



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
May 14, 2025
6:15 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. CPRC Minutes 4/9/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 600 W. University Dr. - Tasty Breads - T1879
PUD Amendment for a Building Addition and Land Use Variation to permit Bakery Products, Wholesale & Production within the M-1 District.
 - B. 1912 N. Arlington Heights Rd. - Driven Car Wash - T1881
Rezoning from B-2 to B-3 District, Special Use for a Car Wash
 - C. 2625-2635 S. Clearbrook Dr. - T1862
Preliminary & Final Plat of Subdivision to consolidate 5 parcels into one, Planned Unit Development for a property in the M-2 District more than 4 acres
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

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

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS APRIL 9, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
Lynn Jensen
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann, Michael Lysicatos & Darko Bojin

ALSO PRESENT: Val Throckmorton, Petitioner

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes –

The meeting minutes of March 12, 2025 meeting were reviewed.

LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO APPROVE THE MARCH 12, 2025 MEETING MINUTES. SIGALOS ABSTAINED AND THE MINUTES WERE APPROVED 3-0.

NEW BUSINESS

T1876 – Slick City, 780 W. Dundee Road

Project Background: The subject property is a stand-alone building that is part of the Ridge Plaza PUD at 780 W. Dundee Rd. The building is located to the eastern end of Ridge Plaza and Ridge Ave. The building is approximately 30,000 square feet. Access to the building comes from Ridge Ave. by way of two driveways. The shopping center PUD shares 1,324 parking spaces, and there are 137 spaces east of Ridge Ave.

The petitioner, Slick City, is proposing a new indoor amusement facility at 780 W. Dundee Rd. This business offers indoor amusements such as slides, sport courts, and climbing attractions. Slick City has locations in North Aurora and Wauwatosa.

The proposed floor plan includes a check-in area, two sport courts, an open room with slide attractions, a dedicated toddler area, birthday party area, concession booth, and seating for guests. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application.

Slick City will employ approximately 70 employees in total. Anticipated hours of operations are as follows:

- Monday-Thursday: 1:00 p.m. – 8:30 p.m.
- Friday: 11:00 a.m. – 10:00 p.m.
- Saturday: 10:00 a.m. – 10:00 p.m.
- Sunday: 11:00 a.m. – 8:30 p.m.

DRAFT

Mr. Throckmorton shared that they would like to build one of their family entertainment centers at 780 W. Dundee Road. It looks like an indoor water park with all the features but there is no water. Dry slide technology that a mat is used to go down the slide. Other attractions include dodgeball and basketball on air courts. We host birthday parties, and a small concession area that sells prepackaged foods, and we reheat pizza, chicken fingers, nachos and other simple items.

Mr. Bojin reviewed the staff report summarizing the project background. Zoned B-2, and therefore would require special use as it is classified as an amusement facility large and as a result would have to provide written justification for the special use criteria. They will employ approximately 70 employees in total and will be open seven days a week with varying hours of operation depending on the day of the week.

The comprehensive plan classifies the property as appropriate for commercial uses, which is compatible with the amusement facility classification. The petitioner is also in the process of obtaining Design Commission approval for the raising of the roof. This approval process is running parallel with this special use approval, their Design Commission meeting is the 22nd of April. Any new signage for this building would require a separate sign permit and any interior remodel work would require a plan set that details all the improvements.

As part of the Ridge Plaza PUD, which shares parking across entire plaza, including other commercial uses such as Kohl's and Portillo's, there currently is a parking surplus, but the sticking point here is that the subject property at 780 W. Dundee and the office building to the south at 770 W. Dundee are on the east side of Ridge Avenue. Those two buildings together share approximately 130 parking spaces, whereas Slick City will require 180. This has potential to create a situation where at peak times customers of Slick City would have to park across the street south of Kohls and then cross on foot Ridge Avenue to reach Slick City. Given that the target audience is primarily children, young adults, we would require additional pedestrian improvements just for safety, including a striped sidewalk across Ridge Avenue, signage informing motorists to be careful, and accessibility ramps connecting the sidewalks through, to make sure that all the customers going through our safe.

Additionally, there are bicycle parking requirements. There are currently nine bicycle parking spaces provided right next to the building, and this use would require sixteen spaces, so an additional seven would have to be provided. The SDC reviewed this proposal for PUD amendment for special use approval, and is generally supportive of the application subject to the conditions included in the staff report. Also, including the written justification for special use approval, the increased pedestrian safety improvements, and Design Commission approval we would like to have completed prior to this special use approval.

Commissioner Jensen inquired if the business was a franchise. Did you complete a market study?

Mr. Throckmorton this will be a corporate store, not a franchise. We currently just opened our first franchise in Minnesota. We have been working with a broker who has recommended Arlington Heights in this geographical area. They have provided us with data and the analysis of the data for the area.

Commissioner Jensen inquired about how extensive is the Village asking the crosswalk to be.

Mr. Bojin stated that we are consulting with the Engineering Department, their recommendation was to perform a traffic study to determine what the need is in the area.

DRAFT

Commissioner Sigalos inquired about the food that would be served. Any alcohol sales?

Mr. Throckmorton stated that it would prepackage food that would be warmed up and served. Yes, that is an option but we are not pursuing at this time.

Commissioner Sigalos are you purchasing the building or is this a lease?

Mr. Throckmorton this building will be leased.

Commissioner Cherwin how is the parking allocated within the PUD?

Mr. Throckmorton stated that they believe that the different operational hours will play out in this situation.

Ms. Hitzemann shared that the petitioner would be taking the north property, which is the wholesaler and then to the south is an accountant firm. Confirming that the crosswalk would be north of Dundee Road and away from Portillo's to provide safety.

Commissioner Cherwin also inquired about a secure environment, what are the plans for this.

Mr. Throckmorton stated that we control the entrance with staff at the front entrance, and with protocols in place. With a minimum of 24 security cameras in house. The design of the entrance is secure. At the front desk they will sign a waiver, receive a wristband to pay for entrance for use of the facility.

Commissioner Cherwin suggested a plan be in place for security when presented at Plan Commission.

Commissioner Sigalos inquired about the price structure.

Mr. Throckmorton admission is done by time, which is typically 90 minutes, or by the hour. Our North Aurora location charges \$31 for 120 minutes.

Commissioner Green encouraged a safe crosswalk be well planned. Believes this is a great project, and this will enhance the empty space.

Mr. Throckmorton we are currently working with the landlord to raise the roof and improve the exterior façade. The lease is 10 years, with 5-year extension option.

PUBLIC COMMENT

None.

Adjournment

JAY CHERWIN MOVED AND JOHN SIGALOS SECONDED A MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:53 p.m.

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



5/14/2025

Item: 600 W. University Dr. - Tasty Breads - T1879
PUD Amendment for a Building Addition and Land Use
Variation to permit Bakery Products, Wholesale & Production
within the M-1 District.

Department: Planning & Community Development

Item Description:

Requested Action

1. Planned Unit Development Amendment to the University Subdivision PUD (Ord. 01-057; Ord. 24-004) to expand the existing building by approximately 13,000 square-feet and reduce parking.
2. Land Use Variation to permit the Bakery Products, Production & Wholesale land use within the M-1 District.

Variations Required

1. None identified at this time.
2. Additional variations may be required upon review of a full Plan Commission submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the University Subdivision Planned Unit Development and Land Use Variation to permit a Bakery Products, Production & Wholesale land use within the M-1 Research, Development and Light Manufacturing District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall submit an application to the Design Commission for the proposed building addition.
2. Any variation requests, including the Land Use Variation, must be identified and written justification provided based on the criteria for approval.
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter 28.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. The Petitioner shall provide on-site detention in conformance with Village requirements for the new building addition and replacing any volume stored under the paver system proposed to be removed.

4. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements that details the Fire Department Connections (FDC), Knox box, no parking – fire lane signage, autoturn diagram, and fire apparatus access route.

5. A traffic and parking study shall be provided with a formal submittal of a Plan Commission application.

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

ATTACHMENTS:

1. CPRC Staff Report_600 W University Dr - Tasty Breads
2. Aerial
3. Project Narrative
4. Concept Site & Floor Plan
5. Ord 01-057

Project Background:

The 4.5-acre subject property is located approximately 350 feet east of the intersection of N. Kennicott Avenue and W. University Drive at 600 W. University Drive. The property contains a vacant 194,000 square-foot building, three access drives, front and rear loading docks and 131 existing parking spaces. The property is within the University Subdivision Planned Unit Development (PUD) with the property immediately adjacent to the east at 580 W. University Drive.

Tasty Breads International is proposing to occupy the vacant building and add a 30-foot tall, 13,000 square-foot freezer as part of a building addition on the east side of the building, which will reduce parking by 26 spaces. Tasty Breads is a food processor that produces dough then freezes and packages it for wholesale. This process does not include any baking. Tasty Breads has existing production facilities in Franklin Park and Northbrook. This proposed location is anticipated to employ 150 employees within five years of opening and will operate on two shifts.

Zoning and Comprehensive Plan

The property is currently zoned M-1 Research, Development and Light Manufacturing District, which does not permit the "Bakery Products, Production & Wholesale" land use. Therefore, the Petitioner is requesting a Land Use Variation to allow a Bakery Products, Production and Wholesale land use within the M-1 District. As part of this application, the Petitioner shall provide a written response to the four criteria for approval for variations. These criteria apply to the land use variation and any other variation requested as part of the formal Plan Commission application.

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan designates the property as appropriate for R& D, Manufacturing and Warehouse land uses. The proposed Land Use Variation may be consistent with the manufacturing and warehousing designation of the Comprehensive Plan. This will be evaluated with a formal Plan Commission application based upon the Petitioner's written justification for the land use variation criteria above.

Building Improvements

The Petitioner shall provide a detailed floor plan and information on the occupancy of the existing facility as well as the proposed addition as part of the formal Plan Commission application. This information will be used to calculate parking demand for the site (see Parking below) and must match future building permit submittals. The Petitioner is encouraged to discuss the occupancies with the Building & Life Safety Department prior to formal submittal. Additionally, if any exterior lighting is proposed, a photometric plan will be required.

A Design Commission application will be required for the building addition. The addition design should match the existing building materials and color palette and be consistent with the Commercial Building Design Guidelines. Mechanical equipment proposed on the roof shall be properly screened. The Petitioner is encouraged to discuss the architectural proposal with Planning & Community Development Department staff prior to submittal.

Site Improvements & Landscaping

The proposed site modifications include the removal of 26 angled parking spaces along the eastern one-way drive aisle to accommodate the new building addition. All other existing site improvements are to remain. Staff will review the site to ensure that all landscaping and parking lot drive aisles and spaces are compliant with current Village requirements. The Petitioner may need to provide improvements to landscaping and/or parking lot improvements with the review of this application as it appears landscaping is deficient in the parking lot and loading docks.

The Petitioner shall also provide a Fire / Life Safety Plan detailing the Fire Department Connections (FDC), Knox box, no parking – fire lane signage, autoturn diagram, and fire apparatus access route. This route shall be located not less than 15 feet and not greater than 30 feet from the building, including the new addition.

On-site detention is required to meet Village detention requirements. The existing paver parking area proposed to be removed on the east side of the building was installed in 2019. The improvements may have included detention under the paver system. Detention for the proposed addition and replacing any volume stored in the paver system is required.

Parking and Traffic:

Code requires a traffic and parking study be provided with any application for PUD or PUD amendment greater than 5,000 square-feet. The Petitioner shall provide a traffic study with the formal application to evaluate site access, business operations including loading and deliveries, and internal site circulation. The parking study shall provide analysis of parking requirements based on the proposed floor plan, a parking survey of existing Tasty Breads locations over a three-day period (one day must be a Saturday only if open on the weekends), and parking demand estimates based on ITE demand and the parking surveys.

The off-street parking code requirements are shown in the table below. The total provided parking is based on the 26-space reduction to accommodate the addition:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	<i>Petitioner to Verify</i>	N/A	1 space / 300 SF	--
Total				38
	Total Provided			105
	Surplus / (Deficit)			67

The Petitioner shall provide information on any company vehicles used in the operation of the use for the purposes of "operation vehicles" in the parking requirement. Additional information shall be provided regarding the parking of trucks for loading/deliveries as well as any overnight parking of trucks or trailers.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the University Subdivision Planned Unit Development and Land Use Variation to permit a Bakery Products, Production & Wholesale land use within the M-1 Research, Development and Light Manufacturing District, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall submit an application to the Design Commission for the proposed building addition.
2. Any variation requests, including the Land Use Variation, must be identified and written justification provided based on the criteria for approval.
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**

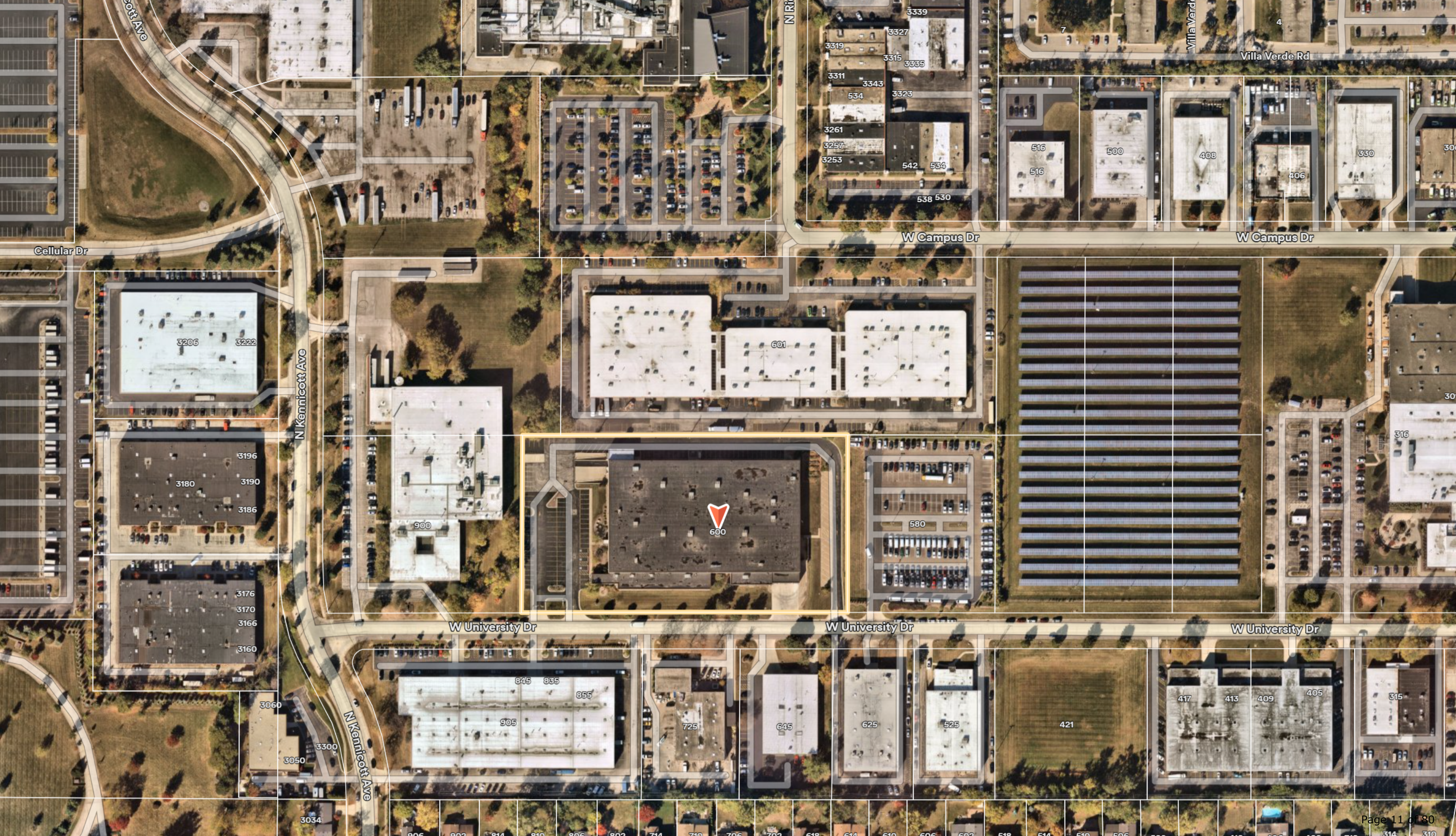
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

3. The Petitioner shall provide on-site detention in conformance with Village requirements for the new building addition and replacing any volume stored under the paver system proposed to be removed.
4. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements that details the Fire Department Connections (FDC), Knox box, no parking – fire lane signage, autoturn diagram, and fire apparatus access route.
5. A traffic and parking study shall be provided with a formal submittal of a Plan Commission application.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, May 9, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1879





THOMAS ARCHITECTS

www.thomasarch.com

March 21, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: Application For: Preliminary Staff Review
 600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following project narrative for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Our client, Tasty Breads International, is under contract to purchase the building located at 600 W University Dr, previously occupied by Carlson Labs. Tasty Breads is looking to expand their industrial food operations into this facility. They currently have production facilities in Franklin Park and Northbrook.

Tasty Breads International is a food processor focused on the manufacturing, freezing and packing of frozen dough for wholesale. Their processes do not include any baking of bread, simply the mixing of raw dough and freezing for use by others.

SITE DESCRIPTION

The lot at 600 W University Dr is approximately 194,000 SF. The existing building is an industrial building, with partial 2nd floor office space. The building footprint is approximately 81,000 SF and the total area of the building is approximately 90,000 SF. The property includes a ring drive with 131 existing parking spaces and 6 depressed loading docks. The lot is within the M-1 Manufacturing zoning district and part of the University Park Planned Unit Development

PROJECT DESCRIPTION

Tasty Breads intends to move manufacturing process lines and warehouse into the existing facilities along with providing for a freezer warehouse addition along the east side of the building.

The interior remodel work shall be focused primarily on remodeling the existing manufacturing floor to bring in up to 6 dedicated process lines for their business. The interior work shall also include converting portions of the existing warehouse into freezer warehouse. Flour silos will be located entirely within the building. Existing offices, lockers, toilet rooms and other utility spaces shall remain largely untouched.

2800 S River Rd, Suite 305
Des Plaines, IL 60018
O | 877 . 205 . 3799

Along the east side of the building, we are proposing a freezer warehouse addition of approximately 13,000 SF and 30 feet in height. The addition will be constructed with insulated metal panels. Refrigeration equipment for the addition as well as the existing building shall be located on the roof and properly screened.

The addition will displace the existing trash enclosure area. The trash enclosure will be relocated elsewhere on site and properly screened.

Tasty Breads expects this facility to be at full capacity within 5 years at which point they expect a total employee count of 150 at this facility spread over 2 shifts. The maximum employee count per shift is anticipated to be 75. With the addition, there will be approximately 105 parking spaces. Tasty Breads expects up to 6 semi deliveries daily to their facilities and does not have a drop trailer program.

PROPOSED ENTITLEMENTS

We will be requesting a Land Use Variation to allow for a food manufacturing use within the M-1 zoning district. We understand that this property is part of a PUD with the property to the east. We will be in contact with the neighboring property owner to discuss an amendment to the PUD to allow for the use and addition. As it may be mutually beneficial to dissolve the PUD, we would like staff to provide additional information on the PUD and its purpose.

No zoning variations are proposed at this time.

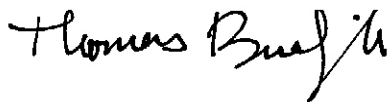
Tasty Breads has an immediate need to move in to this facility. As such, they may decide to seek a Land Use Variation first for the remodel of the building and make a second request for a Planned Development amendment to allow for the freezer addition, understanding that the addition will require additional time for civil engineering and architectural plans, Design Commission approval.

We will be seeking a Land Use Variation while in their due diligence period to purchase the building.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

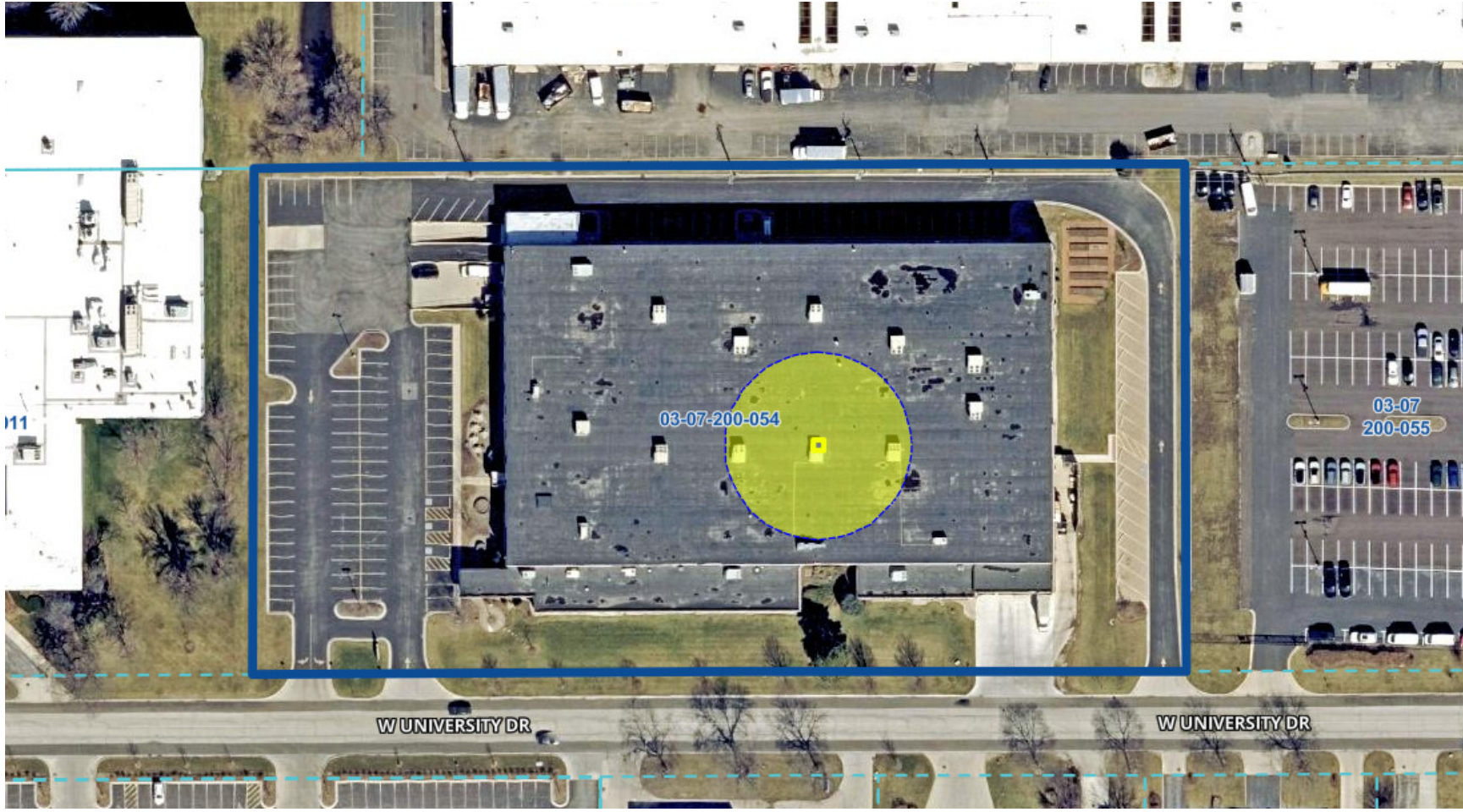
Sincerely,

Thomas Architects

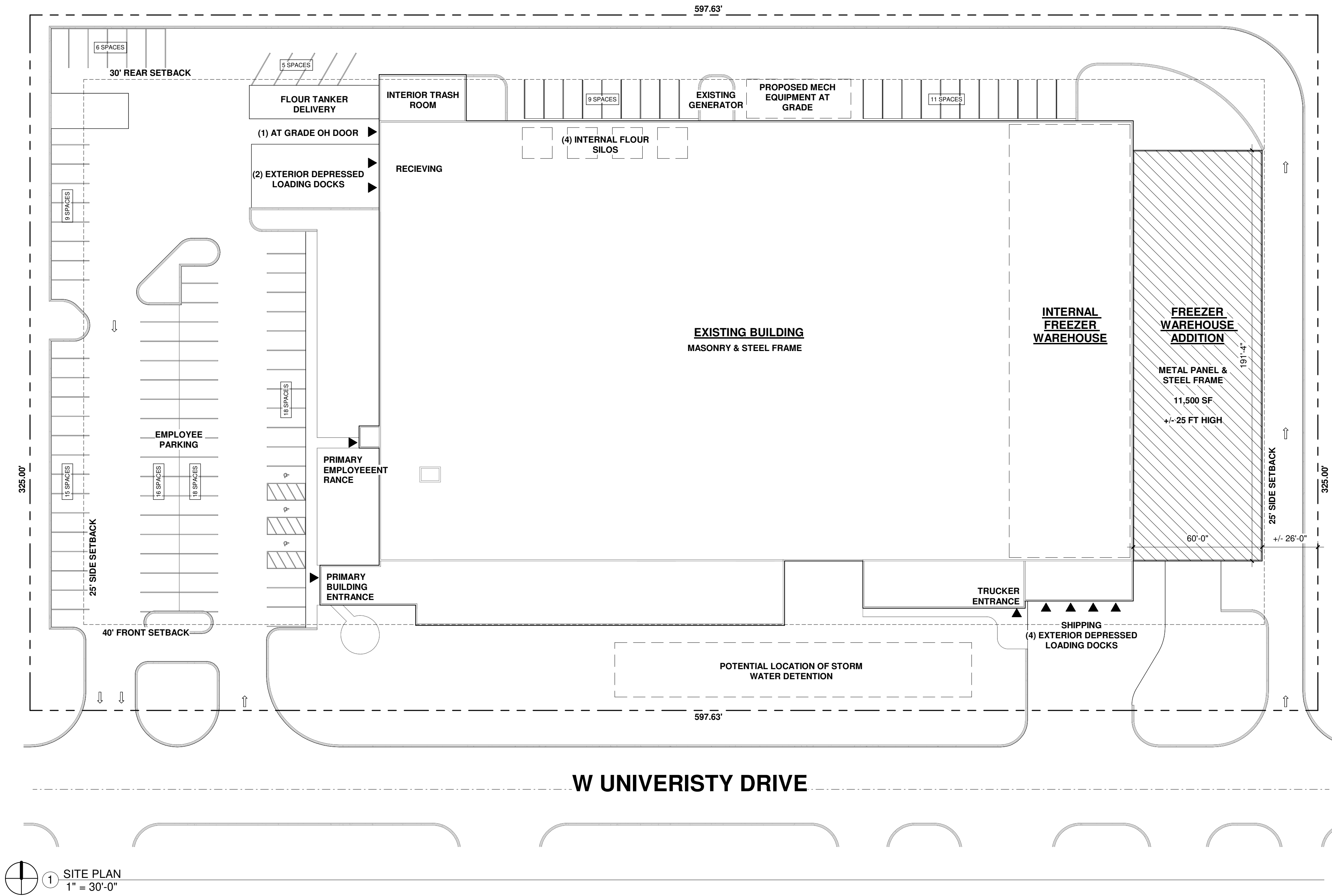
A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, flowing style.

