



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
September 24, 2025
7:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. Minutes 8/27/25
 - IV. PUBLIC HEARINGS
 - A. 1920 N. Chestnut Ave. - Chestnut Woods Subdivision - PC#24-018
Preliminary Plat of Subdivision, Variations
 - B. Qargo Coffee - 4 W. Rand Rd. - PC#24-023
Planned Unit Development Amendment, Special Use Permit, Variation
 - V. OTHER BUSINESS
 - A. 1821 N. Verde Subdivision - Subdivision Plat Extension - PC#21-007
 - VI. 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.
- VII. UPDATE ON PREVIOUS PLAN COMMISSION CASES
 - 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.

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
 BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
 PLAN COMMISSION

COMMISSION

RE: 3125 NORTH WILKE ROAD-UNIT F - GOLD STAR MASSAGE - PC #25-009
 PLANNED UNIT DEVELOPMENT AMENDMENT FOR A LAND USE VARIATION
 TO ALLOW A MASSAGE ESTABLISHMENT IN M-1 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 27th day of August, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
 DARKO BOJIN, Assistant Planner
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, we're going to get this meeting started. If we could stand and do a Pledge of Allegiance, please?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, why don't we have Staff do roll call for us?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Drost.

(No response.)

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, thank you. I note that we have a quorum and we can get underway.

Item III is Approval of Minutes from 8/13 of 2025.

Is there a motion?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER LORENZINI: Second.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: Okay, motion is on the floor to approve the minutes.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thank you. We'll start with our public hearings. We've got four public hearings today. The first one on the list is Gold Star Massage.

On this one, Staff, who do we have handling this one? Is this Darko?

MR. BOJIN: That's right.

CHAIRPERSON CHERWIN: Hi, Darko. Have all the notices been given on this?

MR. BOJIN: Yes, they have.

CHAIRPERSON CHERWIN: All right, great. So, if we could have the Petitioners from Gold Star Massage come up and speak to this, that would be great.

Can you step to the podium, please? Hi, how are you today? Good. If you step, and into the microphone if you could just state your name so we have it for the record and spell it perhaps?

MS. STASYUK: Spell it? My name is Kateryna Stasyuk, K-a-t-e-r-y-n-a, S-t-a-s-y-u-k.

CHAIRPERSON CHERWIN: That's exactly how I would have spelled it, nice.

MS. STASYUK: Yes.

CHAIRPERSON CHERWIN: All right, so if I could just have you raise your hand for me?

(Witness sworn.)

CHAIRPERSON CHERWIN: Good, thank you. So, there's a Staff report that the Staff would have given you on this. In that, they I think had a couple of conditions in there. Did you read those conditions, and are you okay with those conditions? Yes?

MS. STASYUK: Absolutely.

CHAIRPERSON CHERWIN: Okay, good, thank you. So, what we'll do here is you can go ahead and get started and present to us. We can see on our screens what you can see up there. So, we have it, and then we'll let you go ahead and present your application, and then we'll turn it over to the Staff when you're done, okay?

MS. STASYUK: Okay.

CHAIRPERSON CHERWIN: So, go ahead. Why don't you let us know what you're here for?

MS. STASYUK: I'm here, I don't have any pictures.

CHAIRPERSON CHERWIN: That's okay. Why don't you just walk us through just a summary, and then we can turn it over to Staff? That's fine.

MS. STASYUK: I don't have any summary, but --

CHAIRPERSON CHERWIN: Okay.

MS. STASYUK: -- I've been through the process for a year to change the zoning. I've been doing all the things you required. The last one was the architecture project, my architect, he did everything that you required. Everything was done properly and presented to Darko. So, Darko has all the requirements regarding the zoning, the parking.

My business is unique because I developed my own technique to help people. I'm not going to be a competition in my area. Then, also my people are very polite, nice.

Then, with the parking spot, there's not going to be any problems. I'm not going to affect anybody's business; that's 100 percent. I have my, I printed out a few words about my plan.

CHAIRPERSON CHERWIN: Thank you. All right.

MS. STASYUK: I don't know if I need to tell a story about myself because I've been presenting myself before. I've been a massage therapist for 20 years, and then 15 years of them I developed my own technique regarding the trigger points in the body, the liver detoxification. That's why I help people to live their life, pain-free life. This is like not invasive technique but uniquely mine.

Wherever the places I worked, people followed me and I'm unique. I never was a competition for anybody. I always was working only for myself and by myself. I never caused any problems to anybody. This was to me an issue then if I would be competition

or anything like that.

All the projects regarding the unit, I didn't, I haven't been changing anything, not touching anything, just painting the walls and that's it. That's all that I wanted, my place. I bought it, I want to start working because I've been trying to solve this problem for a year. Then it's going to be a year on August 30, yes, that's going to be a year.

That's all that I want to ask you, to let me work as a massage therapist in my place. I have my son who is in school for the chiropractic school. He has three more years to go to school, but he is going to get a massage therapy license and then he will help me to work. But for now, I don't have anybody to work with me yet, right, because it's very difficult to teach someone what I do. That's why for now I want to keep my place for myself, but it will be really good for the community to have somebody like me, that's what I think, because I've always been successful until today.

Then I have my clientele, a lot of people, and I do help. That's what I was born for. That is my vocation calling. That's the only thing. That was my dream for 20 years, to have my business and my husband helped me with this.

CHAIRPERSON CHERWIN: Okay, well, thank you. If you don't have anything else, we can turn it over to Staff and they can walk through it. You can go ahead and sit back down. We may have some questions for you when they're done, so just, you know, sit tight and we'll be back, but thank you for your summary; it's very helpful.

MS. STASYUK: Thank you very much. Appreciate your kindness.

CHAIRPERSON CHERWIN: Darko?

MR. BOJIN: Good evening, Commissioners.

The subject property is 3125 North Wilke Road, Unit F, which is located in the M-1 Research, Development and Light Manufacturing District. The Comprehensive Plan designates this property as appropriate for R&D, manufacturing and warehouse uses. The Petitioner is requesting to amend the existing Enterprise Office Complex PUD to include a land use variation to allow a massage establishment in the M-1 District. Currently, massage establishments are not permitted in any zoning district and, therefore, the Petitioner will have to receive a land use variation to operate. The Petitioner is also requesting a variation to reduce the number of required parking spaces in the PUD from 344 to 307 parking spaces.

This aerial image shows the Enterprise Office Complex PUD and the surrounding areas. The PUD was approved in 1984 and includes four buildings. Access to the site comes from the two curb cuts on Wilke Road, and the Petitioner owns Unit F at 3125 North Wilke Road which is the building highlighted there in the red.

The subject property is surrounded on all sides by other office buildings as shown on this zoning map. To the west across Illinois 53 are residential neighborhoods in the Village of Palatine, and then to the south in unincorporated Cook County is Shalom Cemetery.

As the Petitioner mentioned earlier, she will be the sole employee of the massage practice with the hope to potentially hire someone additionally if there was demand in the future. Clients will be seen on a one-to-one basis and will have to make advanced appointments. The appointment booking hours will be 9:00 a.m. to 7:00 a.m., Monday through Saturday. The Petitioner is an IDFPR licensed massage therapist and, like she said, has over 15 years of experience and will provide a range of therapeutic massages to her clients.

The space itself is just under 1,300 square feet, and the provided floor plan shows some treatment rooms, exercise rooms, a check-in area, and a waiting area.

Staff has calculated the required parking for the office complex which again includes those four buildings in the PUD all together. There is currently a deficit of 37 spaces throughout the complex, which is why this additional parking variation is required. The Petitioner did provide a parking study that showed adequate parking over a three-day period during the proposed hours she would be in operation. Therefore, Staff is supportive of a variation that reduces the number of required parking spaces in the PUD by 37.

The Petitioner has provided responses to the criteria of approval for variation requests. Since the Village Code doesn't permit massage establishments in any zoning district, the only way for them to operate is by receiving this land use variation. Staff has reviewed the responses to these criteria and found them to be sufficient.

Overall, the Staff Development Committee recommends approval to this application with the conditions listed on this slide and in your Staff report. That concludes my presentation. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir. I appreciate that.

Is there a motion to include the Staff report in public record?

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, that's included.

Is there a motion to include Ms. Stasyuk's City Hall Zoning Presentation into the record?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

Darko, we'll get you a copy of this if you didn't get one.

I would just ask, before we go to public hearing, are there any initial questions from any of the Plan Commissioners?

Joe?

COMMISSIONER LORENZINI: Yes, I have a few questions for you, please. Typically, how much time is involved with each massage?

MS. STASYUK: It's one hour or two hours, because sometimes people, after the surgery, they come, they need more time for the rehabilitation.

COMMISSIONER LORENZINI: Okay.

MS. STASYUK: They come, because like you need to be careful and you need to manipulate with the body. Sometimes the person needs to get up and walk and go back to the table. Sometimes two hours, one hour up to two hours.

COMMISSIONER LORENZINI: And you said you've developed a method that's unique in a way? Can you give me an example of a problem a person would have and what you would do, how you would take care of it?

MS. STASYUK: I'll try to explain. Our pain in the body is associated with the liver. It's a medical conclusion, and if you're, because I have a medical background. A time ago I finished medical university, but I wasn't successful here because I have six kids and I had to work hard. I couldn't go to the university to, not finish but evaluate my diploma. I needed here three more years, and I couldn't do that. That's why I chose the short way to get the license and do what I want to do in the medical field, but at the same time I'm not a doctor, but I can help because I have knowledge. That's what --

COMMISSIONER LORENZINI: But could you just give an example of a problem somebody would have and what you would do?

MS. STASYUK: Yes. We have more than 3,000 trigger points in the body. When you're working on a trigger point, the liver trigger point, the liver is detoxicated. Then it helps to eliminate the pain, get rid of the pain in the body. But regarding the trigger points, sometimes people have pain in the lower back, and then most of them have an intestine problem. Lots of people don't know how to do detoxification, they have no idea.

That's why, I can't teach them. I don't have any rights, but I have the right to massage them, to give them a massage therapy session and I know those trigger points because I was educated for it. Then I work on the trigger point which will help the liver work better, the liver and the gallbladder and the intestine, they start working and then the person doesn't have the pain, and I know how to do that.

COMMISSIONER LORENZINI: Okay, and typically, what does an hour cost?

MS. STASYUK: It's \$120, but there's always a discount, always some coupons, or some people don't have money, then of course I do --

COMMISSIONER LORENZINI: Right, and then you've got a lot, in your architectural plan as shown, there's a lot of rooms, but you're going to be working by yourself?

MS. STASYUK: Four rooms. Four rooms, I work by myself. Two rooms are occupied with the tables, and two rooms I use for the physical therapy. It involves exercising and walking. Sometimes people can lie down on the floor and relax and then go back to the table because with the human body, you need to figure out what to do.

The massage therapy itself, it's not making money. When a person comes to you, you need to help, and there are different ways that you can help. Not only just massage, rub the skin and then people pay and leave with nothing. Sometimes you need to use the brain, how you can help, on the floor to stretch the muscle, the hip, the joints. Sometimes people need to just lie down straight for five, ten minutes, then get up and then do different kinds of exercises to just increase the blood circulation, or vice versa, come down and then get on the table and then you can massage the muscles themselves.

Then, there are different kinds of problems. People have tension. People have pinched nerves. Sometimes pinched nerves are not, you can have it because you work physically. Sometimes you sit at the computer and then the nerves get pinched because the muscle is too relaxed. Some muscles contract nonstop because some don't work, then lymph flow is slow because you sit all the time. The nerves are here under the knee and the hip, and then when you sit, your lymph flows very slow. The blood flows a little bit faster but the lymph gets dirty because we sit.

COMMISSIONER LORENZINI: Okay, that's fine. That's fine; thank you.

MS. STASYUK: And then there are lots and lots of things. When you have a human being with a problem, then you figure out what you have to do with a massage. Not

only rubbing, but you need to think because I believe that the first thing, if you can help someone, if you're a doctor or you're a massage therapist, the first thing that you can do is to not hurt. That's it.

COMMISSIONER LORENZINI: All right, thank you.

CHAIRPERSON CHERWIN: I think that answers Joe's question; is that right, Joe?

COMMISSIONER LORENZINI: Yes, thank you.

MS. STASYUK: I'm sorry.

CHAIRPERSON CHERWIN: That's okay. On this side, anything?

(No response.)

CHAIRPERSON CHERWIN: Okay, so we'll open for the public hearing now, okay? On this side of the room, is there anybody that would like to speak as to this petition?

(No response.)

CHAIRPERSON CHERWIN: No? On this other side of the room, is there anybody that would like to speak on this petition?

(No response.)

CHAIRPERSON CHERWIN: Okay, seeing none, we'll go ahead and close the public hearing.

Any final questions or deliberation by the Plan Commissioners?
Down here?

Sue? Terry? No? Down here?

(No response.)

CHAIRPERSON CHERWIN: Okay, is there a motion?

COMMISSIONER ENNES: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-009, Planned Unit Development Amendment for a Land Use Variation to allow a massage/acupressure establishment in an M-1 District, and the following variation:

- 1. Variation from Chapter 28, Section 10.4-1 to allow 307 parking stalls where 344 are required.**

This recommendation is subject to the following conditions:

- 1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.**
- 2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.**
- 3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: All right, thank you for sharing this. Is there a second for that motion?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, the motion for approval is on the table.

Can we do a roll call vote?

MS. HITZEMANN: Yes.

Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, unanimously passed.

