



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 13, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Zion Christian Church - 7/25/18
- B. 1400 W. Thomas St. - 8/29/18
- C. 7-Eleven Gas Station - 11/28/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Scene 75 - 750 E. Rand Rd. - T1653
Special Use for Amusement, Large

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: Zion Christian Church - 7/25/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Zion Christian Church - 7/25/18	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

July 25, 2018

Project Title: Zion Christian Church
Address: 1640-1650 S. Arlington Heights Rd.
Petitioner: Pastor Sunny Mathew
1640 S. Arlington Heights Road
Arlington Heights, IL 60005

Requested Action:

1. Planned Unit Development to allow two principal buildings on one zoning lot.
2. Plat of Subdivision to consolidate the property into one lot.

Variations Required:

1. A parking variation will likely be required. Further details on the extent of the variation will be determined when detailed plans are provided.

Attendees: Sunny Mathew, Zion Christian Church
Mathew Kattappurath, Zion Christian Church
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

Zion Christian Church is located at 1640 S. Arlington Heights Road and the subject property consists of the existing church lot and the vacant lot to the south of it (1650 S. Arlington Heights Road). Both lots are part of the Joseph A. Barnes Farm Subdivision and are owned by the church. The two lots total approximately 1.29 acres in area. The church is proposing to construct a new church building on the vacant southern lot, and expand their parking areas on all sides of this new building. This action requires a Plat of Resubdivision to consolidate the two lots, and PUD approval to allow two principal structures on one zoning lot. The petitioner has indicated that three services would be held on Sunday, one at 9:30am and another at 11:30am, and the final service at 5:00pm. Currently, peak attendance is approximately 70 people. Sunday school classes are held during the services. In addition, on occasional Saturday evenings, meetings will be conducted at the Church from 7 p.m. to 9 p.m. As part of the formal review process, the Petitioner will need to provide detailed information relative to the hours of operation, average attendance, and number of employees for the various activities. Additionally, the petitioner will need to clarify how the existing church building will be used once the new church building is completed.

Meeting Discussion:

Pastor Mathew explained that four years ago they had appeared before the Plat and Subdivision Committee for preliminary review of the proposed PUD, but at that time they could not continue moving forward with the project for several reasons, one of which being that some of the members of their congregation had moved out of the Chicago area. Since their previous appearance, there have been some slight changes to the plans, but generally everything was the same as it was four years ago. They are now prepared to move forward with their project and they retained Bono Consulting as their engineer. They've also hired someone to do a traffic and parking study.

He mentioned that the property next door to the north had just been purchased by a church. This had created a parking problem, and so they needed to move forward with their plan, which involved the creation of additional parking spaces.

Mr. Hubbard stated that the property was zoned R-1, which was a single-family residential zoning district. Religious

institutions were a permitted use within the R-1 district, and so the existing church use conformed to the use allowances provided within the R-1 district, and the proposed church expansion was a conforming use as well. The Comprehensive Plan outlined that this property was suitable for “offices only”, however, staff was generally supportive of the proposed land use provided that the petitioner was able to address all of the concerns as outlined within the staff report. One of the Staff Development Committee recommendations was that the petitioner hold a neighborhood meeting prior to appearing before the Plan Commission to introduce their proposal to the surrounding residents and understand what issues they may have.

The project has already appeared before the Design Commission and has received Design Commission approval. The building will need to be fully sprinklered, which system may require a connection to the water main located on the other side of Arlington Heights Road. This work would require a permit from IDOT, and the MWRD would need to sign off on any connection to storm sewers. The Village has asked the petitioner to explore alternative options for the site layout that would keep the parking areas further away from the residential uses to the west and south. Additionally, the petitioner will need to incorporate a 9-foot wide parking lot landscape island at the ends of all parking rows in order to comply with parking lot landscape requirements. Additionally, the Village has requested that the drive aisle on the southern side of the development align with Council Trail Road located on the other side of Arlington Heights Road. The petitioner should be aware that a signal may be necessary in this location

Relative to traffic and parking, the petitioner is working with a traffic consultant to prepare the required traffic and parking study, and it should be noted that a parking variation may be required. Per preliminary parking calculations, the proposed church building required 97 parking spaces and a total of 98 spaces are proposed on the site. Since the existing church building would remain, once the parking demand for that building was factored in, a parking variation was likely. The parking study should address how 98 parking spaces will be viable for the church and will not create a parking problem. Once formal plans are submitted, the Village will analyze site circulation. Bicycle parking will be required and will be determined as part of the Plan Commission process.

Mr. Kattappurath arrived and introduced himself as the Vice President for the church.

Commissioner Jensen asked about the location of the church to the north that had recently moved in.

Mr. Hubbard showed the location of that church on an aerial. He explained that the property used to be an office building and a separate church had recently purchased it and been granted a parking variation from the Zoning Board of Appeals.

Commissioner Jensen asked about the church membership when they bought the subject property in 2012.

Pastor Mathew responded that they had about 30 members when they purchased the property in 2012.

Commissioner Jensen asked about current membership, which was around 70 people, and the need for a 250-seat sanctuary.

Mr. Kattappurath replied that they were anticipating growth in the church membership, especially as the children of the current members grow up and have their own families. Although they have also seen several families leave when they relocated to other parts of the country, they were expecting modest growth within their membership. He said that they occasionally have guest speakers, which tend to draw more people from surrounding congregations.

Commissioner Jensen asked about anticipated typical attendance five years in the future.

Mr. Kattappurath stated that he hoped they would have 100 people attending their church in the future.

Commissioner Jensen said that he didn't quite understand the need for 98 parking spaces if typical future attendance is anticipated at 100 people, and they are building a 250-seat capacity and providing parking for said capacity.

Pastor Mathew said that if they maxed out on parking in the future, they would need to sell the property and buy a bigger

church.

Commissioner Jensen said that in his experience, children in the church will grow up and may move away, so although a church may experience new people joining, they also have existing people that leave. He asked how staff was calculating the parking requirement.

Mr. Hubbard replied that parking was based on the maximum usage of every space in the church all at one time. So that would include the parking requirement for the 250-seat sanctuary, as well as the basement fellowship hall.

Commissioner Green asked what the parking requirement was for a 250-seat church.

Mr. Hubbard stated that it was one space per 5 seats. The fellowship hall portion in the basement would also have to be factored into the overall parking requirement, which would be calculated at 30% of the maximum occupancy per the building code.

Pastor Mathew said that they were planning on demolishing the existing church building at some point in the future.

Commissioner Green stated that they could provide more parking, if necessary, if they demolished the existing church building.

Commissioner Jensen asked if staff believed that a parking shortage would be an issue.

Mr. Hubbard stated that, from a code standpoint, there would likely be a shortage relative to code requirements. The traffic and parking study would need to justify any parking variation, and it may be able to show that from a practical standpoint, the church would need only 60 spaces or so, for example.

Mr. Kattappurath stated that the code required number of parking spaces for a 250-seat church was only 50 spaces, and they were providing 98 spaces.

Mr. Hubbard clarified that the code required parking was not based on the 250-seat sanctuary alone. The code required parking was based on the sum of the parking requirement for each space on the property, so this would include the sanctuary, the fellowship hall, any office space, and the spaces within the existing church building.

Mr. Kattappurath stated that the code requirement was just a theoretical number, and that when the sanctuary was occupied, there would not be anything going on in the fellowship hall.

Commissioner Jensen said that this touched on the point he was trying to make. If they were building out the number of parking spaces to meet code requirements, but in reality, if typical parking demand was less than what code required, then from his perspective they shouldn't build all the parking simply to satisfy code. He encouraged the petitioner to consider this as they moved forward to the Plan Commission and said that he didn't think that the parking requirements for churches were aligned with reality.

Commissioner Sigalos said that the code may not be aligned with reality, but the code was the code and they may potentially need a variation to reduce the code required number of parking spaces. Overbuilding parking relative to current demand would give the church room to grow in the future. As the petitioner stated, they occasionally had guest speakers that brought larger attendance to the church. Although it may not be typical, it was possible that the church could have an event in the basement fellowship hall while something was also occurring within the main sanctuary, and that the code was written to accommodate for this type of scenario. The proposed church may never have that happen, but every church was unique and so it was a difficult situation to balance.

Commissioner Green said that the proposed 98 spaces would cover the parking requirement for the proposed new church building, and in that sense he would like to see the 98 space built. He was open to considering a parking variation that would

eliminate the required parking for the existing church building.

Commissioner Jensen clarified his perspective, which was that he would hate to see a petitioner build parking to satisfy code requirements if that parking was not actually necessary in reality.

Commissioner Green said that he totally agreed with this perspective. He asked staff if they knew what the parking requirement for the existing church building was.

Mr. Hubbard stated that he did not know and that details on the size and uses within that building would need to be provided as part of the Plan Commission process so that they could calculate the parking requirement.

Commissioner Sigalos asked about the property to the north.

Mr. Kattappurath explained that the property was a former office building that was recently purchased by another church. The building was approximately 6,000 square feet and the property had only 23 parking spaces. The Village had allowed the church to operate there.

Pastor Mathew said the church there had around 100 people and they were planning for a future congregation size of 350 people. He was not sure how exactly they were allowed to occupy that property.

Commissioner Jensen asked where all the cars for that church would park.

Pastor Mathew said he did not know. He said that the Zoning Board of Appeals had approved a variation for that property.

Commissioner Sigalos asked about the times of worship for the Zion Christian church.

Pastor Mathew replied that they had two services on Sunday, one at 9:30am and one at 11:30am. The neighboring church had services at 11:00am on Sundays. Currently there was a big parking problem.

Commissioner Sigalos asked about weekday activities at the church.

Pastor Mathew responded that there was not much activity on the property during the week; maybe an occasional meeting with around 10-15 people. Parking was only an issue on Sundays.

Mr. Kattappurath stated that their proposed parking lot had 5 feet between the edge of the parking lot and the property line, which he thought would be sufficient for planting trees.

Mr. Hubbard stated that the Landscape Planner would need to evaluate that.

Commissioner Jensen said that they usually saw around a 10-foot area for perimeter plantings.

Commissioner Green asked about the existence of a cross access agreement with the church to the north, since both properties were currently connected.

Mr. Kattappurath explained that they were the third owners of their property that have used the property as a church. When the property to the north was an office building, the two properties had shared parking, which was mutually beneficial since the church needed the parking on weekends and the office building needed parking during the week. Now that the property to the north was another church, it has created a parking problem.

