bedding Experts	3,500	1/600	6
3	For Eyes	2,500	1/200	13
4	T-Mobile	2,338	1/300	8
5	Vitamin Shoppe	4,881	1/300	16
6	Edward's Cleaners	1,417	1/300	5
7	Panera Bread	4,000 (1,214)	1/45	27
8	Hallmark Cards	6,500	1/300	22
9A	Barnes & Noble	22,800	1/300	76
9B	Barnes & Noble Café	1,200	1/45	27
10	Trader Joe's	12,960	1/300	43
12	Weight Watchers	1,700	1/200	9
13	Life Source	2,832	1/200	9
14	HH Gregg	33,932	1/300	113
15	Chuck-E-Cheese	13,515		
	Arcade	3,680	1/300	12
	Restaurant Seating	3,770	1/45	84
16	Petco	13,518	1/300	45
17	Boat/U.S. Marine	7,403	1/300	25
18	Binny's	21,808	1/300	73
19	Dollar Tree	12,729	1/300	42
20	H&R Block	1,800	1/300	6
21	Party City	12,050	1/300	40
TOTAL		187,383		748
TOTAL PROVIDED				781
SURPLUS / (DEFICIT)				33
22	Smash Burger/Jersey Mikes/Vacant	5,873	1/300	20
TOTAL PROVIDED				52
SURPLUS / (DEFICIT)				32
TOTAL SURPLUS / (DEFICIT)				65



01 ARCHITECTURAL SITE SKETCH
SCALE: 1" = 40'-0"
0 10 20 40



AERIAL VIEW



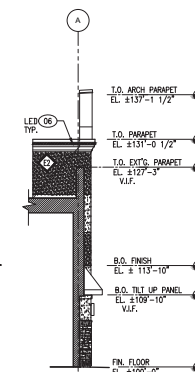
ARCHITECTURE - PLANNING - DESIGN
JAMES HAMIL AIA
200 BRIDGECROFT ROAD, SUITE 200
BLOOMINGTON, IL 61820-2000

CHUCK E. CHEESE'S PIZZA
13263 RAND RD
ARLINGTON HEIGHTS, IL 60005
C.E.C. ENTERTAINMENT, INC.
441 WEST AIRPORT FREEWAY
IRVING, TX 75062
PROJECT NUMBER
SB-688-RELO-2014
SHEET
A0.0
OF 3