MS. STASYUK: Thank you.

CHAIRPERSON CHERWIN: Nice job. Darko will help you through the next step. Just keep in contact with him. You don't have to stick around for the rest of this unless you really want to. However, there is another step. We're a recommendation, you still have to go to City Council and they'll help make the final decision for you. Darko will help you through this process, so maybe tomorrow.

MS. STASYUK: I will bring gift certificates for all of you.

CHAIRPERSON CHERWIN: Oh, yes. Well, hard pass. We may have a problem with that, but that's okay. Thank you though.

MS. STASYUK: Thank you.

CHAIRPERSON CHERWIN: Good luck, and I wish you well.

MS. STASYUK: Thank you, I appreciate it.

(Whereupon, at 7:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
 BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
 PLAN COMMISSION

COMMISSION

RE: 1455 WEST CELLULAR DRIVE - AMAZON ADDITIONAL BUILDINGS - PC #25-015
 AMENDMENT TO PUD ORDINANCE #04-028 TO ALLOW MORE THAN ONE
 BUILDING ON A SINGLE LOT, VARIATION

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 27th day of August, 2025 at the hour of 7:50 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
 DARKO BOJIN, Assistant Planner
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, so on to the next item on our agenda. Item B is the public hearing for Amazon Additional Buildings.

Do we have the Amazon crew here? Sir, if you could step on up, please and state your name, well, you know what, before you do that, I'll ask who we have on this one.

Is this Darko again?

MS. HITZEMANN: No, it's me.

CHAIRPERSON CHERWIN: Rachel, sorry, Rachel. Busy day today.

MS. HITZEMANN: That's okay.

CHAIRPERSON CHERWIN: All right, Rachel, have the public notices been given on this one?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: All right, excellent.

So, sir, if you could state your name for the record?

MR. KENYON: Certainly. My name is Jared Kenyon. I'm the Civil Project Manager with Kimley Horn on behalf of Amazon.

CHAIRPERSON CHERWIN: Okay, if you could raise your right hand?

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, thank you, sir. Have you read the Staff report?

MR. KENYON: Yes.

CHAIRPERSON CHERWIN: And have you seen the conditions that they've presented with your application?

MR. KENYON: Yes.

CHAIRPERSON CHERWIN: Okay, and do you agree with those conditions?

MR. KENYON: Yes.

CHAIRPERSON CHERWIN: All right, I'll let you go ahead and get started, and then we'll hear from the Staff.

MR. KENYON: Certainly.

CHAIRPERSON CHERWIN: Thank you.

MR. KENYON: Does this work?

MS. HITZEMANN: Yes, it should.

MR. KENYON: Okay, so I am here regarding the property located at 1455 West Cellular, looking to amend the PUD Ordinance #04-028 to add two accessory buildings to the property. This is an overall site plan showing the existing building north. Cellular Drive runs east-west on the northern property line. The smaller building on the upper right corner here, the northeast part of the property is the AVI building. The little bit larger building on the southern property line is the FSC.

AVI stands for Automated Vehicle Inspection. It's a smaller building; it's about 1,700 square feet. The vehicles, the vans in particular, will pass through this building, will be scanned for any equipment issues and things like that. A report is then generated after it is scanned, and then it's given to the staff there for any improvements that need to be made.

There is no maintenance in this building. There's no employees in this building. It's basically a single-car garage with doors on both ends.

The FSC is the Fleet Service Center. It's an approximately 5,000

square-foot building. This will be doing minor routine maintenance only on the vans for small repairs. There's three bays for this. It's basically a Jiffy Lube light. There's a restroom and break room for the employees that work at this location, and it's relatively a small impact on the site.

Here's the site improvements for the AVI. You can see the hatched area there; that's the limits of the improvements. There are no parking stalls lost as a result of the AVI building. What's done is the queuing area that's the other dark striping there was consolidated to create the space for the AVI, but no parking was lost. No function or traffic flow was lost as a result of it.

This is the site plan for the FSC. This one did take up 26 van stalls, so 26 van stalls will be lost. There are still 500 remaining on the site. The doors are facing to the north into the property here. So, the technicians would go retrieve a van from a nearby parking stall, bring them in, do the work, and then put them back into the parking lot.

Here is just the building elevation of the AVI. You can see it has the doors on both ends. Then, here is the elevations for the FSC.

That's all I have.

CHAIRPERSON CHERWIN: All right, thank you very much.

Rachel, you want to give us your take?

Mr. Kenyon, you can take a seat for a while if you want. We may have some questions for you. Thanks.

MS. HITZEMANN: The subject property is located at 1455 Cellular Drive and is located within an M-1 Zoning District. The site is approximately 20.26 acres, and the Comprehensive Plan has it within the R&D, Manufacturing and Warehouse. It was originally the site of Motorola's campus, and it received a PUD approval in 1988 (#88-060). Amazon purchased the property and has been operating as a warehouse hub which is compatible with the M-1 Zoning District and the Comprehensive Plan.

Here is an aerial kind of the subject property here. Amazon would like to expand their operations with two buildings, as he mentioned, the AVI and the FSC building.

Here is the site plan. You can see highlighted in green where each of those buildings would be located in terms of kind of the whole site.

Per Chapter 28, Section 9.2 of the Village Code, any development with more than one principal building on a zoning lot or a lot of record requires a Planned Unit Development (PUD). Since there is already an existing PUD, the Petitioner is requesting a PUD Amendment to add two accessory buildings on the lot. While the buildings are accessory to the principal use, due to their size, the buildings are considered principal structures for the purpose of the Zoning Code unless the zoning amendment is required.

So, as you can see here, the proposed automated vehicle AVI building is roughly 1,742 square feet in size and located on the east side of the main building. It houses a scanner that scans the vehicles as they pass through. The proposed Fleet Service Center is 4,959 square feet and is located on the west side of the main building and is similar to a Jiffy Lube. The 20-acre site can easily accommodate the additional buildings, and both are utilitarian in design using vertical metal paneling. The Design Planner reviewed the plans and approved them as an administrative approval.

Access to the site is provided by two curb cuts along Cellular Drive. Additionally, there is a third curb cut on Cellular that is solely used as a loading dock entrance. Access to the site will remain unchanged as part of this proposal.

As a warehouse and storage use, the required parking is one space

for each two employees plus one space for each vehicle used in the conduct of the enterprise. Amazon employs 158 people and has a fleet of 412 delivery vehicles. The current site provides 185 employee parking spaces and 526 delivery vehicle spaces. The proposed buildings will result in a loss of 26 vehicle spaces but they will still have a surplus of 106 employee parking spaces and 88 delivery vehicle spaces for a total of 194-space surplus.

The Petitioner has requested a variance from Chapter 28, Section 6.12-1.3 to waive the required traffic and parking study, and have provided responses to the four variation criteria. The Staff Development Committee is supportive of this variance as there is clearly ample parking and the access to the site remains unchanged. The Staff Development Committee reviewed the proposed amendment and is supportive subject to the sole condition that they meet federal, state and Village codes.

CHAIRPERSON CHERWIN: All right, thank you, Rachel.

Is there a motion to include the Staff report in the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Second? Is there a second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. Staff report is included in the public record.

Before we open the public hearing, are there any initial questions from the Plan Commissioners?

Sue, down there, you want to start?

COMMISSIONER DAWSON: Yes, sorry. You go ahead. I'm trying to formulate my question. I will, I have a question; I'm just trying to formulate it.

CHAIRPERSON CHERWIN: Yes.

COMMISSIONER ENNES: Petitioner, if you can please come back up? The maintenance that will be done in the FSC building, the Staff report says it will be similar to a Jiffy Lube. What type of maintenance will be done? Oil changes and what?

MR. KENYON: You're correct. Oil changes, other fluids that would need to be changed, coolants and things like that. There's a hazardous waste room within the FSC that once they collect all that material that it will be stored in.

COMMISSIONER ENNES: Tire replacement?

MR. KENYON: There could be some, yes.

COMMISSIONER ENNES: Okay, so like general routine maintenance, or --

MR. KENYON: That is correct, yes. There will be no body work or anything like that done there.

COMMISSIONER ENNES: -- engine heavier --

MR. KENYON: Correct.

COMMISSIONER ENNES: Okay, that's all I have.

COMMISSIONER DAWSON: Yes, my questions were -- I have two. One was kind of along those lines about noise. I was trying to pull up the aerial. Could you, could we have the aerial on the screen? Otherwise, it's in the packet. Just trying to, right now there is no work being done on vehicles on site; is that correct?

MR. KENYON: Correct.

COMMISSIONER DAWSON: So, we're introducing a potential, just additional noise. I'm not overly concerned about this; I'm just trying to make sure I've thought it through, but it does seem that the building would be pretty far away from, I mean, you might disturb your neighbors to the south. That's a joke, by the way. But other than that, it seems located pretty far away. I don't think sound, I mean, I didn't hear anything really going to like a sound element in there.

MS. HITZEMANN: No. The building will be located roughly right here.

COMMISSIONER DAWSON: Right.

MS. HITZEMANN: So, there's fairly, enough space between.

COMMISSIONER DAWSON: A pretty good distance, yes.

MS. HITZEMANN: Yes.

COMMISSIONER DAWSON: Okay, so the only other question I have, and this is just nothing, I'm just so curious. So, Amazon is, are they insisting on these, what did you call the building? AFI?

MR. KENYON: AVI.

COMMISSIONER DAWSON: AVI. AFI is a band; I got it confused. They're putting these in now, these new scan systems? It's just fascinating to me. So, you can drive a truck through there and see if there's a problem with the truck?

MR. KENYON: That's correct, yes.

COMMISSIONER DAWSON: Wow. It's really fascinating.

MR. KENYON: It's similar to like if you were to rent a vehicle and you would walk around the vehicle and check for any damages or anything like that. So, this just does it at a faster rate.

COMMISSIONER DAWSON: Oh, really. It's just kind of looking at the outside, it's not necessarily scanning in the -- okay.

MR. KENYON: Yes, we'll not be able to identify any engine problems or anything.

COMMISSIONER DAWSON: Okay, I thought that's part of what it was doing and I'm thinking, wow, I didn't know we had technology that could --

MR. KENYON: It will check like tire pressure, but --

COMMISSIONER DAWSON: Okay.

MR. KENYON: -- I don't know that it, and that's just a function of like how much it --

COMMISSIONER DAWSON: Yes, visual, yes. Okay, well, that's just, okay, that's just fascinating to me. I was just really curious about that, but the sound was really my question and you've answered that. So, thank you.

COMMISSIONER SIGALOS: Will it check things like oil, fluid, if it's low on oil or anything like that, or engine coolant? It doesn't do anything like that?

MR. KENYON: Not to my knowledge, no.

COMMISSIONER SIGALOS: It's just more physical examination?

MR. KENYON: Correct.

COMMISSIONER SIGALOS: Okay, thank you.

CHAIRPERSON CHERWIN: Anything else, John?

COMMISSIONER SIGALOS: No.

CHAIRPERSON CHERWIN: Michael?

COMMISSIONER PETERMANN: Yes. What kind of volumes of trucks are coming in and out? Then, I don't know if this was in there, but I'm assuming, is the hours of operation 24 hours? I mean, are they going to be running trucks in and out?

MR. KENYON: Of the FSC?

COMMISSIONER PETERMANN: Yes.

MR. KENYON: No, that would just be during like normal daytime hours.

COMMISSIONER PETERMANN: Okay, and then what kind of volume of trucks? Would they be using Cellular Drive to access that? I'm trying to figure out what the traffic flow would be.

MR. KENYON: Neither one of these buildings would be generating any traffic to the site. All of the work that would be done on the vans would be done on vans that are part of this operation.

COMMISSIONER PETERMANN: But then the vans leave the site, right?

MR. KENYON: Correct, just like in any normal operation for them.

COMMISSIONER PETERMANN: Okay.

CHAIRPERSON CHERWIN: So, there's not a net increase, you're not pulling vans from other sites?

COMMISSIONER PETERMANN: That's where I was going.

MR. KENYON: That's correct.

CHAIRPERSON CHERWIN: There's like no vans being pulled from other sites, all right.

Anything else, Michael?

COMMISSIONER DAWSON: It seems like you would almost decrease traffic because trucks aren't having to leave to get repaired. They're able to be repaired on site.

CHAIRPERSON CHERWIN: Good point. Yes.

Kris, anything?

COMMISSIONER SCHURTZ: No.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: With 500 vehicles, I think this is a great idea for you.

CHAIRPERSON CHERWIN: Okay, so what we'll do here real quick is we'll open the public comments on this since this is a public hearing. Is there anybody on the right-hand side here that has a public question or comment on this project?

(No response.)

CHAIRPERSON CHERWIN: No? Seeing none, move to the left. Anybody on this side of the room, comment on this?

(No response.)

CHAIRPERSON CHERWIN: No? All right, no comments, no questions. We'll close the public hearing and, I don't know, it doesn't sound like there's any more questions, but is there any question at this point?

COMMISSIONER DAWSON: I can make a motion.

CHAIRPERSON CHERWIN: Okay, go ahead.

A motion to recommend to the Village Board of Trustees approval of PC #25-015,

Amendment to the Planned Unit Development Ordinance #88-060 to allow more than one building on a single lot, and the following variation:

- 1. Variation from Section 6.12-1.3 to waive the requirement for a traffic and parking study.**

This recommendation is subject to the following condition:

- 1. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: Thank you.

Is there a second to that?

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All right, the motion is on the table.