Thomas Budzik, AIA

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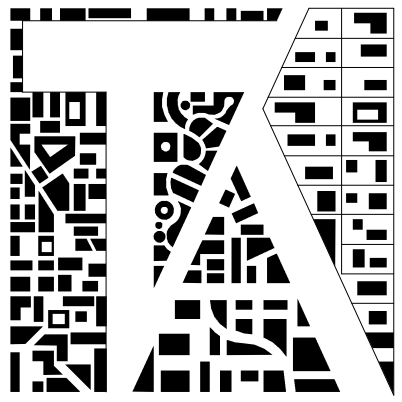
EXISTING AERIAL MAP



EXISTING TASTY BREADS
NORTHBROOK FACILITY



MASSING FOR PROPOSED
FREEZER ADDITION



THOMAS
ARCHITECTS

2800 S RIVER RD. #305
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS@THOMASARCH.COM

PROJECT DATA

- PROJECT ADDRESS
600 W UNIVERSITY DR
- ZONING
M-1 - MANUFACTURING
- LOT AREA
+/- 194,000 SQ FEET
- EXISTING BUILDING AREA
+/- 81,000 SQ FEET
- PROPOSED ADDITION
+/- 11,500 SQ FEET
- EXISTING PARKING / LOADING
131 SPACES (4 ADA)
6 DEPRESSED LOADING DOCKS
2 AT GRADE OH DOORS
- PROPOSED PARKING / LOADING
106 SPACES (4 ADA)
7 DEPRESSED LOADING DOCKS
1 AT GRADE OH DOOR
- PROPOSED USE
INDUSTRIAL FOOD MANUFACTURING
INCLUDING MAKING BREAD DOUGH AND
FREEZING (NO BAKING)
- PROPOSED PROJECT
- SUBSTANTIAL INTERIOR ALTERATIONS TO
INSTALL UP TO 4 INDUSTRIAL DOUGH
PROCESS LINES
- INTERNAL FREEZER WAREHOUSE
- FREEZER WAREHOUSE ADDITION
- ANTICIPATED EMPLOYEE COUNT
(AT YEAR 5)
150 AT FULL CAPACITY
75 PER SHIFT
- REQUIRED PARKING
1 SPACE PER 2 EMPLOYEES
38 SPACES

No.	Description	Date
1	ISSUE FOR CPRC	05.02.2025

Project Name and Address

TASTY BREAD
ADDITION AND INTERIOR
ALTERATIONS

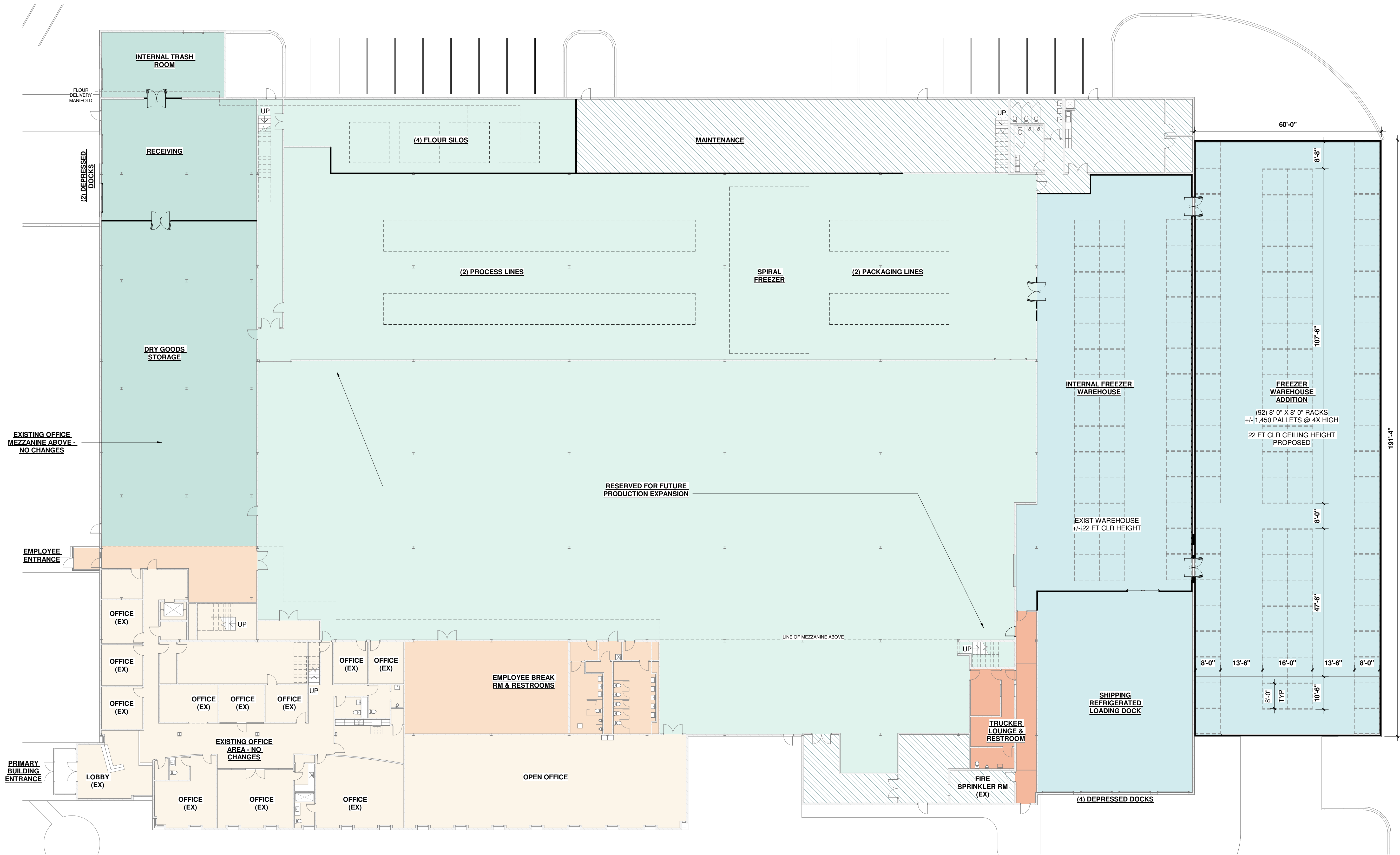
600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description SITE PLAN

Sheet A-100

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BUILDING USE

- EMPLOYEE
- MAINTENANCE
- OFFICE
- PRODUCTION
- RECEIVING
- REFRIGERATION
- TRUCKER

No.	Description	Date
1	ISSUE FOR CPRC	05.02.2025

Project Name and Address

TASTY BREAD
ADDITION AND INTERIOR
ALTERATIONS

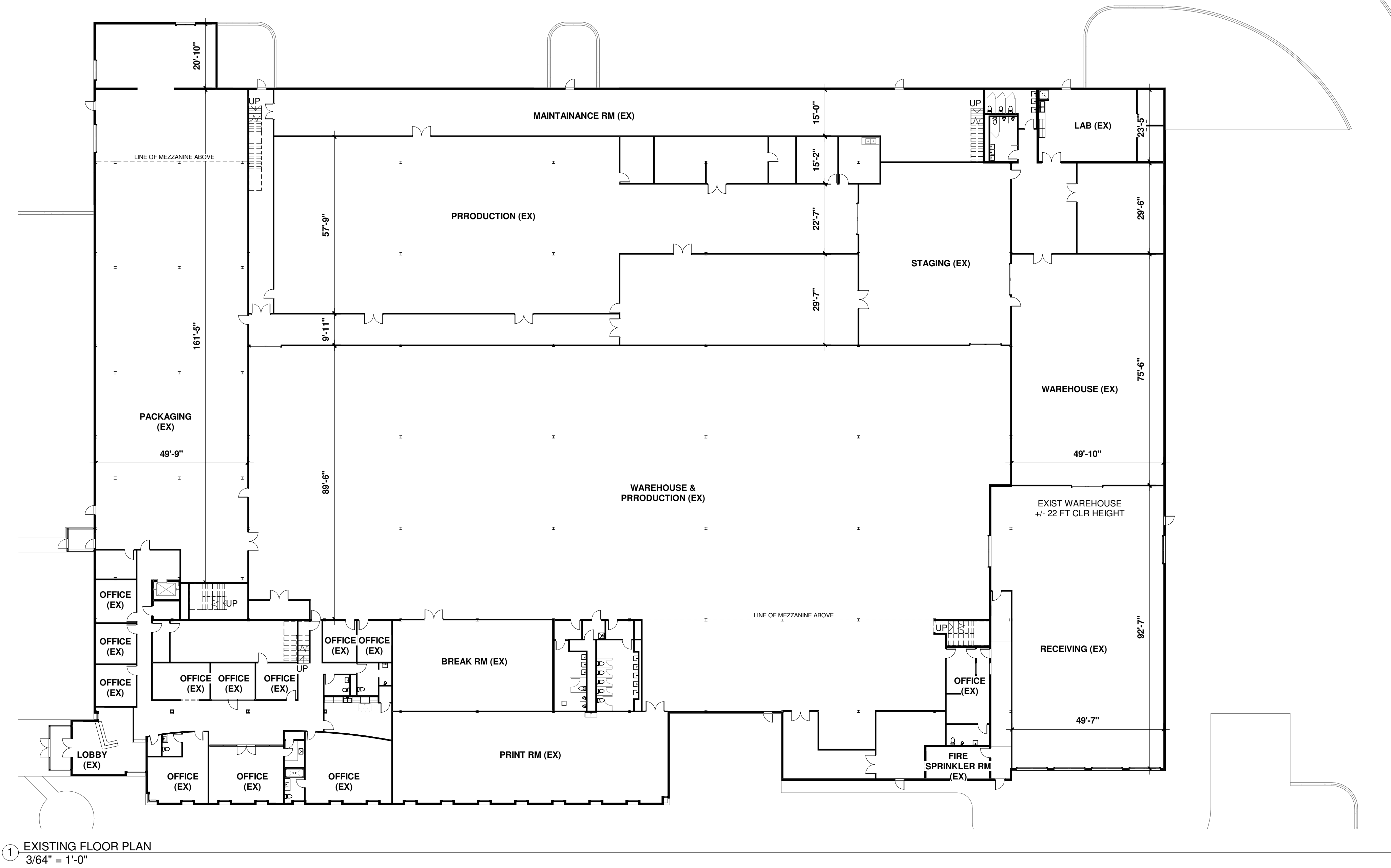
600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

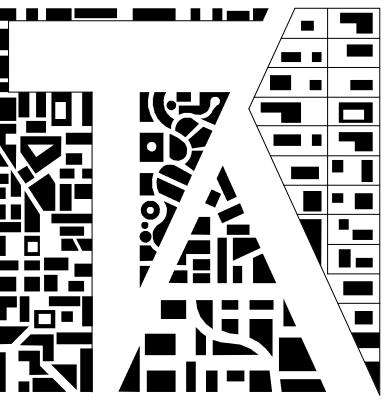
Project No. 25-021
Description PRELIMINARY FLOOR
PLAN

Sheet A-101

1 PROPOSED FLOOR PLAN
1/16" = 1'-0"

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THOMAS
ARCHITECTS

2800 S RIVER RD. #305
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS@THOMASARCH.COM

No.	Description	Date
1	ISSUE FOR CPRC	05.02.2025

Project Name and Address

TASTY BREAD
ADDITION AND INTERIOR
ALTERATIONS

600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description EXISTING PLAN

Sheet **A-110**

Village of Arlington Heights
University Subdivision

0020027349

1074/0187 48 001 Page 1 of 3

2002-01-08 15:16:24

Cook County Recorder

25.50



0020027349

**AN ORDINANCE GRANTING A PRELIMINARY PLAT OF SUBDIVISION,
PRELIMINARY AND FINAL APPROVAL OF A PLANNED
UNIT DEVELOPMENT, A LAND USE VARIATION AND VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 01-012, pursuant to notice, has on October 24, 2001, conducted a public hearing on a request for a preliminary plat of subdivision, preliminary and final planned unit development for Lot 1, and land use variation for Lot 2, and variations from certain provisions of Chapter 28 of the Municipal Code, for the property located at 600 W. University Drive, Arlington Heights; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the preliminary plat of subdivision for University Subdivision, prepared by Murray and Moody, Ltd., Illinois land surveyors, dated May 31, 2001, with revisions through September 10, 2001, be and is hereby approved for the property legally described as:

The East 870.13 feet, as measured on the North and South Lines thereof, of the North 325 feet of the South 667.86 feet, as measured on the East line thereof, of the Southwest quarter of the Northeast quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-07-200-021

commonly described as 600 W. University Drive, Arlington Heights, Illinois.

**RETURN TO:
BOX 111**

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005**

01-057

01-057
Page 17 of 80b-7
p-3
b-
M-4
gHC

SECTION TWO: That a planned unit development for an existing light industrial building, be and is hereby granted for the following property:

Lot 1 in University Subdivision being a subdivision of the East 870.13 feet, as measured on the North and South Lines thereof, of the North 325 feet of the South 667.86 feet, as measured on the East line thereof, of the Southwest quarter of the Northeast quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

The Zoning Map and Comprehensive Map of the Village of Arlington Heights are hereby amended accordingly.

SECTION THREE: That a land use variation be and it is hereby granted to allow an automobile storage lot for private passenger vehicles in an M-1 Research Development and Manufacturing District, at the property legally described as:

Lot 2 in University Subdivision being a subdivision of the East 870.13 feet, as measured on the North and South Lines thereof, of the North 325 feet of the South 667.86 feet, as measured on the East line thereof, of the Southwest quarter of the Northeast quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

SECTION FOUR: That variations from the requirements of certain provisions of the Arlington Heights Municipal Code are hereby granted so as to permit development of the property granted a land use variation in SECTION THREE of this ordinance, which are as follows:

1. A variation from Section 6.16-1.1, New Landscape Requirement, waiving the installation of curbed islands in the automobile storage lot.
2. A variation from Section 11.2-9, Access, to allow tandem parking within the automobile storage lot.

SECTION FIVE: That the preliminary plat of subdivision, preliminary and final approval of the planned unit development, land use variation, and variations granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The Village of Arlington Heights shall accommodate detention at a future date through its Flood Control Program for existing surfaced areas.
2. Future owners of Lot 1 and Lot 2 shall comply with all Village Code requirements including detention for future expansion areas.
3. The land use variation is for Arlington Heights Ford and subject to their maintaining a central dealership facility in Arlington Heights.

4. Variations from Chapter 28, Sections 6.16-1.1 and 11.2-9, shall become null and void if Lot 2 is no longer used as an automobile storage lot for private passenger vehicles.

5. The petitioner shall comply with all applicable Federal, State, and Village Codes, Policies, and Regulations.

SECTION SIX: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the office of the Recorder of Cook County.

AYES: TOLJANIC, FARWELL, HAYES, ROSENBERG, STENGREN, JENSEN, KUCERA, MULDER

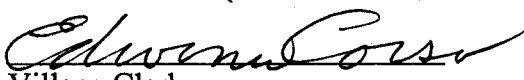
NAYS: NONE

RECUSED: DADAY

PASSED AND APPROVED this 19th day of November, 2001.


Village President

ATTEST:


Village Clerk

20027349

LEGLB:PUD: 600 W. University Dr.



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000

November 5, 2001

**TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS**

PETITIONER: Village of Arlington Heights
University Subdivision (Arlington Heights Ford)
PC: 01-012

REQUEST:

1. Preliminary/Final Plat of Subdivision to divide the property into two lots.
2. Preliminary/Final Planned Unit Development for Lot 1
3. A Land Use Variation to allow an automobile storage lot for private passenger vehicles in an M-1, Research, Development, and Manufacturing district for Lot 2.
4. A variation from Chapter 28, Section 6.16-1.1, New Landscape Requirement, to waive the installation of curbed islands in the proposed vehicle storage lot that is located on proposed Lot 2.
5. A variation from Chapter 28, Section 11.2-9, Access, to allow tandem parking within the proposed vehicle storage lot that is located on proposed Lot 2.

The Plan Commission held on October 24, 2001 a public hearing. The recommendation of the Plan Commission during the hearing is as follows:

PLAN COMMISSION / MOTION

COMMISSIONER BALLINGER MOVED AND COMMISSIONER DROST SECONDED:

A MOTION TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES APPROVAL OF P.C. NO. 01-012 A PRELIMINARY/FINAL PLAT OF SUBDIVISION TO DIVIDE THE PROPERTY INTO TWO LOTS, A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT FOR LOT 1, A LAND USE VARIATION TO ALLOW AN AUTOMOBILE STORAGE LOT FOR PRIVATE PASSENGER VEHICLES IN AN M-1, RESEARCH, DEVELOPMENT, AND MANUFACTURING DISTRICT FOR LOT 2, A VARIATION FROM CHAPTER 28, SECTION 6.16-1.1, NEW LANDSCAPE REQUIREMENT, TO WAIVE THE INSTALLATION OF CURBED ISLANDS IN THE PROPOSED VEHICLE STORAGE LOT THAT IS LOCATED ON PROPOSED LOT 2, AND A VARIATION FROM CHAPTER 28, SECTION 11.2-9, ACCESS, TO ALLOW TANDEM PARKING WITHIN THE PROPOSED VEHICLE STORAGE LOT THAT IS LOCATED ON PROPOSED LOT 2.

THIS APPROVAL IS CONTINGENT UPON COMPLIANCE WITH THE RECOMMENDATIONS OF THE PLAN COMMISSION, AND THE FOLLOWING RECOMMENDATIONS DETAILED IN THE STAFF DEVELOPMENT COMMITTEE REPORT DATED OCTOBER 17, 2001:

1. The Village of Arlington Heights will accommodate detention at a future date through its Flood Control Program for existing surfaced areas.

2. Future owners of Lot 1 and Lot 2 shall comply with all Village Code requirements including detention for future expansion areas.
3. The Land Use Variation shall be tied to Arlington Heights Ford and subject to their maintaining a central dealership facility at 800 W. Dundee Road in Arlington Heights.
4. Variations from Chapter 28, Sections 6.16-1.1 and 11.2-9, shall become null and void if Lot 2 is no longer used as an automobile storage lot for private passenger vehicles.
5. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Policies, and Regulations.

ROLL CALL VOTE:

COMMISSIONERS BALLINGER, DROST, GREEN, GRONER, MERTES, AND CHAIRMAN BLACKWOOD VOTED IN FAVOR.

THE MOTION CARRIED.

COMMISSIONER COMMENT:

Commissioner Blackwood: This has been approved by the Plan Commission and will be forwarded to the Village Board. Please contact the Staff for the date. Thank you.

Hearing ended at 7:50 p.m.

CAROL BLACKWOOD, CHAIRMAN
ARLINGTON HEIGHTS PLAN COMMISSION
Recorded by LeGrand Services

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Matthew S. Dabrowski, Development Planner
Meeting Date: October 24, 2001
Date Prepared: October 17, 2001

Project Title: Arlington Heights Ford
Address: 600 W. University Drive

BACKGROUND INFORMATION

Petitioner: William C. Dixon, Village Manager
Address: Village of Arlington Heights
 33 S. Arlington Heights Road
 Arlington Heights, Illinois 60005

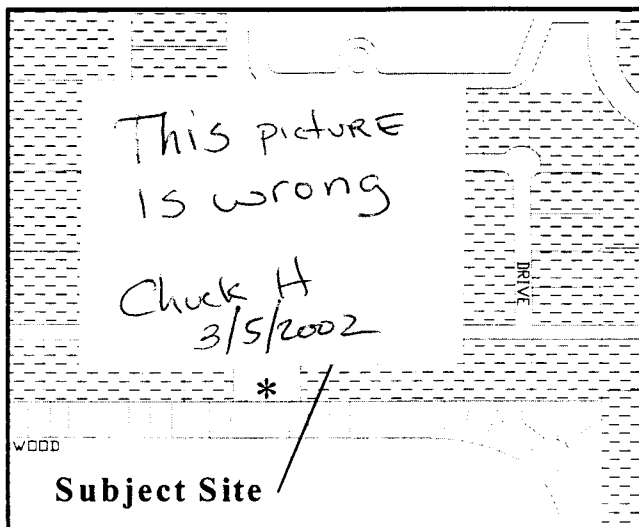
Existing Zoning: M-1, Research, Development, and Manufacturing District

Requested Action:

1. Preliminary/Final Plat of Subdivision to divide the property into two lots.
2. Preliminary/Final Planned Unit Development for Lot 1
3. A Land Use Variation to allow an automobile storage lot for private passenger vehicles in an M-1, Research, Development, and Manufacturing district for Lot 2.

Variations Required:

1. A variation from Chapter 28, Section 6.16-1.1, New Landscape Requirement, to waive the installation of curbed islands in the proposed vehicle storage lot that is located on proposed Lot 2.
2. A variation from Chapter 28, Section 11.2-9, Access, to allow tandem parking within the proposed vehicle storage lot that is located on proposed Lot 2.



ANALYSIS

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Manufacturing	Existing light industrial building	R&D, Mfg., and Warehouse
South	M-1, Research, Development, & Manufacturing	Existing light industrial building	R&D, Mfg., and Warehouse
East	M-1, Research, Development, & Manufacturing	Existing light industrial building	R&D, Mfg., and Warehouse
West	M-1, Research, Development, & Manufacturing	Existing light industrial building	R&D, Mfg., and Warehouse

Project Summary:

The subject site located at 600 W. University Drive is approximately 6.49 acres (282,704 square feet) in size and is currently zoned M-1, Research, Development and Manufacturing District. In addition there is an existing light industrial building that is currently vacant and is approximately 89,000 square feet in size. Moreover, the subject site has two existing parking lots that are located on both sides of the building. The parking lot to the east has approximately 200 parking spaces, while the lot to the west has 80 parking spaces. Over the last few months the Village has been working with Al Piemonte's Arlington Heights Ford (AHF) to secure a suitable location for additional vehicle storage. Although a number of sites have been discussed and evaluated, the Village and AHF both agree that the property at 600 W. University Drive is the most ideal location due to its close proximity to the Dundee Road sales office. As a result, the Village purchased the property and is in the process of selling the west 4.49 acres to a light industrial user known as Cano Packaging, which plans to move their corporate headquarters to this location. The remaining 2.0 acres (Lot 2) that is to the east will be leased to AHF, which is currently using the existing parking lot on a temporary basis. As shown on the attached concept site plan, the proposed storage lot has the potential capacity of expanding to 324 parking spaces. While it is expected that the leased area will more than enough to accommodate AHF, under the 10-year Lease/Purchase Agreement, the Village and dealership has the option of leasing excess parking spaces to other local car dealerships in need of inventory storage.

In order to proceed forward the Plan Commission must review and the Village Board must approve the following actions. The first action is a preliminary/final plat of resubdivision to divide the property into two lots. The second action is a preliminary/final Planned Unit Development, which is required for Lot 1 since it is zoned M-1 and is greater than four acres in size. The last action is a Land Use Variation, which will allow an automobile storage facility on Lot 2.

Zoning and Comprehensive Plan

As previously mentioned the subject site is currently zoned M-1, Research, Development, and Manufacturing. Pursuant to the Zoning Ordinance an automobile storage lot is only permitted in the B-3 and M-2 districts. As a result, a Land Use Variation is required for the east half of the site, which is denoted as Lot 2. As part of the formal review process a written justification based on the hardship criteria outlined in the Zoning Ordinance was provided, more specifically:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**

The property has remained vacant for a number of years and the Village has the opportunity to sell the west half of the property to a light industrial user known as Cano Package, which plans to move their corporate headquarters to this location.

- **The plight of the owner is due to unique circumstances.**

The Village specifically purchased this site as a suitable location for an automobile storage lot for private passenger vehicles. Other locations were evaluated, some of which would not require a Land Use Variation, however, those sites were either not available or lacked proper dimensions to address the needs of AHF and other automobile dealerships (as needed). Moreover, AHF is landlocked and cannot expand its on-site vehicle storage capacity, therefore, a suitably sized site in close proximity to the dealership was necessary. This site fits those unique and specific criteria and needs for an automobile storage lot.

