



Village of Arlington Heights
Conceptual Plan Review Committee
Arlington Heights Police Station, 200 E. Sigwalt St.
Mulder Community Room, 1st Floor
August 9, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Pride Gas Station - 3460 W. Euclid Ave. - 6/14/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Chase Bank - 585 E. Palatine Rd. - T1819
Special Use Permit for Drive-Through

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Conceptual Plan Review Committee
8/9/2023**

Item: Pride Gas Station - 3460 W. Euclid Ave. - 6/14/23

Department: Planning & Community Development

ATTACHMENTS:

Description

CPRC Minutes - 6/14/23

Type

Minutes

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

A MEETING HELD ON:

June 14, 2023

Project Title: Pride of Arlington Heights

Address: 3460 W. Euclid Ave

Petitioner: Megan Moore
JDS Professional Services, Inc.

Address: 1400 E. Touhy Ave – Suite 215
Des Plaines, IL 60018

Requested Action:

1. Amendment to PUD Ordinances 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs and permit construction of a gas station with a convenience store and brew pub and modifications to the commercial buildings in Zone D of the PUD.
2. Land Use Variation to allow a prohibited use (Automobile Service Station) within the Euclid Avenue / Rohlwing Road Overlay District.
3. Special Use Permit to allow a Brew Pub.

Variations Required:

1. Chapter 28, Section 5.1-19.1c, to allow a parking lot to be less than 15' setback from Euclid Avenue.
2. Additional variations may be identified once formal plans are submitted.

Attendees: Megan Moore, Site Development Coordinator, JDS Professional Services, Inc
Dan Soltis, Cima Developers, on behalf of the ownership of the property
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

The subject property is part of the Arlington Downs PUD, located at the northeast corner of Euclid Avenue and Rohlwing Road and consisting of several land parcels that have a combined area of 27 acres. The Arlington Downs PUD was originally approved in 2012 and subsequently amended in 2014, 2015, and 2018 in response to modifications proposed to the approved development plan. The overall PUD plan currently includes five different use zones; Zone A - Residential/Office; Zone B - Residential and First Ascent Climbing Facility; Zone C - Senior Living Residential; Zone D - Commercial and hotel; and Zone E - Residential. A map of the different zones is included at the end of this report. When combined, the current PUD for the Arlington Downs mixed-use development includes:

- 837 luxury apartment units, combined between One Arlington (214 units), ADR II (263 units), and ADR-IV (up to 360 units)
- 180 Senior Living units in Zone C
- 116 limited-service hotel rooms in Zone D
- Reopening of the former water park as a recreational climbing facility (First Ascent)
- Approx. 50,275 sq. ft. of commercial/retail space dispersed between Zones D, A, and B
- 2,333 parking spaces

The intent of the original PUD for this site, along with each subsequent amendment, has been to create a unique, high-quality, one-of-a-kind mixed-use gateway development into the Village of Arlington Heights.

Meeting Discussion:

Ms. Moore – introduced Cima Developers now own and are planning a development at the northeast corner of Rohlwing Rd. and Euclid Ave. The lot is 5.73 acres and proposed for development with a fuel station and retail. First phase is 8,000 sq. ft. of a convenience store and micro-brewery. The fuel station will include 8 fuel pumps and 4 EV charging stations, and shared parking through-out the PUD. Future phases of development will include three additional retail spaces with approximately 32,000 sq. ft of green space and 176 parking spaces. The Arlington Heights Chamber of Commerce and surrounding businesses support this project. Letters of support have been obtained to support the economic value of the project. The Pride Stores are a family-owned operation and has a strong presence in the Chicagoland area, with 17 locations.