Can we do a roll call vote, please?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, the motion passes, recommended approval. Rachel will help shepherd you on to the Village Council's final approval. Thanks for everything.

(Whereupon, at 8:04 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 600 WEST UNIVERSITY DRIVE - TASTY BREADS - PC #25-016
LAND USE VARIATION TO PERMIT BAKERY PRODUCTS, PRODUCTION AND
WHOLESALE LAND USE WITHIN THE M-1 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 27th day of August, 2025 at the hour of 8:04 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
DARKO BOJIN, Assistant Planner
DANIEL OSOBA, Planner I
RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, that brings us to the third petition which is the Tasty Breads petition.

It looks like this one is Dan, right?

MR. OSOBA: Yes, it is.

CHAIRPERSON CHERWIN: All right, Dan, have the notices been given on this one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, and the Petitioner is here.

Sir, could you state your name for the record?

MR. BUDZIK: Yes. Thomas Budzik, B-u-d-z-i-k.

CHAIRPERSON CHERWIN: All right, sir, can you raise your right hand?
(Witness sworn.)

CHAIRPERSON CHERWIN: All right, Mr. Budzik, have you read the Staff report?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: And have you seen the conditions of approval Staff has given you?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: Are you in agreement with those?

MR. BUDZIK: Yes.

CHAIRPERSON CHERWIN: All right, great, thank you. Why don't we get started with your presentation, then we'll move on to Staff just like the last one?

MR. BUDZIK: Okay, thank you.

CHAIRPERSON CHERWIN: Thank you.

MR. BUDZIK: Good evening, everyone. Again, my name is Thomas Budzik; I'm the architect on this project. With me today are various members of the Tasty Breads team seated right there.

I'd like to start out with a brief overview of Tasty Breads International, describe their manufacturing process, and then walk through various aspects of the plan, discuss the land use variation criteria, and the parking variation as well.

So, we are here today to request a land use variation to allow essentially a bakery in the M-1 Zoning District. With that, we're also seeking a variance to waive the parking analysis requirement associated with the land use variation.

So, just briefly about Tasty Breads, so they were established in 1992. They have two facilities, one in Franklin Park and the other in Northbrook. They have over 200 employees. Now, what they do is they make raw dough products or frozen dough for wholesale distribution, okay. There is no baking on site, no cooking on site. They distribute their product to wholesale distributors which then distribute them to the end user who then bakes the products on site.

Due to the success of their product, they've been looking for a new facility to expand their operations and found an ideal location here at 600 West University. A little bit of background on the building itself, so it was previously occupied by Carlson Labs. Among other things, Carlson Labs produced vitamins and supplements at this location. So, this is essentially a food grade manufacturing facility, kind of a unique location and ideal fit for their operation.

So, now in describing their manufacturing process just so you can

have a picture of how that occurs on the property, obviously the first thing is they have their incoming ingredients. We're looking at flour, water, yeast, salt, and other spices, things like that. The water that they use is the potable water on site. They do not have to bring in any additional water service for their manufacturing needs.

The flour comes in on the northwest corner of the building. They get flour tanker deliveries brought to the building. These tanker trucks are connected directly to a manifold in the building that pumps the flour from the tanker directly to internal flour silos. So, there is no dust produced here, there is no flour flying around. Everything is self-contained.

Once the flour is in there, they bring the flour water and bring it to the production line to a mixer. From there, it goes to a molding process, scan for metals, things like that, and then going to a freezer, a spiral freezer. It freezes the products. It's then packaged, stored on site, and then the wholesale distributors will pick up. Essentially, semi trucks will pick up the product and distribute it out of the facility. So, the shipping is for loading docks in the southeast corner of the building.

Just for context, their facility in Northbrook which is a comparable capacity is able to function with three loading docks total. We have actually six loading docks at this location.

Now, specifically with regards to the criteria for the land use variation, I'm sorry, so here's the image of the existing building. Highlighted in blue is the storage area, the green is the production area, and the yellow is the office area. One thing I do want to note about this building is there is definitely an excess of office space within the building of roughly 2,800 square feet or so. Tasty Breads is not anticipating a large volume of office use. This is going to be primarily a production facility. They'll have 150 employees spread over two shifts, so 75 employees per shift, and they have a cleaning crew that comes in the evenings. The office use is perhaps going to be four private offices, so they're really not going to be utilizing office space in the building.

With regards to the specific criteria for a land use variation, with regards to the essential character of the locality, this is a manufacturing building, a food grade manufacturing building. This seems like an ideal use for this building. All of the adjoining properties are also within the M-1 Zoning District, similar uses. Bringing this use into the building is not really going to change the neighborhood in any meaningful manner. In terms of the intensity of use, it's the same or less than what Carlson Labs was using the building.

The unique circumstance in this case is somewhat of the broad-brush definition of bakery as not being permitted in the M-1 Zoning District. As I've outlined in the description of the process, this is really much more akin to a light manufacturing use as opposed to a food manufacturing/food production facility. We've worked on meat plants and dairy plants, and they are significantly more intense than what they are proposing here.

In terms of harmony with the spirit and intent of the ordinance, well essentially, we're taking a building that's in very good condition and we're bringing in a use that is going to require very minimal work to actually bring this business to the community. So, I think that's always in the best interest of the community.

Obviously, as a land use variation, this is the minimum request. It's surrounded by M-1 Zoning District.

Specifically with regards to the parking and traffic study, so we did provide a traffic study by KLOA showing that the anticipated truck traffic will have negligible effect on the traffic at the local intersections. They are anticipating about six trucks per day. Unlike a

traditional bakery which might have an intense peak use at a certain period of time, this would have six trucks spread over the entire course of the day. So, it's really, it's a pretty minor amount of traffic.

We are requesting the parking analysis to be waived. That's simply due to the fact that there are 131 parking spaces on site. Even with the 75 employees, they would not need to have 75 parking spaces at the site. Their Northbrook facility which is comparable in size has 84 parking spaces, and they've shown that they have a utilization of about 60 percent at that parking lot, so perhaps 50 parking spaces.

With that, happy to answer any questions.

CHAIRPERSON CHERWIN: All right, thank you. We'll move to the Staff. Go ahead and take a break and we'll come back to you I'm sure with a few questions.

Dan, you want to go ahead?

MR. OSOBA: Evening, Commissioners.

The subject property for the petition tonight is located at 600 West University Drive, which is currently occupied by a vacant 81,000 square-foot building. The Petitioner is Tasty Breads International who is seeking a recommendation of approval for a land use variation to permit bakery products, production and wholesale land use within the M-1 Zoning District, and a zoning variation to waive the requirement to provide a parking analysis.

The aerial shows the subject site highlighted in red along University Drive. There are existing manufacturing and warehousing uses surrounding the corridor and surrounding the site, and the nearest residential property is approximately 350 feet to the south. The zoning shows the subject site in the M-1 District along with all of those other Manufacturing and Warehouse District uses in the M-1 District.

The proposed site plan shows the existing conditions along with the proposed landscaping as required by code. Trees planted within the parking lot islands are highlighted in green along with parking lot screening adjacent to the entrances on the west end of the site. A condition of approval is recommended by the SDC to require those landscaping to be planted this year, and the remaining on-site improvements are not changing with this proposal.

The code-required parking is shown on the table on the slide, and based on the information provided by the Petitioner, 134 spaces are required and a total of 131 spaces are currently on site. The Petitioner has provided details on their other operations in Franklin Park and Northbrook at the request of the SDC. Staff reviewed these details and found that the Petitioner's other locations averaged 65 percent and 54 percent capacity on similar size sites. Given this lower parking demand at other facilities, the SDC found that the Petitioner demonstrated that there is sufficient parking on this site for the proposed use and is substantially compliant per Chapter 28, Section 10.5-9, and that a variance to waive the requirement for a parking analysis is acceptable.

The SDC also worked with the Petitioner to provide a traffic study with evaluated site access, intersection capacity, trip generation, receiving and delivery operations, and truck queuing. The Village has documented concerns with truck traffic and truck parking on University Drive, and requested this evaluation to ensure that the land use variation would not make the problem worse. The traffic study provided by the Petitioner found that the existing roadway improvements have sufficient capacity to accommodate the estimated traffic. Additionally, the Petitioner indicated that the deliveries would be spread throughout the day, and six loading docks would accommodate all receiving and delivery operations. The SDC is recommending a condition of approval to ensure that queuing trucks are not parking on University

Drive to address these concerns that the Village has received regarding truck parking.

These are the four criteria for approval, for a variation approval. The SDC has reviewed these, and the Petitioner has provided a written response to these four, and are in concurrence with the Petitioner on these four items.

The Staff Development Committee reviewed the proposed land use variation to allow a bakery products, production and wholesale land use within the M-1 Research, Development and Light Manufacturing District, and the following variation from Chapter 28, a variation from Section 6.12-1.3 to waive the requirement for a parking analysis. The SDC recommends approval of the application subject to these four conditions listed in the Staff report.

CHAIRPERSON CHERWIN: All right, thanks, Dan, appreciate it.

MR. OSOBA: You're welcome.

CHAIRPERSON CHERWIN: Is there a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the Staff report is included, thank you.

Can we just ask Mr. Budzik to come up briefly for some questions perhaps? Actually, I do have one question.

You mentioned the volume of trucks would be about six or so trips per day, is that what you meant?

MR. BUDZIK: Correct.

CHAIRPERSON CHERWIN: How long are they there, and how long does this process take where they're offloading their materials for the --

MR. BUDZIK: For the flour delivery?

CHAIRPERSON CHERWIN: Yes.

MR. BUDZIK: So, the flour delivery, I can ask a member of Tasty Breads to speak to how long it takes. That's located on the south, or sorry, the northwest corner. So, that truck is just sitting there on their property.

CHAIRPERSON CHERWIN: Is it a noisy process or anything? Is there like machinery involved in moving it, or it's just like gravity, drop it in?

MR. BUDZIK: No, it is pumped out but no, there is not really much sound associated with it.

CHAIRPERSON CHERWIN: All right, any other questions?

Bruce here?

COMMISSIONER GREEN: No, no, nothing.

CHAIRPERSON CHERWIN: Okay, anything down here?

Joe?

COMMISSIONER LORENZINI: Yes. So, can you give an example of some of the firms or bakeries that use your product?

MR. THOMAS: Royce Thomas, Tasty Breads.

CHAIRPERSON CHERWIN: Wait, wait. We need you to step up to the mic because we need to hear it for the record.

MR. THOMAS: Absolutely. Royce Thomas, Tasty Breads. So, we currently are a private label manufacturer. We're bound by a lot of NDAs, but I will say we service customers such as Jersey Mike's, Mariano's in a local area, Texas Roadhouse, are a few of our clientele.

COMMISSIONER LORENZINI: And you basically produce the dough for them?

MR. THOMAS: Correct.

COMMISSIONER LORENZINI: So, do you have different mixes for different users?

MR. THOMAS: Absolutely.

COMMISSIONER LORENZINI: Okay.

MR. THOMAS: So, they're all different; as much as it is just flour, water and yeast, everything makes a little difference, right?

COMMISSIONER LORENZINI: Okay, so is there any issues with waste disposal?

MR. THOMAS: No. So, currently, all of our cartons go to recycling. All of the excess waste of dough actually get picked up at both facilities that go to local pig farms. Is there anything else? Then normal trash, office waste.

COMMISSIONER LORENZINI: Okay, thank you.

MR. THOMAS: Thank you.

CHAIRPERSON CHERWIN: Kris, anything?

Michael?

COMMISSIONER PETERMANN: No.

CHAIRPERSON CHERWIN: How about our friends down here?

Terry?

COMMISSIONER DAWSON: I have a question.

COMMISSIONER ENNES: Do you have cold storage for some of these in the plant?

MR. BUDZIK: There will be a freezer warehouse for their product, yes.

COMMISSIONER ENNES: A freezer?

MR. BUDZIK: Yes.

COMMISSIONER ENNES: So, the yeast can be frozen?

MR. BUDZIK: Well, it's for their finished product.

COMMISSIONER ENNES: For the finished product.

MR. BUDZIK: Yes.

COMMISSIONER ENNES: Before it's shipped to your different customers.

MR. BUDZIK: Yes.

COMMISSIONER ENNES: So, what's the level of the cold storage? Is it deep freeze? Is it --

MR. BUDZIK: I don't know the exact temperature.

MR. THOMAS: Minus 10.

MR. BUDZIK: Minus 10.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: How does that sit with you, Terry? Good?

COMMISSIONER ENNES: That's good. That's fine; that's very cold.

CHAIRPERSON CHERWIN: Could get chilly.

John, anything?

COMMISSIONER SIGALOS: Yes. Still regarding the traffic, you mentioned you get approximately six deliveries per day that's bringing materials to your facility; is that correct?

MR. BUDZIK: Six outgoing, so six shipping.

COMMISSIONER SIGALOS: Oh, okay, so six shipping. So, you ship out to your various customers. They don't come to you to pick up their product.

MR. BUDZIK: Correct, correct. There's no retail; there's no public facing.

COMMISSIONER SIGALOS: So, you have basically six truckloads that leave your premises per day?

MR. BUDZIK: Correct.

COMMISSIONER SIGALOS: Okay. All right, thank you.

CHAIRPERSON CHERWIN: Okay, Sue?

COMMISSIONER DAWSON: I have a question. You had stated that there were complaints about traffic? What were these complaints?