- **The variation, if granted, will not alter the essential character of the locality.**

The proposed action would not alter the essential character of the locality since the property is currently being used as a parking lot, and the volume of traffic generated by the storage lot would be less than a typical light industrial use. In addition, the site is not directly adjacent to any residential areas.

Furthermore, the proposed land use is consistent with the Village's Comprehensive Plan, which designates the subject site as Research, Development, Manufacturing, and Warehousing.

Site Issues

Throughout the development review process the Staff Development Committee has supported the proposed concept site plan. As previously mentioned AHF is planning to use the existing parking lot to store their vehicles until such time that the demand for additional storage capacity is required. At that time the parking lot would be expanded and restriped so that the total capacity would increase from 200 to 324 spaces. In addition a small office/storage building has been constructed on-site in order to provide shelter for delivery drivers and on-site attendants during inclement weather. The aforementioned structure is currently located near the northwest corner of proposed Lot 2 and is depicted on the existing parking lot layout plan that is denoted as Exhibit A (see attached). With respect to the west lot, the proposed concept site plan shows how the property could potentially be modified to accommodate a building addition and parking lot expansion. At this time the Staff Development Committee does not have any issues associated with the west lot in its current condition, however any future user of the site that plans to expand the facility will need to provide fully dimensioned site development plans as part of a PUD amendment process. With respect to stormwater management, the Village of Arlington Heights will accommodate detention at a future date through its Flood Control Program for the existing surfaced areas. Future owners of Lots 1 and 2 will be required to comply with all applicable detention requirements for any future building or parking lot expansions.

Traffic & Parking Issues

According to the Village's Zoning Ordinance a formal traffic study is only required when the subject site is adjacent to a major or secondary arterial as defined in the Official Thoroughfare Plan. According to the aforementioned plan, University Drive is designated as a collector street and would therefore not require a formal traffic and parking study. However during the Plan Commission review process the Staff Development Committee identified one variation that pertains to the parking standards outlined in the Zoning Ordinance, more specifically:

- **A variation from Chapter 28, Section 11.2-9, Access, to allow tandem parking within the proposed vehicle storage lot that is located on Lot 2.**

The Staff Development Committee supports the aforementioned request since tandem parking would maximize the number of parking spaces that could be provided on site. Moreover, the proposed request would not have a detrimental affect on the general public since access onto the site would be restricted. Furthermore, AHF and/or any other automobile dealership would be responsible for storing and moving vehicles based on the their current demand. With respect to Lot 1 (west lot), the total parking demand as required by Code will be determined as part of the building permit review process. According to the parking ratios outlined in the Zoning Ordinance one parking space will be required for every three hundred square feet of floor area allocated to office uses, while the warehouse/manufacturing component will require one parking space for every two employees.

Landscape & Tree Preservation Issues

As part of the formal review process a code compliant landscape plan has been developed. The aforementioned plan shows an existing and continuous row of shrubs and trees along the front property line that will screen the storage lot from the public right of way. For security reasons AHF has installed a six-foot high fence as well as a guardrail around the perimeter of Lot 2. This fence consists of a decorative wrought iron fence along the front property line, which also partially wraps around into the side yards. From there, a six-foot high chain link fence encloses the property, while the guardrail has been installed between the perimeter fencing and the storage lot. The final issue pertaining to landscaping is the Village's requirement for curbed islands in the proposed automobile storage parking lot. As shown on the concept site plan the following variation is required:

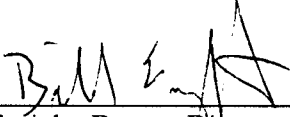
- **A variation from Chapter 28, Section 6.16-1.1, New Landscape Requirement, to waive the installation of curbed islands in the proposed vehicle storage lot that is located on Lot 2.**

The Staff Development Committee supports the aforementioned variation since curbed islands located at the end of the rows of parking would have an impact on daily operations as well as minimize the number of vehicles that could be stored on site. Moreover, the curbed islands would not benefit the general public in terms of traffic circulation, since they would not be allowed to park within this facility. Finally, the front yard is heavily landscaped and improved with various trees and shrubs as well as a decorative wrought iron fence.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and concurs with the proposed Preliminary/Final Plat of Resubdivision to divide the property into two lots, a Preliminary/Final Planned Unit Development for proposed Lot 1, a Land Use Variation to allow an automobile storage lot for private passenger vehicles on proposed Lot 2, a variation from Chapter 28, Section 6.16-1.1, New Landscape Requirement, to waive the installation of curbed islands in the proposed vehicle storage that is located on Lot 2, and a variation from Chapter 28, Section 11.2-9, Access, to allow tandem parking within the proposed vehicle storage that is located on Lot 2, subject to the following conditions:

1. The Village of Arlington Heights will accommodate detention at a future date through its Flood Control Program for existing surfaced areas.
2. Future owners of Lot 1 and Lot 2 shall comply with all Village Code requirements including detention for future expansion areas.
3. The Land Use Variation shall be tied to Arlington Heights Ford and subject to their maintaining a central dealership facility at 800 W. Dundee Road in Arlington Heights.
4. Variations from Chapter 28, Sections 6.16-1.1 and 11.2-9, shall become null and void if Lot 2 is no longer used as an automobile storage lot for private passenger vehicles.
5. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Policies, and Regulations.



October 17, 2001

Bill Enright, Deputy Director of Planning and Community Development

C: Bill Dixon, Village Manager
All Department Heads
Arlington Heights Ford
Cano Packaging
PC File 01-012



5/14/2025

Item: 1912 N. Arlington Heights Rd. - Driven Car Wash - T1881
Rezoning from B-2 to B-3 District, Special Use for a Car Wash
Department: Planning & Community Development

Item Description:

Requested Action

1. Rezone from a B-2 District to B-3 District
2. Special Use for a Car Wash

Requested Variations

To be determined

Recommendation

The Staff Development Committee reviewed the proposed Rezoning and Special Use and does not support the proposal for the following reasons:

1. The location of this site is not suitable for a car wash due to the successful development of commercial uses in the surrounding B-2 zoning district.
2. Potential impacts of light, noise and traffic from a car wash use within close proximity to a single-family residential.
3. Access concerns for the Fire Department in navigating around the building.
4. Traffic safety concerns with cars backing onto N. Arlington Heights Road in both directions, impacting access to surrounding businesses, turning movements and access to drive/turn lanes at the intersection with Palatine Road and Rand Road.

If the Petitioner elects to proceed forward, the following issues shall apply:

1. Landscape Plan meeting all zoning requirements will be required.
2. Design Commission Review will be required.
3. Petitioner will need to add an additional employee parking space.
4. Petitioner will need to provide documentation for the cross-access agreements.

5. Market Study will be required.
6. Please provide an autoturn diagram using AHFD Engine 114.
7. Fire apparatus access road dead ends are not allowed unless approved by the Fire Chief. Please provide updated drawings showing this correction.
8. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide drawings showing the fire apparatus access road.
9. N. Arlington Heights Rd is under the jurisdiction of the Illinois Department of Transportation (IDOT). All work in IDOT right-of-way requires an IDOT permit.
10. In the event the existing depressed curb is not utilized for the new access, the depressed curb shall be removed and replaced with a full head curb.
11. The existing sidewalk along the frontage shall be removed and replaced. If feasible, the sidewalk shall be shifted west, allowing for a parkway between the sidewalk and the curb.
12. Sidewalk through the entrances shall be 2% maximum cross slope, detectable warnings are required for the exit if under stop control.
13. Provide a full traffic study. The study shall take into consideration the queuing for the McDonald's to the south and the traffic signal to the north. The study shall take into consideration the cross access. The traffic study shall be reviewed and approved by IDOT.
14. The proposed sign shall be reviewed for the site triangle/site obstruction.
15. Provide a photometric lighting diagram.
16. Detention is required meeting Village and MWRD volume control requirements.
17. A triple basin will be required for a car wash, an MWRD permit will be required.

ATTACHMENTS:

1. CPRC Staff Report - Driven Car Wash
2. Aerial
3. Project Narrative
4. Renderings
5. Schedule 1 - Site Plan and Survey
6. Schedule 2 - Elevations
7. Schedule 3 - Landscaping
8. Schedule 4 - Sign Plan



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

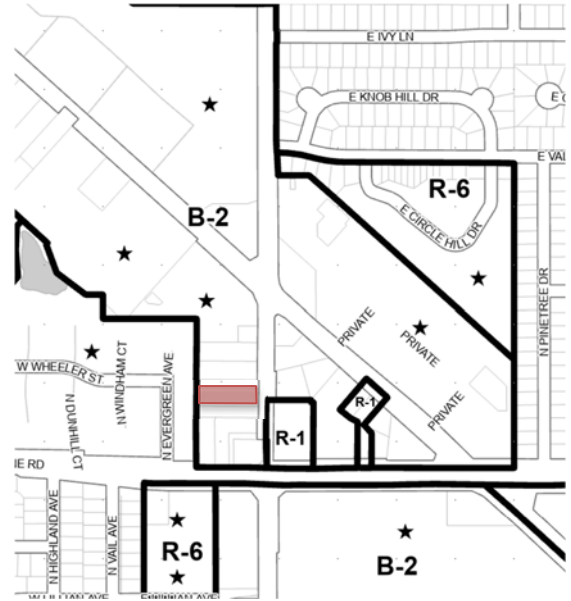
Temp File Number: T1881
Project Title: Driven Car Wash
Address: 1912 N Arlington Heights Rd.
PINs: 03-17-302-063-0000

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: May 14th, 2025
Date Prepared: May 2nd, 2025

Petitioner: Chris Niro
 Driven Car Wash

Address: 44 S. Vail Ave., Suite 204
 Arlington Heights, IL 60005

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



SURROUNDING LAND USES

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2, General Business District	McDonalds	Commercial
South	B-2, General Business District	Palm Court, Speedway	Commercial
East	B-2, General Business District & R-1, One-Family Dwelling District	Strip Mall Center and Vacant parcel	Commercial
West	R-3, One-Family Dwelling District	One Family Dwellings	Single Family Detached

Requested Action:

1. Rezone from a B-2 District to B-3 District
2. Special Use for a Car Wash

Requested Variations:

To be determined

Project Background:

The subject site is zoned B-2, General Business District and is 29,169 square feet in size. The lot is currently a vacant parcel. The property is located along N. Arlington Heights Rd., northwest of the intersection with Palatine Rd. The site is north of Palm Court and the Speedway and south of McDonalds. Single Family homes are located to the west and a vacant parcel across S. Arlington Heights Rd to the east.

The petitioner is proposing to construct an automated express car wash. The proposed hours of operation are 7am to 8pm, with an anticipated 3 employees per shift.

Several other developers have considered constructing car washes in this general corridor, but none at this specific location. Staff advised those developers that due to the prime commercial location between several highly successful shopping centers, car washes are not appropriate for this area.

With this specific site, Staff is especially concerned about the proximity to the residential use to the west, due to the noise, light and intensity of the car wash use. This concern was also expressed during the public hearings for the development of the McDonald's to the north. Lastly, staff has significant concerns about full access to the site within such close proximity to the intersection with Palatine Road and Rand Road.

Zoning and Comprehensive Plan

The current zoning for the property is B-2, General Business District, which allows commercial uses, but does not allow auto-oriented businesses. Therefore, the petitioner would need to rezone the property to B-3, General Service, Wholesale and Motor Vehicle District. The B-3 allows Car Washes as a Special Use, so the petitioner will also need to file a Special Use Application. As part of any Plan Commission Application, the petitioner shall provide a written responses to the three hardship criteria necessary for Special Use approval, as outlined below:

- 1. That said special use is deemed necessary for the public convenience at this location.**
- 2. 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.**
- 3. 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.**

There is existing residential to the west zoned R-3, One-Family Dwelling and a parcel to the east zoned R-1, One-Family Dwelling. The majority of the remaining properties in the area are zoned B-2, General Business District. The SDC anticipates the parcel, across N. Arlington Heights Road, to the east will be rezoned to B-2 at the time the property is developed. Thus, the SDC feels a rezoning to the B-3 District would be inappropriate for this property. Similar to the other requests received, this location is ideal for traditional commercial uses due to the proximity to Rand and Palatine Roads and the successful shopping centers in the corridor.

If the petitioner chooses to move forward, a market study will be required.

The Comprehensive Plan outlines this property as "Commercial". The proposed use is considered Commercial per the Comprehensive Plan, so an amendment would not be necessary.

Building

The proposed building is 4,900 square feet. The petitioner has classified the building architecture as "nostalgic of the classic car wash experience, but with a modern twist, with elements inspired by the modernist movement of the 1950's". The design is similar to the current Driven Car Wash located at 2100 S. Arlington Heights Road.

A Design Commission Application will be required.

Site Plan and Landscaping

The site plan includes the building, a drive thru lane which opens to three cashier stations, and 14 outdoor vacuums. In 2006, the McDonalds was built to the north of this property. The property owners to the west expressed concerns about noise and lighting. As part of the approval for the McDonald's, Village Staff outlined, and the petitioner agreed to, specific noise and lighting standards in the Ordinance. These standards include; regulations on speaker volume, signage asking patrons to be courteous to their neighbors, locating rooftop HVAC units at the front of the building, and light poles not exceeding 18ft. Automated car washes and outdoor vacuums generate significant noise. The proposed use is adjacent to single-family residential and the size of the site constrains the petitioner's ability to buffer the noise with landscaping or other means. Similar to the McDonald's development, staff anticipates the neighborhood will not be supportive of the project and will voice opposition to the lights and noise that would be generated by the car wash and the 14 exterior vacuums.

The site will be accessed via two curb cuts along N. Arlington Heights Road. The northern access is proposed as a two-way full-access driveway, with the southern access utilized as an exit only. IDOT approval will be required for any access to N. Arlington Heights Rd. Per staff's request, the petitioner is providing reciprocal cross access to the property to the north and one-way cross access into the site from the property to the south. A six-foot vinyl fence is proposed in the rear of the property to eliminate access to the site from the rear alley, while retaining cross access for the other properties. If the project proceeds, the petitioner will be required to provide cross access agreements or easements as part of a Plan Commission Application.

SDC has concerns with the proposed southern cross-access location along the N. Arlington Heights Road frontage as it necessitates vehicles exiting the site first pass in front of the exit to the car wash, leading to potential vehicle conflicts. SDC also anticipates there may be conflicts between vehicles queuing for the carwash and those entering/ exiting the site. Lastly, staff is also concern about a full-access driveway within less than 400 feet of the intersection with Palatine Road and less than 600 feet south of Rand Road, in concert with the conflicts already stated.

The current plans do not illustrate proper fire access. A fire lane will need to be added to the perimeter of the site to allow a fire truck circulate around the entire building. If the application proceeds, a fire turning radius exhibit will be required.

The petitioner has provided a preliminary landscape plan. The Plan does not show the northernmost access drive onto N. Arlington Heights Rd. and will need to be amended to match the site plan. Additional landscaping will need to be added along N. Arlington Heights Rd. A landscape plan meeting all Village standards will be required. A photometric plan will also be required. Consideration should be taken to limit impact to the neighboring residential properties.

On-site detention meeting all WMRD requirements will be required.

Traffic and Parking

Per Code, a detailed traffic and parking study from a Certified Traffic Engineer must be provided as part of any Plan Commission application, which assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking.

Driven's existing facility located at 2100 S. Arlington Heights Rd, occasionally experiences vehicle queuing onto S. Arlington Heights Road, which disrupts the flow of traffic. The SDC has concerns this location may also result in vehicle queuing onto N. Arlington Heights Road leading to traffic issues. This is of particular concern at this location, due to the proximity to the intersections with Palatine Road and Rand Road. The potential to block access to the southbound right turn lane, block driveways and travel lanes travelling south from Rand Road, and potentially creating a queue in the northbound lanes wishing to turn left into the site is of great concern as these are roadways with high traffic volumes and heavy turning movements. These conditions would be unacceptable, however infrequently, in such close proximity to such major traffic intersections.

Per Village Code, the proposed use requires one parking space per employee. The site plan has two employee parking stalls and one handicap stall. While this design meets Code, the SDC recommends adding an additional employee parking stall to accommodate the 3 proposed employees, as handicap stalls may only be utilized by those with appropriate State issued identification.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Rezoning and Special Use and **does not support** the proposal for the following reasons:

1. The location of this site is not suitable for car wash due to the successful development of commercial uses in the surrounding B-2 zoning district.
2. Potential impacts of light, noise and traffic from a car wash use within close proximity to a single family residential.
3. Access concerns for the Fire Department in navigating around the building.
4. Traffic safety concerns with cars backing onto N. Arlington Heights Road in both directions, impacting access to surrounding businesses, turning movements and access to drive/turn lanes at the intersection with Palatine Road and Rand Road.

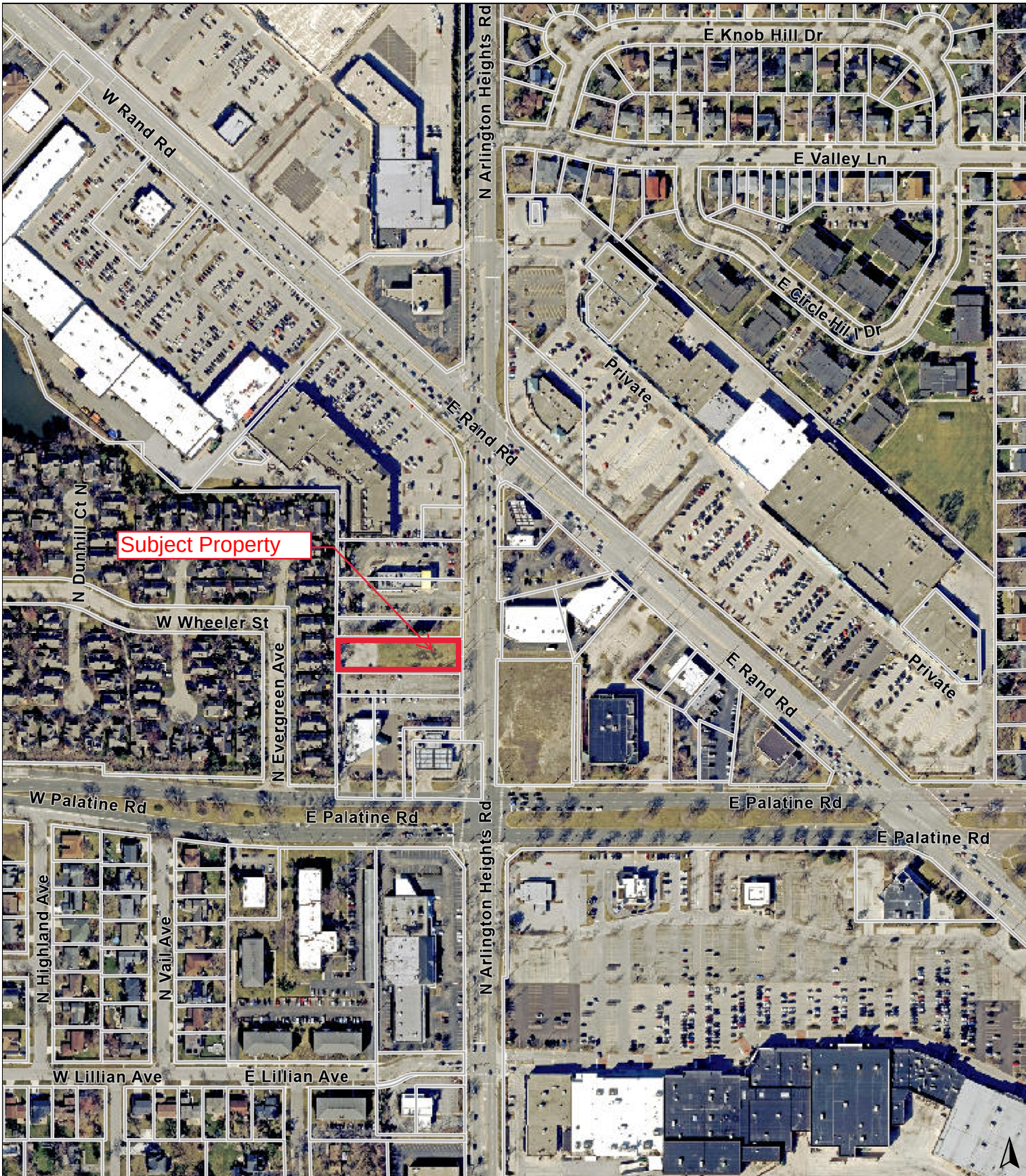
If the Petitioner elects to proceed forward, the following issues shall apply:

1. Landscape Plan meeting all zoning requirements will be required.
2. Design Commission Review will be required.
3. Petitioner will need to add an additional employee parking space
4. Petitioner will need to provide documentation for the cross-access agreements.
5. Market Study will be required.
6. Please provide an autoturn diagram using AHFD Engine 114.
7. Fire apparatus access road dead ends are not allowed unless approved by the Fire Chief. Please provide updated drawings showing this correction.
8. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide drawings showing the fire apparatus access road.
9. N. Arlington Heights Rd is under the jurisdiction of the Illinois Department of Transportation (IDOT). All work in IDOT right-of-way requires an IDOT permit.
10. In the event the existing depressed curb is not utilized for the new access, the depressed curb shall be removed and replaced with a full head curb.
11. The existing sidewalk along the frontage shall be removed and replaced. If feasible, the sidewalk shall be shifted west, allowing for a parkway between the sidewalk and the curb.
12. Sidewalk through the entrances shall be 2% maximum cross slope, detectable warnings are required for the exit if under stop control.
13. Provide a full traffic study. The study shall take into consideration the queuing for the McDonald's to the south and the traffic signal to the north. The study shall take into consideration the cross access. The traffic study shall be reviewed and approved by IDOT.
14. The proposed sign shall be reviewed for the site triangle/site obstruction.
15. Provide a photometric lighting diagram.
16. Detention is required meeting Village and MWRD volume control requirements.
17. A triple basin will be required for a car wash, an MWRD permit will be required.

_____, May 14, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1881



March 31, 2025

Village of Arlington Heights
Planning and Zoning Commission

Re: 1912 N. Arlington Heights Rd.
Special Use Permit - Project Narrative

Introduction

Driven Car Wash is a local, family-owned express car wash platform expanding operations in the Chicagoland area ("Driven"). Driven seeks to re-develop the property located at 1912 N. Arlington Heights Road (the "Property") and construct a best-in-class express car wash facility for the Arlington Heights community. Driven currently proudly operates express wash facilities in Arlington Heights, Rolling Meadows, Hickory Hills, Des Plaines, and Buffalo Grove. We are currently building or in the final stages of building permits for express wash facilities in Mundelein, Oak Park and Park Ridge. We are excited to expand our presence in the Arlington Heights business community. Currently, the subject property is un-occupied. We believe that the immediate area is ripe for continued development and we wish to bring our best-in-class service to the northern area of Arlington Heights.

Through ongoing partnerships, Driven supports local organizations and charities to serve our customers and community. We are also committed to environmentally friendly practices and have built a corporate culture of equality and opportunity amongst our staff. Further, Driven is an active participant in our communities through civic engagement and charity. One such example is our annual **Drive Out Hunger Food Drive**. Each year we partner with Elsie's Pantry out of Savior Divine Lutheran Church in Palos Hills, IL to help make change and create sustainable short-term food sourcing for families fighting hunger in our local communities. We offer free Signature washes for customers who donate to the food drive.

The nature of operations will be express exterior only car wash, which will require customers to remain in their vehicles. Given the nature of operations, staffing will be limited to approximately 3 employees per labor hour.

Current Use & Zoning

The subject properties are located in a commercial district designated as B-2. Pursuant to Zoning Ordinance Section 28-8, a special use permit can be granted for a car wash facility in a B-3 Commercial District. Accordingly, we concurrently respectfully request an Amendment to change the zoning from B-2 to B-3 and grant a Special Use Permit for operation as a car wash.

Currently, the property at the Property is mostly open space. The PIN for this property: 03-17-302-063-0000. A current aerial photograph of the property has been submitted.



Fiscal Impact Analysis

Developing a state-of-the-art Express Car Wash facility at the Subject Property will positively impact the surrounding commercial area. Among our neighbors, the Driven will add value to the existing properties along Arlington Heights Road. Building a state-of-the-art express car wash will be a testament to the forward thinking of the village of Arlington Heights. Throughout our operational experience, we have found that car wash customers are predominantly customers of convenience. Accordingly, an individual already visiting the area will see greater value in their visit when they can also utilize the car wash facility.

Driven actively recruits and encourages employment from within the community with a focus on recruiting veterans of the armed services. Further, Driven is an active participant in our communities through civic engagement and charity. We have attached a letters of support from the Mayors of Hickory Hills and Des Plaines (**Exhibit A**).

Site Plan & Elevation Narrative

The Property will be redeveloped as an express wash occupying the entire 0.67AC (29,250 Square Feet) area. The new facility will be accessed from Arlington Heights Road using an existing curb-cuts along the East side of the Property. Accordingly, we seek to revitalize and modernize the subject property, building a state-of-the-art express car wash operation on the vacant commercial lot. Our proposed structure is approximately 4,062 square feet and will feature 14 free vacuum stalls to be used by customers. The architectural design is intended to call upon the nostalgia of the classic car wash experience, but with a modern twist. Our plan consists of building design elements inspired by the modernist movement of the 1950's. Below are sample renderings of a prototypical Driven Car Wash facility:



Our updated site plan is attached as **Schedule 1** and our prototype architectural elevations are attached as **Schedule 2**.