Mr. Hubbard said he did not believe there was a formal agreement for shared parking and cross access.

Commissioner Jensen asked about parking requirements for the existing church building on the subject property and if that

was an issue that the Plan Commission should be concerned about.

Mr. Hubbard said that he did not know what the parking requirement was for the existing church building and that parking for existing building was “grandfathered” in and was not something that the Plan Commission would need to consider outside of the present request by the petitioner.

Commissioner Jensen stated that cross access between the two sites could be problematic as patrons of the property to the north would likely park on the Zion Christian property if there was a connection between the two sites. He asked if parking variations from the Zoning Board of Appeals were final or if they had to be approved by the Village Board.

Mr. Hubbard replied that parking variations from the Zoning Board of Appeals did not need to go to the Village Board for final approval.

Commissioner Sigalos asked about onsite stormwater detention.

Mr. Kattappurath said that there would be underground detention.

Commissioner Jensen asked about funding for the proposed project.

Mr. Kattappurath said that funding was one of the reasons that the project had been moving very slowly. He pointed out the location of the underground detention on the site plan. He asked about a photometric plan and said that they were not going to install any parking lot lights.

Commissioner Jensen asked if parking lot lighting was required.

Mr. Hubbard responded that it was not a zoning requirement but was strongly encouraged by the Police Department for safety reasons.

Commissioner Green stated that if it is not a requirement, then the petitioner may only wish to add them if something were to happen in the parking lot. If so, they would then need to provide photometric plan for Village review so the Village could ensure that the light were not creating glare or high levels of illumination spillover onto neighboring residential properties.

Commissioner Jensen asked what affect the parking shortage, which exists on the property to the north, would create on review of the proposed church addition and its required parking.

Mr. Hubbard replied that the parking study will need to take that into account when they review the current parking usage on the subject property. If Zion Christian does not permit shared parking and can demonstrate that their parking lot is sufficient for their proposed church, then the parking deficit that exists on the property to the north would not be a concern of the present application.

Commissioner Jensen stated that we usually encourage cross access and shared parking.

Mr. Hubbard confirmed that the Village usually will encourage cross access and shared parking.

Commissioner Jensen stated that cross access and shared parking may not be practical in this instance. The site plan provided to the Conceptual Plan Review Committee does not appear to provide cross access.

Mr. Hubbard stated that he's seen plans by the petitioner that have shown cross access, and plans that have not. So the petitioner will need to determine how they're proposing to move forward.

Commissioner Jensen stated that the petitioner should consider a plan that did not have cross access.

Commissioner Green stated that cross access could create parking problems.

Mr. Kattappurath said that the church to the north has not been parking on their property. They have only been open for one or two months now.

Pastor Mathew confirmed that the church to the north has not been parking on their property. If there was no cross access between the properties, the other church would need to find a solution to their parking issues on their own.

Commissioner Green encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to move forward with a Plan Commission application.

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



Item: 1400 W. Thomas St. - 8/29/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1400 W. Thomas St. - 8/29/18	Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

August 29, 2018

Project Title: 1400 W. Thomas Subdivision

Address: 1400 W. Thomas Street.

Petitioner: Marcie Glueckert
1510 N. Harvard Ave
Arlington Heights, IL 60004

Requested Action:

1. Plat of Subdivision to subdivide one lot into two lots.
2. Rezoning from the R-E District to the R-3 District
3. Comprehensive Plan Amendment from “Single Family

Variations Required:

- None identified as of meeting

Attendees:

Marcie Glueckert, Petitioner
Marc Heidkamp, Partner of Petitioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 20,740 square feet in size (0.48 acres) and is located at the northwest corner of Thomas Street and Harvard Avenue. The site is currently occupied by a single-family home, which is damaged and uninhabitable due to a fire that took place in December of 2017. Access to the property comes from a driveway off of Thomas Street. The dimensions of the property are 103.7 feet wide by 200 feet deep.

The petitioner, who resides at the home abutting the subject property to the north, would like to subdivide the lot to allow for two single-family homes on the site, and rezone the property from the R-E District to the R-3 District. The two lots would be approximately 100 feet wide by 103.7 feet deep (10,370 square feet or 0.24 acres). The petitioner has not decided if they will demolish the existing home or try to repair it. If the existing home were to remain and be repaired, Lot 1 would be designed to accommodate the home, and the second lot would be located on the north side of the subject property which is currently open space.

Meeting Discussion:

Marcie Glueckert began by explaining that she currently owns a home in the Lynwood subdivision, on a lot that had formerly been a rear yard of the home immediately adjacent. In 2015, she purchased the property immediately south of her home at 1400 W. Thomas Street with the intention of her son moving into the home. In December of 2017, the home became uninhabitable due to an electrical fire. She is now seeking to subdivide the approximately 100 by 200 foot lot into two 100 by 100 foot lots.

Commissioner Green asked **Mr. Hubbard** to provide the Staff Report.

Mr. Hubbard explained that the property is currently zoned R-E, Residential Estate, which requires a minimum lot size of 20,000 square feet. As the petitioner is seeking to divide the approximately 20,000 square foot lot into two separate lots, the new lots would not meet the minimum lot size requirements of the R-E District. Therefore, Staff encourages rezoning of the property into the R-3 District, as the proposed lot sizes would exceed the minimum R-3 lot size requirement of 8,750 square-

feet. The Comprehensive Plan designates the subject property as Residential Single-Family Detached Estate, which is compatible with R-E zoning, rather than R-3 zoning. While the proposed rezoning is not compatible with the Comprehensive Plan, there is precedent in the neighborhood for this type of subdivision. The lots immediately north of the subject site, on the west side of Harvard Avenue, were previously 20,000 square-foot lots that had been subdivided in a manner similar to the subdivision proposed at 1400 W. Thomas Street.

Commissioner Green clarified that the previously subdivided properties did not require rezoning from R-E.

Mr. Hubbard confirmed that those properties did not require rezoning, as the R-E District was established in 2004. There is a patchwork of zoning in the area, and therefore the proposed subdivision would not be entirely out of character for the neighborhood. However, as noted previously, the properties to the north were subdivided prior to the R-E zoning District and the Comprehensive Plan designation of Single Family Estate. The opinion of the Conceptual Plan Review Committee would be valuable to the petitioners, so that they may make an informed decision on whether or not to proceed forward with their petition. Beyond the requests listed, Staff also recommends that the Comprehensive Plan be amended to support R-3 zoning at the subject site and aforementioned previously subdivided lots to the north. It was also recommended that the fire damaged home at the property be removed. The petitioner is amenable to demolition of the home. As part of a subdivision request, engineering plans would be required, as well as preliminary detention calculations used to calculate the storm water detention fee. Also, infrastructure improvements (street trees, curb and gutter, sidewalk, etc.) would be required, unless a variation with written justification is provided. It is also recommended that a neighborhood meeting be held prior to the Plan Commission meeting, in order to inform the neighbors of the proposed subdivision and receive initial feedback on the proposal. Staff does not support or oppose the proposed subdivision at this time, however does have concerns with the nonconformity of the proposal with the Comprehensive Plan.

Commissioner Jensen asked what the rationale was behind the establishment of the R-E zoning district, and the year in which it was established.

Mr. Hubbard explained that the R-E District was established in 2004. In 2001, a taskforce had been established examining the subdivision of R-1 properties. There had been many requests to subdivide the larger R-1 properties, and there was no guidance on whether or not these requests should be supported. The R-E designation was created to provide a framework for analyzing requests such as the subject petition. He reiterated that the subject request was not compatible with R-E zoning and the Single Family Detached Estate designations implemented in 2004.

Commissioner Green stated that he was a part of the 2001 taskforce that initiated the R-E zoning classification. He stated that a major reason for the establishment of the R-E District was to prevent the “corner-subdivision” that had been happening in many areas of the Village. There had been many objections from residents in the large-lot, ranch neighborhoods to the “McMansions” that were built on the new lots. In the 30 years prior to the task force, the Village had allowed 100-foot lots to be split into substandard 50-foot wide lots. This had been occurring at a rapid pace, and **Commissioner Green** stated that he had pushed to end this practice when he joined the Plan Commission in 1999. Additionally, the regulations at the time permitted a larger home to be constructed on a 50-foot wide lot than a 100-foot wide lot. For these reasons, there was desire within the Village to prevent these types of subdivisions.

Commissioner Jensen asked how it was possible to build a larger home on a 50-foot wide lot than a 100-foot wide lot.

Commissioner Green stated that is was due to the regulations in place at the time. Greater impervious surface coverage was allowed on a 50-foot wide R-3 lot than on a 100-foot wide R-1 lot.

Marcie Glueckert stated that she had approached the Village in 1999 with a proposal to acquire a portion of the neighbor’s yard, and was told that a larger home could be put on the smaller lot.

Commissioner Jensen asked if there were other R-E zoning districts in Arlington Heights.

Mr. Hubbard stated that there were.

Commissioner Jensen asked if there were many.

Mr. Hubbard stated that there were a few. It is a small percentage of all single-family districts, but it is not an extensively rare zoning designation.

Commissioner Jensen asked what the significance was for amending the Comprehensive Plan.

Mr. Hubbard stated that the primary purpose would be to have the zoning designations match the Comprehensive Plan designations. One could argue that rezoning a property to a designation not identified on the Comprehensive Plan is unlawful, as the Comprehensive Plan should govern rezoning.

Commissioner Jensen asked if the change to the Comprehensive Plan for the subject site and northern properties would be taken on at the same time.

Mr. Hubbard indicated that both changes were recommended to take place at the same time.

Commissioner Green and **Commissioner Jensen** asked for clarification on the rezoning proposed.

Mr. Hubbard stated that the subject site would be rezoned from R-E to R-3. No other properties would be rezoned. It is recommended that the properties north of the subject site, currently zoned R-3, be included in the Comprehensive Plan amendment reclassifying the use as “Single Family Detached”.

Commissioner Sigalos asked the petitioners to clarify if they lived on the property immediately north of the subject site.

Marcie Glueckert confirmed the statement to be true.

Commissioner Sigalos stated that he drove by the property earlier in the day, and that he was concerned the homes would not have much of a backyard.

Marc Heidkamp stated that the homes north of the subject site had similar yards, and that the yards were very comfortable.

Marcie Glueckert added that there were homes on Lynwood and Maude that had similar configurations.