MR. OSOBA: So, the complaints that the Village has received, and this is over the years, relatively recently that trucks are parking on University Drive and staying there for an extended period of time, blocking traffic, blocking site accesses or making it difficult --

COMMISSIONER DAWSON: Okay.

MR. OSOBA: -- and not necessarily the volume of trucks but mostly if there is not a spot for them to stay or load.

COMMISSIONER DAWSON: Got it, okay. So, it's not a volume concern.

MR. OSOBA: Correct.

COMMISSIONER DAWSON: Okay, I just wanted to clarify what those complaints were. You had stated the offices would be private offices. Do you mean that you'd be renting out to tenants or what do you mean by private offices?

MR. BUDZIK: No, just individual offices. They might use four individual offices within the entire building.

COMMISSIONER DAWSON: Okay, so they would be internal use.

MR. BUDZIK: Absolutely.

COMMISSIONER DAWSON: You're not renting to sub-tenants or anything like that.

MR. BUDZIK: Yes.

COMMISSIONER DAWSON: And then is this an expansion of business operations or are you relocating?

MR. BUDZIK: Expansion.

COMMISSIONER DAWSON: Oh, that's exciting. It's good to hear expansion. Excited to have you in Arlington Heights. Just as a side note, my daughter's hobby is making bread. It's not a very common 16-year-old hobby. She's been doing it since she was 14. I come home to different breads rising. I never know what she's making. So, when I saw Tasty Breads, I was like, oh, this is exciting because this is like everyday, I come home to different bread being made in my house. So, yay, more bread in Arlington Heights. Anyway, that's it.

CHAIRPERSON CHERWIN: All right, thanks, Sue.

COMMISSIONER PETERMANN: I had one question.

CHAIRPERSON CHERWIN: Oh, yes, Michael.

COMMISSIONER PETERMANN: You mentioned two shifts, right?

MR. BUDZIK: Correct.

COMMISSIONER PETERMANN: What are those shifts? Like when would you be changing the shifts?

MR. BUDZIK: So, it's a morning and afternoon shift. So, afternoon starts at 3:00, 4:00?

MR. THOMAS: 3:00.

MR. BUDZIK: 3:00 o'clock the afternoon shift starts.

COMMISSIONER PETERMANN: And then is it possible to be sending trucks out, call it at 10:00 p.m., midnight, or is all the shipping going on during the day?

MR. THOMAS: Our shipping hours end at 7:00 p.m.

COMMISSIONER PETERMANN: Okay.

CHAIRPERSON CHERWIN: Can you repeat that for the record?

MR. BUDZIK: By the end of 7:00 p.m.

COMMISSIONER PETERMANN: By the end of 7:00 p.m. Yes, you see where I was going with that question.

MR. BUDZIK: Yes.

COMMISSIONER PETERMANN: Okay, great. Well, I think this is to re-purpose a building and get a solid use out of it.

CHAIRPERSON CHERWIN: All right, thanks.

So, what we'll do here is open for public comment. If there is anybody in the audience that would like to speak, the right-hand side of the room, anybody on this matter at all? Left-hand side, I don't think so.

(No response.)

CHAIRPERSON CHERWIN: All right, public hearing opened and closed.

Any final deliberation or would anybody like to make a motion?

COMMISSIONER GREEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-016, a Land Use Variation to allow a bakery products, production and wholesale land use within the M-1 District, and the following variation:

1. Variation from Section 6.12-1.3 to waive the requirement for a parking analysis.

This recommendation is subject to the following conditions:

1. The interior renovation within the existing building shall be substantially consistent with the floor plans drawn by Thomas Architects with a last revision date of July 18, 2025.
2. Landscaping material shall be installed on or before October 31, 2025 in accordance with the landscape plan drawn by G Studio with a last revision date of August 7, 2025.
3. On-street parking of trucks is not permitted on West University Drive.
4. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, the motion is on the table.

Can we do a roll call vote?

MS. HITZEMANN: Yes.

Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations, Tasty Breads. Thanks for your petition. Dan will help, be in contact with Dan and he'll help shepherd you to the next step which is final approval. This is just a recommendation and you'll have to go before the City Council. Thank you and hopefully it works out. Good luck.

MR. BUDZIK: Thank you.

CHAIRPERSON CHERWIN: Thanks for coming to Arlington Heights.

(Whereupon, at 8:24 p.m., the public hearing on the above-mentioned petition was adjourned.)

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
 BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
 PLAN COMMISSION

COMMISSION

RE: 1407 EAST PALATINE ROAD - CHEREPOVICH TATTOO - PC #25-017
 PLANNED UNIT DEVELOPMENT AMENDMENT FOR A LAND USE VARIATION
 TO ALLOW A TATTOO PARLOR IN THE B-2 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 27th day of August, 2025 at the hour of 8:24 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 MICHAEL PETERMANN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning and Community Development
 DARKO BOJIN, Assistant Planner
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, we have one more public hearing on the agenda, and that's Cherepovich Tattoo, fourth and final of the evening.

On this one, Darko, have the notices been given?

MR. BOJIN: Yes, they have.

CHAIRPERSON CHERWIN: All right, great. Thank you.

If you could please raise your right hand?

(Witness sworn.)

CHAIRPERSON CHERWIN: Okay, thank you. Could you state your name for the record?

MS. TKHOSTOVA: Sure. My name is Inga, I-n-g-a, last name T-k-h-o-s-t-o-v-a. This is Artsiom Cherepovich, it's A-r-t-s-i-o-m C-h-e-r-e-p-o-v-i-c-h.

CHAIRPERSON CHERWIN: Thank you very much. There was a Staff report you would have received with some recommendations attached to it. Did you guys read that, and are you in agreement with those recommendations, those conditions?

MS. TKHOSTOVA: Yes. Yes.

CHAIRPERSON CHERWIN: Okay. All right, well, thank you. Just like the last ones, if you guys would like to start your presentation, and then we'll move to the Staff?

MS. TKHOSTOVA: Sure. So, I think most of you are familiar with our project because we had been here last year, we just decided to move forward with a different location, but just to give you a quick summary, just a little tattoo parlor located at 1407 East Palatine Road. It's about 866 square feet, and it's going to be operated with four or five tattoo artists including Artsiom because he's a tattoo artist himself.

There's plenty of parking spaces. We're not changing anything to the unit. The operation hours are going to be from Tuesday to Sunday, from 11:00 to 7:00.

CHAIRPERSON CHERWIN: Okay. All right, with that, we can move to the Staff presentation. If you'd like to take a seat for now, that's fine. We'll come back to you.

MS. TKHOSTOVA: Okay.

CHAIRPERSON CHERWIN: Darko?

MR. BOJIN: Hello again.

The subject property is 1407 East Palatine Road which is a space in the multi-tenant Pal Win Plaza Shopping Center. The property and the neighborhood to the south are part of the Sugarbrook Subdivision PUD. The property is zoned B-2 General Business District and is designated as commercial in the Comprehensive Plan.

The Petitioner, like they said, would like to open a tattoo parlor in this tenant space, but tattoo parlors are not permitted in any zoning district according to Village Code, which means the PUD must be amended to include a land use variation to operate. The Petitioner came before this Commission last year with the same request, but with a different proposed location, and they believe that this location is more appropriate for their business.

The subject tenant space that's shown here in the red square is one of 19 tenant spaces in the Pal Win Shopping Center. Access to the shopping center comes off curb cuts on Palatine Frontage Road and Windsor Drive. There's also a drive aisle along the rear of the building that connects to additional parking in the back.

As shown on the Zoning and Comprehensive Plan Maps, the subject tenant space is adjacent to other commercial uses in the shopping center. Across the street to the west, there are also single-family residential neighborhoods across Palatine Road and

Windsor Drive, and multi-family residential immediately to the south and to the east of the property.

This is the floor plan provided by the Petitioner, an approximately 866 square-foot tenant space which will include four tattoo stations, a reception area, a restroom, and a small kitchen. The Petitioner is expecting to employ seven full-time tattoo artists and one reception. Hours of operation, as they said, will be 11:00 a.m. to 7:00 p.m., Tuesday through Sunday.

Staff calculated the required parking for the Pal Win Shopping Center using the Village's code ratio for beauty salons which is one parking space for every 250 square feet of floor area. The two other tattoo parlors in the Village also used the same ratio. Additionally, the Petitioner conducted a parking survey during the proposed business hours over a three-day period and reported sufficient parking availability, and Staff has concurred with this analysis.

The Petitioner provided responses to the criteria of approval for variation requests as shown in the slide. Since the Village Code does not permit tattoo parlors in any zoning district, the only way for them to operate is through receiving this land use variation. Staff has found their responses to the criteria to be sufficient.

The Staff Development Committee recommends approval of this application with the conditions listed here on the slide as well as in your Staff report. Thank you. That concludes my presentation.

CHAIRPERSON CHERWIN: Thanks, Darko.

Is there a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes.

Any additional questions from the Plan Commissioners on this one?

Sue, do you want to start?

COMMISSIONER DAWSON: No questions.

COMMISSIONER SIGALOS: No questions.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: I have a question. So, you have four chairs in this one?

MS. TKHOSTOVA: Yes.

COMMISSIONER ENNES: And so, if you were operating at full capacity, you'd have four customers and four tattoo artists?

MS. TKHOSTOVA: Yes.

COMMISSIONER ENNES: How can that only require three parking spaces?

MR. BOJIN: The parking ratio is determined by the floor area of the space which is one space per 250 square feet of floor area.

COMMISSIONER ENNES: You understand my question?

MR. BOJIN: I understand, but that's how the Village Code is written

regardless of the number of customers.

CHAIRPERSON CHERWIN: Everybody is biking there, Terry.

COMMISSIONER ENNES: Pardon?

CHAIRPERSON CHERWIN: Everybody is biking there.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: Bike racks.

COMMISSIONER ENNES: Bike racks?

COMMISSIONER DAWSON: Oh, where's Lynn?

COMMISSIONER GREEN: Yes.

CHAIRPERSON CHERWIN: Darko, the surplus of six, I mean, so you need to take the site as a whole, you've got some, you know, probably you're going to have vacancies from time to time.

COMMISSIONER ENNES: I'm familiar with the property. There's excess parking.

CHAIRPERSON CHERWIN: So, Staff is comfortable with this?

COMMISSIONER ENNES: It just seems a little --

MR. BOJIN: Yes, Staff has reviewed the parking analysis and is comfortable with the number of parking provided.

CHAIRPERSON CHERWIN: Terry?

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: All right.

COMMISSIONER ENNES: Seems like some common sense.

CHAIRPERSON CHERWIN: The Village Code isn't the place to look for that.

Michael?

COMMISSIONER PETERMANN: No, I did have a question about the parking, but I'm familiar with the shopping center. There are some vacancies there, and so there's I would say enough parking.

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: All right, Kris?

COMMISSIONER SCHURTZ: No questions.

CHAIRPERSON CHERWIN: Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Joe, you want a demonstration? Sample tattoo?

COMMISSIONER LORENZINI: No thanks.

CHAIRPERSON CHERWIN: Bruce, anything?

COMMISSIONER GREEN: I'm good, I'm good.

CHAIRPERSON CHERWIN: Okay, we'll open to the public. I see one gentleman here on the right.

Is there anything you'd like to add, public hearing?

(No response.)

CHAIRPERSON CHERWIN: There's nobody on the left, so we can go ahead and close the public hearing.

Any final comments, questions, or a motion from the Plan Commissioners?

COMMISSIONER PETERMANN: Actually, I do. You said this is the second location. Where was the first location that you guys were thinking of?

MS. TKHOSTOVA: It was 417 South Arlington Heights Road.

CHAIRPERSON CHERWIN: It was like next to the Subway on Arlington Heights Road by the Patio Place, right?

COMMISSIONER PETERMANN: Oh, right, by the church?

CHAIRPERSON CHERWIN: Yes, right down there. There were some parking issues there and it was going to be tight.

COMMISSIONER PETERMANN: So, this is the better option.

CHAIRPERSON CHERWIN: To the Petitioner's credit, they listened to us and we had concerns about parking and everything. They went and found a site that, in my opinion, makes a lot of sense.

COMMISSIONER DAWSON: Absolutely.

COMMISSIONER SIGALOS: Yes.

CHAIRPERSON CHERWIN: Great job.

COMMISSIONER SIGALOS: Much better location.

CHAIRPERSON CHERWIN: Yes.

All right, any other?

COMMISSIONER DAWSON: You want a motion?

CHAIRPERSON CHERWIN: Any motions?

COMMISSIONER DAWSON: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #25-017, a Planned Unit Development Amendment for a Land Use Variation to allow a tattoo parlor within the B-2 District.

This recommendation is subject to the following conditions:

- 1. The facility shall be required to register with the Illinois Department of Public Health (IDPH) as a "body art establishment," and shall submit to the Village a copy of the inspection permit and registration from IDPH that this location is a body art establishment.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: All right, can we do a roll call vote?

MS. HITZEMANN: Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

Congratulations.

COMMISSIONER ENNES: Good luck.

CHAIRPERSON CHERWIN: It passes. This is the, like we said with the other ones, we're just recommendation. City Council, Darko will help you to that next and final step, they'll give you final approval hopefully. Thanks for your petition. Good luck.

MR. KOLODNY: Thank you very much.

CHAIRPERSON CHERWIN: All right, thank you.

All right, so believe it or not, we're done with our public hearings.

COMMISSIONER DAWSON: That's amazing.

CHAIRPERSON CHERWIN: And we can move on to Item V. Other

Business.

Friends and the Staff, any other business?

(No response.)

