

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

A MEETING HELD ON:

January 22, 2025

Project Title: Gas Station Redevelopment
Address: 1000 S. Arlington Heights Road
Petitioner: Nathan Remitz
Address: 1000 S. Arlington Heights Road
Arlington Heights, IL 60005

Requested Action:

1. Special Use Permit to allow an Auto Service Station with Convenience Mart in the B-2 General Business District

Variations Required: None at this time.

Attendees: Brett Fraser, Petitioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is located at the intersection of E. Central Rd. and S Arlington Heights Rd. It is currently being utilized as a Napa AutoCare Center and Auto Tech facility. The petitioner plans to demolish the current structure and build a 3,080 square foot canopy with four pumps and 3,680 square-foot convenience store. Surrounding uses consist of offices and other auto repair shops.

Special Use ordinance 15-033 to permit a wireless antenna tower in the B-2 District was approved for the site. The telecommunication tower is located on the southwest corner of the site and will remain as part of this redevelopment. Additional landscaping around the tower and along W. Central Ave. and S. Arlington Heights Rd. were required as part of the special use approval.

The gas station and convenience store will be open 24 hours a day, seven days a week. Two employees are anticipated to be working during the day and one employee at night. The store will offer grab and go merchandise, but will not sell alcohol. An interior food vendor is being proposed, but has not been identified yet.

Fuel delivery could occur anytime during the day, as needed. Convenience store delivery hours are anticipated early in the day to avoid congestion, but could also occur throughout the day as needed and based on distributor schedules.

Meeting Discussion:

Mr. Fraser – would like to raise the building, it was previously auto care center and build a new gas station. It would be about 3700 square feet, single story, with four proposed gas pumps. 24/7 operation with two employees. Inside the store we will be selling grab and go merchandises. The building will be brick, with transparent glass and aluminum frames, flat roof with parapets to conceal all the roof top mechanicals. New curb and gutters, new pavement, and new public sidewalks along the north and east sides of the parcel maintaining a ten-foot buffer.

Ms. Hitzemann – The petitioner is proposing a gas station at 1000 S Arlington Heights Road. The property is zoned B-2

GAS STATION REDEVELOPMENT 1000 S ARLINGTON HEIGHTS ROAD - TEMP FILE 1854

general business district, which allows gas station as a special use. The petitioner is applying for a special use permit to allow the auto service station with a convenient mart. Approximately 3700 square foot building and 3080 square foot canopy with four pumps. There is a special use ordinance for a wireless antenna tower on the site that will remain, and as part of that there are some easements on the property that need to be maintained and not obstructed, there are conditions regarding a sidewalk that is encroaching that they will need to work with. The owner will need to make sure that is allowed, and if not, will need to modify. Additionally, they will need to work with IDOT as this is two IDOT roads. The staff development committee review had a positive recommendation as we feel this building will be upgrade for the corner, and a gas station is appropriate for the location.

Commissioner Jensen – clarified that this location would no longer service vehicles and would have a convenience store.

Mr. Fraser – yes, gas pumps and convenience store.

Commissioner Jensen – a question for staff, is there an engineering study or an exhibit for this to be reviewed so that fire trucks can access.

Ms. Hitzemann – typically there is an exhibit that most engineers have, the fire department gives them the truck sizes, and they create an auto turn exhibit. This will be required as part of the Plan Commission application.

Commissioner Sigalos – asked cooking or warming of foods?

Mr. Fraser – there is a potential of a food prep kitchen that may bring in some kind of business. A pizza or Subway type of food.

Commissioner Sigalos – you will need to contact the health department too if that is the case.

Ms. Hitzemann – they will need a special use permit for a restaurant as well.

Commissioner Cherwin – have you spoken to the telecommunication folks?

Mr. Fraser – we have not.

Commissioner Cherwin – suggested to make sure that you're looking at the lease terms of ingress/egress. Have you spoken to IDOT, that may take some time?

Mr. Fraser – there has been contact, will follow up.

Commissioner Sigalos – they are behind in their work, it could be 9 months.

Commissioner Cherwin – the design of the building, do you have another business in the area that this is mimicking something you can point to?