Commissioner Green stated that he was concerned for the neighbor living immediately west of the subject site, who would now have two homes abutting his property instead of one. He would recommend obtaining feedback from this neighbor at the neighborhood meeting should the petitioners choose to move forward.

Commissioner Sigalos stated that he was on the fence regarding the subdivision of an Estate lot, and placing more development onto smaller properties.

Commissioner Green stated that the purpose of R-E zoning was to prevent corner subdivisions from occurring. He had experienced a similar situation next door to his home prior to establishment of the R-E District. There is nothing wrong with trying to profit off of the property, but that should not come at the expense of the neighbors. He is opposed to the subdivision. If approved, this subdivision would set a precedent for subdividing other R-E properties, which could bring about the same issues experienced prior to R-E zoning.

Marcie Glueckert stated that she felt the subdivision would “finish off the street”.

Commissioner Green stated that he felt it was more likely to disturb the neighbor.

Marcie Glueckert stated that the neighbor has only lived there for 3 months, and she did not believe they would have any

problems with the subdivision proposed.

Commissioner Green stated that if the petitioner chooses to move forward, that she is encouraged to hold a neighborhood meeting. The input of all neighbors should be obtained. The R-E zoning classification took 5 years to develop, and the change was not made hastily.

Commissioner Jensen asked **Mr. Hubbard** why the Village was requiring the petitioner to demolish the existing home on the property, rather than allowing them the option to seek a variation.

Mr. Hubbard stated that Fire Department had determined that rehabilitation of the structure was not feasible.

Commissioner Jensen stated that he understood that, and was happy that the petitioners were agreeing to demolish the home; however, he did not like the idea of setting a precedent of the Village requesting demolition of structures as a condition of approval. He stated that he would be more uncomfortable with the subdivision if there were 75-foot wide lots proposed, however the lots proposed will be 100 feet wide.

Commissioner Green stated that 50 to 60 feet would be taken away with setbacks. He asked **Mr. Hubbard** if the corner lot would be subject to a “double setback”.

Mr. Hubbard confirmed that the corner lot would be subject to two setbacks.

Commissioner Jensen asked what the setbacks would be for the corner lot.

Mr. Hubbard stated that the setbacks would be determined by the average setback of the frontage. The setbacks would be approximately 25 to 30 feet along Harvard Avenue, and likely 40 feet along Thomas Street. This would leave an approximately 60 by 70-foot area, before taking required side and rear setbacks into account.

Commissioner Green stated that approximately 50 feet would be available after adding the required side setback.

Commissioner Jensen asked if the same would be true for the other proposed lot.

Commissioner Green stated that the interior lot would have less of a restriction since it is not on a corner. He added that, with respect to a possible variation for the existing home, if the home is damaged beyond 50% any repairs would have to comply with current code just as a new home would.

Mr. Hubbard added that the creation of a lot line, as proposed, would also trigger the requirement for a variation if the home were to remain. As this situation of non-code compliance would be created through the actions of the petitioner, he does not believe that Staff would support the variation, which would render the property unusable. Considering the damage to the home, and the nature of the variation request, demolition of the home is the best course of action.

Commissioner Jensen asked what size of home would be placed on the corner lot.

Commissioner Green stated that the petitioners would have approximately 50 by 50 feet of area in which to build. It would likely be two stories with a garage. He reiterated that the neighbor bordering this property would be the biggest objector, as there would be two houses where there was one, and the homes would have two-story elevations.

Commissioner Jensen asked the petitioners to clarify if they lived on the property immediately north of the subject site.

Marcie Glueckert confirmed the statement to be true.

Commissioner Jensen asked if it was the petitioner’s intent to sell the two lots after subdivision.

Marcie Glueckert stated that they would build the homes or sell the lots.

Commissioner Jensen stated that he was unsure how he felt about the proposed subdivision. He would like to hear discussion from the Plan Commission prior to making a decision. However, he did not want to discourage the petitioner from moving forward.

Marc Heidkamp stated that the homes north of the subject site had similar lots, and that his home was very comfortable with a decent yard. He had no objection talking with the neighbors. He did not believe that the neighbors behind him or the neighbor abutting 1400 W. Tomas Street would have any issues.

Marcie Glueckert stated that she did not believe the neighbors across the street would have any objections either, and that they have smaller lots than the petitioners.

Commissioner Green stated that the zoning districts were divided by the street. The property is likely surrounded by exiting R-3 Districts.

Marc Heidkamp stated that if he had an interior lot rather than a corner lot, he would not consider a subdivision. One lot would be landlocked.

Marcie Glueckert stated that a street would have to be constructed to access the second lot.

Mr. Hubbard stated that such a property would be split down the middle so both lots would have street access.

Commissioner Sigalos stated that that would not be allowed.

Marc Heidkamp stated that he has seen homes being built in other areas of the Village that are almost touching each other with short backyards.

Commissioner Jensen stated that he would need to hear from the whole Plan Commission, and that he did not discourage the petitioners from applying. He asked if Staff was neutral on the proposal, and if they encouraged the petitioner to move forward.

Mr. Hubbard stated that Staff did not have an opinion at this point, but they did have concerns that the proposal is not compatible with the neighborhood. He said that the recommendation will depend on the justification the petitioners provide for the subdivision; he wouldn't be surprised if Staff had a negative recommendation, however he would not be making that call.

Commissioner Green thanked the petitioners for coming in.

Marcie Glueckert asked what the next steps would be.

Mr. Hubbard stated that application submittal would be the next step. He could schedule an appointment to go over the application and requirements, including the engineering plan requirements, so the petitioner is aware of what is involved.

Commissioner Jensen asked if Sam could provide a rundown of the plans needed.

Mr. Hubbard stated that Engineering Plans and a Plat of Subdivision would be required. The cost would likely be less than \$5,000.

Marcie Glueckert stated that her other choice if she did not obtain the subdivision would be to put up a large house on the property which would not fit the context of the neighborhood.

Commissioner Green said he was sure they would, but they could also sell the property to someone else who would not. They would also be limited in terms of what they could construct on the property. It is not a threat to say the petitioners would build a house on the property; they would have to be happy with what they built. He reiterated that he did not want to establish a precedent of subdividing these types of properties.

Mr. Hubbard added that the Village had previously indicated that they value large lots and wish to preserve them. It was not desirable to see these large lots be slowly chopped up over time.

Commissioner Green confirmed that that was the sentiment in 2001.

Commissioner Jensen stated that it was worth it for the petitioner to take the next step. They will be able to make the best case they can to all nine Commissioners.

Marc Heidkamp again stated that the homes north of the subject site had similar lots.

Commissioner Jensen added that the Plan Commission only makes a recommendation to the Village Board; the Village Board of Trustees has the final say on the subdivision.

Marc Heidkamp asked **Mr. Hubbard** what the next steps would be, and if they should talk to the neighbors now.

Mr. Hubbard recommended they start by scheduling a neighborhood meeting, but it will take some time to create the required plans. He said they could hold the meeting soon, or after application submittal. Typically, it is encouraged that all property owners within 250-feet of the subject site be invited to the public meeting.

RECOMMENDATION

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

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



Item: 7-Eleven Gas Station - 11/28/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 11/28/18

Type

Minutes

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

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

November 28, 2018

Project Title: 7-11 Gas Station
Address: 1650 W. Algonquin Road
Arlington Heights, IL 60005

Petitioner: Kim Ward
Vequity
400 N. State St. - Suite 400
Chicago IL 60654

Requested Action:

1. Special Use Permit to allow an Automobile Service Station with convenience store.

Variations Required:

1. Chapter 28, Section 10.2-9, Access, to allow a 51.8' wide driveway entrance where code limits driveway entrances to 36' in width.

Attendees: Yousef Ghori, Architect, Ileakis Associates
Scott Preston, Developer, Vequity
Ivan Nockov, Developer, Vequity
Chris Ileakis, Developer, Vequity
Mark Bettenhausen, 7-Eleven
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located at the northeast corner of West Algonquin Road and South New Wilke Drive and is composed of 29,406 square feet (0.68 acres) of land. The site is currently occupied by vacant gas station (formerly Citgo) of approximately 2,000 square feet in size that is served by three parking spaces. The owner of the site is currently proceeding with demolition of the existing gas station and the removal of the underground gas tanks in anticipation of selling the property for redevelopment. Site access comes from two curb cuts along Algonquin Road and two curb cuts along Wilke Road. A raised barrier median is located on the middle of Algonquin Road, which prevents eastbound ingress/egress to and from the site. There is no raised median within New Wilke Drive, so the site currently operates with full access to this street. The property was annexed into the Village in 1977 and was already developed with a gas station when it was annexed into the Village.

The property is currently under contract with Vequity, who is proposing redevelopment of the site with a 7-11 gas station (eight pumps) and an approximately 3,000 square foot convenience store. Vequity is a developer/property manager of retail assets throughout the Midwest and are headquartered in downtown Chicago. The business would be open 24 hours per day, seven days per week. The store would have a total of approximately 7-10 employees, with no more than three employees working at the site at any one time. The total number of parking spaces would increase to 13. The two access drives closest to the corner (one on New Wilke and one on Algonquin) would be eliminated as part of this development. Jurisdiction of Algonquin Road is with IDOT, and New Wilke is under the jurisdiction of the Village of Arlington Heights.

Meeting Discussion:

Mr. Preston began by stating that he currently has the property at 1650 W. Algonquin Road under contract, and is proposing to construct a freestanding 7-11 gas station with convenience store on the property. The store will be approximately 3,000 square-feet, and would be a prototypical 7-11 store. He provided elevations for reference. He had already preliminarily met with Village Staff regarding the proposal, and has incorporated some of Staffs' comments into the site plan and elevations. He was hoping to meet with the Committee to discuss Staff comments. He believed that he could accommodate most of the comments into the design of the project, though he did have some questions he was hoping could be answered, specifically with relation to any future taking along Algonquin Road and the ongoing Taco Bell project next door. He about the current status of the Taco Bell project.

Mr. Hubbard stated that Taco Bell had already received zoning approval, and had submitted for their building permit.

Mr. Preston stated that he believed the changes would have more of an impact on the Taco Bell property than the subject property. He asked if the Village had been in discussions with Taco Bell regarding a cross-access easement between Taco Bell and subject property, and if they had any issues with said easement.

Commissioner Green stated that inclusion of a cross access easement between the properties had been a requirement of Taco Bell's approval.