CHAIRPERSON CHERWIN: Okay, we had the, Michael, we signed the plat for Full Circle. Did you need another signature from the Secretary or anything?

MR. LYSICATOS: I don't think so. I think we're looking to who technically is the Secretary. I don't know that; it might be either myself or the Director.

CHAIRPERSON CHERWIN: Oh, okay.

MR. LYSICATOS: So, I'm just going to double check, but we're done with the previous plat. So, when you guys elect a Secretary, we will --

COMMISSIONER DAWSON: I thought we did.

COMMISSIONER GREEN: We have a Secretary.

CHAIRPERSON CHERWIN: Yes, I thought --

COMMISSIONER GREEN: John is the Secretary.

COMMISSIONER SIGALOS: Yes, I know. I've signed them in the past.

MR. LYSICATOS: Okay, there we go. I'll talk to you after the meeting.

CHAIRPERSON CHERWIN: John is still officially the Secretary, correct? We don't have to re-nominate him?

MS. HITZEMANN: Yes. Yes.

CHAIRPERSON CHERWIN: Okay, all right.

MR. LYSICATOS: Thank you.

CHAIRPERSON CHERWIN: All right, so John's here, good. So, we got that covered.

Any public comment? We're opening to public comment.

(No response.)

CHAIRPERSON CHERWIN: Seeing nobody here, we'll close the public comment.

Any updates that you want to share with us?

MS. HITZEMANN: I do not have any updates and the report has remained

the same. So, no addition, no new report either.

CHAIRPERSON CHERWIN: All right, okay.

Unless there's anything else, is there a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: No? None.

All right, motion passes and we are adjourned.

(Gavel pounded.)

(Whereupon, at 8:33 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
 I am a digital court reporter doing business in the State of Illinois; that
 I reported verbatim the foregoing proceedings and that the foregoing
 is a true and correct transcript to the best of my knowledge and ability.

 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2025.

 NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
9/24/2025**

Item: 1920 N. Chestnut Ave. - Chestnut Woods Subdivision -
PC#24-018
Preliminary Plat of Subdivision, Variations

Department: Planning & Community Development

Item Description:

Requested Action

1. Preliminary Plat of Subdivision to create three residential lots and one dedicated on-site stormwater detention lot.

Variations Required

1. Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 40.0-feet is required.
2. Variation from Chapter 28, Section 5.1-2.2 to permit a lot width of 60-feet and a lot area of 8,800 square-feet where 75-feet in width and 10,000 square-feet in area is required.
3. Variation from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot 60-feet in width and 8,800 square-feet in area where 75-feet in width and 10,000 square-feet in area is required.

Recommendation

The Staff Development Committee reviewed the proposed Preliminary Plat of Subdivision with variations from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 40-feet is required; Section 5.1-2.2 to permit a lot width of 60-feet and a lot area of 8,800 square-feet where 75-feet in width and 10,000 square-feet in area is required; and from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot 60-feet in width and 8,800 square-feet in area where 75-feet in width and 10,000 square-feet in area is required, and recommends APPROVAL of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The Petitioner must provide all required fees in accordance with the

requirements of Chapter 29 of the Village Code.

3. The Petitioner shall locate above ground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.

4. A Design Commission application shall be required prior to the teardown of the existing home and prior to the issuance of any building permits for construction of new homes.

5. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a fee-in-lieu for the deficient volume required by the Village for the on-site detention basin.

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

ATTACHMENTS:

1. Staff Report - 1920 N. Chestnut Ave, Chestnut Woods Subdivision
2. Certificate of Publication - 1920 N. Chestnut Ave, Chestnut Woods Subdivision
3. Exhibit A - Aerial
4. Exhibit B - Plat of Survey
5. Exhibit C - Project Summary
6. Exhibit D - Variation Justification
7. Exhibit E - Conceptual Site Plan
8. Preliminary Plat of Subdivision - Chestnut Woods Subdivision
9. Preliminary Site Engineering Plans
10. Tree Preservation & Landscape Plan
11. Round 1 Review_Chestnut Woods Subdivision
12. Round 1 Comments - Petitioner Response
13. Round 2 Review_Chestnut Woods Subdivision
14. Round 2 Comments - Petitioner Response
15. Round 3 Review_Chestnut Woods Subdivision
16. Round 3 Comments - Petitioner Response
17. Round 4 Review_Chestnut Woods Subdivision
18. Round 4 Comments - Petitioner Response
19. Round 5 Review_Chestnut Woods Subdivision
20. Petitioner's Response to Round 5 Comments



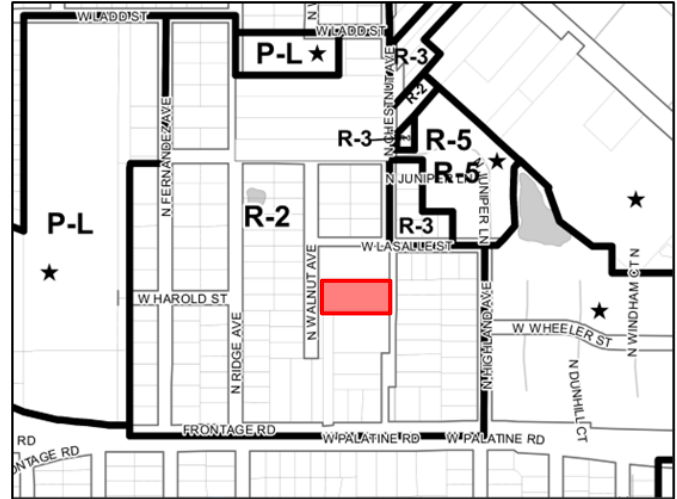
**VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT**

PC File Number: PC 24-018
Project Title: Chestnut Woods Subdivision
Address: 1920 N. Chestnut Ave (Ref. Exhibit A – Aerial & Exhibit B – Plat of Survey)
PIN: 03-18-401-086-0000 & 03-18-401-173-0000

To: Plan Commission
Prepared By: Dan Osoba, Planner I
Meeting Date: September 24, 2025
Date Prepared: September 15, 2025

Petitioner: Vitalie Clim
Clim Development, LLC
Address: 379 W. County Line Rd
Barrington, IL 60010

Existing Zoning: R-2 One Family Dwelling District
Comprehensive Plan: Single-Family Detached, Estate 2



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2
South	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2
East	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2
West	R-2, One Family Dwelling District	Single-Family Detached	Single-Family Detached, Estate 2

Requested Action:

1. Preliminary Plat of Subdivision to create three residential lots and one dedicated on-site stormwater detention lot.

Variation Required:

1. Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 40.0-feet is required.
2. Variation from Chapter 28, Section 5.1-2.2 to permit a lot width of 60-feet and a lot area of 8,800 square-feet where 75-feet in width and 10,000 square-feet in area is required.
3. Variation from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot 60-feet in width and 8,800 square-feet in area where 75-feet in width and 10,000 square-feet in area is required.

Project Background:

The 1.14-acre subject property is located approximately 150-feet south of the intersection of W. Lasalle Street and N. Chestnut Avenue. The property contains one single-family home with frontage on both N. Walnut Avenue and N. Chestnut Avenue. Both adjacent rights-of-way are not fully improved to Village standards. The property and surrounding neighborhood is zoned R-2 One Family Dwelling District.

The petitioner, Clim Development, LLC, is proposing to subdivide the property into four total lots. Three lots are proposed for future single-family homes while one lot is proposed to be dedicated for on-site stormwater detention. The proposed lot configuration is two homes adjacent to N. Walnut Avenue facing west and one home on N. Chestnut Avenue facing east. The existing grade is relatively level, but the on-site detention lot is located at the southeastern corner where the lowest grade is currently. The petitioner intends to construct homes on the lots once they are subdivided, which will require Design Commission approval prior to the teardown of the existing home and permit issuance of any new home.

It should be noted that the 5.6-foot strip of land between 1920 N. Chestnut Avenue and Walnut Avenue is included in this petition (PIN: 03-18-401-173-0000). The petitioner has acquired this parcel and is including it in the area to be subdivided with this petition.

Zoning and Comprehensive Plan

The property is currently zoned R-2 One Family Dwelling District, which permits One Family Detached Dwellings as a permitted use. The underlying R-2 District and Section 307 of Chapter 29 (Subdivision Control Regulations) provides minimum lot sizes and lot widths, which are prescribed in the table below:

	R-2 Zoning Requirements (Interior)		Existing Lot (Interior)	Proposed 3 Lots (Interior)	Stormwater Detention Lot
Zoning District	R-2		R-2	R-2	R-2
Lot Area	10,000 s.f. min		48,948 s.f.	10,000 s.f.	8,800 s.f.
Lot Width	75 ft. min.		150 ft	75 ft	60.0 ft.
Front Yard	40 ft or average		136.4 ft	25 ft. for Walnut Ave; 40 ft or average for Chestnut Ave (Average: 80 ft); Maximum 40-feet	N/A; no structures
Side Yard	10% of lot width: 15 ft		28 ft	7.5 ft. for Walnut Ave; 9.0 ft. for Chestnut Ave	N/A; no structures
Rear Yard	30 ft		145.4 ft	30 ft.	N/A; no structures

The **bold red** items in the above table require a zoning variation.

Lot Size & Lot Width – Chapter 28, Section 5.1-2.2; Chapter 29, Section 307(b)(2)

The lot area for the stormwater detention lot is proposed at 8,800 square-feet where 10,000 square-feet is required and the lot width is 60-feet where 75-feet is required. The SDC reviewed several iterations of this proposal that included different sizes and configurations to account for the on-site stormwater detention required by the Municipal Code. The petitioner has provided a written response to the justification criteria for variation approval (reference Exhibit C – Variation Justification). The four criteria are as follows:

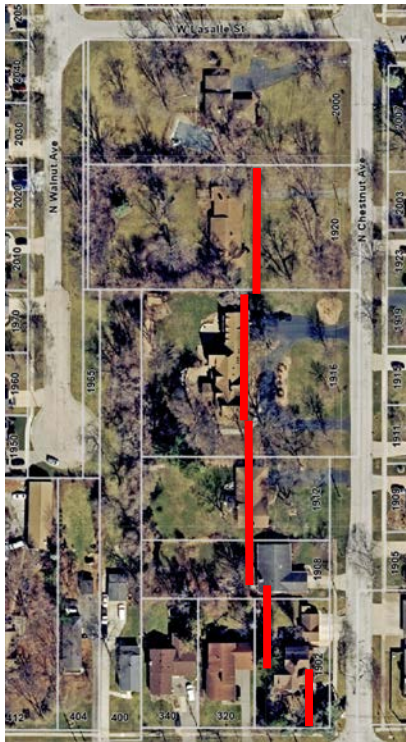
- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The 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 SDC agrees with the petitioner's assertion the substandard lot size and width will not alter the essential character of the locality and will be compatible with existing uses and zoning. The petitioner intends to provide landscaping around the detention lot to be compatible with the surrounding neighborhood. The plight of the petitioner is due to the requirement to provide on-site stormwater detention in a manner acceptable to meet Village requirements. The variation is in harmony with the spirit and intent of Chapter 28 as it facilitates the construction of a required on-site detention lot that will be dedicated to the Village. And finally, the variance request is the minimum variance necessary to allow the stormwater detention lot to function without occupying additional unnecessary lot area.

Front Yard Setback – Chapter 28, Section 5.1-2.3(a)

The front setback for the one single-family lot proposed facing N. Chestnut Avenue requires a variation to reduce the front setback from 40-feet to 25-feet. The front setback is established by an average, if more than 40% of the frontage between two intersecting streets are developed with buildings having front yards greater than 15-feet. The west side of Chestnut Avenue, between W. Lasalle Street and W. Palatine Road, contains more than 40% of lots with a front setback greater than 15-feet; therefore, the front yard setback for the newly proposed home is established by this average. It should be noted that this variance is only for the one lot facing N. Chestnut Avenue as there are currently no developed lots on the east side of Walnut Avenue with a building that has a front yard facing Walnut Avenue. The SDC worked with the petitioner to provide existing front yard setbacks for lots on the west side of N. Chestnut Avenue, which are provided in the table below:



Lot Address	Front Setback
2000 N. Chestnut Ave	95.57-feet (Adjusted 33-feet to account for un-dedicated Chestnut Avenue right-of-way)
1920 N. Chestnut Ave (Subject Property; Existing)	103.53-feet (Adjusted 33-feet to account for un-dedicated Chestnut Avenue right-of-way)
1916 N. Chestnut Ave	99.17-feet (Adjusted 33-feet to account for un-dedicated Chestnut Avenue right-of-way)
1912 N. Chestnut Ave	72.92-feet
1908 N. Chestnut Ave	28-feet

The front setback average of the five homes, including the existing single-family home, is 80-feet; however, Chapter 28, Section 5.1-2.3(a) states that in no case shall a front yard of more than 40 feet be required. It should be noted that the front setback for 1916 – 2000 N. Chestnut Avenue was adjusted by 33-feet to account for the right-of-way Chestnut Avenue that has not been dedicated for those three lots. The SDC evaluated this request in the context of the surrounding neighborhood. The overwhelming majority of homes in the surrounding neighborhood have a front setback of 20-feet to 25-feet, which is typical for R-2 and R-3 Districts. The outliers to this typical front setback include the three homes on this block, which yields a very large front setback requirement. The petitioner has provided justification for this request citing the surrounding neighborhood context of lots with an approximate 25-foot setback, including lots on the east side of N. Chestnut Avenue, in an attempt to allow the new homes blend into

that context. The SDC reviewed this request and agrees with the petitioner's justification for the request as it will not alter the essential character of a locality with similar 20 to 25-foot setbacks, the plight of the owner is due to existing circumstances of older, un-platted residential lots over one-acre in size, and the request is harmonious with the spirit and intent of Chapter 28 as the petitioner is requesting a front setback of 25-feet, which Chapter 28 requires as a minimum.