Driven Car Wash utilizes the best and newest technologies in car washing equipment and chemistry, combined with the personalized feel of a classic car wash. Over the past 15 years the shift between the "do-it-yourself" and the "do-it-for me" economy has not been more dynamic



that in the area of professional car washing¹. One study found that “[s]peed and convenience are the two major benefits car washing businesses offer and as a result, there has been a vast decline in the percentage of US consumers washing their cars at home. Additionally, due to their hectic schedules, individuals no longer have the time to wash their cars and instead choose to employ professional car washes.” Our re-development of the existing unoccupied lot along Arlington Heights Road will continue this ongoing trend.

Professional car washing is better for the environment compared to washing at home. The MidAmerica Regional Council found that “[t]he average homeowner uses 116 gallons of water to wash a car! Most commercial car washes use 60 percent less water for the entire process than a homeowner uses just to rinse the car.”² Driven Car Wash, on the other hand is a member of the ICA WaterSavers™ Program which, to be a member, we commit to use an average of no more than 40 gallons (151.5 liters) of fresh water per car. All of that water is either recycled or returned to the environment cleanly. Finally, the US Environmental Protection Agency has also suggested individuals wash their car commercially opposed to in their own driveways.³

Traffic Movement/Fire Department/Emergency Vehicle Ingress/Egress

Included in our proposed site plan and in compliance with Village Code, we have provided a site plan that will allow for emergency vehicles (including Fire Department vehicles) to enter and exit the site unobstructed by vehicles, equipment or landscaping. Our building will have a fire alarm system. Similarly, we will have a Knox Key Box and Knox Power Switch Shunt.

Through multiple projects, Driven has engaged the services of KLOA to evaluate the traffic movement as well as the ingress and egress of traffic onto any given site. The Illinois Department of Transportation (“IDOT”) provides a publicly available tool that measures average vehicles per day. According to the IDOT records, Arlington Heights Road handles over 22,000 vehicles per day⁴. From our operating experience peak travel hours will incur less than 80 vehicles per hour. That amount of traffic at our location would be a de minimis amount of the daily traffic volume. Therefore, the addition of an express car wash facility at the subject site will have little to no impact on the total vehicle volume already present.

Driven prides itself on our ability to efficiently and safely manage traffic entirely on our property. A total of approximately 16 vehicles can be accommodated in the three approach lanes while advancing to the three pay stations. As such, the car wash will provide stacking for a total of approximately 20 vehicles at any one moment. We know that during a peak volume day the ITE manual shows less than 80 vehicles per hour will enter, use and exit our site. Considering we can manage 20 vehicles just in the stacking and tunnel entrance areas (not including in the tunnel, using vacuums or the exit areas) during any given **minute** of the peak hour, traffic will efficiently

¹ <https://www.businesswire.com/news/home/20221129005852/en/US-Car-Wash-Market-Report-2022-Secular-Shift-Toward-Do-It-For-Me-Offerings-Drives-Growth---ResearchAndMarkets.com>, Last Accessed March 31, 2025

² https://cfpub.epa.gov/npstbx/files/KSMO_CarWashing.pdf. Last Accessed March 31, 2025

³ <https://www.epa.gov/nutrientpollution/what-you-can-do-your-home#vehicles>. Last Accessed March 31, 2025

⁴ <https://www.gettingaroundillinois.com/Traffic%20Counts/index.html> . Last Accessed March 31, 2025.



and safely enter, use and exit our property. Finally, on high volume peak hours, our throughput speed (the speed in which a car can proceed through the tunnel) can be increased to disperse cars even quicker.

Landscaping Plan Narrative

We have provided a full landscaping plan which will greatly enhance the appearance of the property. Currently minimal landscaping is present on the property. Our preliminary landscaping plan enhances the property and adds a significant amount of foliage and greenspace. Pursuant to Section 28-6(6.15), our landscaping plan consists of a combination of shade and ornamental trees, evergreen trees and shrubs. Accordingly, we seek to add multiple shade/ornamental trees, and shrubs. Accordingly, our plan conforms to the specific requirements of Section 28-6(6.15). Our Landscape Plan is attached as **Schedule 3**.

Sound Mitigation

Our mission is to deliver the highest-quality car wash experience with a commitment to environmentally prudent practices. At the intersection of these objectives is a noise-controlled solution that utilizes the newest, high-tech equipment that the car wash industry has to offer. Our products comply Village Code Article 16-8-1605. Our vacuum services utilize a central direct drive turbine, that will be enclosed indoors within a brick/masonry structure. To further mitigate sound, we will be using an indoor exhaust silencer. Per the provided study provided by our equipment manufacturer, recorded audible readings at 30ft from the central turbine are 44 decibels.

As a part of our commitment to environmentally prudent practices, we include several layers of sound mitigation techniques to limit the amount of noise emitted from car wash operations. In addition to the points above, we include dampening mufflers on our interior blowers and utilize air lift doors at the tunnel exit to keep the tunnel doors closed in between customers. Additionally, our plan calls for the installation of sound barrier fencing and landscaping along the perimeter of the property to further reduce any sounds.

Lighting Plan Narrative

Our normal operating hours are 7am - 8pm. Although our site is predominantly used during daylight hours, during certain months of the year exterior lighting on poles and mounted on the building will be utilized for safety and security. Accordingly, we will provide a photometric analysis which demonstrates the footcandle illuminations for the entire site as required by Section 28-8 (10.2-12.3). No glare from the activities or operations are detectable off the property. To comply with the requirements of the Code, our selected lighting technology features backlight control that significantly reduces light spill to not affect adjacent properties. We have also chosen wall sconces that will be installed on the new facility that similarly reduce light spill and effectively illuminate the property.

Sign Plan Narrative



Our branding is an essential part of our best-in-class operations. Our brand identity is uniform throughout our existing physical and online locations. Similarly, our on-site staff are dressed in branded uniforms which is in line with the high-quality services we provide. Our brand identity is also tastefully represented on our physical structures. Driven Car Wash's sign plan conforms to the requirements of the Arlington Heights Sign Code (Chapter 30 et seq.). Indeed, our plan promotes and preserves the scale and character of the existing developments surrounding the subject property and also protects the site from intrusion by incompatible elements. Similarly, our signage program does not create any distractions or obstructions for vehicular or pedestrian traffic around the property. Our signs are unified and consistent in design with our proposed building and property. Our signs have been designed to be compatible with the materials of the building and are consistent with the area surrounding the property. Our prototypical sign plan is attached as **Schedule 4**.

Further, the requested signs are illuminated consistent with the provisions of the Code. Indeed, each sign affixed to the building is internally illuminated. For any external illumination, the illumination sources are located, shielded, and directed so they are not directly visible from any public street or any adjacent property. Every external artificial light source is directed solely to, and concentrated sharply on, the sign. Finally, all of the external illuminations are colorless.

Conclusion

We have made significant revisions to our standard site plans and elevations in order to provide the Village of Arlington Heights with a state-of-the-art express car wash facility that complies with the requirements of the Village Code and without requesting any variances. The storefront and entrance and exit enclosures will allow our facility to be a welcome addition to the area. Accordingly, we respectfully ask the Planning and Zoning Commission to grant our application for a special use permit to allow for the development of our express car wash facility and operations.



PROFESSIONAL CONSULTANTS

Civil Engineer: M. Gingerich, Gereaux & Associates (MG2A), (815) 478-9680
25620 S. Gougar Rd.
Manhattan, IL 60442

Architect: designhaus, inc., (847) 593-5010
860 Lively Boulevard
Elk Grove Village, Illinois 60007

Landscape Architect: Wave Outdoors Landscape + Design, (312) 772-2300
600 S Emerson St,
Mount Prospect, IL 60056

General Contractor: Morgan Wyatt, LLC., (708) 714-7116
250 S. Diversatech
Manteno, IL 60950

Traffic Consultant: Kenig, Lindgren, O'Hara, Aboona, Inc., ("KLOA") (847) 518-9990
9575 West Higgins Road, Suite 400
Rosemont, Illinois 60018

Sign Designer: Parvin-Clauss Sign Company, (630) 510-2020
165 Tubeway Dr.
Carol Stream, IL 60188

Environmental: Ekkert Environmental Services, Inc., (773) 719-3501
1011 State Street, Suite 120
Lemont, IL 60439

EXHIBIT A

City of Hickory Hills
8652 WEST 95th STREET
HICKORY HILLS, ILLINOIS 60457
PHONE 708 598 4800 • FAX (708) 430-6245



OFFICE OF THE MAYOR
MIKE HOWLEY

CITY HALL
708 430 4211

November 27, 2023

Chris Jenks
Driven Car Wash
8856 W. 87th Street
Hickory Hills, Illinois 60457

RE: Letter of Appreciation

Dear Chris,

I just wanted to say that the City is so pleased that you chose Hickory Hills for the development and operation of one of your Driven Car Wash locations. Driven made a huge financial investment in our town by choosing to build a state of the art car wash facility from the ground up. I am so glad to hear that our residents have strongly supported your business since it opened in 2020. Notably, I want to recognize that from day one Driven has given back to our community through charitable sponsorships, support of local youth sports organizations, involvement in the local Chamber of Commerce, donations to the public library and your ongoing financial assistance for the local food pantry. Indeed, Driven has lived up to its mission statement of supporting the communities that you serve.

I wish you continued success and thanks once again for running such a great business and your continued local involvement.

Sincerely,

Mike Howley
Mayor, City of Hickory Hills



Office of the Mayor

1420 Miner Street, Des Plaines, IL 60016

P: 847.391.5301 | W: desplaines.org

November 15, 2023

To Whom It May Concern:

I am writing this letter to share my enthusiastic support for Driven Car Wash, an important and successful business operating here in Des Plaines, Illinois.

Throughout the entire process that led to Driven beginning operations in our City, I found the entire organization to be capable, conscientious, and enthusiastic about being good neighbors to the rest of our local community. They are actively involved in the local chamber of commerce and have been embraced by many of our residents since they opened earlier this year.

Given the opportunity to work with the Driven team again in the future, I would have no concerns.

Very Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Goczkowski'.

Andrew Goczkowski
Mayor
City of Des Plaines





Plate 2



Plate 1



Plate 3

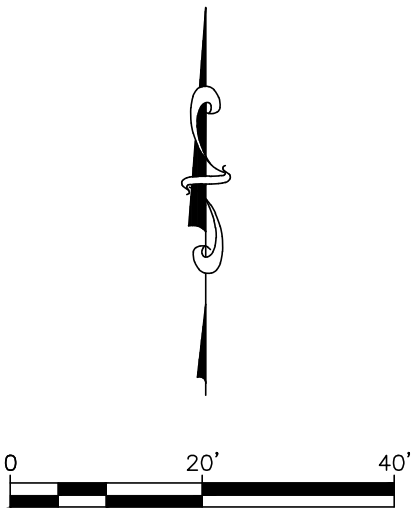
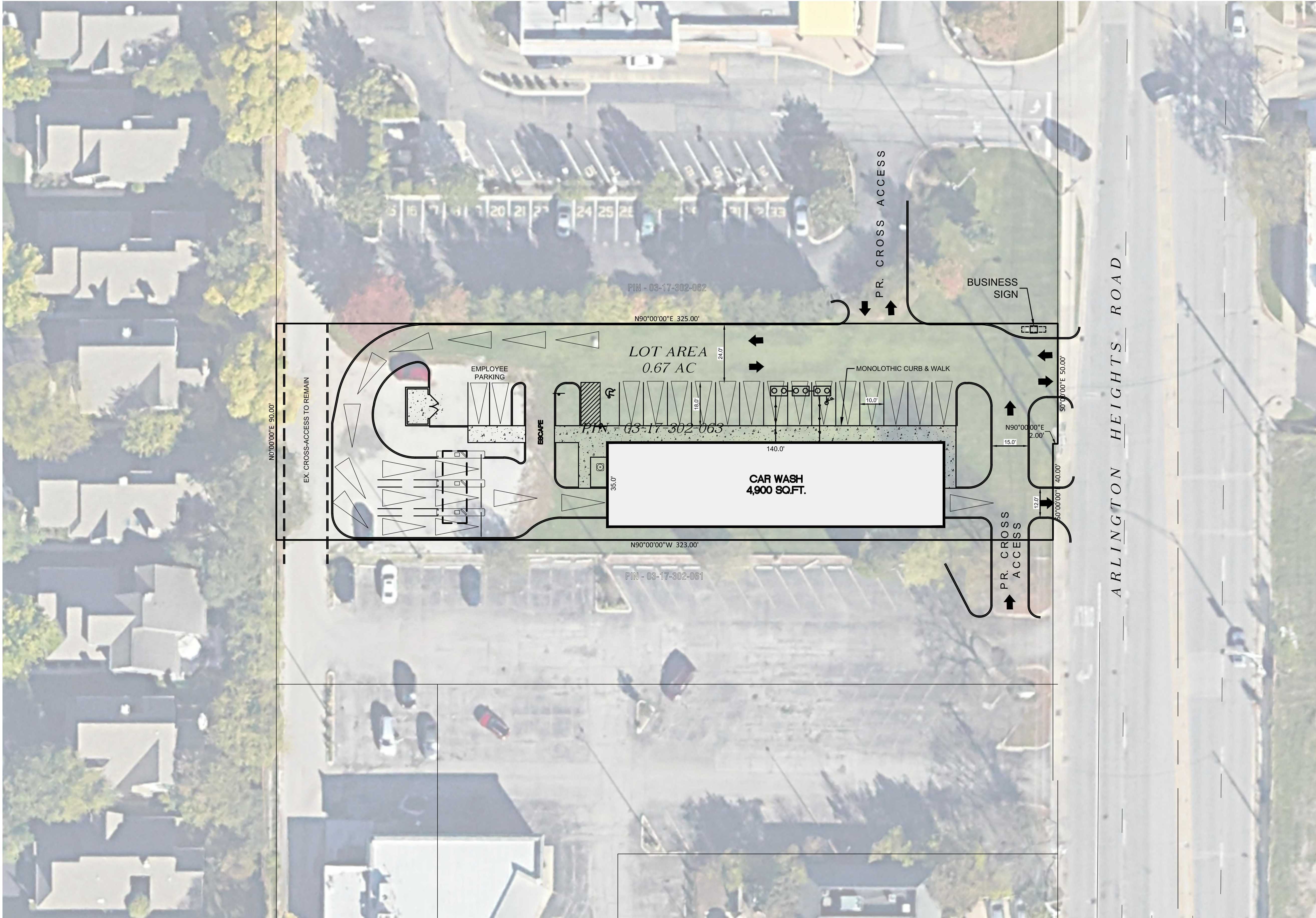


Plate 4



Plate 5

SCHEDULE 1



- NOTES:
1. SITE BOUNDARY INFORMATION SHOWN IS TAKEN FROM GIS AND TAX MAP INFORMATION ONLY, SUBJECT TO SURVEY.
 2. STORM WATER MANAGEMENT IS NOT SHOWN, TO BE DETERMINED.



DRIVEN CAR WASH
ARLINGTON HEIGHTS, ILLINOIS

PRELIMINARY CONCEPT PLAN

SHEET NO.
1 OF 1

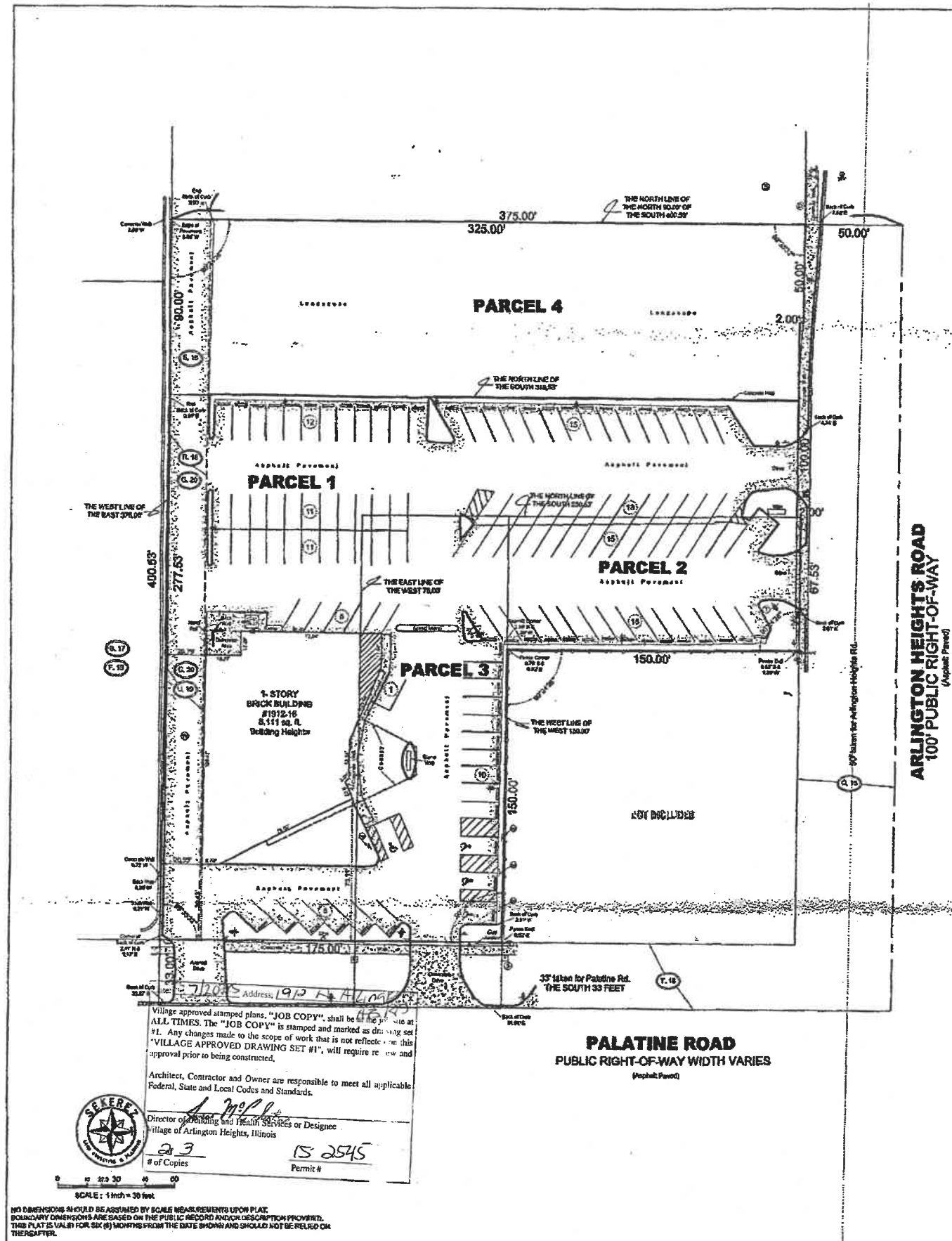
JOB NO. 24-273

DESIGN: ###
DRAWING: ###
CHECKED: ###
APPROVED: ###

CIVIL ENGINEERING
SURVEYING

**M GINGERICH GEREUX & ASSOCIATES**
MC2A WEST
Professional Design Firm License # 184-005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. J. MANHATTAN, IL. 60442
www.mg2a.com

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
11/7/2024	BPH	ISSUE FOR REVIEW
4/10/2025	BPH	ISSUE FOR REVIEW
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LEGAL DESCRIPTION

NOTES CORRESPONDING TO SCHEDULE B

LEGAL DESCRIPTION

NOTES CORRESPONDING TO SCHEDULE B

GENERAL NOTES

LEGEND

GENERAL NOTES

TO: REVISION GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

ZARKO SEKEREZ
PROFESSIONAL LAND SURVEYOR NO. 035-003308
LICENSE EXPIRATION DATE: NOVEMBER 30, 2015

ZARKO SEKEREZ & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
115 WEST CLARK STREET
CHICAGO, ILLINOIS 60606
TEL: (312) 234-8801
FAX: (312) 234-8801
WWW.SSEKEREZ.COM

1912-16 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS
TAX ID NUMBER : 03-17-302-029, 057, 061