Mr. Fraser – no not necessarily, I would have to look around.

Commissioner Cherwin – I saw the rendering, nice looking building, obviously that intersection needs something.

Commissioner Green – this project will be a welcome improvement, please move forward.

Public Comment – None

RECOMMENDATION

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

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

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

A MEETING HELD ON:

January 22, 2025

Project Title: Claw U & Me
Address: 256 E. Algonquin Road
Petitioner: Fiona Fong
Address: 256 E. Algonquin Road
Arlington Heights, IL 60005

Requested Action:

1. Special Use Permit to allow a Restaurant, Amusement Device Arcade in the B-3, General Service, Wholesale and Motor Vehicle District.

Variations Required:

1. Chapter 28, Section 10.4-2, to reduce the parking requirement from parking stalls to 52 parking spaces to 45 parking spaces.
2. Additional variations may be required based upon the submittal of detailed plans.

Attendees:	Fiona Fong, Petitioner	William Chan, Petitioner
	John Sigalos, Plan Commissioner	Michael Lysicatos, Planning Department
	Jay Cherwin, Plan Commissioner	Rachael Hitzemann, Planning Department
	Bruce Green, Plan Commissioner	Dan Osoba, Planning Department
	Lynn Jensen, Plan Commissioner	

Project Summary:

The petitioner is proposing a new restaurant and amusement device arcade consisting of 40 “claw style” gaming machines within a vacant 7,700 square-foot tenant space in 256 E. Algonquin Road. Access to the property is provided indirectly from right-in, right-out accesses on E. Algonquin Road. Access is directly provided as ingress/egress points on 222 E. Algonquin Road and 330 E. Algonquin Road. The surrounding development context is generally commercial with retail and medical office uses along the north side of E. Algonquin Road and industrial uses on the south side. The property abuts Lincoln Square Apartments multifamily residential to the north. There is one existing restaurant (Nikko Sushi) and two bakeries (Bakery Crescent and Mont Blanc Pastry) located within other tenant spaces on the subject property.

The proposed land use is considered a “Restaurant, Amusement Device Arcade”, which requires a Special Use Permit to operate within the B-3 District. This land use is defined in code as an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices. The subject tenant space had previously been a small food market and obtained a Special Use Permit for a restaurant within the market. This previous Special Use Permit would not be applicable to this proposal as the land uses are significantly different.

No alcohol sales are proposed. The menu includes sandwiches, burgers, wings, fish/shrimp and chicken tenders. There would be approximately 6 employees with 7 at peak hours. The restaurant and arcade area would have the same hours of 12:00 PM to 9:00 PM, Monday through Sunday.

Meeting Discussion:

Mr. Chan – would like to open a store at 256 E. Algonquin Road, total of 7700 square feet with a gaming area around 3000 square feet, and 2700 square foot of restaurant with some storage 2000 square feet. Hours of operation are 12 pm to 9 pm. No alcohol to be served, with entertainment for others. This is a new concept in this area from Asia, and we have another restaurant in Westchester. Food will be wings, pizza, and sandwiches.

Mr. Osoba – the petitioner is proposing a new restaurant and amusement device arcade consisting of approximately 40 of those cost allocating machines and a restaurant space within 7700 square feet at 256 East Algonquin Road. The zoning code identifies this land use specifically as a restaurant amusement device arcade, which is all one use, but does require a special use permit to operate within the B-3 district. The petitioner would need to provide written justification to the criteria for approval for a special use with their formal application. The vacant space is one of four tenant spaces at 256 E. Algonquin Road, there are two bakeries and one sushi restaurant that are currently in operation, and generally the development context along Algonquin is commercial, retail service and restaurant uses that are similar to this proposed use. As mentioned, there will be no alcohol sales proposed with this business and the menu will consist of sandwiches, burgers, wings, fish and chicken tenders amongst other things. Approximately six employees at peak hours, with the hours of operation from 12 Noon to 9 pm, Monday through Sunday.