Mr. Hubbard – explained that this project is part of the Arlington Downs PUD, which was approved in 2012 and amended multiple times, and is meant to create a new high-quality gateway and one-of-a-kind development in the Village that is dense, pedestrian friendly and walkable. This request would require an amendment to the PUD. Additionally, a land use variation would be necessary for the addition of the gas station, plus a special use permit for the brew pub, and a modification to the parking variation granted within the Arlington Downs PUD would be required. This property is within the B-2 Zoning District, also part of the Rohlwing Road Overlay Zoning District. One of the regulations within the 2012 overlay was a prohibition of automobile service/gas stations, and because of this, the land use variation would be required. The auto-oriented use was not part of the overlay zone's redevelopment vision for this property, especially given proximity to Route 53 and the Arlington Park Metra station. Staff Development Committee is not supportive of the requested PUD amendment, it is not compatible with the vision for walkable redevelopment in this important gateway, not compliant with the overlay zoning regulations, PUD, nor the Comprehensive Plan. . Additionally, on a preliminary basis, the SDC believes that the gas station does not meet the standards for land use variation approval. Also, the petitioner should be aware that liquor sales and consumption are not allowed within a gas station. In summary, we are not in support of this application and would recommend denial; we do not believe that it is compliant with the overlay district regulations, Zoning Code, nor Comprehensive Plan and that it would alter the essential character of the area. We would support a high-quality site development that is consistent with the Arlington Downs PUD and the overlay district regulations/Zoning Code/Comprehensive Plan.

Commissioner Cherwin – less disinclined to recommend against the development. While 16 years ago gas stations may not have made sense on this site, the site has been vacant for 16 years, so perhaps we need to be open to development ideas. He was open to considering a very high-end fuel station, that aesthetically fits the surrounding developments. Was not convinced that the proposed land uses do not conform to the standards for land use variation approval. With redevelopment of the 320 acres behind this development coming, to foreclose on this potential opportunity is short sighted.

Commissioner Sigalos – inquired on who owned the property.

Mr. Soltis - confirmed that Cima owned the property, but that the site for a future hotel adjacent to the proposed gas station was under separate ownership. Cima has recently acquired the potential station site and did not have anything to do with any of the existing developments within the PUD.

Commissioner Sigalos – asked if they had purchased the property with the knowledge that Village staff were not supportive of the proposed use and that it didn't conform to the zoning requirements.

Mr. Soltis – stated that yes, they were aware of this. However, they are confident their development would benefit the gateway of Arlington Heights. He encouraged the commissioners to visit a nearby Pride location, in Palatine, which would illustrate the quality that they are proposing.

Commissioner Sigalos - commented that the development did not fit the Arlington Heights codes and ordinances. The developer had moved forward with this knowledge. He is not fond of a gas station at this location, liquor sales at a gas station were contrary to our local ordinance and that made him uncomfortable. He concluded that he was against the project.

Commissioner Jensen – explained that he was somewhat divided on this project. However, he does not fully understand the concept of a linked “gas station & pub”. Questioned whether it is a good idea to mix alcohol consumption with automobile-

oriented uses. He asked for accident data surrounding the existing Pride locations and whether they have a higher accident rate.

Mr. Soltis – responded that Pride had high-end beer and wine offerings. They take safety very seriously and have great track records at their existing locations.

Commissioner Jensen – encouraged the petitioner to find any statistics, if available, that showed their facilities did not have any impact on traffic accidents in the vicinity. He was torn on the project; he did not like the idea of allowing a use that linked alcohol consumption with auto-related activities. However, he also remembers the Kensington School project, where the use was prohibited by the overlay zoning district but the project was ultimately approved and it turned out great. He would stay open but would need to be convinced at the Plan Commission.

Commissioner Green – remembers voting for the overlay zoning because we did not want a gas station on the corner. If this gas station was proposed off the corner, then that may be different. It did not matter if it was a high-quality gas station. He is not in favor of a gas station here; he loves the rest of the project, but not the gas station.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee summarized their feedback for the petitioner, which was divided, and advised the petitioner to proceed accordingly.