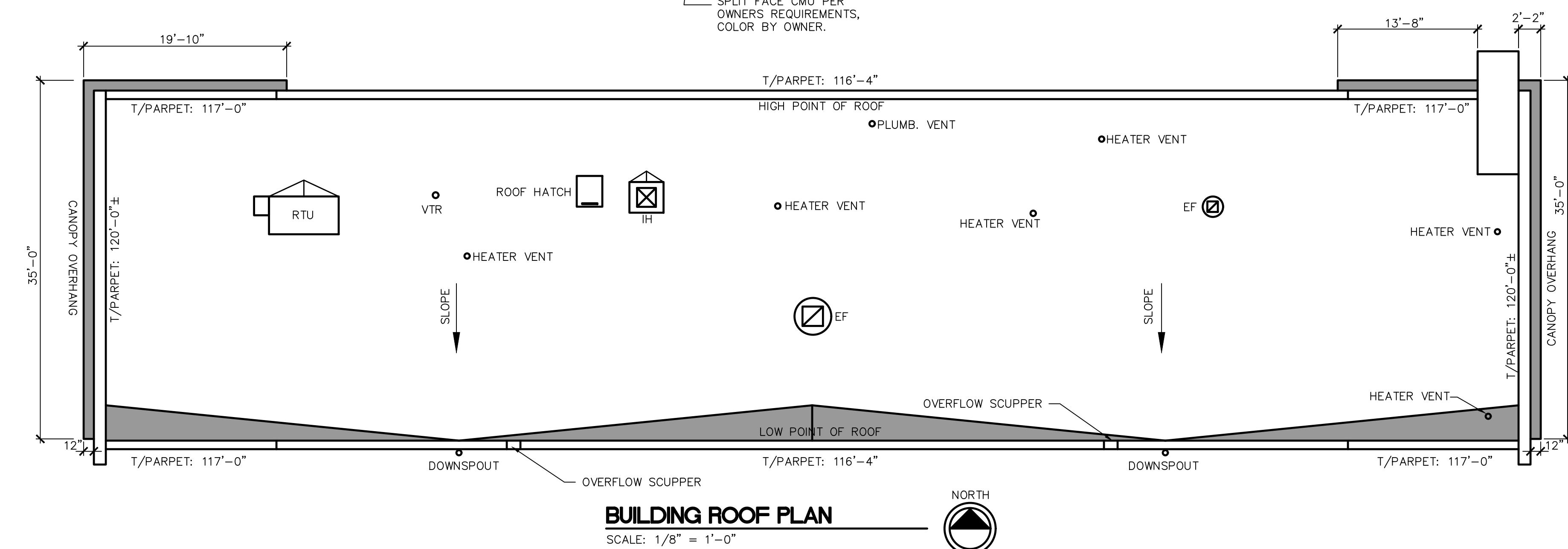
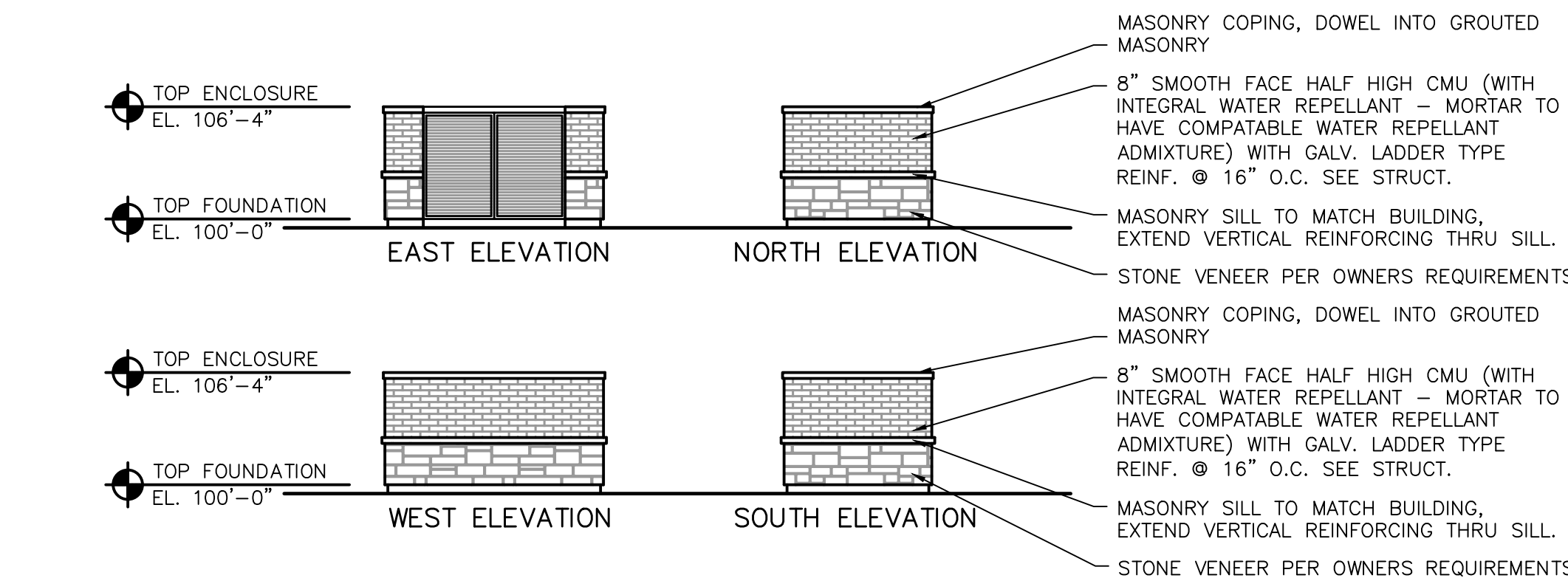
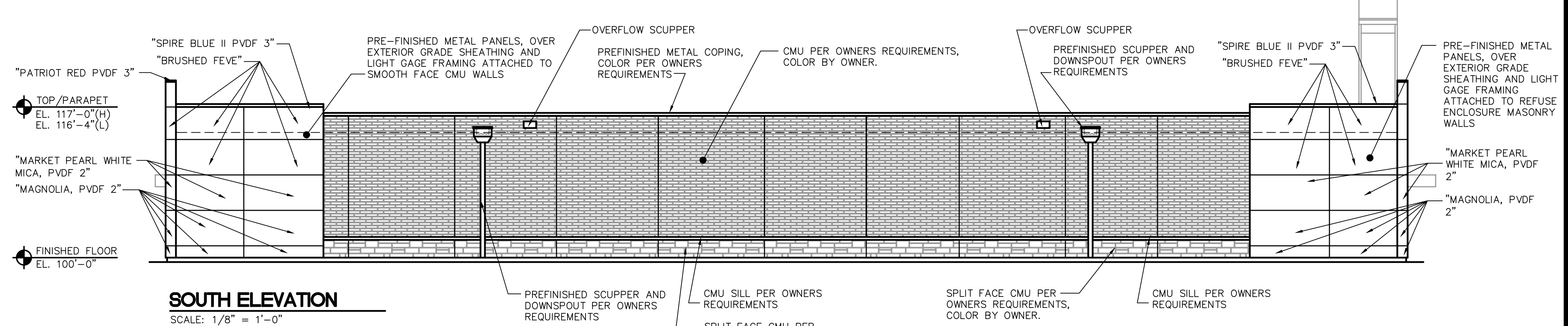
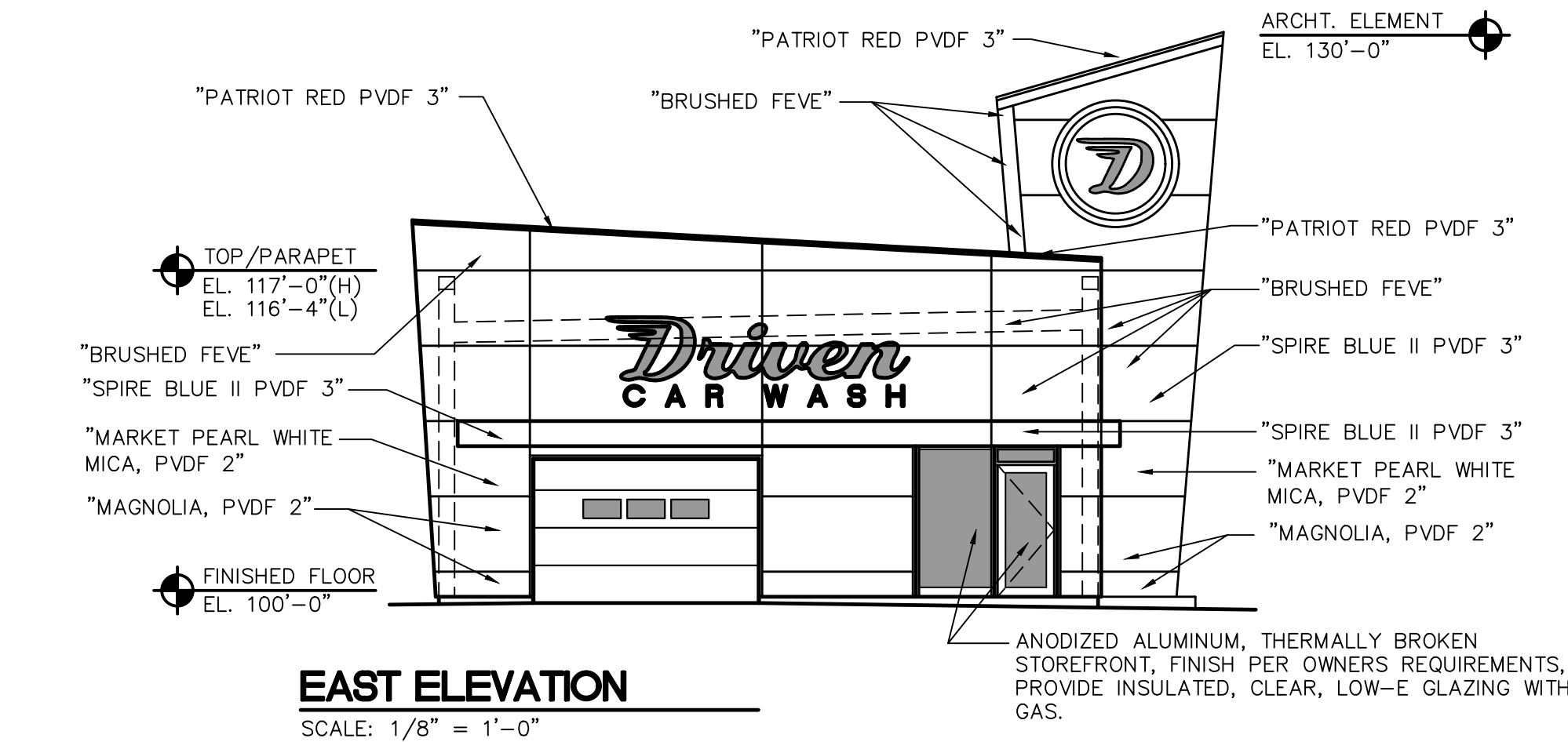
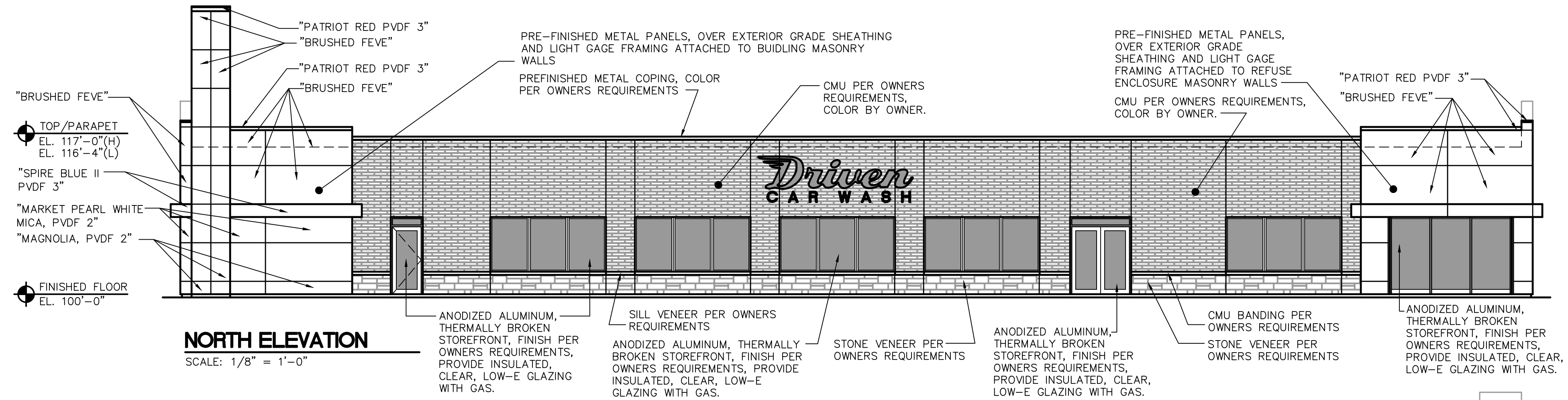
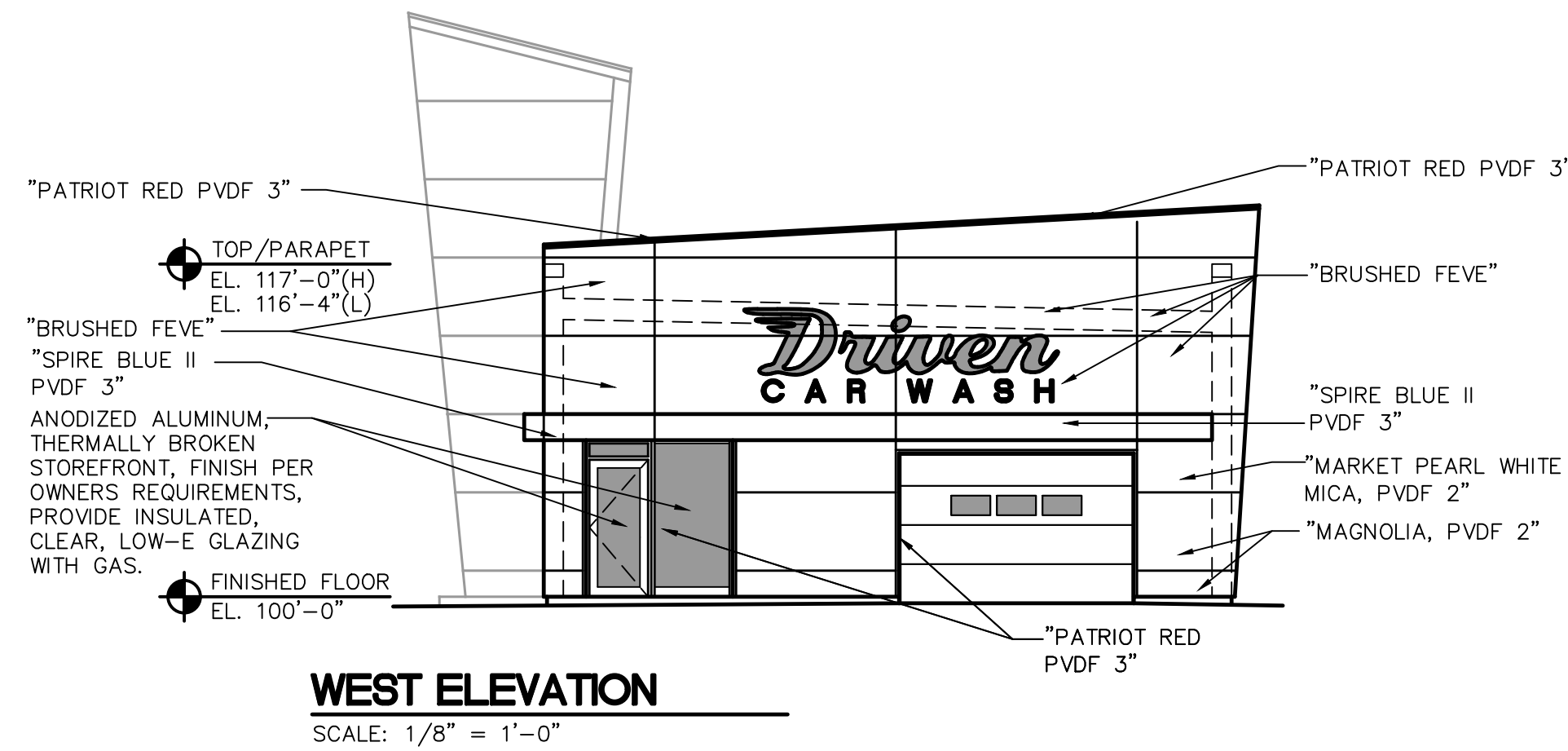
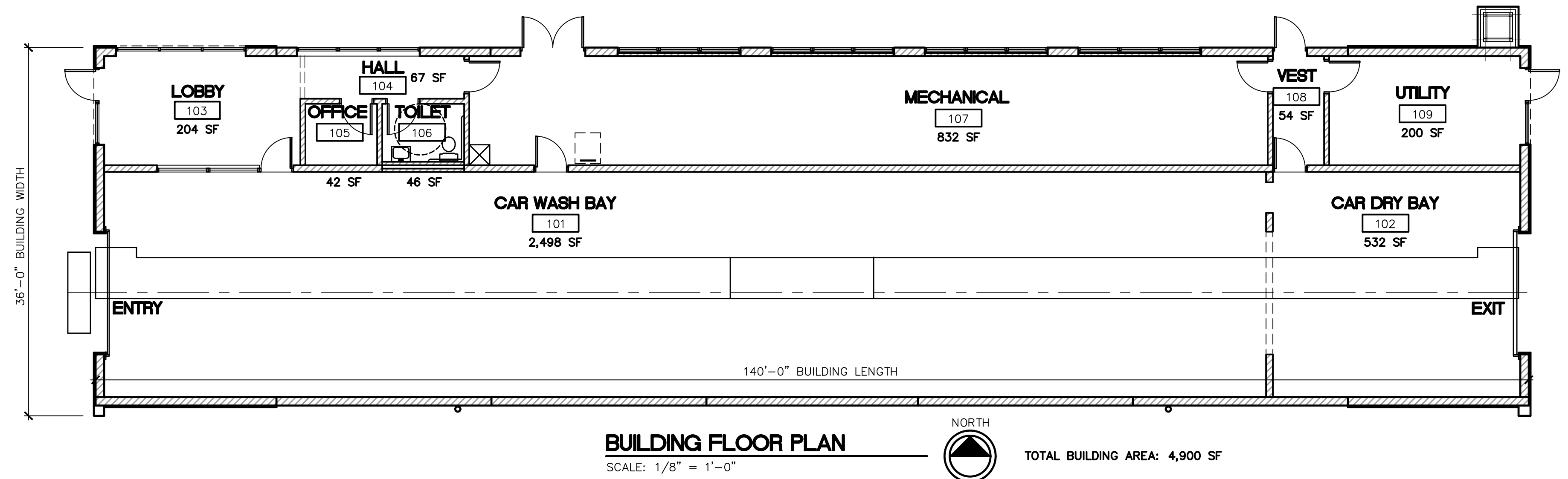
ALTA SURVEY
PREPARED FOR
KARALIS & ASSOCIATES
2700 S. RIVER ROAD, SUITE 308
DES PLAINES, ILLINOIS 60018

DATE: DEC. 12, 2014
ORDER NO: 10088

SCHEDULE 2

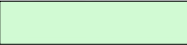


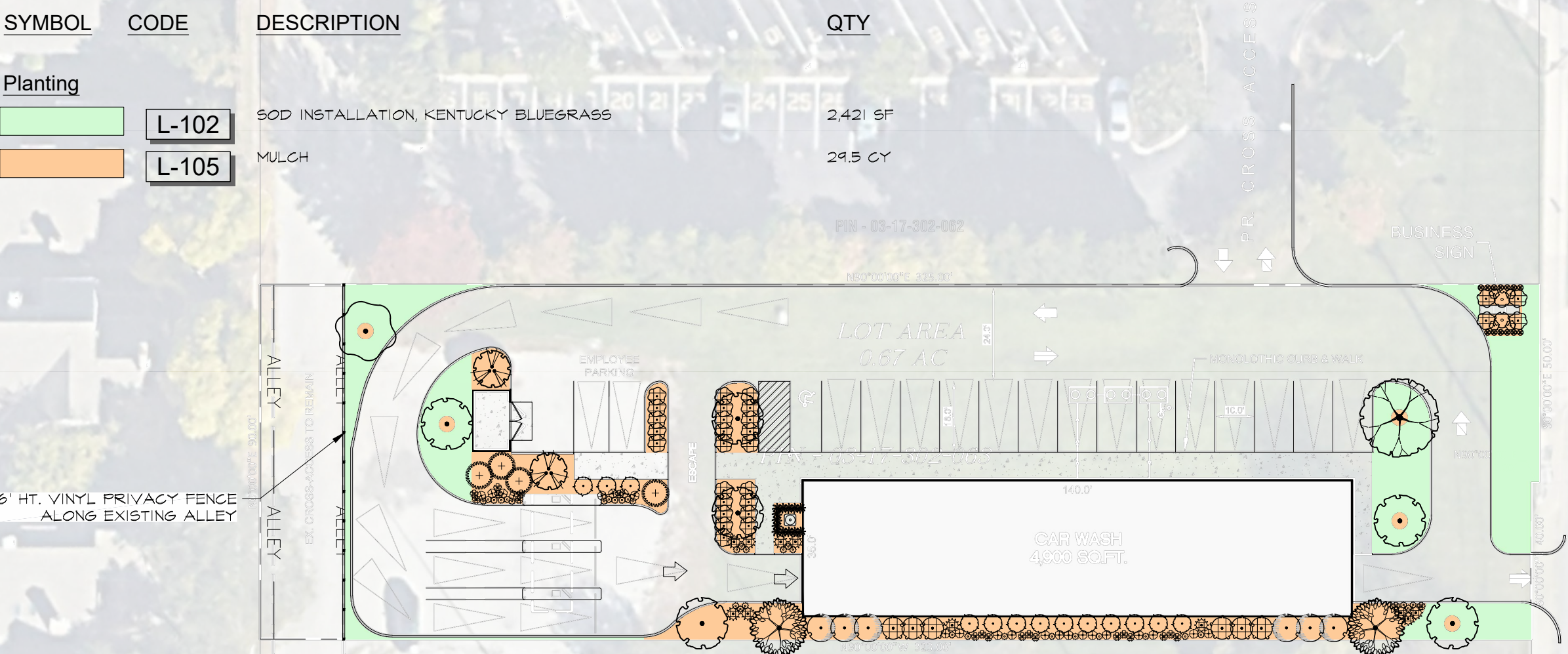
ARLINGTON HEIGHTS, ILLINOIS
10-11-2024



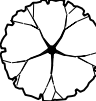
SCHEDULE 3

LANDSCAPE

SYMBOL	CODE	DESCRIPTION	QTY
Planting			
	L-102	SOD INSTALLATION, KENTUCKY BLUEGRASS	2,421 SF
	L-105	MULCH	29.5 CY



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT
EVERGREEN TREES				
	2	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6.0' B&B
ORNAMENTAL TREES				
	1	CERCIS CANADENSIS	EASTERN REDBUD	2.5" B&B
	2	HAMAMELIS VERNALIS	OZARK WITCHHAZEL	5.0' B&B
SHADE TREES				
	6	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.0" B&B
	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	4.0" B&B
SHRUBS				
	2	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIREϕ PANICLE HYDRANGEA	#3
	6	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINEϕ NINEBARK	#5
	28	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3
	4	RHUS TYPHINA 'BAILTIGER'	TIGER EYESϕ STAGHORN SUMAC	#5
	13	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24"
	6	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	#5
GRASSES				
	4	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1
	13	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1
PERENNIALS				
	22	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	#1
	33	MONARDA BRADBURIANA	EASTERN BEE BALM	#1
	13	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	#1
	11	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
	21	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	#1



PIN - 03-17-302-062

N90°00'00"E 325.00'

LOT AREA
0.67 AC

PIN - 03-17-302-062

EX. CROSS-ACCESS TO REMAIN

EMPLOYEE
PARKING

ESCAPE

18.0'



CERCIS CANADENSIS
(1) 2.5" B&B

ACER X FREEMANII 'ARMSTRONG'
(3) 2.0" B&B

HAMAMELIS VERNALIS
(2) 5.0' B&B

RHUS TYPHINA 'BAILTIGER'
(4) #5

TAXUS X MEDIA 'DENSIFORMIS'
(3) 24"

RHUS AROMATICA 'GRO-LOW'
(24) #3

ECHINACEA PURPUREA 'MAGNUS'
(8) #1
MONARDA BRADBURIANA
(18) #1
RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'
(7) #1

SPOROBOLUS HETEROLEPIS
(3) #1
PEROVSKIA ATRIPLICIFOLIA
(4) #1



1912 N. ARLINGTON HEIGHTS RD

WEST SIDE LANDSCAPE

DATE: 2024-12-10 | SCALE: 3/32" = 1'-0"
FILE: 70_GARDEN.DWG

3

LAST EDITED BY: AHARS

(24) #3

LOT AREA
0.67 AC

24.0"

18.0'

MONOLITHIC CURB & WA

10.0'

140.0'

CAR WASH
4,900 SQ.FT.

PICEA PUNGENS GLAUCA

(1) 6.0' B&B

VIBURNUM LANTANA 'MOHICAN'

(6) #5

PHYSOCARPUS OPULIFOLIUS 'SEWARD'

(6) #5

TAXUS X MEDIA 'DENSIFORMIS'

(10) 24"

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'

(12) #1

ECHINACEA PURPUREA 'MAGNUS'

(14) #1

N90°00'00"W 323.00'

PIN - 03-17-302-061



WAVE OUTDOORS

1912 N. ARLINGTON HEIGHTS RD

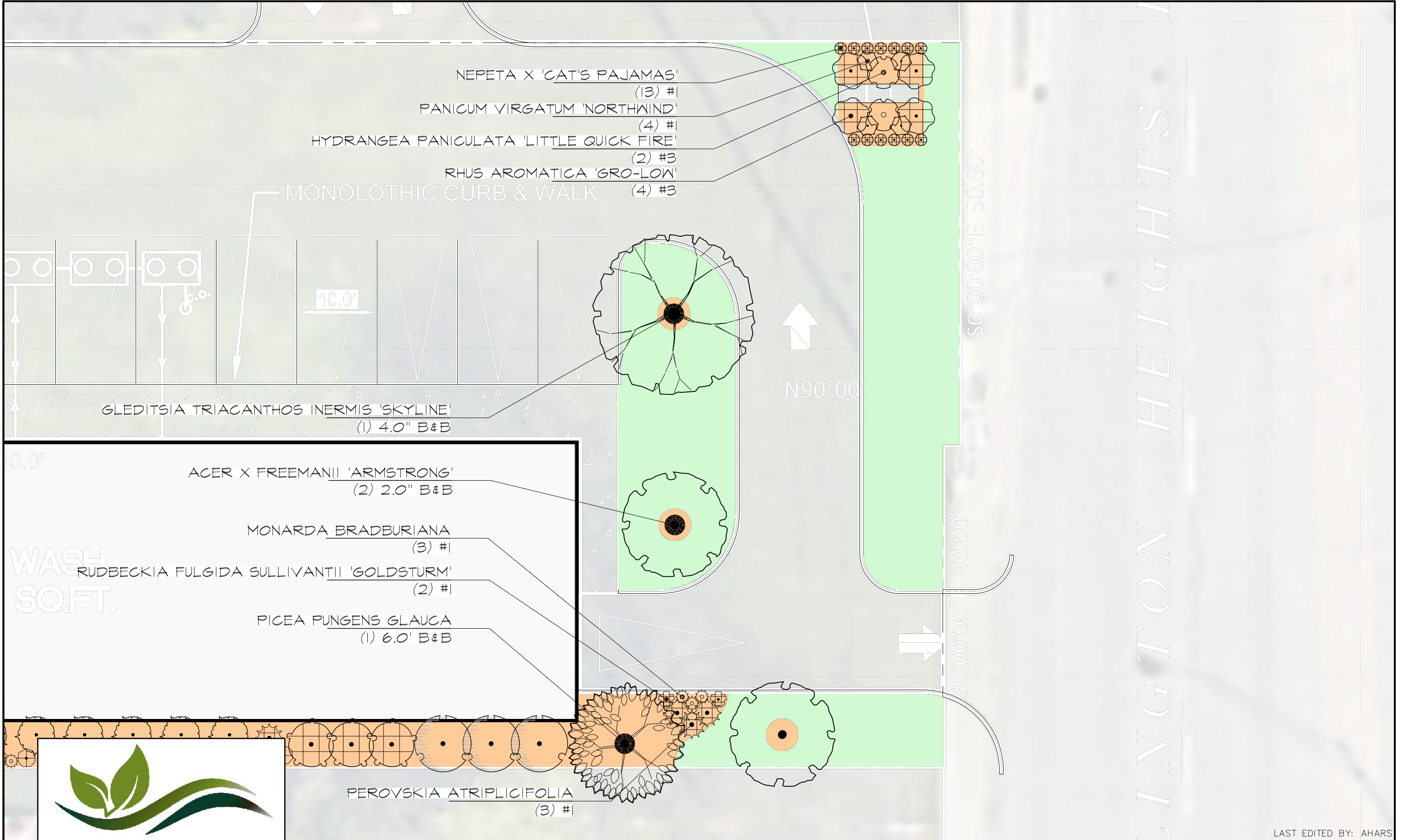
WEST FOUNDATION LANDSCAPE

DATE: 2024-12-10 | SCALE: 3/32" = 1'-0"
FILE: 70_GARDEN.DWG



4

LAST EDITED BY: AHARS



SCHEDULE 4



(1) 5'-0" x 10'-0" x 2'-0" Double Face Illuminated Pylon Sign (12'-0" x 10'-0" Overall) - 54 SF

Upper Cabinet: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Faces: .125" thk. Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Topper: Fabricated Aluminum Painted PMS 289 Blue - Satin Finish

"Driven" Letters: 3" Deep Illuminated Channel Letters Painted PMS 021 Orange

Faces: #7328 White Acrylic w/ 3M 3630-44 Orange Translucent Vinyl Applied

- Orange Trimcap

"CAR WASH" Letters: 3" Deep Illuminated Channel Letters Painted PMS 289 Blue

Faces: #7328 White Acrylic w/ Dark Blue Trimcap

Reveal: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Pole Cover: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Logo Circle Faces: Routed & Backed w/ White Acrylic

Background = 3M 7725-197 Light Navy Opaque Vinyl

Border = Reversed Out White

"D" = 3M 3630-44 Orange Translucent Vinyl applied

Illumination: Sloan Prism - 6500K White LEDs w/ 12V 60W 120/277V Power Supplies

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others (TBD)

Mounting: (1) 6" (6-5/8" O.D.) Std. Steel Pipe set into

(1) 3'-0" Dia. x 5'-10" Deep Concrete Foundation

PROJECT:

Driven
CAR WASH

1912 N Arlington Hts Rd.
Arlington Hts, IL 60005

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / KZ

DRAWN BY

Bill Goodwyn

DATE

SCALE

3/8" = 1'

SHEET NO.

1 of 4

ESTIMATE / JOB NUMBER

15211

FILE NAME

REVISIONS:

1

2

3

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





(2 sets) Illuminated Channel Letters - North & South Elevation - 109.25 SF ea.

Letter Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue

Faces: White Acrylic w/ Trimcap Painted to Match Returns

- 3M 3630-44 Orange vinyl Applied

Illumination: White LEDs w/ 60W Power Supplies

Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others (TBD)

Mounting: Flush to Building w/ Appropriate Hardware for Construction



(2) Face Illuminated Channel Logos - North Elevation - 36 SF ea.