With the formal Plan Commission application, the SDC is recommending that the petitioner provide a market study to substantiate the public need for the business at this location, and further provide justification for the special use criteria. The SDC recommends the market study include estimates for the usage of the claw machines and for the restaurant, and examples of other similar businesses. The petitioner mentioned information on another business that can be used to provide information and then target demographics. A traffic and parking study is required for special use permits over 5000 square feet. The SDC would be amenable to a request for a variation to waive the traffic study as the access to the site is already defined. However, that access occurs on adjacent sites to the east and to the west of the subject parcel, so cross access would be required if it is not already provided. The petitioner would need to confirm that with the formal Plan Commission application. The parking portion of that, the parking study would be required, as the site would have a ten-space parking deficit from fifty-two spaces down to forty-two with this new use, a parking survey would be required as part of that study to evaluate the current demand and the petitioner should consider options for shared parking between the properties to the east and the west to mitigate some of the request of the parking variation. Due to the parking that is increasing for motor vehicles, and bicycle parking would also be required and the minimum requirement is two spaces for bicycle parking. The SDC reviewed the proposed SUP for restaurant amusement device arcade and the variation for parking in this general supportive of the application subject to the resolution of the items that were outlined in the staff report.

Commissioner Cherwin – parking would be a little light, but should be good.

Commissioner Sigalos – inquired about the primary attraction would be the claw machines and if they would be cooking food.

Mr. Chan – yes, wings or maybe chicken tenders.

Commissioner Sigalos – mentioned that they will need to work with the health department. Also inquired if they will be doing any exterior work to the building.

Mr. Chan – we will be leaving the existing exterior.

Commissioner Sigalos – mentioned he had never seen anything as such. Suggested they move forward with their business.

Commissioner Jensen – what is your target demographic, children or young adults.

Mr. Chan – it is for all ages, many different prizes for all.

Commissioner Jensen – does not know how we ask the petitioner for a market study, I consider this a list of characteristics. Good idea to ask questions to get more information.

Commissioner Green – looks like my grandkids would enjoy this. Please move forward.

Public Comment

Ross Grande commented that he has small property under contract here in Arlington Heights, and we are referring to it as the 2016 Chestnut Subdivision. We have been trying to get on the agenda for this committee to present a plan, and believe that things have kind of slowed down communication wise. We submitted our general plan on December 11th, 2024, and have requested to be one of the agendas for January. We received notice that we were not going to be on the agenda, and requested subsequent that we be on this agenda. We actually heard back on January 14th from the Village that we would not, and that they would not be in support of the plan. I guess despite that we would still like to try to have the opportunity for consideration. We believe that our plan may help to open up some lots that have been landlocked in the vicinity and

obviously want to take the time to explore that fuel. That said, we just want to figure out if there is some other information we can provide or something that we can do to help understand because we are trying to communicate with the seller and we are obviously on a timeline with contracts and trying to request extensions, and just want to be able to communicate openly with that seller about where we are at because he understandably wants to know what we are doing. I want to be able to help him to understand where we are at.

Mr. Osoba – as part of kind of the initial review staff determined that it's not something that we would necessarily support for a variety of reasons and we would have a staff report that would be put together for CPRC if it was going to be you reviewed by this committee, we can certainly can, even with something that's not going to be supported by staff. We can look to have you on the next available agenda, but there is work to be done to actually put this meeting together. Hence the reason why this meeting could not happen, it was too quick of a turn around.

Commissioner Jensen – they can still take it to the Board if this commission does not support it. We should make sure that they are able to get on as soon as possible, in my opinion, even if you don't support it, I think they ought to have the right to be heard.

Mr. Lysicatos – this has been a rather complex area of the Village. There has been interest from the several parties and just different projects happening at the same time so Mr. Osoba has done a great job of trying to just sort through what that means in terms of short- and long-term impacts on development, we want to make sure it is fully vetted, so that when it does come to CPRC whether we are in support or not, we want to make sure it is all set and ready with the facts for you. This is in an area that was annexed later than other parts of the Village, and many of the parcels are not standardized. Elements of this are complicated, tax parceling is involved. Staff will do our part to bring it to you as soon as possible.

Commissioner Green – stated that staff will do their part and bring the information in the future.

RECOMMENDATION

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

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