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



Conceptual Plan Review Committee 8/9/2023

Item: Chase Bank - 585 E. Palatine Rd. - T1819

Department: Planning & Community Development

Requested Action

1. Special Use Permit approval for a 5,941 square feet bank, including a drive through.
2. Amendment to Rezoning Ordinance #84-10 to modify the conditions of approval.

Variations Required

1. None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit for a 5,941 square feet bank, including a drive through, and the amendment to rezoning Ordinance #84-10 to modify the conditions of approval, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide a written response to each of the three criteria necessary for Special Use Permit approval, which have been included below:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drive through stacking.

3. Remove the 4 parking spaces in the dead-end aisle and provide enhanced landscaping.
4. Provide an overall site plan illustrating adjacent driveways and site circulation for further review.
5. The petitioner shall reach out to the owner of the Town & Country Shopping Center to share their plans and coordinate on alignment of the drive-aisles.
6. Design Commission review shall be required.
7. A market analysis of the proposed bank and drive through facility shall be required as part of any Plan Commission application.
8. The development shall comply with all Village and MWRD stormwater management requirements. Preliminary engineering and detention calculations shall be required.
9. A code compliant landscape and photometric plan shall be required. Landscaping shall be designed to be compliant with the Rand Road Corridor Beautification Plan.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
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

Staff Report

Aerial

Project Narrative

Site Plan - Revised

Project Rendering

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



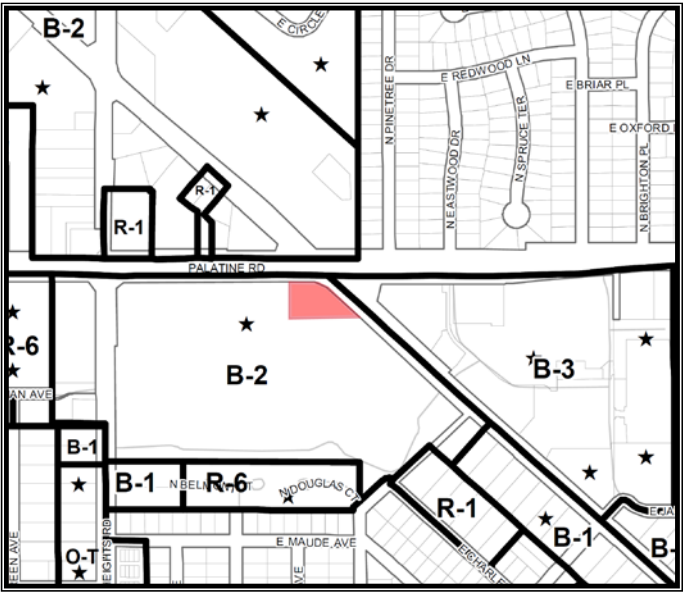
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1819
Project Title: Chase Bank With Drive-Through
Address: 585 E. Palatine Rd.
PIN: 03-20-101-002

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 9, 2023
Date Prepared: August 4, 2023

Petitioner: Terron Wright
The Architects Partnership, Ltd.
Address: 200 S. Michigan Ave, Suite 1020
 Chicago, Illinois 60604

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Northpoint Shopping Center	Commercial
South	B-2, General Business District	Town & Country Shopping Center	Commercial
East	B-3, General Service, Wholesale, and Motor Vehicles District	Olive Garden Restaurant	Commercial
West	B-2, General Business District	Town & Country Shopping Center	Commercial

Requested Action:

1. Special Use Permit approval for a 5,941 square feet bank, including a drive through.
2. Amendment to Rezoning Ordinance #84-10 to modify the conditions of approval.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is a separate parcel of land that is adjacent to the Town & Country Shopping Center Shopping Center, which is bounded by Palatine Road to the north, Arlington Heights Road to the west, and Rand Road to the east. Although the subject site functions as an outlot of the shopping center, it is a separate parcel and not part of the Town & Country Planned Unit Development (PUD), which governs the larger shopping center abutting the subject property. The site is approximately 1.18 acres in size and has no direct access onto a public street. Access to the site is achieved by interior drive aisle connections within the larger Town & Country Shopping Center. The subject property has one access drive connection on the western side of the site and two on the southern side of the site. From these points, vehicles have access through the shopping center to two full access signalized intersections; one at Arlington Heights Road, one at Rand Road. Additionally, the shopping center has right-in/right-out access to Palatine Road.