Logo Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue

Face: White Polycarbonate w/ Trim cap Painted to Match Returns

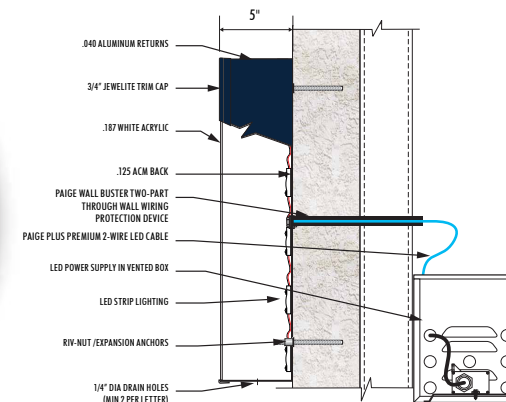
Graphics: 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out White

- Inline Border and "D" w/ 3M 3630-44 Orange Translucent Vinyl Applied

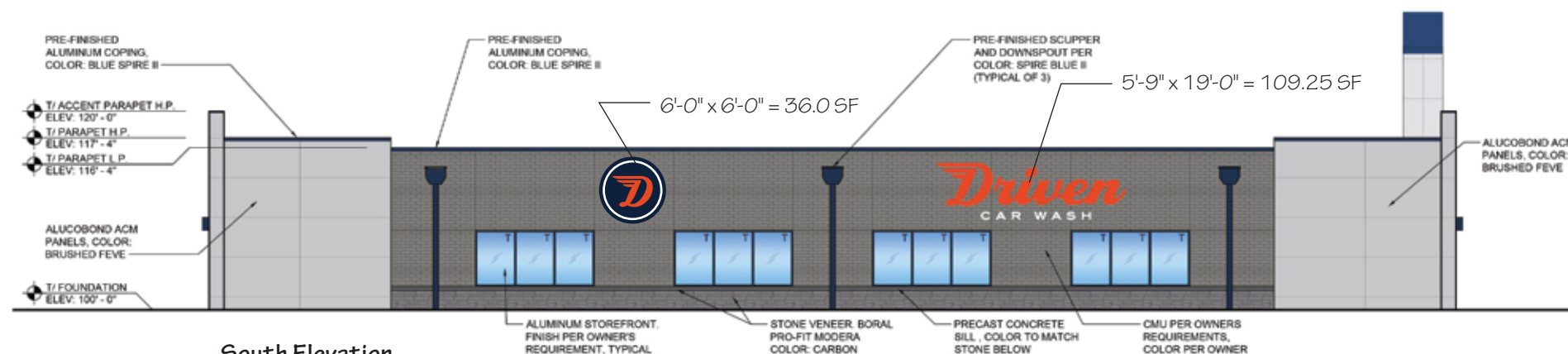
Illumination: White LEDs w/ 60W Power Supplies

Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others (TBD)

Mounting: Flush to Building w/ Appropriate Hardware for Construction



North Elevation
1/16" = 1'



South Elevation
1/16" = 1'

PROJECT:

Driven
CAR WASH

1912 N Arlington Hts Rd.
Arlington Hts, IL 60005

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / KZ

DRAWN BY

Bill Goodwyn

DATE

SCALE

3/8" = 1'

SHEET NO.

2 of 4

ESTIMATE / JOB NUMBER

15211

FILE NAME

REVISIONS:

1

2

3

4

5

6

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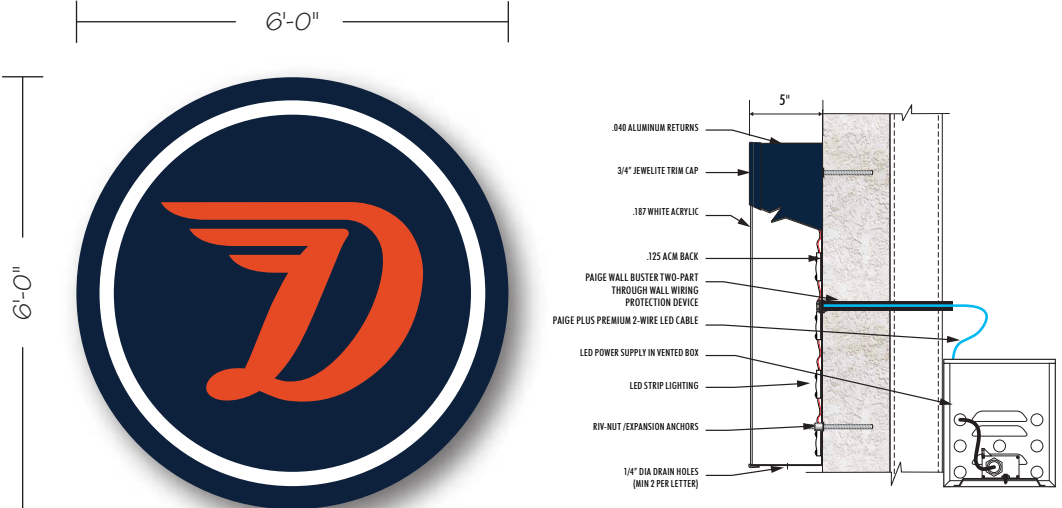
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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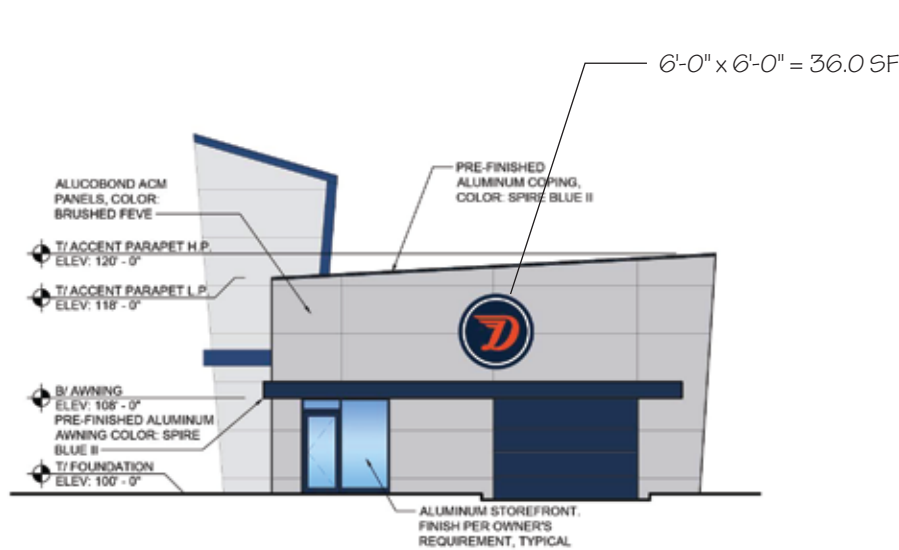


(1 set) Illuminated Channel Letters - West Elevation - 109.25 SF

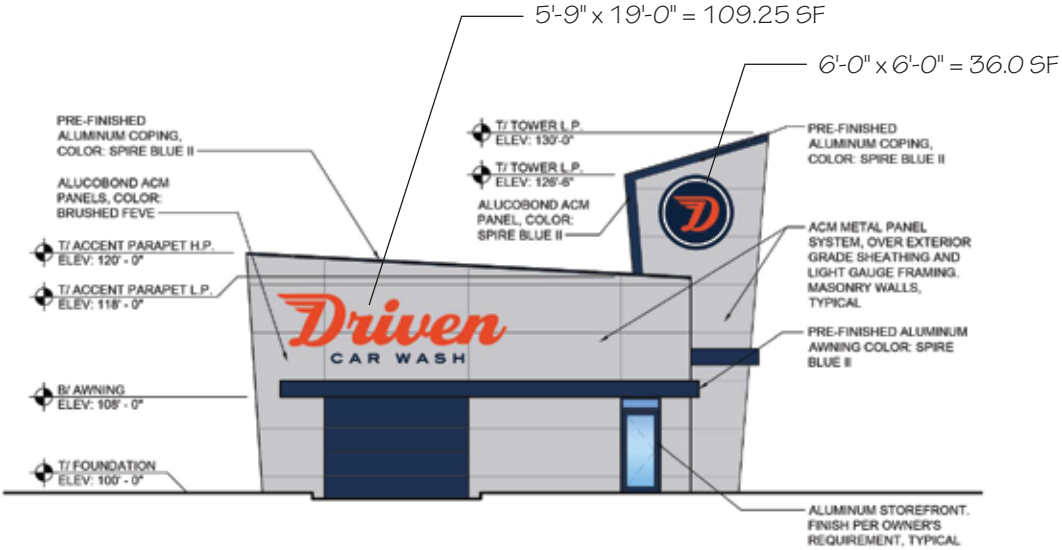
Letter Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue
Faces: White Acrylic w/ Trimcap Painted to Match Returns
- 3M 3630-44 Orange & 3630-36 Blue Translucent Vinyls Applied
Illumination: White LEDs w/ 60W Power Supplies
Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others
Mounting: Flush to Building w/ Appropriate Hardware for Construction

(2) Face Illuminated Channel Logos - West & East Elevations - 36 SF ea.

Logo Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue
Face: White Polycarbonate w/ Trim cap Painted to Match Returns
Graphics: 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out White
- Inline Border and "D" w/ 3M 3630-44 Orange Translucent Vinyl Applied
Illumination: White LEDs w/ 60W Power Supplies
Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others (TBD)
Mounting: Flush to Building w/ Appropriate Hardware for Construction



West Elevation
1/16" = 1'



East Elevation
1/16" = 1'

PROJECT:

Driven
CAR WASH

1912 N Arlington Hts Rd.
Arlington Hts, IL 60005

CUSTOMER APPROVAL:
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Dan Olson / KZ

DRAWN BY
Bill Goodwyn

DATE

SCALE
3/8" = 1'

SHEET NO.
3 of 4

ESTIMATE / JOB NUMBER
15211

FILE NAME

REVISIONS:

1	
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PROJECT:

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AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / KZ

DRAWN BY

Bill Goodwyn

DATE

SCALE

1" = 1'

SHEET NO.

4 of 4

ESTIMATE / JOB NUMBER

15211

FILE NAME

REVISIONS:

1

2

3

4

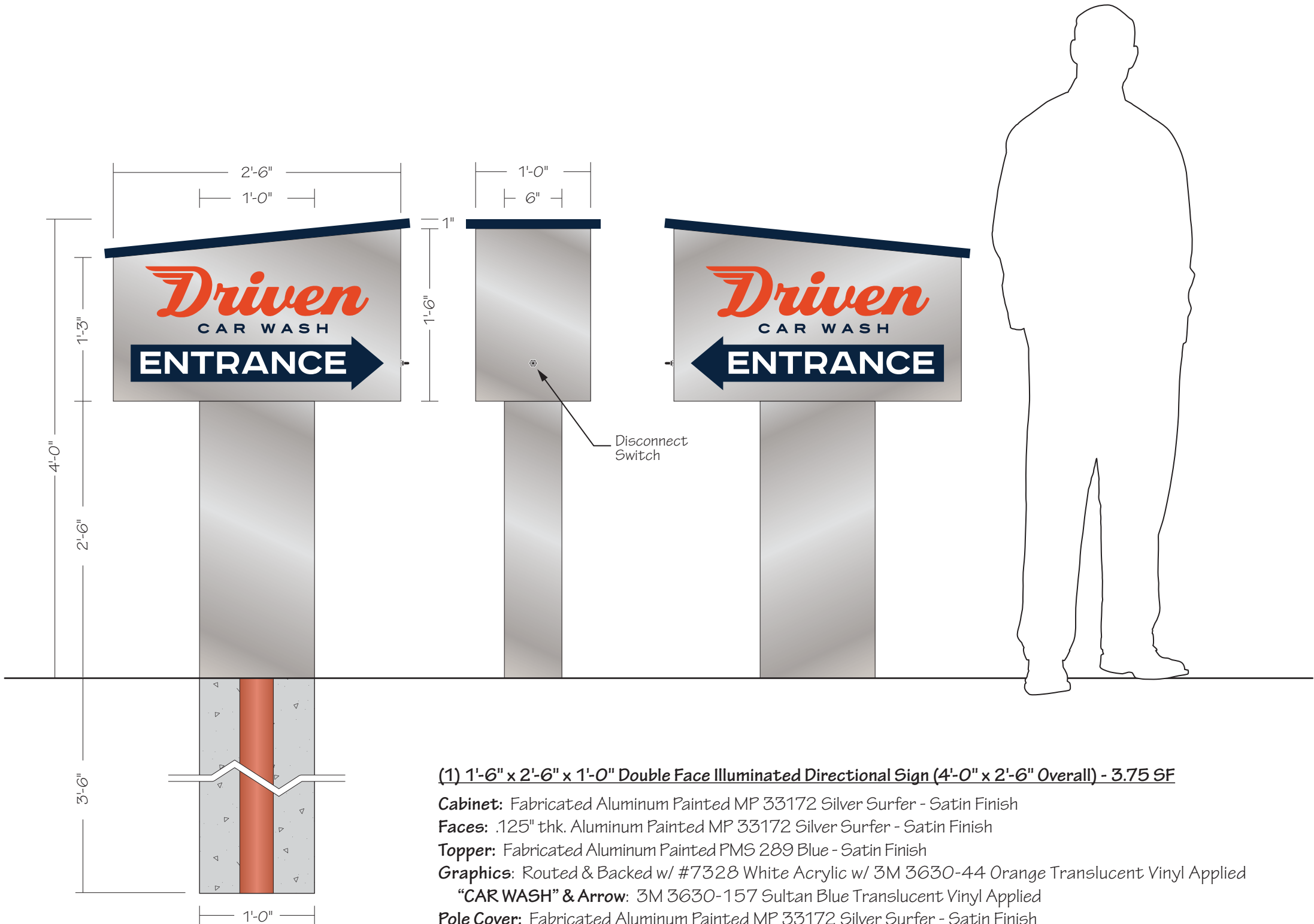
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



(1) 1'-6" x 2'-6" x 1'-0" Double Face Illuminated Directional Sign (4'-0" x 2'-6" Overall) - 3.75 SF

Cabinet: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Faces: .125" thk. Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Topper: Fabricated Aluminum Painted PMS 289 Blue - Satin Finish

Graphics: Routed & Backed w/ #7328 White Acrylic w/ 3M 3630-44 Orange Translucent Vinyl Applied

"CAR WASH" & Arrow: 3M 3630-157 Sultan Blue Translucent Vinyl Applied

Pole Cover: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Illumination: Sloan Prism - 6500K White LEDs w/ 12V 60W 120/277V Power Supplies

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: 3" (3½" O.D.) Sch. 40 Steel Pipes set into 1'-0" Dia. x 3'-6" Deep Concrete Foundations



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5/14/2025

Item: 2625-2635 S. Clearbrook Dr. - T1862
Preliminary & Final Plat of Subdivision to consolidate 5 parcels into one, Planned Unit Development for a property in the M-2 District more than 4 acres

Department: Planning & Community Development

Item Description:

Requested Action

1. Preliminary & Final Plat of Subdivision to consolidate 5 parcels into one.
2. PUD for a property in the M-2 District more than 4 acres.

Variations Required

1. Variation to Chapter 28, Section 5.1-15.3, Required Minimum Yards, to reduce the front yard setback.

Recommendation

The Staff Development Committee reviewed the proposed PUD and lot consolidation with variations from Chapter 28 for the front yard setback and does not support the proposal for the following reasons:

1. The proposed request does not meet the standards outlined in the Village Code regarding PUDs in terms of design, preservation of natural areas, innovative design, or compatibility with adjacent development (residential).
2. The footprint and height of the building are too large for the space as configured and SDC would not support a variance request to support the current design.
3. Without knowing the intended users, SDC cannot calculate the traffic, parking, or operational impact the use will have on the neighboring properties.
4. The design of the building do not meet the Village's PUD regulations in terms of innovative design and have a negative impact on the surrounding properties.

If the Petitioner elects to proceed forward, the following issues shall apply:

1. The petitioner must provide an improved architectural design for the building. Higher quality materials, greater differentiation in the building facade, and the incorporation of additional windows will be required.
2. A Design Commission Application will be required for the building.
3. The building shall meet the required front setback of the other buildings on the block, per the Zoning Code.
4. An operations plan must be provided. The fact that a target business has not been identified will require the operations plan to consider different scenarios (i.e., single vs multiple shift) in order to determine traffic, noise and other impacts on surrounding properties.
5. Per the Village Code, the following documents shall be provided for Plan Commission review.
 - a. A detailed traffic and parking study from a Certified Traffic Engineer must be provided as part of any Plan Commission application, which shall assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking.
 - b. A Photometric shall be provided to determine impact on the neighboring residential and compliance with Village Code.
 - c. The petitioner will be required to submit a detailed landscape and tree removal plan for review and comment. A detailed plan and elevation and views from adjacent properties will be required in order to determine the method and extent to which the views can be mitigated from the residential areas to the east.
 - d. An exhibit to engineering scale showing the turning path of the Village of Arlington Heights's Fire Department's tower truck. The exhibit must show front and rear wheel paths and the extend of the front and rear overhangs, as provided in an "Autoturn" exhibit.
6. The provision of bike parking stalls will be required, compliant with Section 10.8 of the Zoning Code.
7. The detention basin will require a 1-foot freeboard, overflow weir at the 6" line, and a 5-foot flat zone around the perimeter.
8. The southeast corner of the site is located in flood hazard zone A. The petitioner will need to obtain a permit determination from the Illinois Department of Natural Resources – Office of Water Resources. If the floodplain is determined to be on site and impacted, additional stormwater

compensation will be required.

9. An MWRD permit will be required.

10. Any retaining wall above 18" requires a protection fence.

11. The water main will need to be extended to provide fire protection to the building. An IEPA permit will be required.

12. The aerial access road shall meet the pavement dimensions as directed by the Fire Department.

13. The aerial access road shall be heavy-duty pavement.

ATTACHMENTS:

1. CPRC Staff Report - 2625-2635 Clearbrook Dr.
2. Aerial
3. Architectural Site Plan
4. Civil Site Plan
5. Elevations
6. Floor Plan
7. Landscape Plan
8. Rendering



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1862

Project Title: 2625-2635 Clearbrook Dr.

Address: 2625-2635 Clearbrook Dr.

PINs: 08-15-309-027-0000; 08-15-309-026-0000; 08-22-101-011-0000; 08-22-101-010-0000; 08-15-309-006-0000

To: Conceptual Plan Review Committee

Prepared By: Rachel Hitzemann, Development Planner

Meeting Date: May 14th, 2025

Date Prepared: May 1st, 2025

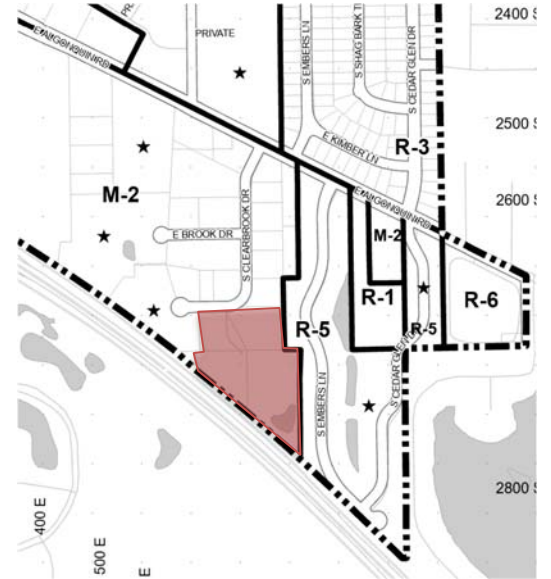
Petitioner: Ben Fish

Logistics Property Company, LLC

Address: 191 North Wacker Drive, Suite 1700
Chicago, IL 60606

Existing Zoning: M-2, Limited Heavy Manufacturing District

Comprehensive Plan: Mixed Use & Offices Only



SURROUNDING LAND USES

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	M-2, One Family Dwelling District	Industrial Uses	Mixed- Use
South		Elk Grove Village	
East	R-5, Multiple-Family Dwelling District	Lost Creek Townhomes	Moderate Density Multi-Family
West	M-2, One Family Dwelling District	Industrial Uses	Mixed-Use

Requested Action:

1. Preliminary & Final Plat of Subdivision to consolidate 5 parcels into one.
2. PUD for a property in the M-2 District more than 4 acres.

Variations Required:

1. Variation to Chapter 28, Section 5.1-15.3 Required Minimum Yards to reduce the front yard setback.

Project Background:

The subject site, which consists of 5 parcels, is zoned M-2, Limited Heavy Manufacturing District. The property is roughly 10.2 acres. The existing site contains two office buildings, a detention pond in the southeast corner and older growth trees in the north portion of the lot. The building located at 2635 Clearbrook Drive is one story and approximately 11,230 square feet. The building located at 2625 Clearbrook Drive is two stories and approximately 11,076 square feet. Most of the current site is open greenfield. The subject property is bordered by industrial / office uses to the north and west, I-90 to the south, and Lost Creek Subdivision, which comprises 155 units of two-story townhomes, to the east.

Access to the site is provided from Clearbrook Drive, which connects to E. Algonquin Road to the north.

The Petitioner is proposing to construct a 120,257 square foot warehouse / manufacturing building in the center of the combined parcels. The proposed building is 41 feet tall with predominately smooth painted concrete wall panels. The Petitioner has not identified any user(s) at this time, so the building will be built on spec, with the interior being finished out as user(s) are identified. The building will have twenty-nine loading docks and two drive-in bays to accommodate the future use(s). The loading docks are located in the rear of the building, which is adjacent to I-90. On the north side of the building, the Petitioner is proposing to construct a 100-space parking lot. To accommodate the drainage from the additional lot coverage, the Petitioner is proposing to construct an additional detention pond in the northern part of the combined lot, which currently has a large number of mature trees. Lastly, the Petitioner is proposing to construct a 10-foot-tall berm on the east of the site, which is directly adjacent to four, three-story townhomes that are part of the larger multi-family development to the east.

Zoning and Comprehensive Plan

Under the Petitioner's development plan, the proposed lot complies with the M-2 Standards, with the exception of the front yard setback. Based on the other buildings on the block, a front yard setback of greater than 15 feet will be required. The exact distance will be determined when the petitioner provides setback measurements for the adjacent properties, however staff estimates the setback requirement will be approximately 43 feet.

Zoning Requirements	Lot Size (s.f.)	Front Yard Setback	Side Yard Setback	Rear Yard Setback
M-2 District	None	15 ft or average of block, whichever is greater (approximately 43 ft)	10 feet	30 feet
Proposed Lot	10.2 acres	16.15 ft	50.7ft and 88.9 ft	135 ft

As part of any Plan Commission Application, the petitioner shall provide a written responses to the four hardship criteria necessary for Variation approval, as outlined below:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The proposed use for the site is a warehouse/manufacturing building, which is being built on spec. This means the petitioner has not identified specific uses or tenants for the property at this time. The general warehouse/manufacturing use meets the intent of the M-2 zoning district, however without additional details on the specific use or tenant who will be occupying the space, staff is unable to fully evaluate the impact of the proposed development. Per Chapter 28, Section 9.1 of the Zoning Code;

Planned Unit Developments (PUD) shall offer more benefits than a conventional development because of comprehensive design and adherence to high standards. Improved features include but are not limited to the following:

- a. Efficient land utilization;
- b. Innovative design;
- c. Preservation of natural areas;
- d. Diversified land use and architectural treatment;
- e. Compatibility with adjacent and nearby land developments.

Without identified users, the SDC has major concerns regarding the operation of the business and its impacts on adjacent properties. The Village Code requires that approval of a PUD be predicated on the petitioner demonstrating the proposed use(s) are compatible with adjacent developments. With multi-family residential (three-story townhomes) adjacent to the subject property to the east, it will be critical that this development does not negatively impact those properties. As the petitioner is proposing to construct the building prior to identifying specific users, the SDC cannot review and comment on hours of operation, traffic, parking demand, noise and any other critical functions of a business that could impact residents.

Zoning Map



Comprehensive Plan Map



The Village's Comprehensive Plan identifies the three vacant front parcels as "Mixed Use" and the rear parcels with buildings as "Offices Only". Warehouse and manufacturing uses would fall under the mixed-use category, but the Comprehensive Plan would need to be amended from "Offices Only" to "Mixed Use" to accommodate industrial uses across the entire site.

Building

The proposed building is 120,257 square feet and 41 feet tall. While a Design Commission Application will be required, the SDC has initial concerns with height, mass and architecture of the building. The subject property is part of a larger industrial area. The current configuration of this industrial area is comprised of smaller, single-story buildings along the eastern portion, adjacent to the residential. The buildings within this industrial area slowly increase in size and mass as you move further west. This "step up" approach allows for the two uses (residential and warehouse/manufacturing) to coexist, without the residential properties dwarfed by larger industrial buildings or adversely impacted by the more intensive industrial uses located further west. As noted previously, the subject property currently has two smaller footprint buildings. One is single story and the other is two stories. The two-story building, while taller, still blends into the surrounding landscape and is located almost 200 feet from any of the residential properties.

The proposed building uses dark colored walls, with minimal to no architectural features. This combination creates large solid walls that do not blend into the environment or provide an innovative design as required by the PUD regulations. The 88.9-foot interior side yard setback also brings the building closer to the adjacent residential homes, than the current closest building setback of approximately 170 feet.