Comprehensive Plan

The Comprehensive Plan designates the property as appropriate for "Single-Family Detached Estate 2" land uses. Based on the SDC review of the proposal, the proposed subdivision is consistent with the spirit and intent of the Comprehensive Plan as it is consistent with the residential context of the surrounding neighborhood.

Right-of-Way Improvements

The proposed development is required to comply with all Village and MWRD stormwater regulations and, as previously mentioned, on-site detention is proposed to accommodate the proposed three new residential lots. There is currently no sidewalk, curb, gutter or parkway landscaping on either Walnut Avenue or Chestnut Avenue. An additional 33-feet of right-of-way is required to be dedicated to the Village for the full 66-foot width of N. Chestnut Avenue. The petitioner has provided preliminary engineering plans, which are attached in the Plan Commission agenda packet, that show the full build-out of the adjacent Walnut Avenue and Chestnut Avenue rights-of-way. Walnut Avenue will be widened and a curb and gutter constructed adjacent to the pavement. A 10.7-foot parkway is provided between the back of curb and the new 5-foot sidewalk. On Chestnut Avenue, the petitioner is dedicating 33-feet of right-of-way to the Village, resurfacing the existing roadway and providing a new curb and gutter. A 12-foot parkway is provided between the back of curb and the new 5-foot sidewalk as well.

Stormwater

As referenced previously, the petitioner is dedicating one lot within the subdivision for on-site stormwater detention. The petitioner provided preliminary engineering plans that demonstrate the proposed capacity of the basin. The Village required volume for this basin is 0.283 ac-ft and the engineering plans indicate a provided volume of 0.197 ac-ft. The SDC reviewed these calculations and findings and found them acceptable. A fee-in-lieu for the 0.086 ac-ft deficiency shall be paid at the time of building permit and a condition of approval has been recommended by the SDC to that effect.

Lot Design & Layout

With the exception of the on-site stormwater detention lot and the front setback requirement for the lot on N. Chestnut Avenue, the proposed Preliminary Plat of Subdivision is compliant with all other zoning and subdivision requirements. The petitioner provided concept plans (reference Exhibit D – Conceptual Site Plan) to illustrate a possible home for each lot. This concept study found that the lots are adequately sized to comply with floor area ratio, building lot coverage, and impervious surface coverage requirements. The property owner will be required to submit full building plans to the Village to confirm these requirements are met prior to the issuance of any building permit.

Landscaping

A Landscape Plan has been provided and is included in the Plan Commission agenda packet that shows new landscaping in the newly dedicated right-of-way as well as around the proposed detention basin. There are a considerable number of existing trees on the property. The SDC requested that the petitioner conduct a tree inventory and provide a tree preservation plan, which is also included in the Plan Commission agenda packet. The inventory showed 16 trees on-site with six trees in poor condition and ten trees in fair or good condition. Due to the site regrading, house construction and excavation of the detention basin, it is not possible to save all of the on-site trees. The tree preservation plan shows one tree at the northwest corner of the site to be saved and the remaining 10 fair or good trees to be replaced. Aside from any parkway trees required, there are three 3-inch caliper trees installed on the Walnut Avenue side, four 3-inch caliper trees installed on the Chestnut Avenue side and six 3-inch caliper trees installed around the detention basin. The landscape plan and tree preservation plan provided are compliant with Village Code requirements.

Parking and Traffic

A traffic and parking study is only required in subdivisions within the R-2 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will be required to have a two-car garage, which will be reviewed at the time of building permit.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Preliminary Plat of Subdivision with variations from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 40-feet is required; Section 5.1-2.2 to permit a lot width of 60-feet and a lot area of 8,800 square-feet where 75-feet in width and 10,000 square-feet in area is required; and from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot 60-feet in width and 8,800 square-feet in area where 75-feet in width and 10,000 square-feet in area is required, and recommends **APPROVAL** of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The Petitioner must provide all required fees in accordance with the requirements of Chapter 29 of the Village Code.
3. The Petitioner shall locate above ground utilities, transformers, or other similar utility company mechanical equipment in such a way that they are screened from public rights-of-way to be reviewed with the submission of building permits.
4. A Design Commission application shall be required prior to the teardown of the existing home and prior to the issuance of any building permits for construction of new homes.
5. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a fee-in-lieu for the deficient volume required by the Village for the on-site detention basin.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Michael Lysicatos, Assistant Director of Planning and Community Development

September 16, 2025

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON SEPTEMBER 24, 2025, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-018, a request for approval of a Preliminary Plat of Subdivision with variations from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 80.0-feet is required; from Chapter 28, Section 5.1-2.2 to permit a lot width of 60-feet and lot area of 8,800 square-feet where 75-feet in width and 10,000 square-feet in area is required, and from Chapter 29, Section 307(b)(2) to permit a subdivision with a residential lot to be 60-feet in width and 8,800 square-feet where 75-feet in width and 10,000 square-feet in area is required. The subject property is located at 1920 N. Chestnut Avenue in Arlington Heights, Illinois. The PINs for the subject property are 03-18-401-086-0000 and 03-18-401-173-000.

The subject property is legally described as follows:
THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

AND
THE SOUTH 150.00 FEET OF THE OUT LOT 1, IN THE WOODS OF ARLINGTON, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Commonly known as: 1920 N. Chestnut Avenue, Arlington Heights, Illinois 60004

The Plan Commission will consider any zoning actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Sept. 9, 2025 (304673)

CERTIFICATE OF PUBLICATION

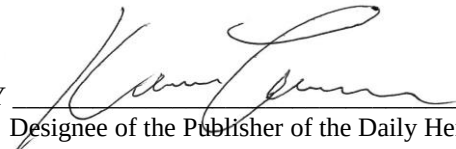
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

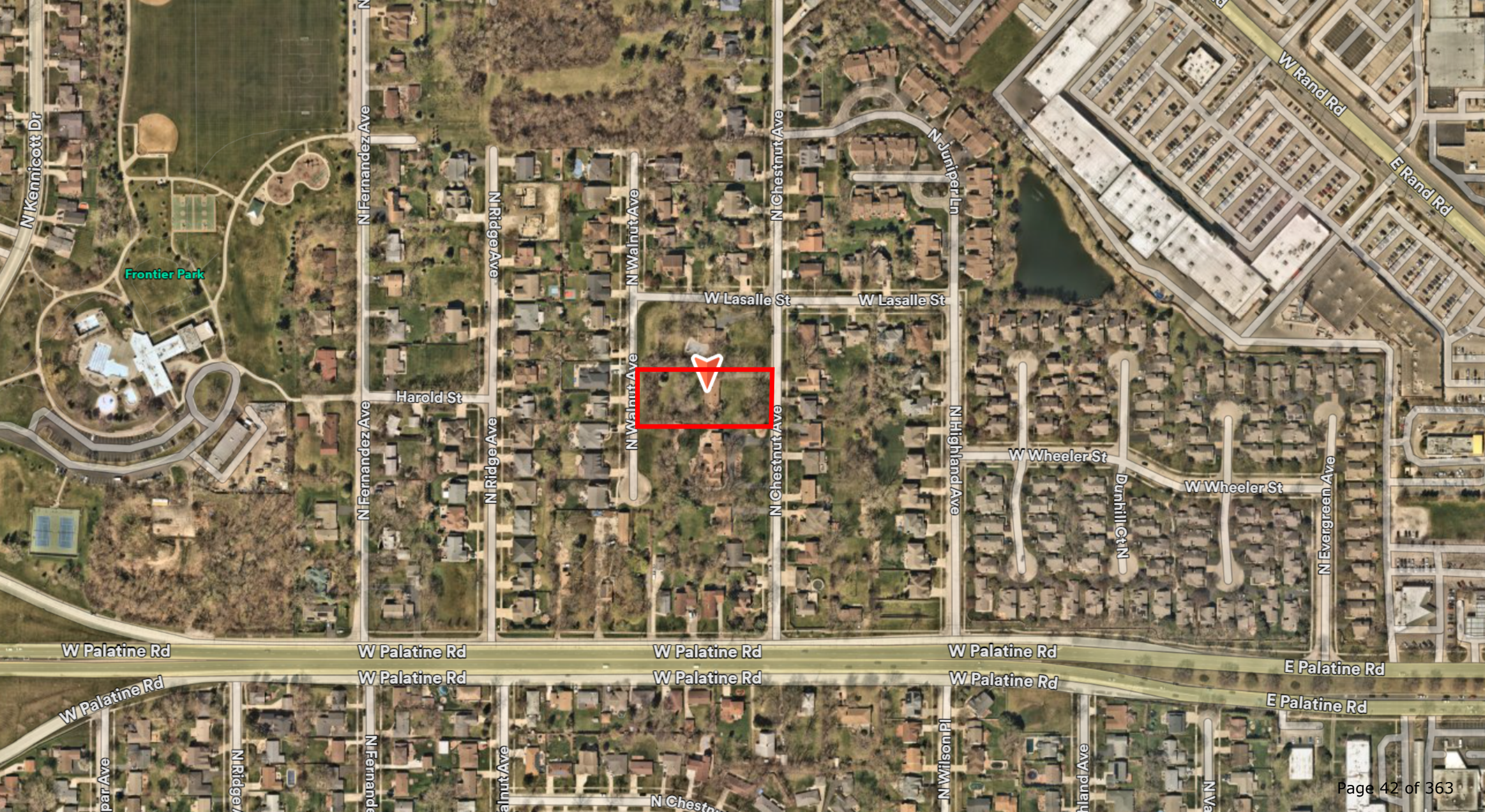
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/09/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

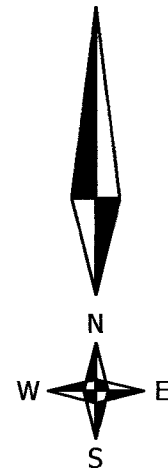
BY


Designee of the Publisher of the Daily Herald

Control # 304673







PLAT OF SURVEY

BY

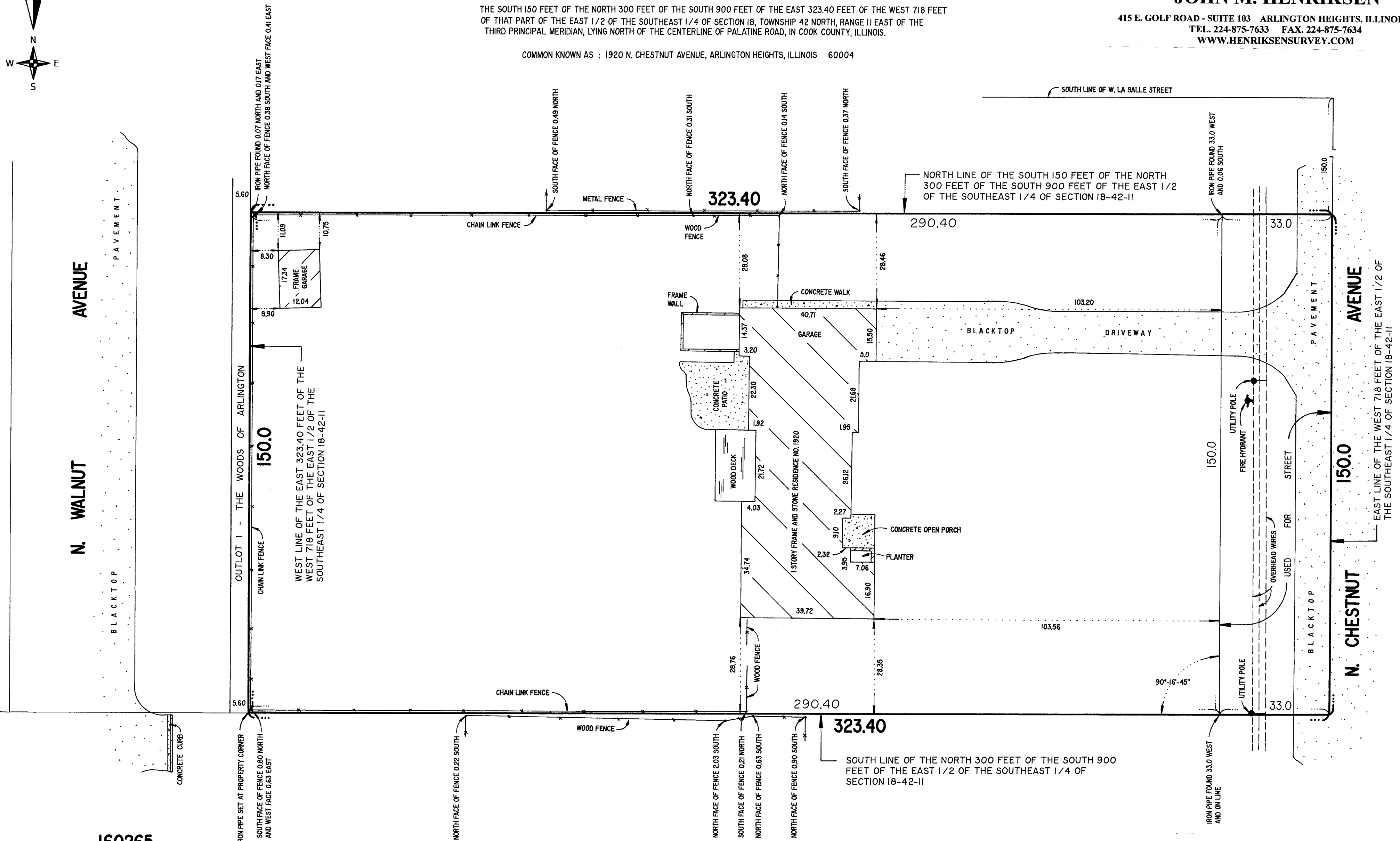
JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

LEGAL DESCRIPTION :

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

COMMON KNOWN AS : 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004



ORDER NUMBER: **160265**

SCALE: 1 INCH = 15 FEET

ORDERED BY: KIM MARKSHAUSEN

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.33-4"
0.03-3/8"	0.37-4-1/2"
0.04-1/2"	0.38-4-1/2"
0.05-5/8"	0.42-5"
0.06-3/4"	0.50-6"
0.07-7/8"	0.58-7"
0.08-1"	0.62-7-1/2"
0.09-1-1/8"	0.63-7-1/2"
0.10-1-1/4"	0.67-8"
0.11-1-3/8"	0.75-9"
0.12-1-1/2"	0.83-10"
0.13-1-1/2"	0.87-10-1/2"
0.14-1-5/8"	0.88-10-1/2"
0.15-1-3/4"	0.92-11"
0.16-1-7/8"	1.00-12"
0.17-2"	

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS SEPTEMBER 26, 1916

John M. Hensen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2016.