The petitioner is proposing demolition of the existing structure on the site, which was the former home to an AT&T store. In its place, the petitioner has proposed construction of a 5,971 square foot Chase Bank, which will include two drive-through lanes. The site would contain 34 parking stalls and the existing access drive connections with the Town & Country Shopping Center would be maintained. At peak shift, the bank would have between 8-10 employees onsite and standard business hours would be from 9:00 am – 6:00 pm Monday through Friday, 9:00 am – 2:00 pm on Saturday. The existing Chase Bank located within Northpoint to the north of the subject property would be vacated and the bank would relocate to the subject property. The subject property is within TIF 5.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. Banks are allowed as permitted uses, however, the drive-through component triggers the requirement for a Special Use Permit. Additionally, when this property was rezoned into the B-2 District and the existing building was constructed in 1984, a condition of the rezoning required that development on the property be substantially compliant with the plans submitted as part of the rezoning. As the proposed development will alter the approved development plan, Ordinance 84-10 must be amended as part of this application. Because the subject property is not part of the larger Town & Country Shopping Center PUD, no amendment to the PUD is required.

The Comprehensive Plan classifies this property as appropriate for “Commercial” land uses and the bank development is therefore compatible with the Comprehensive Plan designation. All applications for a Special Use Permit must be accompanied by a market study that assesses the market demand for this size facility at this location. Because Chase is relocating from a nearby location, an abbreviated market analysis outlining the need for the relocation should be sufficient. Additionally, as part of the Plan Commission review process, the petitioner must provide a written response addressing each of the three criteria necessary for Special Use Permit approval, which have been included below for reference.

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

The petitioner should reach out to the property owner of Town & Country and begin coordinating on their proposed site modifications due to the fact that the subject property gets 100% of its access through the existing shopping center that is under separate ownership. As part of the Plan Commission review process, the petitioner must provide details on all existing cross access easements that benefit and burden the property.

Building, Site, Landscaping:

Based on a preliminary review of the conceptual plans, the building complies with all height, setback, and FAR restrictions within the B-2 zoning district. As such, no variations have been identified. However, once detailed plans are submitted, a comprehensive zoning analysis will be completed and certain variations may be required. For any variation identified, the petitioner will be required to provide a written response to each of the four hardship criteria necessary for variation approval, which have been included below for reference.

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

The proposed building will require Design Commission review. The petitioner has been provided with preliminary comments from the Building & Life Safety Department and should take those comments into consideration as they finalize their Plan Commission application.

In review of the conceptual site plan, the Staff Development Committee (SDC) identified several areas of concern and asked the petitioner to make several revisions to the plans, including 1) reorienting the drive-through lanes so that they were better concealed behind the building; 2) revising the southern site access points so that they align with the drive aisles to the south; and 3) analyzing the need for 34 parking stalls. The developer will need to work with staff to address these issues as part of the formal Plan Commission review process.

Finally, a code compliant landscape and photometric plan shall be required within any Plan Commission submittal for redevelopment. The subject property is part of the Rand Road Corridor Beautification Plan, which calls for additional parkway trees along Rand Road abutting the subject property, which the petitioner shall integrate into the redevelopment. The transformer should be integrated into the dumpster enclosure for enhanced screening.

The proposed redevelopment must comply with all applicable Village and MWRD regulations and an MWRD permit shall be required. Preliminary engineering plans, including preliminary detention calculations, shall be required as part of the Plan Commission application. Any required modifications to the sidewalks along Palatine or Rand Road will require a permit from IDOT, as well as any utility work within their Right-of-Way.