DATE
11-14-2014
REVISIONS
PROJECT NUMBER
SB-688-RELO-2014
SHEET
A0.0
OF 3

ARCHITECTURAL SITE SKETCH

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02 SIDE ELEVATION

EXTERIOR ELEVATION LEGEND

- | | | | | |
|---|---|---|------------------|---|
|  | PANT HOLLYBERRY RED |  | PANT CANOE | <p>P-1 HOLLYBERRY RED
 METAL PRIMER – SW KEN KROMAK UNIVERSAL PRIMER, B00Z SERIES; METAL PAINT – CUSTOM FORMULA: BASE – A-100 EXTERIOR ENAMEL SAFETY RED – B04R2T UNTO THE FOLLOWING: B44 COLORANTS – 04-00, 04-12, 78-16; THESE COLORED ARE B44 COLORANTS THAT ARE AVAILABLE AT SHEWEN-WILLIAMS COMMERCIAL. EXTERIOR SUBSTRATES (STUCCO, DRYBRK, AND METALS) BASE – EXTERIOR ADOGES LATEX SEMI-GLOSS MATCHED TO HOLLYBERRY RED.</p> |
|  | PANT SAND |  | PANT AUGUST MOON | <p>P-12 SAND – EXTERIOR STUCCO – DRYBRK, CMU, BLOCK AND METALS.
 MASONRY PRIMER – A-100 EXTERIOR MASONRY PRIMER, A240000
 MASONRY PAINT – A-100 EXTERIOR LATEX SATIN, A8Z SERIES. (TWO COATS MINIMUM)
 CMU BLOCK – HEAVY DUTY BLOCK FILLER, B04WG. (TWO COATS MINIMUM)
 CMU PAINT – A-100 EXTERIOR LATEX SATIN AND SERIES. (TWO COATS MINIMUM)
 METAL PRIMER – KEN KROMAK UNIVERSAL PRIMER, B00Z SERIES ON METAL FLASHING. PAINT – DTM B060021</p> |
|  | DRIVT SYSTEM SAND BLAST TEXTURE – TO MATCH P-12 SAND SK0059 BUCKSKIN #449 BASE: A24Z. |  | VERSETTA STONE | <p>P-14 CANOE SWATCHES – USED ON EXTERIOR DRYBRK.
 PRIMER – SW LIZON MASONRY PRIMER, A240000.
 PAINT – FORMULA BASE – A-100 EXTERIOR LATEX SATIN, A8Z SERIES. (TWO COATS)
 CANOE SWATCHES TO BE USED ON EXTERIOR CMU
 PRIMER – SW HEAVY DUTY BLOCK FILLER, B04WG. BLOCK MUST BE FILLED TO BE PIN HOLE FREE.
 PAINT – FORMULA BASE – A-100 EXTERIOR LATEX SATIN, A8Z SERIES. (TWO COATS)</p> |
|  | DRIVT SYSTEM SAND BLAST TEXTURE – TO MATCH P-14 CANOE SW 2043 | | | <p>P-15 AUGUST MOON SWATCHES – USED ON EXTERIOR STUCCO, DRYBRK, CMU BLOCK AND METALS.
 MASONRY PRIMER – SW LIZON MASONRY PRIMER, A240000
 MASONRY PAINT – A-100 EXTERIOR LATEX SATIN AND SERIES. (TWO COATS MINIMUM)
 CMU BLOCK – HEAVY DUTY BLOCK FILLER, B04WG.
 CMU PAINT – A-100 EXTERIOR LATEX SATIN, A8Z SERIES. (TWO COATS MINIMUM)
 METAL PRIMER – KEN KROMAK UNIVERSAL PRIMER, B00Z SERIES ON METAL FLASHING. PAINT – DTM B060021</p> |

- 1- P-1 HOLLYBERRY - SW KEN KROMACK UNIVERSAL PRIMER, B00Z SERIES/METAL FLASHING. PAINT - CUSTOM FORMULA BASE - SW INTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM)
CMU BLOCK - HEAVY DUTY BLOCK FILLER, B040M6.
QUAD - Q-40, Q-40-32, T8-16 THESE COLOURS ARE 844 COLOURS THAT ARE AVAILABLE AT SHEWAN-WILLIAMS COMMERCIAL STORES. EXTERIOR SUBSTRATES (STUCCO, BRICK, AND METALS) BASE - GLOSS GLOSS MATCHED TO HOLLYBERRY RED.
STYLE - TERRAZO RAS VENEZ
LINE - STYLE - LEDGE
COLOUR - TAN
SIZE - MOSTER
- 2- P-12 SAND SHEG259 - EXTERIOR STUCCO, DRYVIT, BRCK, CMU BLOCK AND METALS.
MASONRY PRIMER - SW LUXON MASONRY PRIMER, A24H000.
MASONRY PAINT - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM)
CMU BLOCK - HEAVY DUTY BLOCK FILLER, B040M6.
QUAD - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM)
METAL PRIMER - KEN KROMACK UNIVERSAL PRIMER, B00Z SERIES / ON METAL FLASHING. PAINT - DTM B66K021
- 3- P-14 CANOE S20043 USED ON EXTERIOR DRYVIT.
PRIMER - SW LUXON MASONRY PRIMER, A24H000.
PAINT - FORMULA BASE A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS)
CANOE S20043 TO BE USED ON EXTERIOR CMU PRIMER - SW HEAVY DUTY BLOCK FILLER, B040M6. BLOCK MUST BE FILLED TO BE PIN HOLE FREE
FORMULA BASE A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM)
METAL PRIMER - KEN KROMACK UNIVERSAL PRIMER, B00Z SERIES / ON METAL FLASHING. PAINT - DTM B66K021
- 4- P-15 AUGUST MOON S21119 USED ON EXTERIOR STUCCO, DRYVIT, BRCK, CMU BLOCK AND METALS.
MASONRY PRIMER - SW LUXON MASONRY PRIMER, A24H000.
MASONRY PAINT - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM)
CMU BLOCK - HEAVY DUTY BLOCK FILLER, B040M6.
QUAD - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM)
METAL PRIMER - KEN KROMACK UNIVERSAL PRIMER, B00Z SERIES / ON METAL FLASHING. PAINT - DTM B66K021