Mr. Hubbard added that the requirement for the implementation of a cross-access easement would be triggered by redevelopment of the subject site. As the subject site is now in the process of redevelopment, the easement will now be required to be established and recorded.

Mr. Preston stated that had brought a plan to review. He asked if there was a right turn lane proposed on Algonquin Road.

Commissioner Green stated that it was possible.

Mr. Preston stated that he would want to see what the dimensions of the turn lane would be, and the impact the turn lane would have on the subject property. He asked **Mr. Ghori** if he had been able to find any information on the Village website relative to the proposed improvements on Algonquin Road.

Mr. Ghori stated that he had found some general information on the website relative to roadway improvements, but nothing specific.

Mr. Hubbard stated that **Mr. Ghori** would have reach out to the Engineering Division of the Public Works Department for the specifics on the project. He could provide contact information if needed. **Mr. Hubbard** noted that the roadway improvement project is still under development, so the Engineering Division may not be able to provide any details on the project at this time.

Commissioner Jensen asked what the timing would be on the roadway improvement project.

Mr. Hubbard stated that he did not know what the timing of the project would be.

Mr. Ghori asked if the property lines would change as a result of the proposed roadway improvements.

Mr. Hubbard stated that he believed some acquisition of land would be required.

Commissioner Green believed that some land would need to be dedicated.

Mr. Ilekis asked when the roadway improvements would be implemented.

Mr. Hubbard reiterated that there was no specific timetable, though the project was on the radar.

Commissioner Jensen asked if the subject site and the Taco Bell site used to be under common ownership.

Mr. Preston stated that Taco Bell is currently leasing the property.

Commissioner Jensen asked to confirm that both properties are under common ownership, with Taco Bell leasing their property and the subject site currently being under contract for purchase by the petitioners.

Mr. Preston confirmed that the statement was true.

Commissioner Cherwin asked who owned the drive aisle north of the subject site.

Mr. Ghori stated that the drive aisle was owned by the grocery store to the east of Taco Bell.

Commissioner Jensen asked if the grocery store owned just the drive aisle, or the green space lot along the north of the site.

Mr. Ghori stated that both the green space lot and the drive aisle were owned by the grocery store.

Mr. Preston and **Mr. Ghori** explained the borders of the subject site, Taco Bell site, and grocery store site. **Mr. Preston** stated that he was hoping to have the site re-surveyed for accuracy, but had been unable to because of snow.

Mr. Ghori stated that Lot 1, the green space parcel, was dedicated green space for the grocery store.

Commissioner Cherwin observed that the grocery store had no incentive to maintain the green space parcel.

Commissioner Jensen asked if the Village had any leverage to have the space maintained.

Mr. Hubbard stated that there were property maintenance requirements.

Commissioner Cherwin stated that it was likely the petitioners would receive concerns from residents living north of the drive aisle, relative to noise, screening, and lighting of the subject site. As the petitioners do not have access to the green space, they will need to find ways to address these concerns from residents without relying on the buffer provided by the green space.

Commissioner Jensen stated that it would be helpful to have some type of barrier between the site and residential uses. There had been many resident concerns with the Taco Bell project relative to site lighting, and some of the most concerned residents live directly north of the green space lot.

Mr. Preston asked if it would be beneficial to propose a fence along the property line.

Commissioner Green asked if there was a landscape buffer requirement between the access aisle and the residential district.

Mr. Hubbard stated that, as the property was commercial, there was no buffer required.

Commissioner Cherwin suggested the petitioners consider heavier landscaping on the site.

Mr. Ghori stated that trees and hedges were proposed for the site. He also noted that Taco Bell does not have a buffer similar to the subject site; Taco Bell directly borders the access aisle while the subject site does technically have a landscape buffer via the green space lot.

Lynn Jensen noted that the most concerned residents lived directly north of the green space lot.

Mr. Ilekis stated that they could provide trees along the property line.

Commissioner Cherwin said he drives by the site often, and while they do have several large trees already planted, he would recommend considering additional landscaping.

Mr. Preston circulated the revised site plan incorporating Staff comments. He noted the cross-access easement, and stated he would be open to incorporating a stop sign to help direct drive-thru traffic from Taco Bell.

Mr. Ghori added that it is assumed the drive aisle to and from the Taco Bell site would be two-way. At present, the Taco Bell drive aisle is one-way, with traffic directed away from the subject site.

Mr. Hubbard stated that he should communicate with the landowner regarding the circulation of the drive aisle. Additionally, he could provide the petitioners with access to the approved plans for Taco Bell.

Mr. Ghori noted that the trash enclosure was set back from Algonquin Road and that the main driveway was being evaluated to determine if it could accommodate the turning movements of a fuel truck.

Commissioner Jensen asked if the driveway would be reduced from 51 feet to 36 feet.

Mr. Bettenhausen stated that 36 feet might work, however 51 feet may be needed in order to accommodate fuel truck access.

Commissioner Sigalos asked where the fuel tanks would be located.

Mr. Bettenhausen indicated the location of the tanks on the plan.

Commissioner Jensen asked how concerned the Village would be with the driveway being 51 feet wide as opposed to 36 feet wide.

Mr. Ghori said he would like to know as well. He was not sure if the driveway width restriction was related to the proposed roadway improvements adjacent to the site.

Mr. Hubbard stated that his guess was that if the wider driveway was needed to allow for fuel truck access and maneuverability, there may be some flexibility on the code required width. It is better to maintain compliance with code, however if there is a legitimate reason for a driveway that exceeds the allowance granted by code, a variation could be evaluated.

Commissioner Green asked **Mr. Hubbard** to provide the Staff perspective on the project.

Mr. Hubbard stated that much of the content of the Staff Report had already been discussed. He stated that the site was developed with a gas station prior to annexation into the Village in 1977. All gas stations require a Special Use permit per code, which is why the petitioners were proceeding through the Plan Commission process. Staff has requested information on proposed delivery and trash collection times, due to the close proximity to residential uses north of the subject site. More details will also be needed with respect to the proposed outdoor storage and vacuum stations. A tree preservation and landscape plan will be required. He noted that the Taco Bell drive aisle, into which the subject site will connect via the cross access easement, is likely 23 feet wide, which will need to be evaluated. A traffic and parking study will be required, as well as two on-site bicycle parking spaces.

Commissioner Jensen asked why the petitioner needed to conduct a traffic and parking study if there was already a service station on the site.

Mr. Hubbard stated that the convenience store component will change traffic demand. Additionally, the reconfiguration of the ingress and egress points into the site will impact circulation. A traffic study would illustrate if there are any capacity and circulation issues due to the access points and high-turnover nature of the use. Therefore, a full traffic and parking study is warranted.

Commissioner Jensen stated that he understood. He said he believed that the proposed redevelopment was an improvement, and he welcomed the redevelopment.

Commissioner Sigalos asked if the trash enclosure was still placed in front of the building. The petitioners had indicated that it was moved behind the front façade of the building, however from the plans it still appeared to be in front of the structure.

Mr. Hubbard also noted that the trash enclosure appeared to protrude beyond the façade of the structure. He stated that there was adequate room to move the enclosure back further so as to be flush with the façade of the building.

Mr. Ghori stated that the hardware for the trash enclosure's gate may still be protruding, and that it could be corrected to address Staff comments.

Commissioner Sigalos asked if there was a setback requirement between the enclosure and the building.

Mr. Hubbard stated that there was no setback requirement from the building; however, it did need to be set back 3 feet from any property line.

Commissioner Sigalos stated that he thought the proposal was perfectly fine.

Commissioner Cherwin stated that he thought it was a good use for the site. He would like to see more articulation on the design of the building and site – the building seems stark as proposed. Overall, he is supportive of the project. He asked if the store would be a franchise.

Mr. Bettenhausen stated that the store would ideally be a franchise, operated 24 hours a day.

Commissioner Jensen noted that neighbors north of the site had previously been concerned with lights and music from the Taco Bell site. He asked if noise would be an issue with 24-hour operations.

Mr. Bettenhausen stated that the store would be a low-intensity use late at night. The back of the building would be darker, due to the building blocking light from the gas station canopy. He will provide a photometric plan.

Commissioner Green asked if there were any service bays in the existing gas station.

Mr. Bettenhausen said there was not.

Commissioner Green stated that the petitioner should expect concerns from residents.

Mr. Bettenhausen noted that they would be cleaning up the site, and be sensitive to the neighborhood.

Commissioner Cherwin suggested that the petitioner note that, due to the change in the site layout, less traffic will be moving towards residential properties, and headlights will not be shining directly at those properties. He stated that the petitioner should emphasize any landscaping improvements that they would provide. He asked if there would be any late night deliveries.

Mr. Bettenhausen stated there would not be any late deliveries.

Commissioner Cherwin said that he believed it was a good project, and that it would improve the corner.

Commissioner Green and **Commissioner Jensen** also expressed support for the project.

RECOMMENDATION

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

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



Item: Scene 75 - 750 E. Rand Rd. - T1653

Department: Planning & Community Development

Requested Action:

1. Special Use Permit to allow an Amusement Facility, Large.

Recommendation

The Staff Development Committee reviewed the proposed special use permit to allow an "Amusement Facility, Large" on the subject property and is generally supportive of the application, subject to the following:

1. The petitioner shall provide a written justification demonstrating compliance with the following standards for special use permit approval:
 - 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. A market study shall be provided, which study will analyze the local demand for this type and size facility at this location and any potential effect it may have upon similar facilities within the vicinity.
3. A fully dimensioned floor plan indicating the size and type of each use within the facility shall be required within any Plan Commission application. This floor plan should clearly identify the size of the seating area for the proposed food area and bar area, and should include occupancy classifications and calculations for each space within the facility.
4. A traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways shall be required. This study should provide parking counts from similar Scene 75 facilities during Fridays and the weekend, including a list of events and number of occupants per event scheduled on the day of the parking

surveys.

5. Onsite landscaping will be evaluated during the Plan Commission review process. Missing or deficient landscaping must be provided or replaced.

6. Any liquor license will be subject to review and approval by the Village Board. The petitioner is encouraged to reach out to the Village Manager's office to determine what classification of liquor license will be needed for the proposed facility.

7. The petitioner shall provide details on any proposed exterior building changes. Depending on the scope of any exterior changes, a Design Commission application may be required.