Parking, Traffic, and Circulation:

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, drive through stacking/queuing, trip generation and distribution, and parking. As outlined above, the SDC is recommending that the petitioner communicate with the owners of the Town & Country Shopping Center to discuss the drive aisle connections between the two sites, specifically along the southern side of the subject

property where the drive aisles are currently mis-aligned with the drive aisles within the Shopping Center. As the subject property is being completely redeveloped, it presents a good opportunity to align these connections for enhanced circulation. This would require modifications to a small number of parking stalls on the Town & Country property, but with the owner's permission, these modifications should be viable and will provide an opportunity to enhance the site layout.

The Town & Country Shopping Center is well served by the surrounding street network and the SDC does not expect that the proposed bank will create an undue traffic impact. However, any revisions to the proposed drive-through configuration should be designed to contain all expected stacking onsite. As part of the Plan Commission review process, the petitioner will need to provide fire truck turning exhibits to illustrate how a fire truck can navigate through the drive isles and around all sides of the building.

The subject property and the abutting shopping center do not share parking and so the bank must provide all code required parking onsite. Parking calculations for the subject property are shown below:

Tenant	Address	Use	Square Footage	Parking Ratio	Parking Required
Chase Bank	585 E Palatine	Bank	5,941	1 space per 300 square feet	20
PARKING REQUIRED					20
PARKING PROVIDED					34
SURPLUS / (DEFICIT)					14

The parking study should address the 70% surplus of parking provided relative to parking required by code. The possibility for land-banked parking areas should be explored. Compliance with bicycle parking regulations shall be required. Based on preliminary calculations, two bicycle parking spaces will be required for the bank.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit for a 5,941 square feet bank, including a drive through, and the amendment to rezoning Ordinance #84-10 to modify the conditions of approval, and is generally supportive of the application subject to resolution of the following:

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2. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drive through stacking.
3. Remove the 4 parking spaces in the dead-end aisle and provide enhanced landscaping.
4. Provide an overall site plan illustrating adjacent driveways and site circulation for further review.

5. The petitioner shall reach out to the owner of the Town & Country Shopping Center to share their plans and coordinate on alignment of the drive-aisles.
6. Design Commission review shall be required.
7. A market analysis of the proposed bank and drive through facility shall be required as part of any Plan Commission application.
8. The development shall comply with all Village and MWRD stormwater management requirements. Preliminary engineering and detention calculations shall be required.
9. A code compliant landscape and photometric plan shall be required. Landscaping shall be designed to be compliant with the Rand Road Corridor Beautification Plan.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
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.

August 4, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1819



E Palatine Rd

E Rand Rd

E Palatine Rd

E Palatine Rd

585

225

375

N Pinetree Dr

N Eastwood Dr

Frontage Rd

Frontage Rd

E Palatine Rd

Frontage Rd

711

630

640

325

345

373

377

379

381

401

423

425

445

455

511

517

704

706

708

710

712



Sam Hubbard
Development Planner
Planning & Community Development
Village of Arlington Heights
33 S Arlington Heights Rd.
Arlington Heights, IL 60005

July 10, 2023

Re: Project narrative for the property 585 E Palatine Rd.

Dear Mr. Hubbard,

This letter is to detail our application for Site plan and Building design approval to build a new single-story +/- 5,941 SF freestanding retail banking center with an attached through-the-wall drive-up ATM and a stand alone ATM drive through lane. As part of the redevelopment of this site, we are looking to contribute to the goal of improving the appearance and function of E Palatine Road and E Rand Road. The process of engaging the neighborhood and community through this project will help Palatine Road and Rand Road as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods.