Site Plan and Landscaping

As mentioned before, the major issue with this proposal is the size of the building and proximity to the townhouse residential development to the east. Due to the large building footprint, additional stormwater detention is required. The proposed plan maintains the current above-ground detention pond to the southeast of the site, but also adds an additional detention area to the southeast and a larger detention

pond to the north. The northern detention pond would require a majority of the mature trees on the site to be removed which does not comport with the PUD regulations of preservation of natural areas. The additional detention is attributed to the size of the building as well as the parking area that is being designed to accommodate a potential use that may require more employee parking due to the spec nature of the design. Assigning a specific user to the building not only meets the requirements of a PUD approval but it also would allow the petitioner and staff to determine a more accurate parking requirement, possibly limiting the size of the parking lot and the associated detention and deforestation needed in the project. The proposed plan retains some of the existing tree line, but Staff is concerned the remaining trees will not adequately buffer the industrial uses from the adjacent residential. Including additional structural stormwater mitigation systems under the paved areas would allow for preservation of more natural areas and more efficient utilization of the land as per PUD regulations.

The proposed plan also includes a 10-foot berm with an 8-foot-high fence along the southeast side of the property. This provides some screening of the building for adjacent residents; however, it still leaves almost 23 feet of building within view. If building lights are proposed, the lighting may exacerbate the height concerns. Thus, staff does not support a building of this height, as a smaller scale building, constructed at a lesser height, would reduce the visual impact to adjacent neighbors.

The location of building and parking lot lights may have a major impact on the disturbance to the neighboring residential properties. A photometric plan will be required to determine lighting disturbance.

A landscape plan was provided. Staff appreciates the amount of landscaping along the interior lot line shared with the residential properties as it exceeds the Village Code requirements and provides buffering between the parcels. However, additional landscaping should be provided along the rear lot line, to screen the loading docks from I-90.

Traffic and Parking

The proposed plan includes two curb cuts along Clearbrook Drive, with an access road around the building. Trucks will enter and exit the site through the westernmost access, which provides direct access to the loading docks at the rear of the property. The eastern most access drive would be used by employees and visitors to enter and exit the site. The access road circling the building to the south is designated for Fire Department access only and will be gated.

The Petitioner is proposing to install 100 parking stalls. The Village Code calculates parking requirements for manufacturing and warehouses based on the number of employees of the business. As the number of employees varies depending on the specific business, staff cannot confirm if 100 parking stalls is sufficient or if it will equate to the site being under or over parked.

Per Village Code, a detailed traffic and parking study from a Certified Traffic Engineer must be provided as part of any Plan Commission application, which assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Since the petitioner has not identified the specific users for the site, the required parking and traffic study would need be based on a series of assumptions that may or may not adequately reflect the ultimate use of the subject property. Thus, staff will not be able to adequately review and assess traffic and parking impacts of the proposed development. The SDC does not support the proceeding with PUD approval prior to the users of proposed development being identified.

RECOMMENDATION

The Staff Development Committee reviewed the proposed PUD and lot consolidation with variations from Chapter 28 for the front yard setback and **does not support** the proposal for the following reasons:

1. The proposed request does not meet the standards outlined in the Village Code regarding PUDs in terms of design, preservation of natural areas, innovative design, or compatibility with adjacent development (residential).
2. The footprint and height of the building are too large for the space as configured and SDC would not support a variance request to support the current design.

3. Without knowing the intended users, SDC cannot calculate the traffic, parking, or operational impact the uses will have on the neighboring properties.
4. The design of the building do not meet the Village's PUD regulations in terms of innovative design and have a negative impact on the surrounding properties.

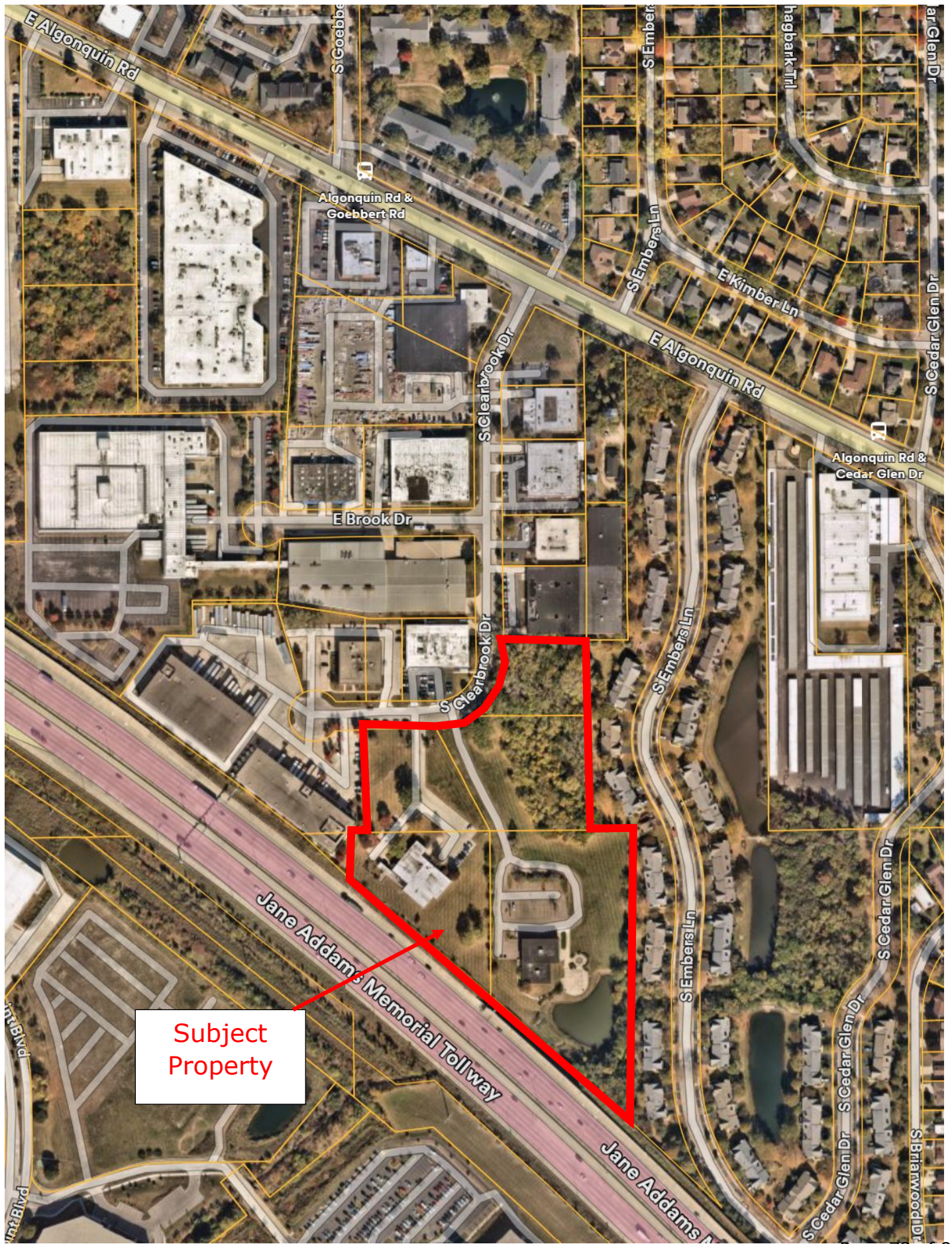
If the Petitioner elects to proceed forward, the following issues shall apply:

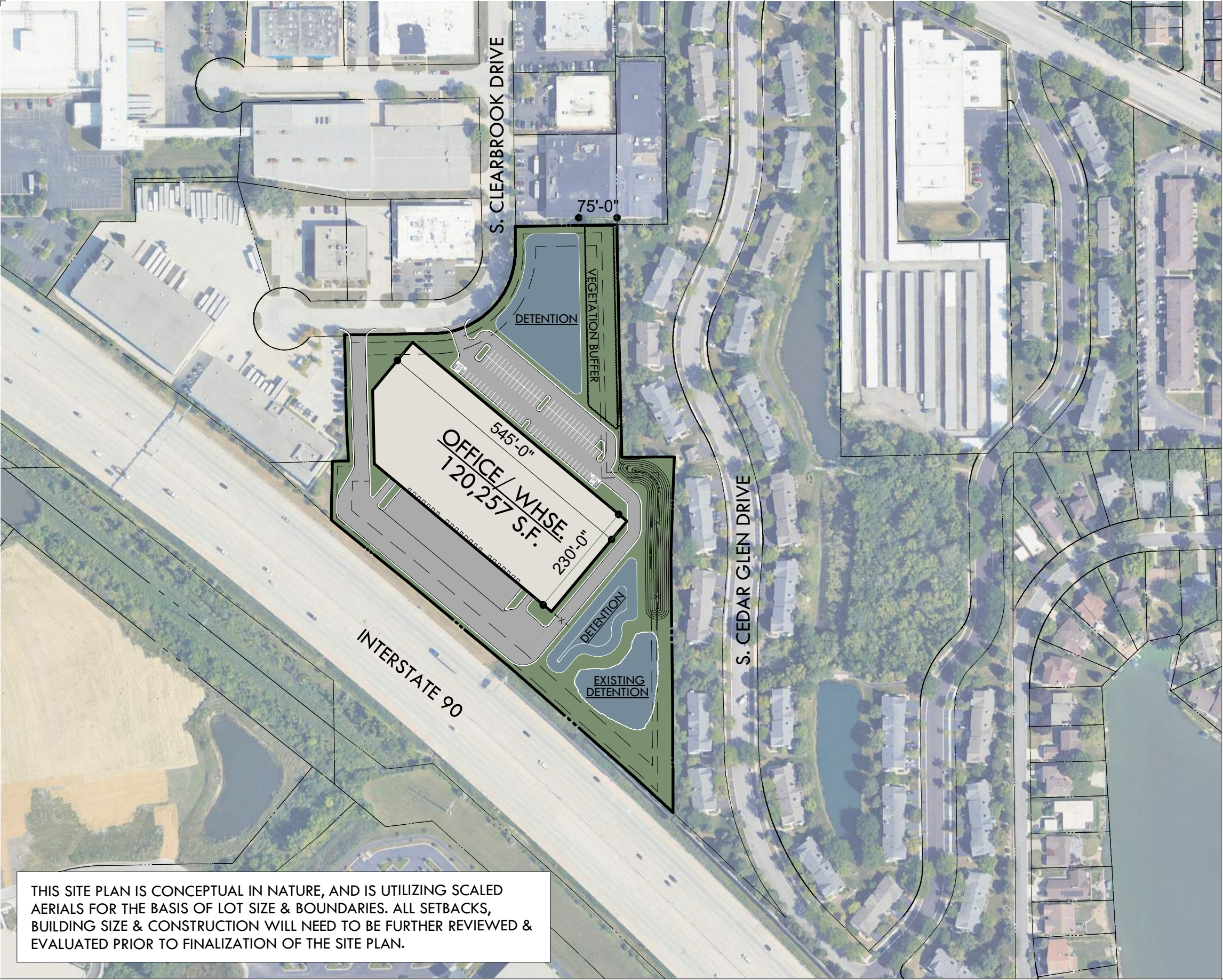
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6. The provision of bike parking stalls will be required, compliant with Section 10.8 of the Zoning Code.
7. The detention basin will require a 1-foot freeboard, overflow weir at the 6" line, and a 5-foot flat zone around the perimeter.
8. The southeast corner of the site is located in flood hazard zone A. The petitioner will need to obtain a permit determination from the Illinois Department of Natural Resources – Office of Water Resources. If the floodplain is determined to be on site and impacted, additional stormwater compensation will be required.
9. An MWRD permit will be required.
10. Any retaining wall above 18" requires a protection fence.
11. The water main will need to be extended to provide fire protection to the building. An IEPA permit will be required.
12. The aerial access road shall meet the pavement dimensions as directed by the Fire Department.
13. The aerial access road shall be heavy-duty pavement.

May 14, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1862



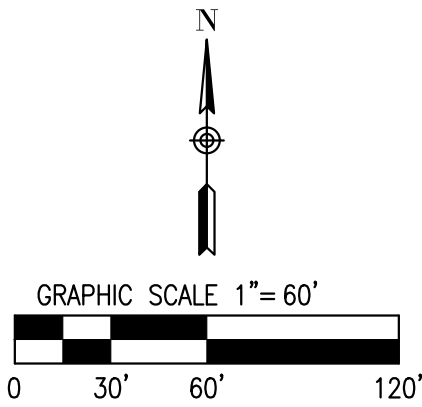
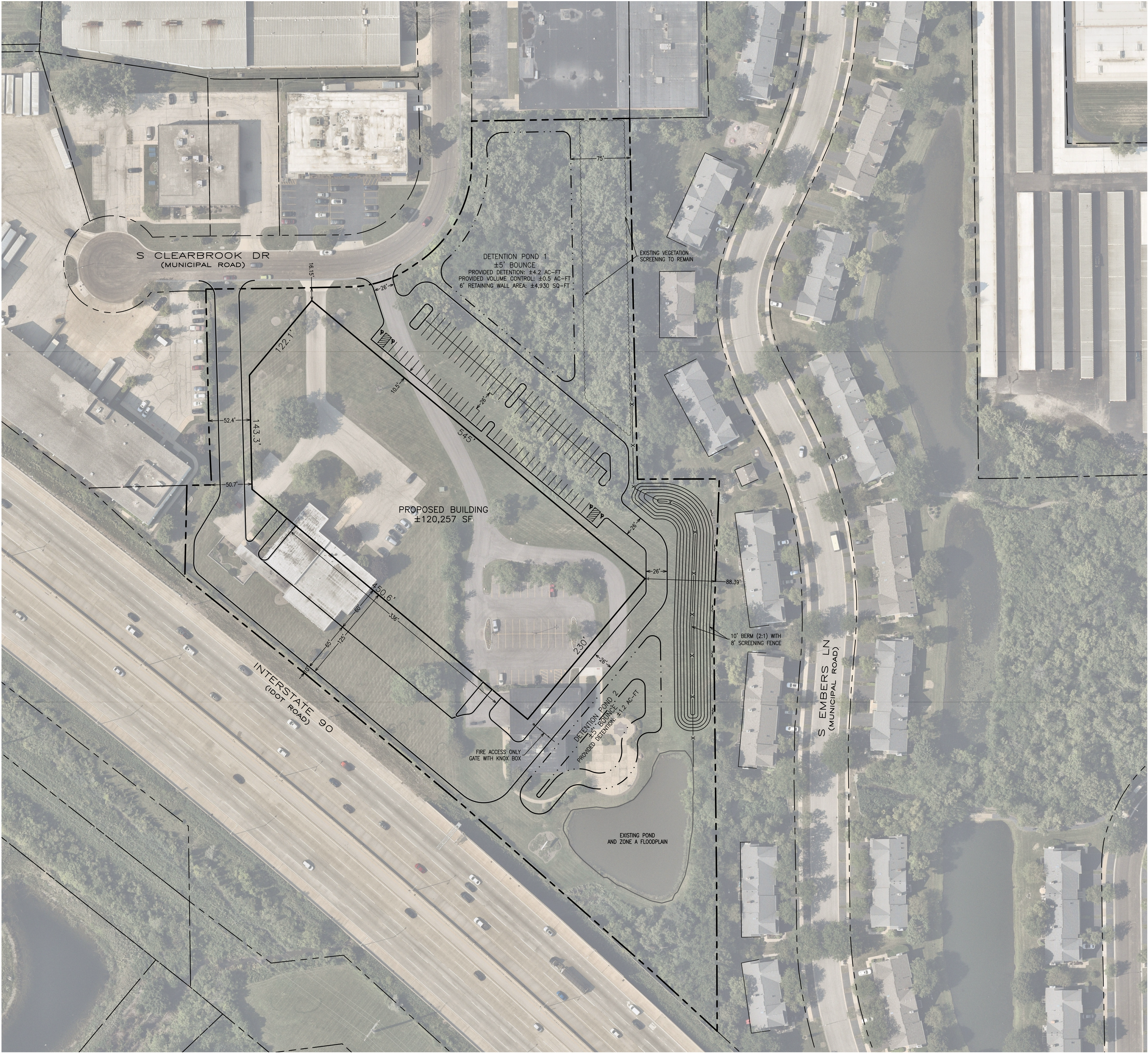


SITE DATA	
SITE AREA (±10.2 AC.)	± 443,206 S.F.
DETENTION	SEE CIVIL DRAWINGS
BUILDING AREA	
OFFICE	TBD
WAREHOUSE	120,257 S.F.
BUILDING AREA	120,257 S.F.
PARKING	
CAR PARKING PROVIDED	96 CARS
ACCESSIBLE CAR PARKING	4 CARS
TOTAL FUTURE CARS	100 CARS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	22 DOCKS
CLEAR HEIGHT	36'-0"

SCHEME C

2625 S. CLEARBROOK DRIVE
ARLINGTON HEIGHTS, ILLINOIS

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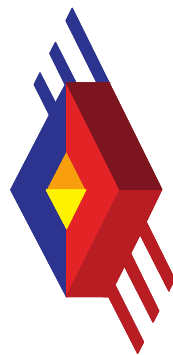
SITE DATA TABLE:

ZONE:	M-2 (LIMITED HEAVY MANUFACTURING DISTRICT)
PROPERTY AREA:	±10.2 ACRES
DEVELOPMENT AREA:	±8.5 ACRES
IMPERVIOUS AREA:	±5.4 ACRES
PERVIOUS AREA:	±2.2 ACRES
POND AREA:	±0.9 ACRES
BUILDING SETBACKS:	
MIN. FRONT YARD:	15'
MIN. SIDE YARD:	10'
MIN. REAR YARD:	30'
PROPOSED BUILDING AREA:	120,257 SQ. FT.
TOTAL CAR PARKING PROVIDED:	100 STALLS
STANDARD PARKING PROVIDED:	96 STALLS
ADA PARKING PROVIDED:	4 STALLS
DETENTION VOLUME REQUIRED:	±5.1 ACRE-FEET
DETENTION VOLUME PROVIDED:	±5.4 ACRE-FEET
DETENTION POND 1:	±4.2 ACRE-FEET
DETENTION POND 2:	±1.2 ACRE-FEET
VOLUME CONTROL REQUIRED:	±0.5 ACRE-FEET
VOLUME CONTROL PROVIDED:	±0.5 ACRE-FEET
RETAINING WALL AREA:	±4,930 SQ-FT
(6' RETAINING WALL)	

NOTES:

- EXISTING SITE BOUNDARIES ARE APPROXIMATE FROM COOK COUNTY GIS DATA
- EXISTING SITE TOPOGRAPHY IS APPROXIMATE FROM NEARMAP DATA

CONCEPTUAL SITE PLAN 2		3/13/25	No.	Date
2625 S CLEARBROOK DRIVE		2/13/25		
LOGISTICS PROPERTY COMPANY, LLC		2/6/25		
ARLINGTON HEIGHTS, ILLINOIS		1/28/25		
		10/3/24		
		9/23/24		
		1	ORIGINAL EXHIBIT DATE	
		No.	Description	



JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com



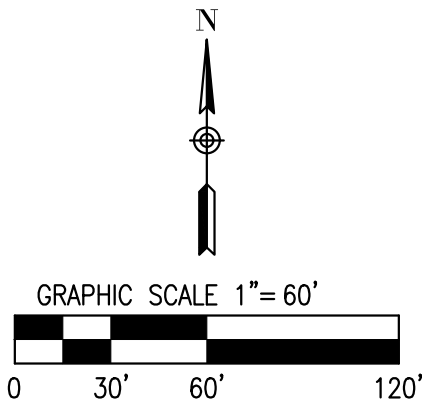
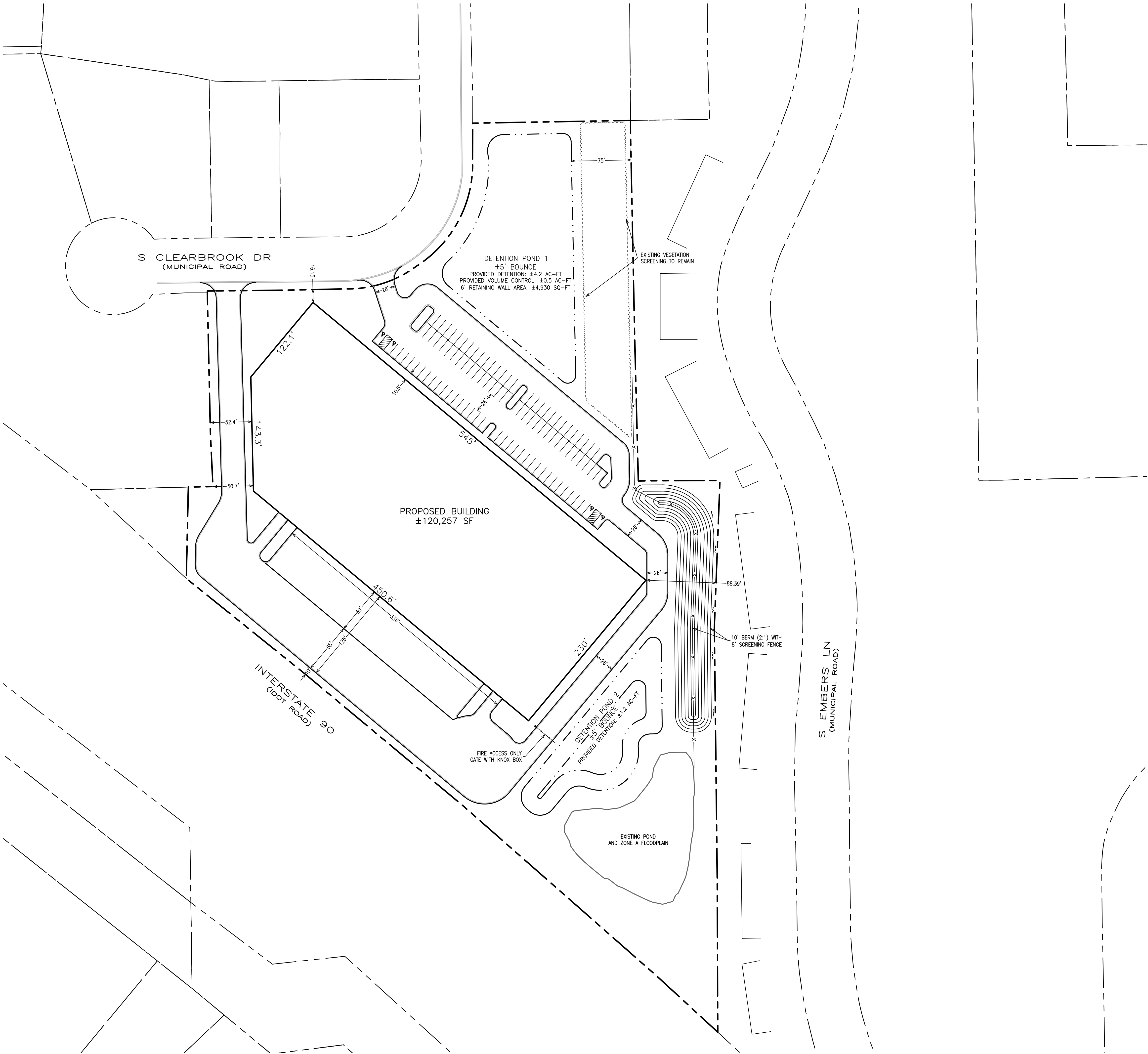
LOGISTICS
PROPERTY
CO

H409

1" = 60'

CSP-2

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SITE DATA TABLE:

ZONE:	M-2 (LIMITED HEAVY MANUFACTURING DISTRICT)
PROPERTY AREA:	±10.2 ACRES
DEVELOPMENT AREA:	±8.5 ACRES
IMPERVIOUS AREA:	±5.4 ACRES
PERVIOUS AREA:	±2.2 ACRES
POND AREA:	±0.9 ACRES
BUILDING SETBACKS:	
MIN. FRONT YARD:	15'
MIN. SIDE YARD:	10'
MIN. REAR YARD:	30'
PROPOSED BUILDING AREA:	120,257 SQ. FT.
TOTAL CAR PARKING PROVIDED:	100 STALLS
STANDARD PARKING PROVIDED:	96 STALLS
ADA PARKING PROVIDED:	4 STALLS
DETENTION VOLUME REQUIRED:	±5.1 ACRE-FEET
DETENTION VOLUME PROVIDED:	±5.4 ACRE-FEET
DETENTION POND 1:	±4.2 ACRE-FEET
DETENTION POND 2:	±1.2 ACRE-FEET
VOLUME CONTROL REQUIRED:	±0.5 ACRE-FEET
VOLUME CONTROL PROVIDED:	±0.5 ACRE-FEET
RETAINING WALL AREA:	±4,930 SQ-FT
(6' RETAINING WALL)	

NOTES:

- EXISTING SITE BOUNDARIES ARE APPROXIMATE FROM COOK COUNTY GIS DATA
- EXISTING SITE TOPOGRAPHY IS APPROXIMATE FROM NEARMAP DATA

CONCEPTUAL SITE PLAN 2		3/13/25	No.	Date
2625 S CLEARBROOK DRIVE		2/13/25		
LOGISTICS PROPERTY COMPANY, LLC		2/6/25		
ARLINGTON HEIGHTS, ILLINOIS		1/28/25		
		10/3/24		
		9/23/24		
		1	ORIGINAL EXHIBIT DATE	
		1	EXHIBIT DATE	
		2	PER CLIENT	
		3	PER CLIENT	
		4	PER CLIENT	
		5	PER CLIENT	
		6	PER VILLAGE	