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

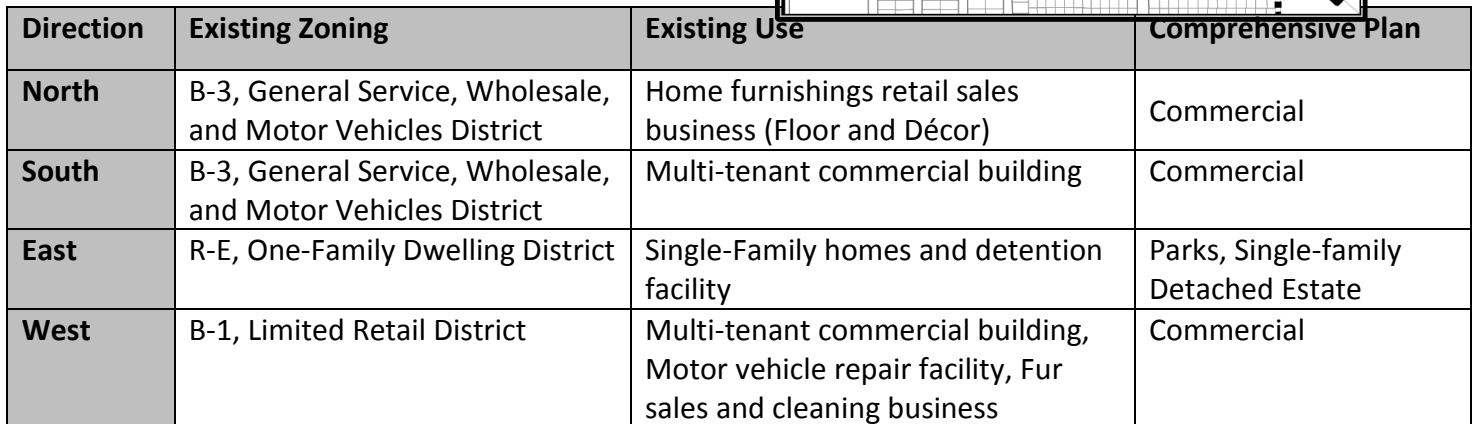
ATTACHMENTS:

Description	Type
Staff Report	Report
Aerial	Exhibits
Business Brochure	Exhibits
Conceptual Floor Plan	Exhibits
Interior Pictures	Exhibits
Plat of Survey	Exhibits



Temp File Number: T1653
Project Title: Scene 75
Address: 750 N. Rand Road
PIN: Multiple PIN's

Existing Zoning: B-3: General Service, Wholesale, and Motor Vehicles District
Comprehensive Plan: Commercial, Mixed Use



REPORT

1. None identified at this time.

Project Background:

The subject property is part of the Southpoint Shopping center, an approximately 27 acre shopping center development located at the southeast intersection of Rand Road and Palatine Road. The 100,559 square foot subject unit is currently occupied by Bif Furniture. Primary access to the property comes from a full access drive aisle (non-signalized) at Palatine Road to the north, a full access signalized drive aisle at Rand Road to the west, and a full access non-signalized drive aisle at Jane Avenue to the south, which eventually leads to another signalized full access intersection with Rand Road.

The petitioner is Scene75, an entertainment company with locations in Ohio and Pennsylvania. The petitioner has a lease agreement to occupy the Bif Furniture site and would establish an arcade and entertainment complex on the property, which include the following:

- Arcade Games
- Laser Tag
- Mini Bowling
- Inflatable Bounce Area
- Bumper Cars
- Go Karts
- Mini Golf
- Private Party/Banquet Rooms

The proposed facility would include a mix of the above activities, as well as a dining area that would serve food and separate bar area that would serve alcoholic beverages. Their target audience is families with children, however, they also target the millennial demographic given their alcohol component and their banquet and party rooms provide spaces for birthdays and corporate events. Hours of operation would be between 11am - 10pm on Wednesday through Sunday, with exception to Friday when the stay open until 1:00am and Saturday when they open at 10:00am and close at 1:00am. They are closed on Monday's and Tuesdays, but are available for private bookings on those days.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject unit as well as the building to the north, which is the home of Floor & Décor, and the outlot buildings to the west of the subject unit. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Zoning and Comprehensive Plan

The subject property is located within the B-3 Zoning District and the proposed use is classified as an "Amusement Facility, Large", which is classified as a special use within the B-3 Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a special use permit for the subject property. In order to demonstrate conformance with the standards of approval for a special use permit, the petitioner must provide a written justification to the following 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 order to substantiate the public need for this facility, the petitioner will be required to provide a market study that evaluates the demand for a facility of this type and size at this location. This study should address the potential effect that this facility may have on similar facilities within the vicinity.

The subject property is designated as appropriate for commercial uses as per the Comprehensive Plan of the Village of Arlington Heights. The proposed special use permit is compatible with this designation.

The Southpoint Shopping Center is governed by a set of covenants and restrictions established during the original construction of the shopping center, which restrictions may be applicable to the proposed use. The applicant is advised to obtain a copy of the covenants and restrictions for the shopping center to determine if the proposed use would be affected by these documents.

Finally, the petitioner is encouraged to reach out to the Village Manager's office to determine what liquor license would apply to the proposed use.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center, be it through the introduction of a new outlot and/or through the redevelopment of the vacant spaces within the shopping center. The location of a "destination user" within the shopping center will help to bring additional traffic and customers to the other businesses within Southpoint.

Building

The occupancy of Scene75 within the subject unit will be considered a change of use relative to the Building Code as the space will go from a mercantile use classification to an assembly use classification. As part of this change of use, the unit will be required to update to current life safety, accessibility, and building code standards, which will mean that, among other things, the number of bathrooms may need to be increased and a voice evacuation system will be required (if not already present). The petitioner is encouraged to reach out to the Building Department early on in this process in order to understand the extent of building upgrades/improvements that may be needed. The petitioner will also need to clarify if any exterior changes are proposed for the building and should be aware that, depending on the scope of any exterior changes, a Design Commission application may be required.

Site Plan and Landscaping

The applicant has not identified any site alterations as part of the proposed special use permit application. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements.

Traffic and Parking

The total parking requirement for the proposed facility will be based on the sum of the individual uses within. As the facility will include multiple uses (food establishment, bowling, arcade areas, etc.) with each use being subject to their individual parking requirements, a to-scale floor plan showing the proposed facility and size of each use within will be required as part of the Plan Commission application. Since parking for certain portions of the use will be based on maximum occupancy per the Building Code, the floor plans should clearly distinguish the occupancy classification and calculations for each space within the subject unit. Once this has been received, staff can determine the actual parking requirement for the facility in relation to the parking provided within the Southpoint Shopping Center. Staff notes that parking calculations for the Southpoint outlot subdivision, approved in 2018, indicated a surplus of around 202 parking spaces on the site. A preliminary parking estimate is included in **Table 1** at the end of this report. Per this estimate, the 202 parking surplus for the Southpoint PUD would be reduced to a 41 space surplus.

Per section 6.12-1 of Chapter 28 of the Municipal Code, any special use permit application over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. Since there are no existing Scene75 locations within the Chicagoland area, the petitioner should evaluate existing facilities that it operates around the county which are of a similar size to the proposed facility, to determine the parking demand. Parking counts from those facilities during Fridays and on weekends, including a list of events and number of occupants per event scheduled on the day of the parking survey, shall be included within the parking study.

Finally, the petitioner should be aware of the Village's recently adopted bicycle parking regulations, which will require the addition of bicycle parking spaces to the Southpoint PUD. The total amount of required bicycle parking spaces will be determined once detailed floor plans have been submitted.

RECOMMENDATION

The Staff Development Committee reviewed the proposed special use permit to allow an "Amusement Facility, Large" on the subject property and is generally supportive of the application, subject to the following:

1. The petitioner shall provide a written justification demonstrating compliance with the following standards for special use permit approval:
 - **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.**
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the seating area for the proposed food area and bar area, and should include occupancy classifications and calculations for each space within the facility.

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5. Onsite landscaping will be evaluated during the Plan Commission review process. Missing or deficient landscaping must be provided or replaced.
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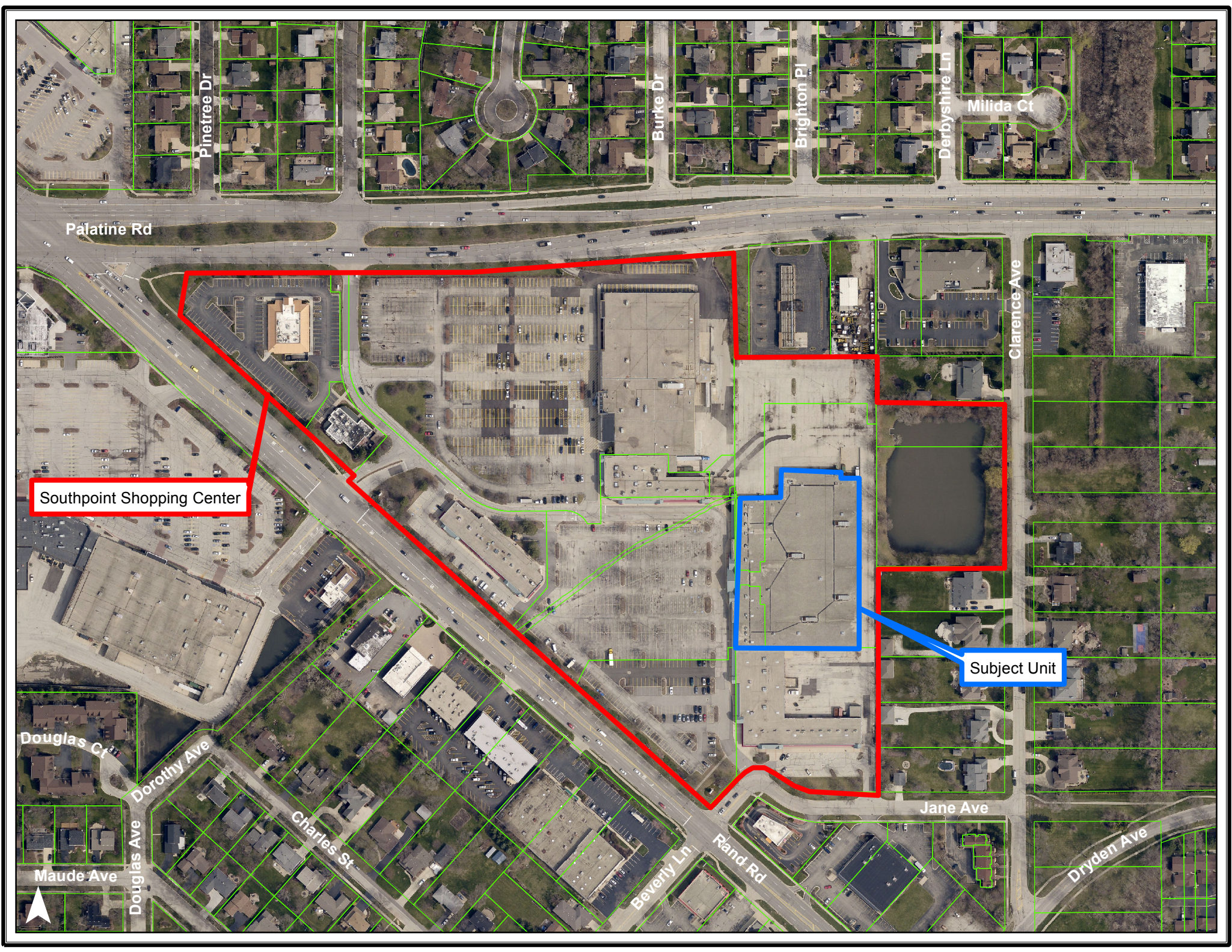
February 8, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1653