The proposed Chase Bank building and associated parking lot will be located on the 48,787 SF piece of land at the southwest corner of the intersection between E Palatine Road and E Rand Road. New parking and landscaping will be implemented to improve the aesthetics of the area. The design intent of the proposed Chase Bank is to complement the surrounding architecture of the area. The proposed Banking Center is comprised of cultured stone (limestone color), fiber cement Nichiha color "bark" and "ash", along with a black anodized storefront system and paint in "Cityscape" color for the standing seam roof, coping cap and fascia. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

The proposed schedule has construction commencing by February 2024 (pending regulatory approvals) and an anticipated occupancy date of Summer 2024.

Parties Involved:

Applicant
Kenneth Colliander
JPMorgan Chase Bank, N.A.

Landscape Architect
Craig Most
Terra Engineering

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Civil Engineer
Tom Szafranski
Kimley-Horn

Property Owner
GW Arlington Heights, LLC
Animesh Rivani - Northstone Law

Buyer
Kenneth Colliander
obo JPMorgan Chase Bank, N.A



Zoning Classification:

The property in question is in a zoning district classified as B2 General Business District

Type of Business:

The type of business is a retail banking center with two (2) drive-through service lanes for use of an automatic teller machine (ATM). The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The twenty employees will consist of three (3) tellers, (1) lead teller, twelve (12) bankers, (1) branch manager, (1) mortgage loan offices, (1) financial advisor and (1) business banker.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations a photometric study has been developed and included in this submittal.

Sustainability Components:

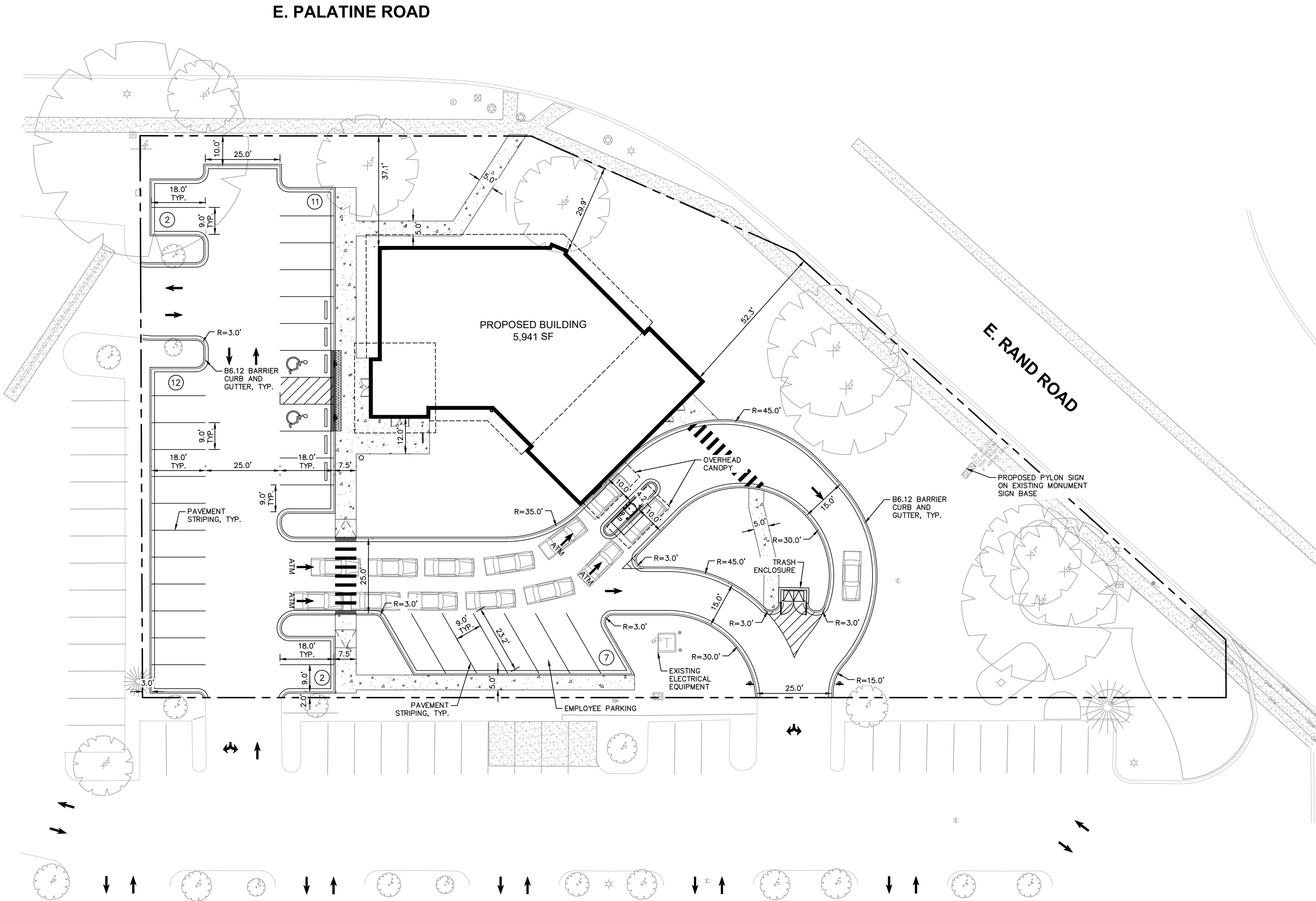
The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting

A handwritten signature in black ink, appearing to read 'Tim Meseck', with a stylized, flowing script.

Timothy R. Meseck
The Architects Partnership, LTD.

Drawing name: K:\CHS_DEM\168558032_Chase_ArlingtonHeights_IL\2_Design\CAD\Exhibits\Site Plan Exhibit.dwg Layout1 Jul 10, 2023 3:36pm by Adam Daugherty
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PARKING SUMMARY	
PARKING SPACES REQUIRED (CITY STANDARD) (1 SPACE/300 SF)	= 20 SPACES
STANDARD PARKING SPACES PROVIDED	= 32 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 1 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2 SPACES
TOTAL PARKING SPACES PROVIDED	= 34 SPACES

CHASE BANK		SITE PLAN EXHIBIT		Kimley»Horn	
585 E. PALATINE RD ARLINGTON HEIGHTS, IL 60004				© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 ARLINGTON HEIGHTS, IL 60004 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE: 06/12/23		SCALE: AS NOTED		DESIGNED BY: RRG	
KHA PROJECT NO. 168558032		DRAWN BY: RRG		CHECKED BY: TJS	
SHEET NUMBER				REVISIONS	
EXH.				DATE	
				BY	





CULTURED STONE
COLOR: LIMESTONE CHISELED
CORONADO



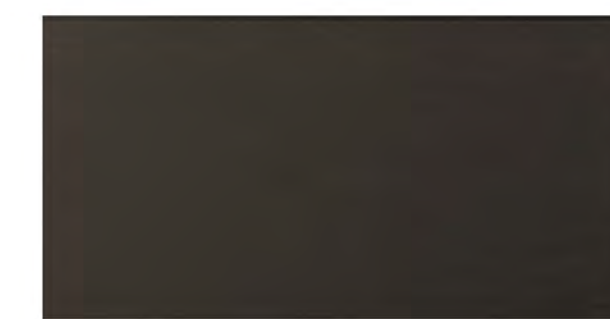
FIBER CEMENT
COLOR: BARK
NICHHA



FIBER CEMENT
COLOR: ASH
NICHHA



ROOF PAINT
COLOR: CITYSCAPE
BERRIDGE



CANOPY, SUNSHADES &
STOREFRONT
COLOR: BLACK ANODIZED

NOTE: MATERIAL CLADDING APPLIED TO THIS VIEW ONLY. ALL OTHER VIEWS BELOW ARE FOR CONCEPTUAL MASSING PURPOSES ONLY.