**CHESTNUT WOODS SUBDIVISION
PROJECT SUMMARY**

09/16/2025

File Number: PC24-018;

Project: Chestnut Woods Subdivision

Address: 1920 N. Chestnut Avenue

Zoned R-2.

Chestnut Woods Subdivision Proposed Development: demolishing an existing 1,800 square-foot residential single level house on a 49,500 Square Foot (1.136 Acres) parcel and developing a consisting of three single family residential lots (Lot 1, Lot 3 and Lot 4), a detention facility parcel (Lot 2) and the dedication of a 33.0-foot wide by 150.00 long parcel, 4,950 square foot area for N. Chestnut Avenue right of way.

Residential Lot 1 (Concept #3): Facing N. Chestnut Ave., 90.0-feet wide by 148.0-feet deep, 13,320 square-feet; 25.0-foot front yard, 14.5-foot side yard on the North, 10.0-foot side yard on the South (adjacent to the detention pond) and a 49.5-foot rear yard (consistent with majority of neighborhood yards); developed with a two-story residence plus basement and attached garage with a total of 5,556 square-feet (excluding basement) and a maximum height of 25.0 feet. Proposed building lot coverage of 25.95 % and a FAR of 41.71%.

Detention Facility Parcel Lot 2: Facing N. Chestnut Ave., 60.0-feet wide by 148.0-feet deep, 8,880 square-feet, to provide a detention facility for the proposed subdivision.

Residential Lot 3 (Concept #1): Facing N. Walnut, 75.0-feet wide by 148.0-feet deep, 11,100 square-feet; 25.0-foot front yard, 14.5-foot side yards and 55.5-foot rear yard (consistent with majority of neighborhood yards); developed with a two-story residence plus basement and attached garage with a total of 4,121 square-feet (excluding basement) and a maximum height of 25.0 feet. Proposed building lot coverage of 19.40% and a FAR of 37.12%.

Residential Lot 4 (Concept #2): Facing N. Walnut, 75.0-feet wide by 148.0-feet deep, 11,100 square-feet; 25.0-foot front yard, 15.8-foot side yards and 54.0-foot rear yard (consistent with majority of neighborhood yards); developed with a two-story residence plus basement and attached garage with a total of 3,884 square-feet (excluding basement) and a maximum height of 25.0 feet. Proposed building lot coverage of 17.86% and a FAR of 34.99%.

REVIEW CRITERIA STATEMENT

The Applicant, CLIM DEVELOPMENT, LLC, an Illinois limited liability company, being the owner of the property commonly known as: 1920 N. Chestnut Avenue, and as part of its application to the Planning Commission of the Village of Arlington Heights for approval of the Chestnut Woods Subdivision appeals for the following Variations from Chapter 28 and Chapter 29 of the Arlington Heights Municipal Code, in order to develop a four-lot subdivision, Chestnut Woods Subdivision, consisting of three single family residential lots (Lot 1, Lot 3 and Lot 4) and a detention facility parcel (Lot 2):

1. Variances from Chapter 28, Section 5.1-2.1 and Chapter 29, Section 29-307, to permit a lot (Lot 2) 60.0-feet wide and 8,880 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District in order to provide a detention facility for the proposed subdivision; and,
2. Variance from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 80.0-feet is required based on the required averaging of front yard lots on the west side of N. Chestnut Avenue.

states as follows:

a. I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted.

The Petitioner states that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby properties:

1. Section 5.1-2.1 variance and Section 29-307 requests: The proposed 60-foot detention lot will be landscaped to be compatible with the surrounding neighborhood.
2. Section 5.1-2.3(a) variance request: The requested variance from the averaging requirement of the Section's second paragraph to allow 25-foot front yards on the three proposed single family lots will be compatible with the neighborhood and will not detract from the visual character or functionality of the neighborhood. The surrounding residential neighborhood consists of single-family properties having lot sizes and setbacks conforming to R-2 requirements, including, in particular, approximately 25-foot front yard setbacks. We note for reference that the front yards of the lots on the East side of N. Chestnut appear to have an average depth of approximately 25 to 28 feet and the front yards of the lots on the West side of N. Walnut appear to have an average depth of approximately 22 to 25 feet. (Please see Petitioner's Exhibit "A").

b. I hereby state that the plight of the owner is due to unique circumstances.

The Petitioner states that the plight of the owner is due to unique circumstances:

1. Section 5.1-2.1 variance and Section 29-307 requests: Due to the Subject Parcel being lower than or at the same elevation as the adjoining lots and streets and limitations of the existing storm sewer infrastructure (catch basin elevation heights), the proposed subdivision cannot utilize the regional Walnut Ladd Detention facility serving the neighborhood and must provide its own detention. The proposed detention basin and lot are sized to provide the required detention to serve the proposed subdivision and protect the adjacent neighborhood properties and allow the Petitioner to develop the remainder of the Subject into three residential lots conforming to R-2 Zoning regulations and receive an acceptable return on investment. We understand that the Subject has been vacant for a significant period due to the challenges presented in its redevelopment.
2. Section 5.1-2.3(a) variance request: Per the Section's second paragraph, front yard setback is determined by the average of the front yards established on the west side of N. Chestnut Avenue between W. LaSalle Street and W. Palatine Road, 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. The lots facing N. Chestnut Avenue between W. LaSalle Street and W. Palatine Road currently have the following Front Yard Setbacks that average approximately Eighty (80) Feet in depth:

<u>Address</u>	<u>Front Yard</u>
1908	28 Feet
1912	72.92 Feet
1916	99.17 Feet (Adjusted 33 Feet)
1920 (Subject)	103.53 Feet (Adjusted 33 Feet)
2000	99.17 Feet (Adjusted 33 Feet)
402.79 Feet / 5 Lots = 80.56 Average	

Please note that the easterly property lines of the referenced lots are not uniform. 1916, 1920 and 2000 N. Chestnut are properties of more than one acre with older homes set in the middle of the parcels with easterly property lines located in the middle of current N. Chestnut Avenue. As noted, the above measurements for 1916, 1920 and 2000 N. Chestnut are net having been reduced by 33 feet due to the widening of the N. Chestnut Avenue R.O.W. As part of this Chestnut Woods Subdivision approval, the village will require a dedication of 33 Feet for the Chestnut Avenue R.O.W. It appears that the easterly property lines of 1908 and 1912 N. Chestnut are further west to accommodate the previously dedicated 33-foot N. Chestnut Avenue Right of Way. We note for reference that the front yards of the lots on the East side of N. Chestnut appear to have an average depth of approximately 25 to 28 feet and the front yards of the lots on the West side of N. Walnut appear to have an average depth of approximately 22 to 25 feet. (Please see Petitioner's Exhibit "A").

c. I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter.

The Petitioner states that the proposed variations are in harmony with the spirit and intent of this Chapter, including by replacing one single family home with three single family homes of comparable size prevalent in the neighborhood:

1. Section 5.1-2.1 variance and Section 29-307 requests: The requested variance is necessary to provide adequate detention for the proposed subdivision and protect the adjoining properties.

2. Section 5.1-2.3(a) variance request: The requested variance and proposed 25-foot front yard setback conform with the first paragraph of Section 5.1-2.3(a)'s 25-foot front yard setback and is compatible with the neighborhood.

d. I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property.

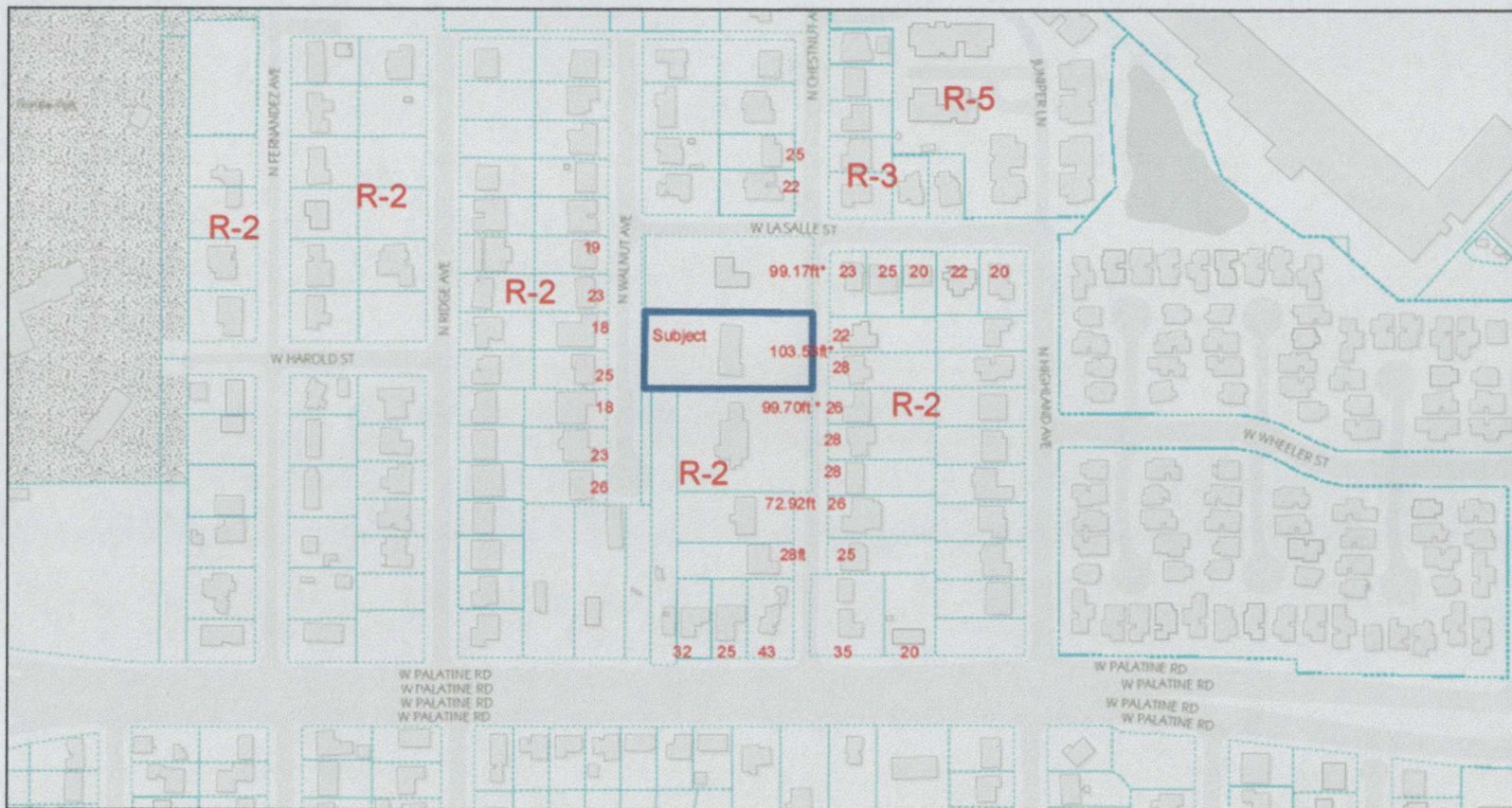
The Petitioner states that the requested variances are the minimum variances necessary to allow the reasonable use of the property as a four-lot subdivision consisting of three residential lots and one detention parcel lot.

CLIM DEVELOPMENT, LLC, an Illinois limited liability company, Petitioner,

By: _____ Date: _____

Name: Vitalie Clim

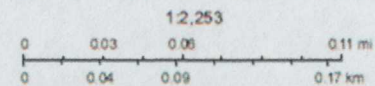
Exhibit "A"



June 9, 2025

Selected Parcel
Parcels Current

* Adjusted, reduced by 33 feet due to ROW widening.