Table I: Parking Calculations

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone 1	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	145	127
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area		73
Zone 2	Tenant Space 1	Restaurant - Sit Down	3,000	1500	1 Space per 45 sq. ft. of seating area	48	33
	Tenant Space 2	Retail	5,190	-	1 Space per 300 sq. ft.		17
	Tenant Space 3	Restaurant - Sit Down	2,000	1000	1 Space per 45 sq. ft. of seating area		22
Zone 3	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	436	245
	Vacant	Retail	1,800	-	1 Space per 300 sq. ft.		6
	Kitchen & Bath Masters	Retail	1,133	-	1 Space per 300 sq. ft.		4
Zone 4	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	48	13
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.		15
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area		13
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.		10
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.		13
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.		10
Zone 5	Laser Quest	Amusement Arcade	8,900	-	1 Space per 300 sq. ft.	491	30
	Vacant	Retail	1,200	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	1,668	-	1 Space per 300 sq. ft.		6
	Vacant	Retail	1,668	-	1 Space per 300 sq. ft.		6
	Vacant	Retail	1,066	-	1 Space per 300 sq. ft.		4
	Scene 75	Varies	100,559	-	Varies		535
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.		13
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.		11
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.		8
Zone 6	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	33	38
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.		5
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.		9
Zone 7	Parking	-	-	-	-	130	0
						1331	
PARKING REQUIRED							1,290
PARKING PROVIDED							1,331
SURPLUS / (DEFICIT)							41



Palatine Rd

Pine Tree Dr

Burke Dr

Brighton Pl

Derbyshire Ln

Milida Ct

Clarence Ave

Southpoint Shopping Center

Subject Unit

Douglas Ct

Dorothy Ave

Charles St

Maude Ave

Jane Ave

Dryden Ave

Rand Rd

Beverly Ln



PICTURED:
SCENE75 CINCINNATI



Brass Ring
Winner

NAMED #1

FAMILY
ENTERTAINMENT
CENTER

**IN NORTH
AMERICA**

2016

INTERNATIONAL ASSOCIATION
OF AMUSEMENT PARKS
AND ATTRACTIONS

BEST
SOCIAL MEDIA
MARKETING
WINNER
2012

BEST
PUBLIC
RELATIONS
PROGRAM
WINNER
2013

BEST
ENTERTAINMENT
CENTERS
OF THE WORLD
FINALIST
2015

BEST
PUBLIC
RELATIONS
PROGRAM
WINNER
2016

**MIAMI TOWNSHIP, BRUNSWICK
AND VANDALIA ARE FREQUENTLY
ASKED,**

"HOW DID YOU GET SCENE75
TO COME TO YOUR CITY?"



**CINCINNATI REDS
PROPOSED
WE SET UP A MINI
SCENE75 AT
THE GREAT
AMERICAN BALL
PARK WITH
NO RENT**



**KROGER, MEIJER
AND GIANT EAGLE
ALL CARRY
SCENE75 GIFT CARDS**

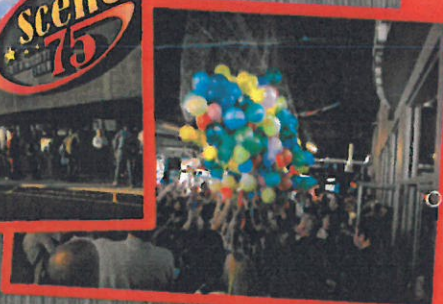
**OVER 150,000
FACEBOOK FANS**

300,000 - 400,000

ANNUAL VISITS PER LOCATION



**PICTURED:
TRICK-OR-TREAT AND BREAKFAST
WITH THE BUNNY EVENTS**



NUMEROUS FREE PROGRAMS — THAT BENEFIT THE — COMMUNITY

BIG BROTHERS BIG SISTERS

ONE DAY A MONTH, BIG BROTHERS AND SISTERS RECEIVE FREE GAME CARDS TO HAVE FUN WITH THEIR LITTLES

SPECIAL NEEDS DAY

ONCE A MONTH FREE GAME CARDS LOADED WITH HAND-PICKED ATTRACTIONS THAT HELP IMPROVE MOTOR AND SOCIAL SKILLS ARE GIVEN TO INDIVIDUALS WITH SPECIAL NEEDS

POLICE COMMUNITY DAY

TWICE A YEAR LOCAL POLICE OFFICERS RECEIVE GAME CARDS TO BRING IN TROUBLED YOUTH FROM THEIR COMMUNITY AND GIVE THEM A FUN AND SAFE DAY.

BREAKFAST WITH SANTA & BUNNY

DURING THE HOLIDAY SEASONS FAMILIES CAN SIT DOWN AND HAVE BREAKFAST WITH SANTA AND THE EASTER BUNNY FOLLOWED BY FUN ACTIVITIES

FREE INDOOR TRICK-OR-TREAT

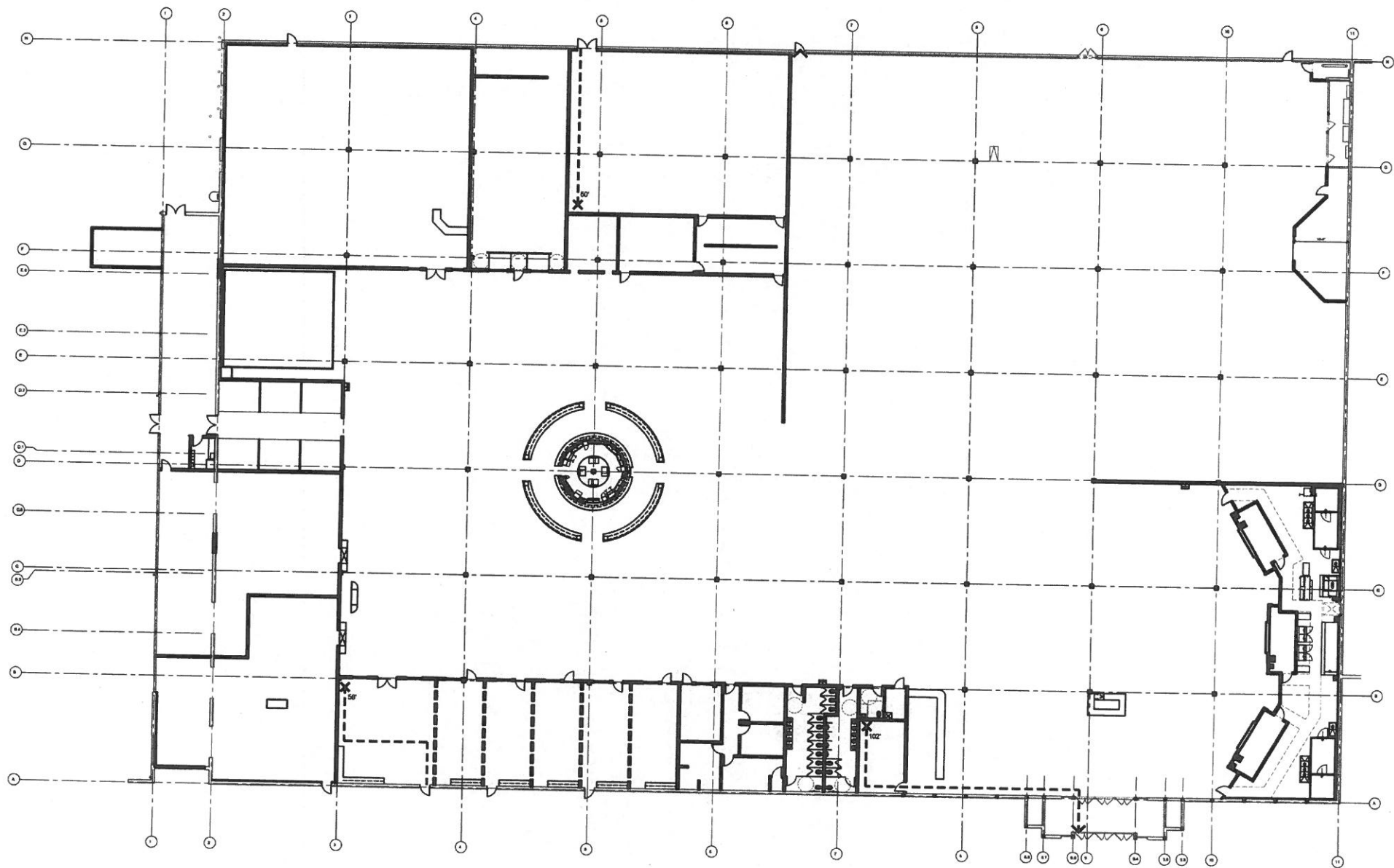
THOUSANDS OF POUNDS OF CANDY ARE GIVEN AWAY FOR FREE AT EACH ATTRACTION TO LOCAL CHILDREN. BOTH LOCATIONS RECEIVE 3500 TRICK-OR-TREATERS DURING THE 3 HOUR EVENT



SCENE75.COM









INFLATABLE BOUNCING

NO
SLIDING
HEAD FIRST



\$6
30 MINUTES

\$9
1 HOUR

Scene
ENTERTAINMENT
CENTER 75

Scene
ENTERTAINMENT
CENTER 75

CENTER BAR





★ ★ ★
Scene
ENTERTAINMENT
CENTER **75**

Food Truck Alley

FOOD TRUCK ALLEY





★ JUMP WING • TENDERS • FRIES ★



JUST WING IT




FOOD TRUCK ALLEY







WORLD'S LARGEST **PAC-MAN**
0 CREDITS

WORLD'S LARGEST
PAC-MAN

HIGH SCORES

1ST	DES	224880
2ND	DES	147110
3RD	JEN	144090
4TH	INKY	141560
5TH	...	...
6TH	...	...
7TH	...	...
8TH	...	...
9TH	...	...
10TH	...	...