CHUCK E. CHEESE'S PIZZA #688
 A MANNEQUIN OF ARLINGTON HEIGHTS SHOPPING CENTER
 1000 W. ARLINGTON HEIGHTS RD. & RAND ROAD
 ARLINGTON HEIGHTS, IL.
 C.E.C. ENTERTAINMENT, INC.
 4441 WEST AIRPORT FREEWAY
 ARLINGTON HEIGHTS, IL.

EXTERIOR/MALL ELEVATIONS

DATE
11-14-2014

REVISIONS

PROJES

PROJ
SB-688

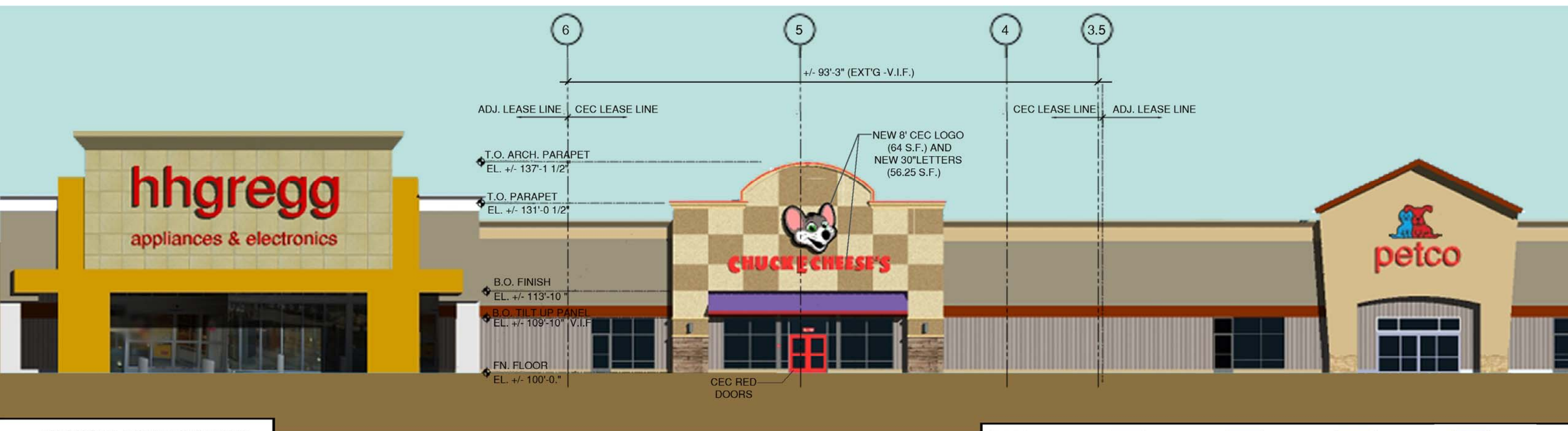
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PROPOSED FRONT ELEVATION
N.T.S

ANNEX OF ARLINGTON SHOPPING CENTER
CHUCK E. CHEESE'S
WEST RAND ROAD
ARLINGTON IL.
NOV. 14 2014

	MEDICIVORY		ANALYTICAL GRAY SW 7051		SAND SW2059		CEC PURPLE		AUGUST MOON SW2119
	VERSETTA STONE		CANOE SW 2043		RED BARN SW 7591		CEC RED	COLOR LEGEND	



Chuck-E-Cheese
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
November 2014