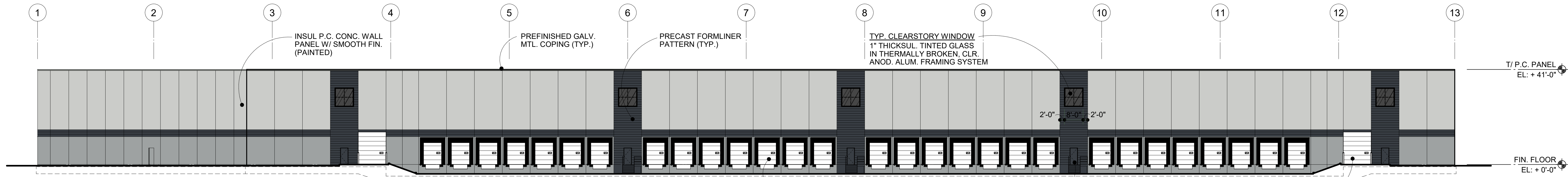
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

LOGISTICS PROPERTY CO

H409

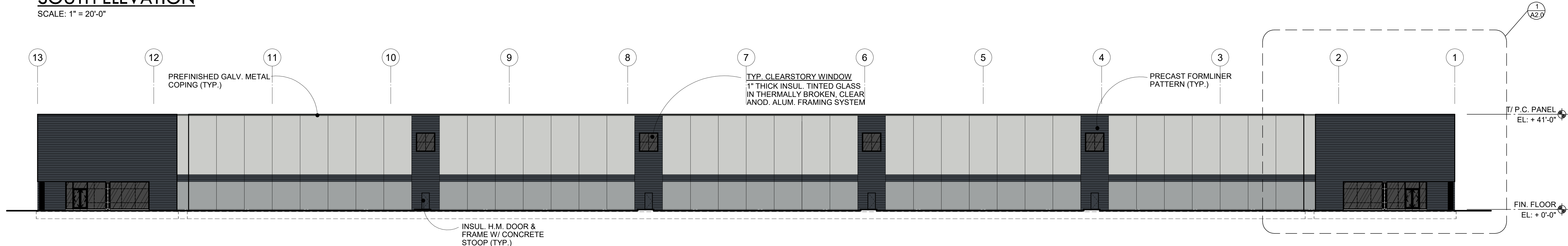
1" = 60'

CSP-2



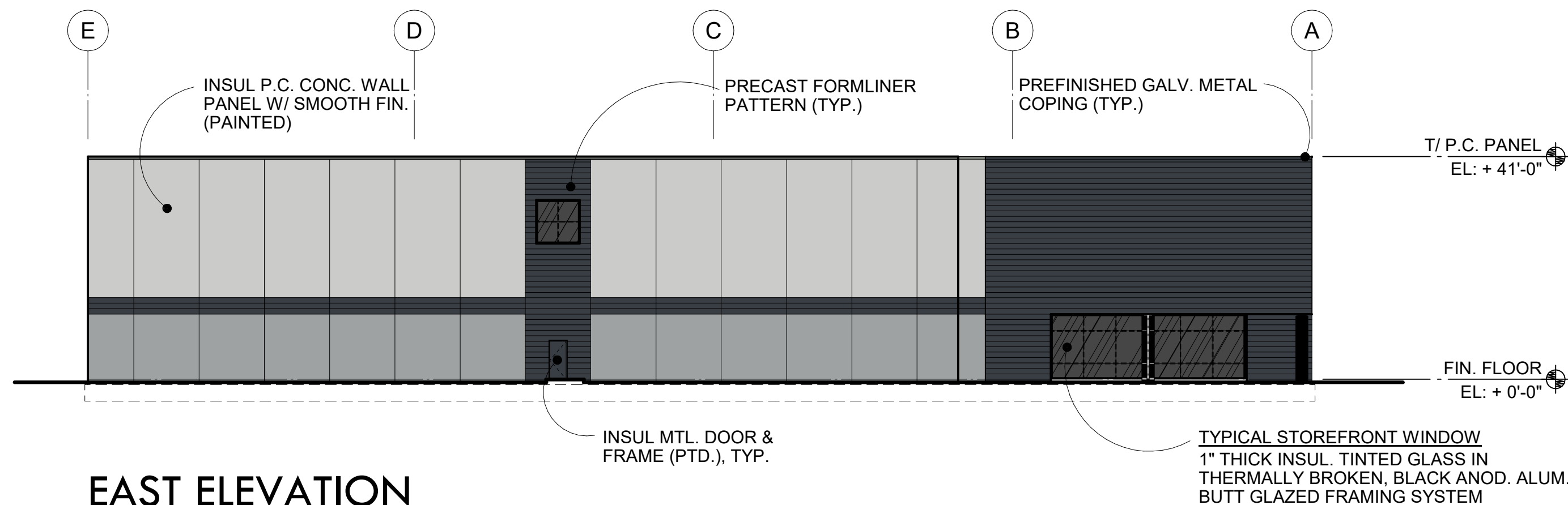
SOUTH ELEVATION

SCALE: 1" = 20'-0"



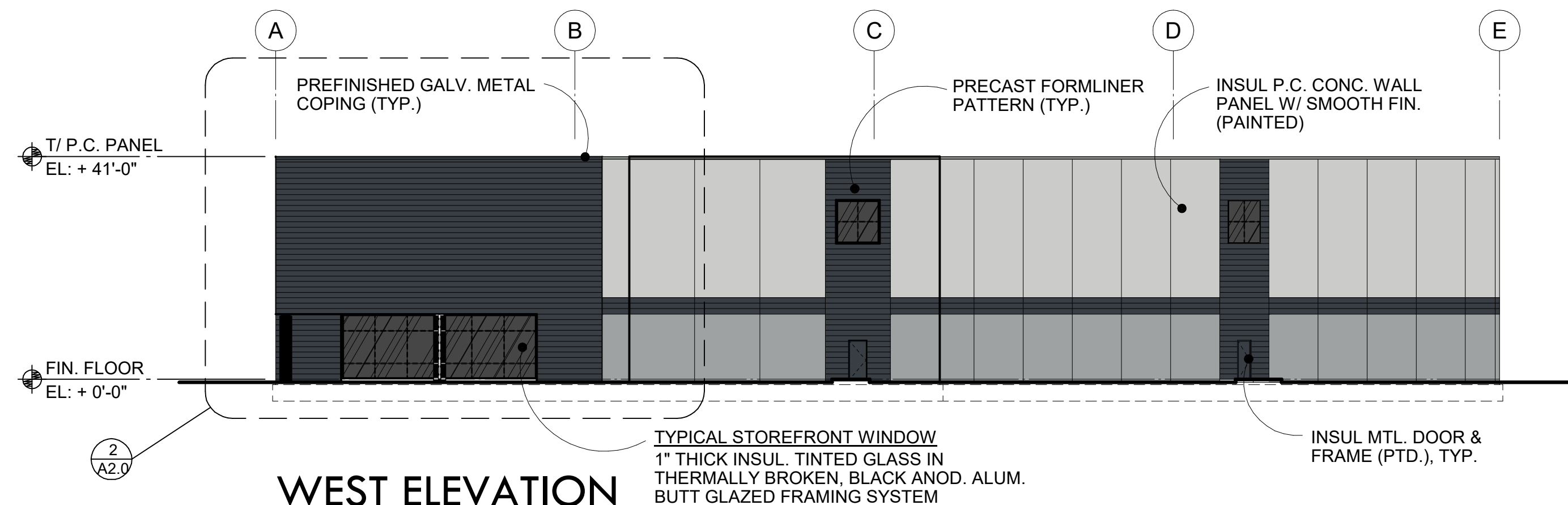
NORTH ELEVATION

SCALE: 1" = 20'-0"



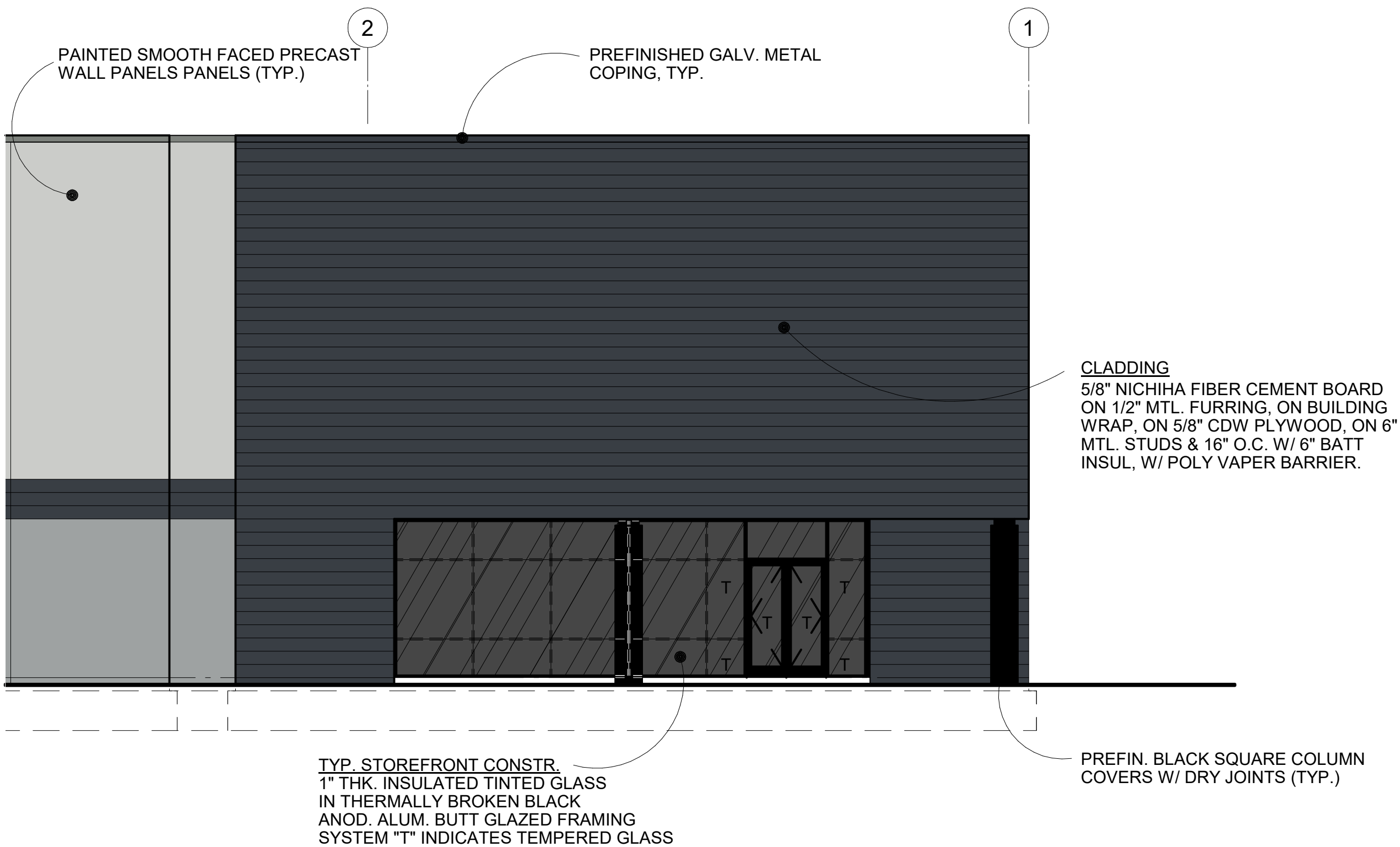
EAST ELEVATION

SCALE: 1" = 20'-0"



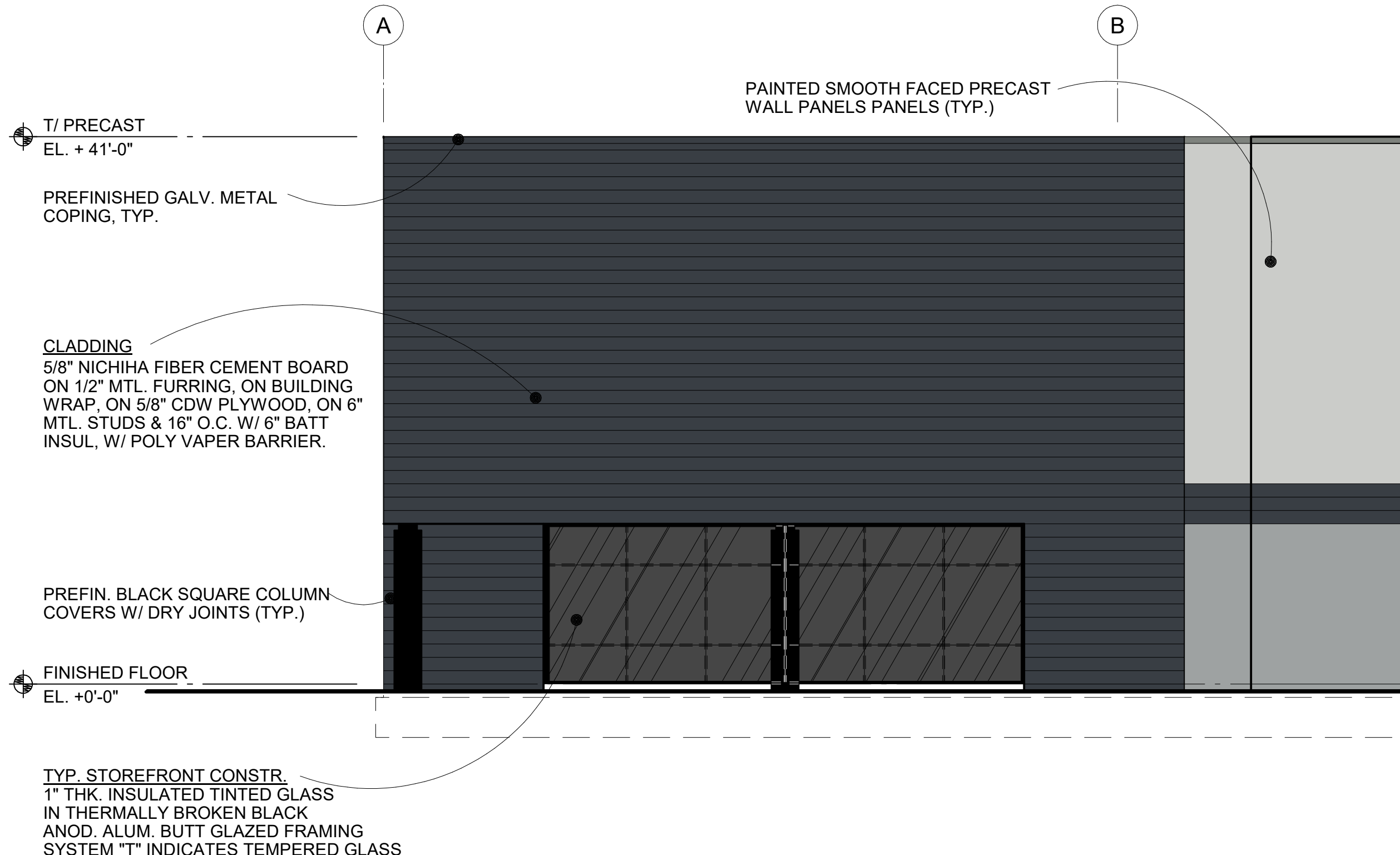
WEST ELEVATION

SCALE: 1" = 20'-0"



1 ENLARGED ENTRY ELEVATION

SCALE: 1/8" = 1'-0"



2 ENLARGED ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

NICHHA CLADDING



COLOR LEGEND

EXTERIOR PRECAST TO BE COLORED WITH SUPER PAINT BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW

	PURE WHITE - SW 7005 SHERWIN WILLIAMS
	PASSIVE - SW 7064 SHERWIN WILLIAMS
	PANTONE - 422C
	NICHHA RIBBED CLADDING INDIGO

PREFINISHED METAL CANOPY @ ENTRY COLUMNS PAC-CLAD BLACK ALUMINUM

FASCIA & GRAVEL STOP @ ENTRY PAC-CLAD CHARCOAL

FASCIA & GRAVEL STOP @ MAIN BUILDING PAC-CLAD CITYSCAPE

STOREFRONT SYSTEM FRAMES - BLACK ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED

PUNCHED WINDOWS FRAMES - BLACK ANODIZED ALUMINUM INSUL. GLASS - GREY TINTED

INSUL. MTL. DOORS/FRAMES FRAME - PAINTED TO MATCH PRECAST DOOR - PAINTED TO MATCH PRECAST

OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE

PIPE BOLLARDS SAFETY YELLOW

DEVELOPER



GENERAL CONTRACTOR

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC

3306 N. SACRAMENTO AVENUE
CHICAGO, ILLINOIS 60618
PHONE: 773.398.4485
DESIGN FIRM NUMBER: 184-007150

ARCHITECT

DESIGN FIRM 184.008507; EXPIRATION 4.30.2025



1320 NELSON CIRCLE
WHEATON, ILLINOIS 60189 - 847.624.4425

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NEW OFFICE WAREHOUSE FOR:
2625 S. CLEARBROOK DR.
LOGISTICS CENTER
ARLINGTON HEIGHTS, ILLINOIS

DATE	DESCRIPTION
11/14/2024	FOR OWNER REVIEW

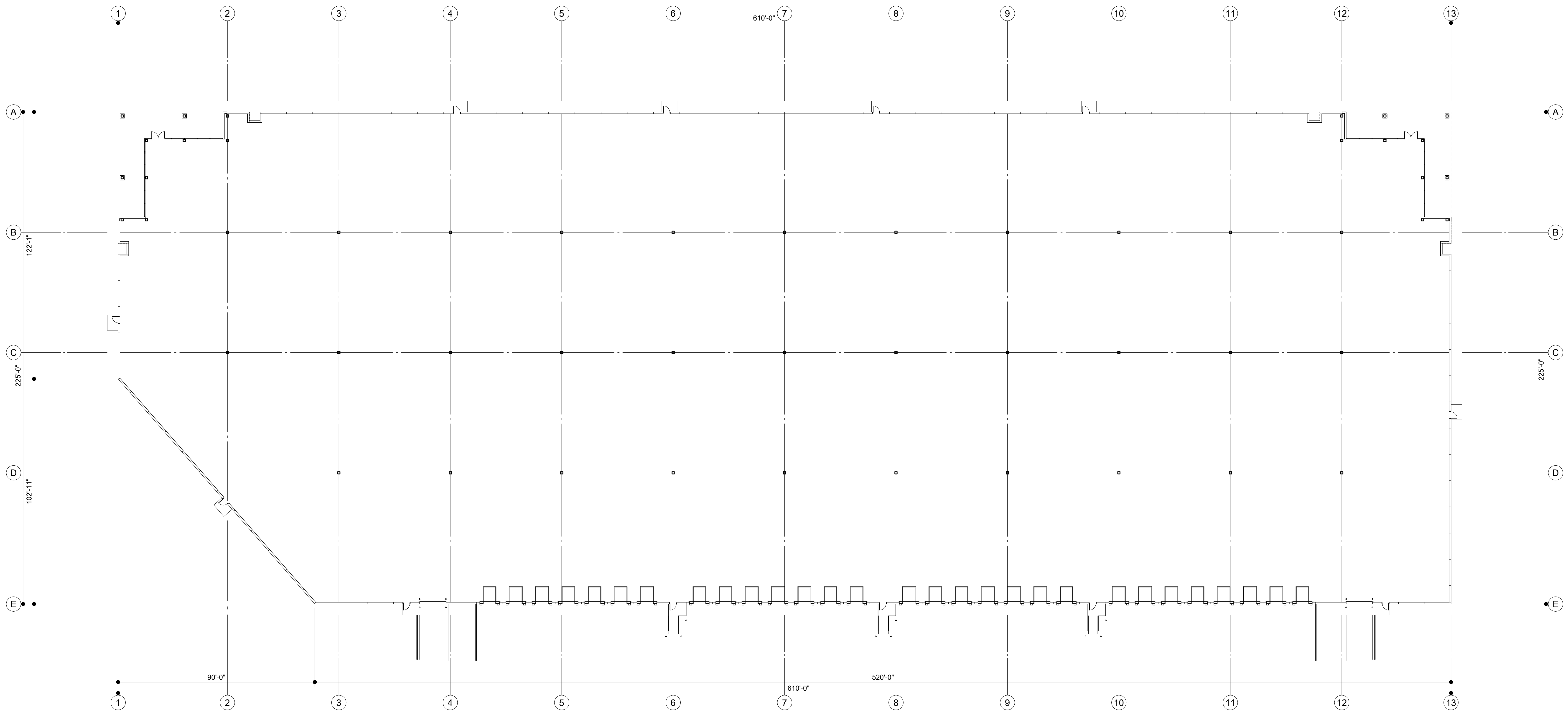
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DATABASE	FLOOR.DB
DRAWN BY	JW
CHECKED BY	JW

A-2.0

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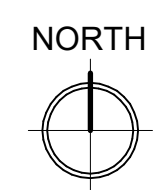
PROJECT NUMBER	2024.043
DATABASE	FLOORDB
DRAWN BY	JMW
CHECKED BY	JMW

A-3.0



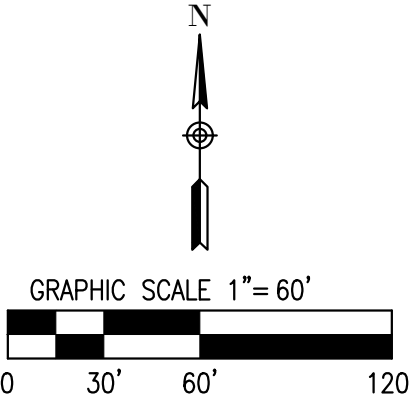
OVERALL FLOOR PLAN

SCALE: 1" = 20'-0"





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwa-inc.com



REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffers Red'	2 1/2" Cal.	
	AUTUMN BLAZE MAPLE		
	Celtis occidentalis	2 1/2" Cal.	
	COMMON HACKBERRY		
	Gleditsia triacanthos var. inermis 'Skyline'	2 1/2" Cal.	
	SKYLINE HONEYLOCUST		
	Quercus bicolor	2 1/2" Cal.	
	SWAMP WHITE OAK		
	Quercus macrocarpa	2 1/2" Cal.	
	BUR OAK		
	Tilia americana 'Redmond'	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora	6' Ht.	Multi-Stem
	APPLE SERVICEBERRY		
	Betula nigra 'Cully'	6' Ht.	Multi-Stem
	HERITAGE RIVER BIRCH		
	Cercis canadensis	6' Ht.	Multi-Stem
	EASTERN REDBUD		
	Malus 'Prainfire'	6' Ht.	Multi-Stem
	PRAIRIFIRE CRABAPPLE		
	Syringa reticulata 'Ivory Silk'	6' Ht.	Multi-Stem
	IVORY SILK JAPANESE TREE LILAC		
	EVERGREEN TREES		
	Picea abies	8' Ht.	
	NORWAY SPRUCE		
	Picea glauca var. densata	8' Ht.	
	BLACK HILLS SPRUCE		
	Picea amarica	8' Ht.	
	SERBIAN SPRUCE		
	Pinus strobus	8' Ht.	
	EASTERN WHITE PINE		
	DECIDUOUS SHRUBS		
	Hydrangea paniculata 'SMHPLQF'	24" Tall	3' O.C.
	LITTLE QUICK FIRE HYDRANGEA		
	Itea virginica 'Little Henry'	24" Tall	3' O.C.
	LITTLE HENRY VIRGINIA SWEETSPIRE		
	Physocarpus opulifolius 'Seward'	30" Tall	4' O.C.
	SUMMER WINE NINEBARK		
	Rhus aromatica 'Gro-low'	24" Wide	4' O.C.
	GRO-LOW SUMAC		
	Syringa meyeri 'Paladin'	24" Tall	4' O.C.
	DWARF KOREAN LILAC		
	Weigela florida 'Branwell'	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Juniperus chinensis 'Kallays Compact'	24" Wide	4' O.C.
	KALLAYS COMPACT PFITZER JUNIPER		
	Juniperus chinensis 'Sea Green'	30" Wide	5' O.C.
	SEA GREEN JUNIPER		
	Taxus x media 'Densaformis'	24" Wide	4' O.C.
	DENSE YEW		
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty'	#1	18" O.C.
	SUMMER BEAUTY ONION		
	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.
	FEATHER REED GRASS		
	Echinacea 'CBG Cone 2'	#1	18" O.C.
	PIXIE MEADOWBRITE CONEFLOWER		
	Hemerocallis 'Happy Returns'	#1	18" O.C.
	HAPPY RETURNS DAYLILY		
	Nepeta racemosa 'Walker's Low'	#1	18" O.C.
	WALKER'S LOW CATMINT		
	Panicum virgatum 'Heavy Metal'	#1	24" O.C.
	GROUNDCOVERS		
	Liriope spicata	#SP4	18" O.C.
	CREeping LILYTurf		

LP-1		1" = 60'	 LOGISTICS® PROPERTY CO		 JACOB & HEFNER 1333 Butterfield Road, Suite 400, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com		CONCEPTUAL SITE PLAN 2					2625 S CLEARBROOK DRIVE LOGISTICS PROPERTY COMPANY, LLC ARLINGTON HEIGHTS, ILLINOIS					<table><tr><td>6</td><td>PER VILLAGE</td><td>3/13/25</td></tr><tr><td>5</td><td>PER CLIENT</td><td>2/13/25</td></tr><tr><td>4</td><td>PER CLIENT</td><td>2/6/25</td></tr><tr><td>3</td><td>PER CLIENT</td><td>1/28/25</td></tr><tr><td>2</td><td>PER CLIENT</td><td>10/3/24</td></tr><tr><td>1</td><td>ORIGINAL EXHIBIT DATE</td><td>9/23/24</td></tr><tr><td>No.</td><td>Description</td><td>Date</td></tr></table>					6	PER VILLAGE	3/13/25	5	PER CLIENT	2/13/25	4	PER CLIENT	2/6/25	3	PER CLIENT	1/28/25	2	PER CLIENT	10/3/24	1	ORIGINAL EXHIBIT DATE	9/23/24	No.	Description	Date
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