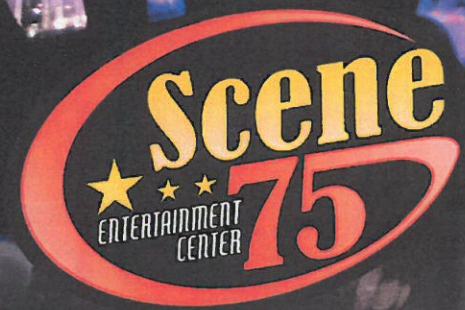
Scene
★ ★ ★
ENTERTAINMENT
CENTER 75

Go-Karts

GO-KARTS



LASER TAG



The image shows the interior of a mini-bowling lounge. In the background, there are several bowling lanes with glowing orange and red lane fronts. Above the lanes, there are three sets of digital scoreboards. On either side of the lanes, the words "SCENE 75" are written in large, illuminated, orange neon letters. The room is dimly lit, with ambient purple and blue light. Three spherical, cage-like pendant lights hang from the ceiling. In the foreground, there are dark wooden tables and chairs. A large, bold text overlay is at the bottom left, and a logo is at the bottom right.

MINI-BOWLING LOUNGE



BLACKLIGHT
MINI-GOLF

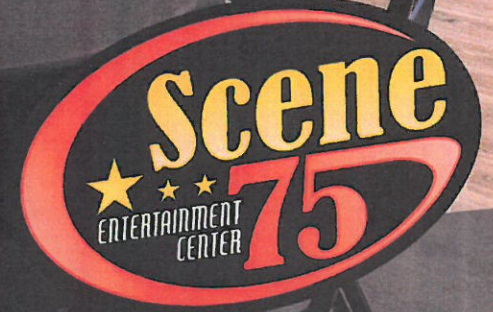




PRIVATE PARTY ROOMS



**PRIVATE
BANQUET ROOM**



Prize Gallery



PRIZE REDEMPTION





SPIN ZONE
BUMPER CARS

SPIN ZONE
BUMPER CARS

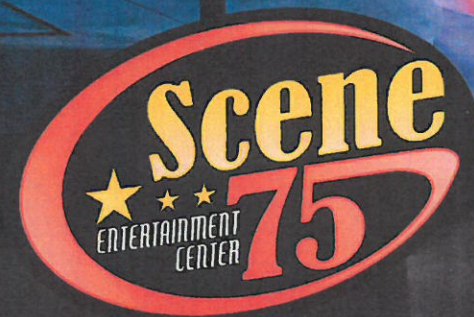


ALL AMUSEMENT RIDES AND ATTRACTIONS HAVE BEEN INSPECTED
AS REQUIRED BY THE PENNSYLVANIA RIDE INSPECTION ACT
FOR THE MONTH OF OCTOBER 2011
OCTOBER 2011

OUR AMUSEMENT RIDES AND
ATTRACTIONS HAVE BEEN
INSPECTED AS REQUIRED BY
THE PENNSYLVANIA RIDE
INSPECTION ACT



XD DARK RIDE



ITEMS CORRESPONDING TO SCHEDULE B

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

G 28. Building set back lines as established by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321, (affects parcel 1) BUILDING SETBACK LINES PER DOCUMENT 27090321 ARE PLOTTED HEREON.

H 29. Easement reserved for and granted to the owners from time to time of lot 1 in the cub addition aforesaid over and across lot 3 in the cub addition aforesaid within the area shown by dashed lines on the plat and defined "sign easement" to install and maintain a sign; also the right to enter upon said lot 3 aforesaid to construct, renew, operate and maintain said sign, as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321, note, a plat of vacation was recorded July 31, 1995 as document 95498113 vacating certain portions of the sign easement, reference is made to said plats for exact locations. SIGN EASEMENT PER DOCUMENT 27090321 WAS VACATED PER DOCUMENT 95498113 AND THEREFORE IS NOT PLOTTED HEREON.

I 30. Easement reserved for and granted to the state of Illinois within the area shown by dashed lines on the plat and defined "easement for culvert extension" to construct and maintain a storm sewer culvert extension at the southwesterly line of lot 3 in the cub addition aforesaid; also the right to enter upon said lot to construct and maintain said culvert; also the right to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with the construction, operation or maintenance of the culvert extension, as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321, no permanent buildings or other structures are to be erected or maintained upon said easement area nor shall any other use be made thereof which will interfere with the easement. CULVERT EXTENSION EASEMENT PER DOCUMENT 27090321 WAS VACATED PER DOCUMENT 95498113 AND THEREFORE IS NOT PLOTTED HEREON.

J 31. Easement reserved for and granted to the village of Arlington Heights within the area shown by the dashed lines on the plat and defined "easement for traffic signal" to construct and operate a traffic signal upon lot 3 in the cub addition aforesaid, with all necessary underground conduits, cables and other equipment; also the right to enter upon the easement area at all times to install, lay, construct, renew, operate and maintain same, as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321. Said easement shall be non-exclusive. EASEMENT FOR TRAFFIC SIGNAL PER DOCUMENT 27090321 IS PLOTTED HEREON.

K 32. Easement reserved and granted upon, over and across lot 3 in the cub addition aforesaid for the benefit of owners from time to time of lots 1, 2 and 3 in the cub addition aforesaid for ingress to and egress from said lots within the area shown by dashed lines on the plat and defined "access easement", as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321, note: a plat of vacation was recorded July 31, 1995 as document 95498113 vacating certain portions of the ingress/egress easement on lots 2 and 3, reference is made to said plats for exact locations. ACCESS EASEMENT PER DOCUMENT 27090321 WAS PARTIALLY VACATED PER DOCUMENT 95498113. ACCESS EASEMENT NOT SO VACATED IS PLOTTED HEREON.

L 34. Easement reserved for and granted to Cabelnet of Illinois, Inc., as shown by dashed lines on the plat and marked "easement for public utilities" to install, lay, construct, renew, operate and maintain underground conduits and cables, with all necessary other equipment, for the purpose of serving the subdivision and other property with cable TV; also the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said conduits, cables and other equipment; also the right to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said equipment, as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321. All installations shall be underground or on the surface but not overhead, said easement shall be non-exclusive, no permanent buildings or other structures are to be erected or maintained upon the easement area but owners of lots shall take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in the subdivision, note, a plat of vacation was recorded July 31, 1995 as document 95498113 vacating certain portions of the ingress/egress easement on lots 2 and 3 and utility easement on lot 3, reference is made to said plats for exact locations. EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT 27090321 IS PLOTTED HEREON.

M 33. Easement reserved for and granted to the owners from time to time of lot 1 in the cub addition aforesaid upon, over and across lot 3 in the cub addition aforesaid within the areas shown by dashed lines on the plat and defined "private water main easement" to install, lay, construct, renew, operate and maintain an underground water main with all necessary manholes, valves and other equipment for the purpose of serving lot 1 aforesaid, as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321. PRIVATE WATER MAIN EASEMENT PER DOCUMENT 27090321 WAS VACATED PER DOCUMENT 95498113 AND THEREFORE NOT PLOTTED HEREON.

N 35. Easement reserved for and granted to the owners from time to time of lots 1, 2 and 3 in the cub addition aforesaid, upon, over and across lots 2 and 3 in the cub addition aforesaid within the area shown by dashed lines on the plat and defined "private utility easement" to install, lay, construct, renew, operate and maintain underground conduits and cables, storm sewers and sanitary sewers with all necessary manholes, light standards and other equipment for the purpose of serving the subdivision with street lighting, storm sewers and sanitary service; also the right to enter upon said lots at all times to install, lay, construct, renew, operate and maintain within said easement area said conduits, cables, sewers, manholes, light standards and other equipment; also the right to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said private utility easement, as granted by plat of the cub addition aforesaid, recorded May 17, 1984 as document 27090321, note: a plat of vacation was recorded July 31, 1995 as document 95498113 vacating certain portions of the ingress/egress easement on lots 2 and 3 and utility easement on lot 3, reference is made to said plat of exact locations. PRIVATE UTILITY EASEMENT PER DOCUMENT 27090321 WAS PARTIALLY VACATED PER DOCUMENT 95498113. PRIVATE UTILITY NOT SO VACATED IS PLOTTED HEREON.

O 36. Easement for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other property with telephone and electric service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell telephone company, the Commonwealth Edison company, and Northern Illinois gas company, and their respective successors and assigns, and as shown on the plat of the cub addition, recorded May 17, 1984 as document 27090321. COMMONWEALTH EDISON EASEMENT PER DOCUMENT 27090321 IS PLOTTED HEREON.

P 37. Easement for public utilities as disclosed by the plat of subdivision recorded as document 27090321. EASEMENT FOR PUBLIC UTILITIES PLOTTED HEREON PER ITEM L 34 ABOVE.

Q 38. On-site utility and roadway maintenance agreement made by American National Bank and trust company of Chicago, a national banking association, as trustee under trust agreement dated April 21, 1983 and known as trust number 57529, (owner), recorded May 17, 1984 as document 27098955 and relating to inter alia, maintenance by owner of sanitary sewers, storm sewers, water mains, storm water detention basin, roadways and traffic signals; and providing for termination of water and sanitary sewer service by the village of Arlington Heights, if owner does not properly maintain same; and providing that if owner does not properly maintain storm water collection system and storm water detention basin, the village of Arlington Heights is authorized to enter upon the land and correct deficiencies and impose a lien for incurred expenses; and providing for invoicing of owner by the village of Arlington Heights for maintenance of traffic signs and imposition of a lien if invoice is unpaid by owner. DOCUMENT REFERENCES PLANS BY CONVEY ASSOCIATES WHICH ARE NOT ATTACHED AND HAVE NOT BEEN REVIEWED. DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

R 39. Easement for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other property with telephone and electric service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois bell telephone company, the Commonwealth Edison company, and Northern Illinois gas company, and their respective successors and assigns, and as shown on the plat of the cub addition, recorded May 17, 1984 as document 27090321. EASEMENT FOR PUBLIC UTILITIES ARE PLOTTED HEREON PER ITEM 34 ABOVE.

S 40. Declaration of easement and covenant for maintenance, operation and repair of private roadways, utilities, traffic signals and water detention basin made by American National Bank and trust company of Chicago, a national banking association, as trustee under trust agreement dated April 21, 1983 and recorded May 13, 1984 as document 27098956, and relating to inter alia, an easement for the purposes of ingress and egress, water, gas, electricity and all utility purposes along, upon, over and under "that certain private road" described in the plat thereof, and the terms, provisions and conditions contained therein; note: "that certain private road" cited in the document does not appear on the final plat of the cub addition, however, an "access easement" does. These are one and the same. DOCUMENT CREATES INGRESS/EGRESS, WATER, GAS, ELECTRICITY AND UTILITY EASEMENT OVER THE PRIVATE ROAD. PARTIALLY VACATED ACCESS EASEMENT, DESCRIBED IN S 40 AS THE PRIVATE ROAD, IS PLOTTED HEREON PER K 32.

V 43. Easements, covenants, conditions and restrictions, as created by declaration of protective covenants, restrictions and easements recorded February 1, 1988 as document 88046282, by and between American national bank and trust company of Chicago, as trustee under trust agreement dated April 21, 1983 and known as trust number 57529, and LaSalle National Bank, as trustee under trust agreement dated September 11, 1986 and known as trust number 111531, first amendment recorded September 9, 1988 as document 88409221, termination of use restrictions recorded as document 1224910100, purporting to terminate the use restrictions set forth in clauses (i) through (iv) of section 3.02(2)(b) (4) of the declaration application to trust b property. Said termination does not recite the document number of the declaration. DOCUMENT REFERENCES "SITE PLAN" AND "SURVEY" WHICH WERE NOT ATTACHED AND HAVE NOT BEEN REVIEWED. DOCUMENT GRANTS SERVICE EASEMENT PER "SITE PLAN" WHICH EASEMENT IS NOT PLOTTED HEREON. DOCUMENT GRANTS EASEMENT FOR INGRESS, EGRESS, PASSAGE AND PARKING OVER PORTIONS OF THE PROPERTY "...ON WHICH WALKWAYS, ROADWAYS AND PARKING AREAS AND ISLANDS ARE FROM TIME TO TIME LOCATED...", SUCH IMPROVEMENTS ARE PLOTTED HEREON. DOCUMENT GRANTS EASEMENT FOR PUBLIC UTILITIES PER "SURVEY" WHICH EASEMENT IS NOT PLOTTED HEREON.

X 45. Declaration of restrictive covenants made between Cosmopolitan national bank of Chicago, a national banking association, as trustee under trust agreement dated February 7, 1983 and known as trust number 26409 and LaSalle national bank, a national banking association, as trustee under trust agreement dated September 11, 1986 and known as trust number 111531 relating that no above-grade structures shall be constructed on that portion of lot 58 designated as "no building structures" on the site plan attached as exhibit "C" and no portion of the real estate owned by LaSalle national bank, trust number 111531, described on exhibit "D" attached, shall be used for the retail sale of alcoholic beverages for consumption off the land. Violation of the covenants shall result in a declaratory judgment or an injunction, dated December 7, 1988 and recorded January 20, 1989 as document 89033626 and filed as document LR378294. DOCUMENT REFERENCES EXHIBIT "C" "SITE PLAN" WHICH WAS NOT ATTACHED AND HAS NOT BEEN REVIEWED. LOT 58 IS NOT A PART OF THE SUBJECT PROPERTY.

AA 48. Reservation in the village of Arlington Heights or to any public utility owning public service facilities of all right of way or easements as are necessary and desirable for the continuation of public service by means of such facilities and for the maintenance, renewal and reconstructions thereof, all as contained in the ordinance of vacation recorded December 14, 1988 as document 88576174 and filed July 14, 1989 as document LR3809529. (affects vacated prairie avenue and Lillian avenue) THOSE PARTS OF PRAIRIE AVENUE AND LILLIAN AVENUE AS VACATED PER THIS DOCUMENT ARE PLOTTED HEREON.

BE 50. Construction, operation, maintenance, and reciprocal easement agreement by and between LaSalle national bank, as trustee under trust agreement dated September 11, 1986 and known as trust number 111531, and the May department stores company, a New York corporation, recorded May 4, 1990 as document 90206325 and filed May 8, 1990 as document LR3879155, relating to common areas, easements, construction requirements, maintenance, parking, appearance, conveyance, insurance, taxes and other matters as more fully described therein. DOCUMENTS ARE UNDER REVIEW.

AD 52. Easement in favor of the Illinois Bell telephone company and the Commonwealth Edison company over the land as shown on exhibit A of the electric and telephone facilities agreement recorded November 22, 1989 as document 89563667, for the purpose of installing and maintaining all equipment necessary to serve the land with telephone and electrical service, and the right of access to such facilities. EXHIBIT A SKETCH WAS NOT ATTACHED AND HAS NOT BEEN REVIEWED. THE EASEMENT IS THEREFORE NOT PLOTTED HEREON.

RECORD DESCRIPTION

PARCEL 1:
PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, ALSO PART OF LOTS 61 TO 65 INCLDING C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE) VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION, THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES 11 MINUTES 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 45.07 FEET TO A POINT OF 1 CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.46 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES 32 MINUTES 37 SECONDS EAST 58 MINUTES 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 9.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 20.75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID LOTS 61, 62, 63, 64 AND 65, A DISTANCE OF 492.50 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 0.33 OF A FOOT; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 94.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.36 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 13.03 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES 11 MINUTES 49 SECONDS WEST 62.50 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2
PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE) VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 63, THENCE SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 53.60 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3
PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 24.32 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 39.80 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 14.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS DESCRIBED AND CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
NON-EXCLUSIVE EASEMENT SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR INGRESS AND EGRESS, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED "ACCESS EASEMENT" ON SAID PLAT, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
NON-EXCLUSIVE EASEMENT SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR UTILITIES, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE UTILITY EASEMENT" ON SAID PLAT, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
NON-EXCLUSIVE EASEMENT SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR PRIVATE WATER MAIN, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE WATER MAIN EASEMENT" ON SAID PLAT IN COOK COUNTY, ILLINOIS.

PARCEL 8:
NON-EXCLUSIVE EASEMENT DATED MARCH 24, 1984 IN DECLARATION OF EASEMENT AND COVENANTS FOR MAINTENANCE, OPERATION AND REPAIR OF PRIVATE ROADWAYS, UTILITIES, TRAFFIC SIGNALS AND WATER DETENTION AREA AS DESCRIBED IN AND RECORDED WITH THE COOK COUNTY RECORDED OF DEED AS DOCUMENT NO. 27089854, IN COOK COUNTY, ILLINOIS.

PARCEL 9:
GRANTS OF EASEMENTS, AS CREATED IN THE CONSTRUCTION, OPERATION, MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT MADE MARCH 13, 1990, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531 AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, RECORDED MAY 4, 1990 AS DOCUMENT NO. 90204325, AND FILED ON MAY 8, 1990 AS 3879155, AS ASSIGNED AND ASSUMED BY METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION TO KRC ARLINGTON HEIGHTS 896 INC., AN ILLINOIS CORPORATION BY ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT DATED JULY 1, 1989 AND RECORDED 98602202 FOR THE USE OF THE COMMON AREA, AS COMMON AREA IS DEFINED THEREIN, FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC, FOR PERPETUAL ACCESS ROADS, FOR THE PARKING OF VEHICLES, FOR UTILITY FACILITIES TO PUBLIC UTILITIES, FOR SIGN EASEMENTS AND FOR CONSTRUCTION AND MAINTENANCE EASEMENTS; AND FOR OTHER PURPOSES; SAID EASEMENTS ARE MORE PARTICULARLY DEFINED IN SAID CONSTRUCTION, OPERATION, MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT, OVER, UPON AND ACROSS THE AREAS THEREIN DESIGNATED, IN COOK COUNTY, ILLINOIS.

The above described parcels of land are the same land as described in Title Commitment No. 17003472-WF of Chicago Title Insurance Company, bearing an effective date of February 22, 2017.

MISCELLANEOUS NOTES

- ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED FROM SCALING.
- COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE GROSS LAND AREA IS 303,296 SQUARE FEET (6.96 ACRES).
- THE EXTERIOR FOOTPRINT AREA OF THE BUILDING AT GRADE IS PLOTTED HEREON. THE BUILDINGS, THE HEIGHT OF THE BUILDING IS PLOTTED HEREON WHERE MEASURED.
- THERE ARE 354 REGULAR STRIPED PARKING SPACES AND 6 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR OF COMPLETED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.
- NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO RECORD EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS PROVIDED NOR WAS ANY EVIDENCE OBSERVED AT THE TIME OF SURVEY.
- THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO E. RAND ROAD & PALATINE ROAD, BOTH PUBLIC STREETS, VIA ACCESS EASEMENTS.
- THE ADDRESS ON THE SUBJECT PROPERTY AS FOUND IN PUBLIC RECORDS AND AS OBSERVED IN THE FIELD IS ____.
- THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE OF AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SUBJECT PARCEL BY IG CONSULTING, INC.
- BASIS OF BEARINGS: N.7.Y LINE OF E. RAND ROAD ASSUMED N47°45'15"W

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ZONING INFORMATION

INFORMATION NOT YET PROVIDED TO SURVEYOR PER TABLE A ITEM 6(a).

ALTA/NSPS LAND TITLE SURVEY

Arlington Heights 2017
750 East Rand Road, Arlington Heights, IL

based upon Chicago Title Insurance Company Title Commitment No. 17003472-WF bearing an effective date of February 22, 2017

Surveyor's Certification

To:
Chicago Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on 03/10/2017.

Kevin C. Lewis
Registration No. 3681
In the State of Illinois
Date of Survey: 03/15/2017
Date of Last Revision: 03/20/2017
Bock & Clark NSN Project No. 201700508

Survey Performed By:
IG Consulting, Inc.
300 Marquard Drive, Suite 101
Wheeling, IL 60090
Phone: 847-215-1133
Fax: 847-215-1177
Email: kevin@igconsulting.net

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/NSPS Land Title Surveys

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