CONCEPT #1
FLOOR AREA CALCULATIONS

FIRST FLOOR = 2,203 SF
SECOND FLOOR = 1,918 SF
BASEMENT = 1,657 SF (NOT INCLUDED IN FAR)

FAR FLOOR AREA = 2,203 + 1,918 = 4,121 SF
LOT AREA = 11,100 SF
FAR = 37.12%

MAX FAR = 3938 + [(LOT AREA - 8750) * 0.4] = 4,878 SF

MAX HEIGHT = 25'-0"
(MEASURED FROM THE SIDEWALK LEVEL OPPOSITE OF THE MIDDLE OF THE FRONT OF THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF)
PROPOSED HEIGHT = 25'-0"

MAX BUILDING LOT COVERAGE = 40% = 4,440 SF
PROPOSED BUILDING LOT COVERAGE = 2,154 SF = 19.40%

IMPERVIOUS AREA CALCULATIONS:
HOME FOOTPRINT = 2,154 SF
DRIVEWAY & SIDEWALK = 539 SF
FRONT PORCH = 122 SF
COVERED WOOD DECK = 328 SF
TOTAL = 3,143 SF (28.31%)
MAX ALLOWED = 50% = 5,550 SF

CONCEPT #2
FLOOR AREA CALCULATIONS

FIRST FLOOR = 1,994 SF
SECOND FLOOR = 1,890 SF
BASEMENT = 1,483 SF (NOT INCLUDED IN FAR)

FAR FLOOR AREA = 1,994 + 1,890 = 3,884 SF
LOT AREA = 11,100 SF
FAR = 34.99%

MAX FAR = 3938 + [(LOT AREA - 8750) * 0.4] = 4,878 SF

MAX HEIGHT = 25'-0"
(MEASURED FROM THE SIDEWALK LEVEL OPPOSITE OF THE MIDDLE OF THE FRONT OF THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF)
PROPOSED HEIGHT = 24'-10"

MAX BUILDING LOT COVERAGE = 40% = 4,440 SF
PROPOSED BUILDING LOT COVERAGE = 1,983 SF = 17.86%

IMPERVIOUS AREA CALCULATIONS:
HOME FOOTPRINT = 1,983 SF
DRIVEWAY & SIDEWALK = 665 SF
FRONT PORCH = 164 SF
COVERED WOOD DECK = 369 SF
TOTAL = 3,181 SF (28.65%)
MAX ALLOWED = 50% = 5,550 SF

CONCEPT #3
FLOOR AREA CALCULATIONS

FIRST FLOOR = 3,457 SF
SECOND FLOOR = 2,099 SF
BASEMENT = 2,434 SF (NOT INCLUDED IN FAR)

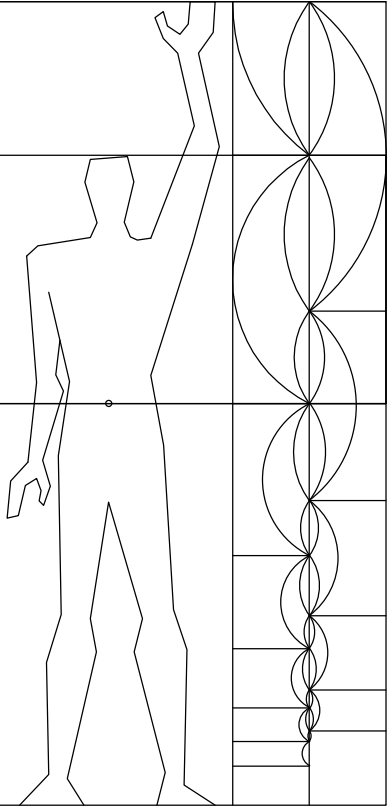
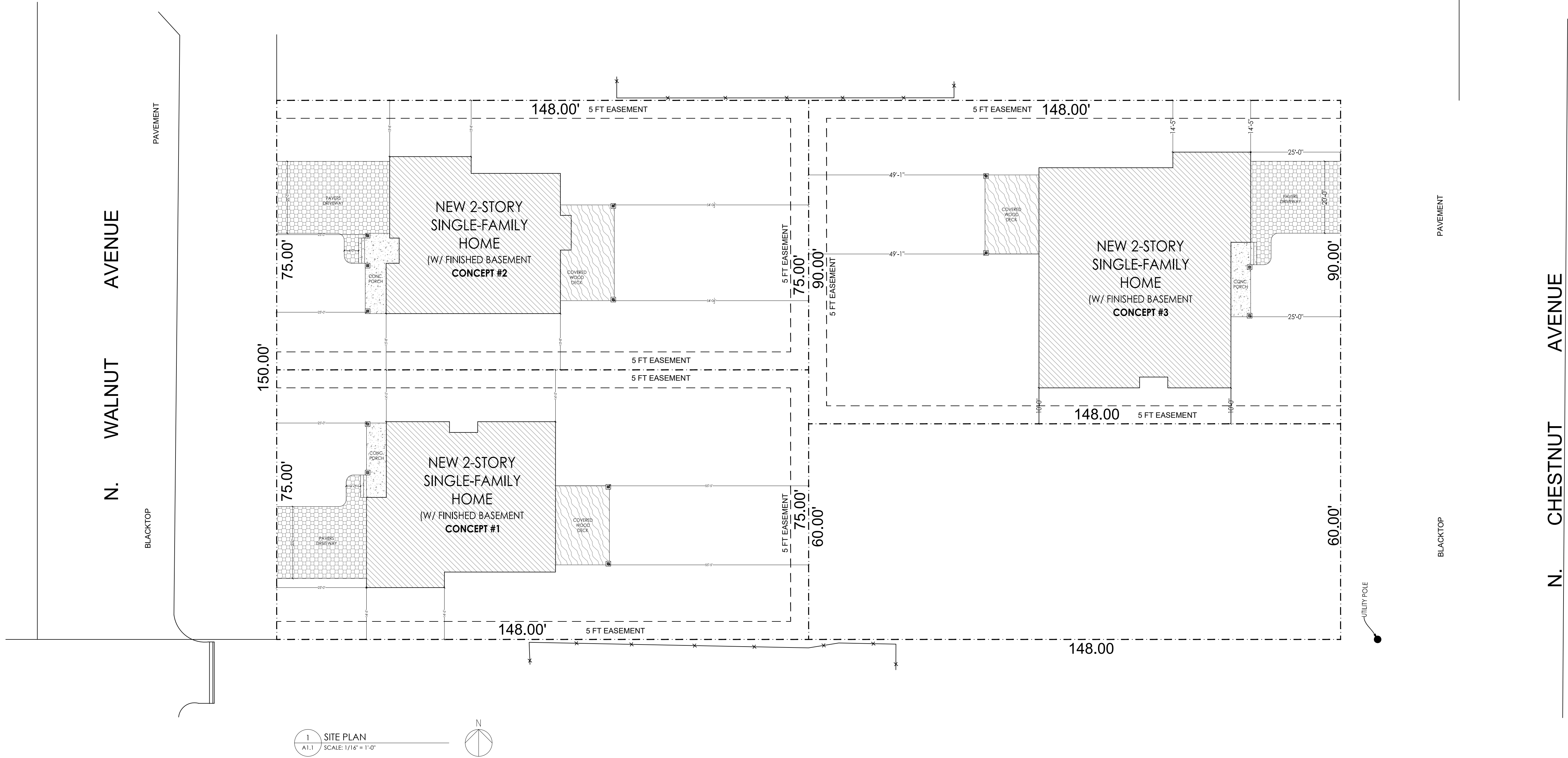
FAR FLOOR AREA = 3,457 + 2,099 = 5,556 SF
LOT AREA = 13,320 SF
FAR = 41.71%

MAX FAR = 3,938 + [(LOT AREA - 8,750) * 0.4] = 5,766 SF

MAX HEIGHT = 25'-0"
(MEASURED FROM THE SIDEWALK LEVEL OPPOSITE OF THE MIDDLE OF THE FRONT OF THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF)
PROPOSED HEIGHT = 25'-0"

MAX BUILDING LOT COVERAGE = 40% = 5,328 SF
PROPOSED BUILDING LOT COVERAGE = 3,457 SF = 25.95%

IMPERVIOUS AREA CALCULATIONS:
HOME FOOTPRINT = 3,457 SF
DRIVEWAY & SIDEWALK = 539 SF
FRONT PORCH = 122 SF
COVERED WOOD DECK = 328 SF
TOTAL = 4,446 SF (33.37%)
MAX ALLOWED = 50% = 6,660 SF



BLUE LINES ARCHITECTURE
773.868.428
ed@bluelinesdesign.com
www.bluelinesdesign.com
PO BOX 59116, Chicago, IL 60659

SUBDIV. REV. 10/1/2024
REVISION #1 2/20/2025
REVISION #2 6/2/2025
REVISION #3 7/7/2025

1920 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

SITE PLAN

A1.1

AREA SUMMARY:
LOT 1 = 13,320 SQ. FT. OR 0.306 ACRE
LOT 2 = 8,880 SQ. FT. OR 0.203 ACRE
LOT 3 = 11,100 SQ. FT. OR 0.255 ACRE
LOT 4= 11,100 SQ. FT. OR 0.255 ACRE
TOTAL AREA = 44,400 SQ.FT. OR 1.019 ACRE

EASEMENT TO BE GRANTED AREA SUMMARY:
LOT 1 = 1,880 SQ. FT. OR 0.043 ACRE
LOT 3 = 1,805 SQ. FT. OR 0.041 ACRE
LOT 4= 1,805 SQ. FT. OR 0.041 ACRE
TOTAL AREA = 5,490 SQ.FT. OR 0.126 ACRE

PRELIMINARY PLAT OF CHESTNUT WOODS SUBDIVISION

OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF PALATINE ROAD, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1920 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004
COOK COUNTY PERMANENT IDENTIFICATION NUMBER:03 - 18 - 401 - 086 - 0000

OF THE SOUTH 150.00 FEET OF OUT LOT 1, IN THE WOODS OF ARLINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS: 20746 N. WALNUT AVE, ARLINGTON HEIGHTS, IL 60004
COOK COUNTY PERMANENT IDENTIFICATION NUMBER:03 - 18 - 401 - 173 - 0000

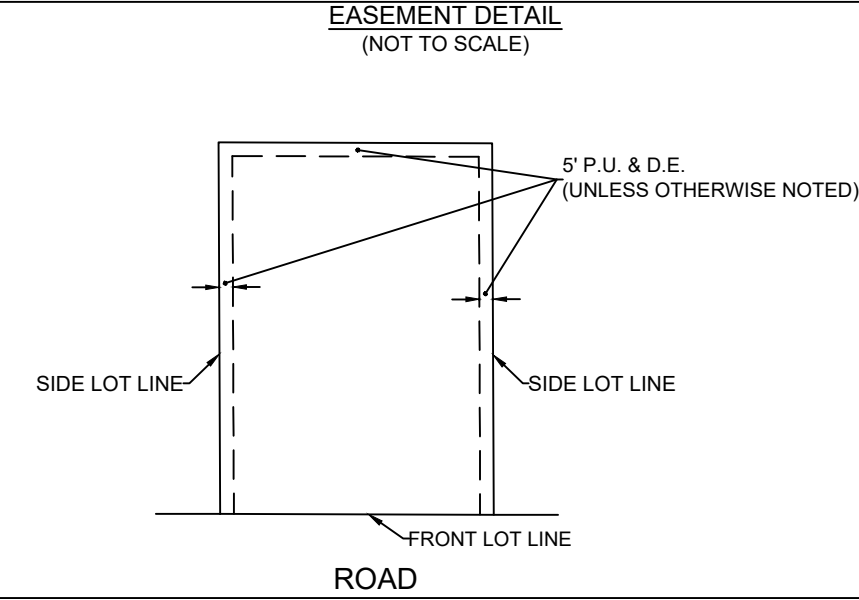
OWNER(S) INFORMATION

1920 N CHESTNUT AVE -Vitale Clim (Owner: 379 W County Line Rd., Barrington, IL 60010)
2000 N CHESTNUT AVE -JOHN C FEDERICI (NORTH ADJACENT OWNER)
1916 N CHESTNUT AVE -DONALD C SINCLAIR (SOUTH ADJACENT OWNER)
1912 N CHESTNUT AVE -MICHAEL J SARGENT
1909 N CHESTNUT AVE -LUIS R SOLANO & KIMBER
1911 N CHESTNUT AVE -PHILIP S FERTITTA & FR
1915 N CHESTNUT AVE -WANIS AORAH
1919 N CHESTNUT AVE -T CARTER
1923 N CHESTNUT AVE -LAURA PAXSON BANNON TR
2003 N CHESTNUT AVE -HPA ILL I LLC
2007 N CHESTNUT AVE -JACLYN STILLMAKER
1950 N WALNUT AVE -NEIL S ROSENBLUM & MAR
1960 N WALNUT AVE -SHRIRANG A MAHAJAN
1970 N WALNUT AVE -RICHARD OBERMAN & DINA
2010 N WALNUT AVE -THE STEVEN R MARAK FAM
2020 N WALNUT AVE -JAY A DEHART
2030 N WALNUT AVE -GERALD W HEIMSOOTH
2040 N WALNUT AVE -SCOTT & COLLEEN FABER
2050 N WALNUT AVE -ANTHONY C & GIOVANNA G
2060 N WALNUT AVE -PAUL HEINRICH
400 W PALATINE RD -NOSHAD NASEER CHAUDHRY (S. ADJACENT OWNER)
1965 N WALNUT AVE -N/A (S. ADJACENT OWNER)
444 W LASALLE ST -WAYMAN FAMILY TRUST
404 W LASALLE ST -ARTHUR & SHEILA BRUNETTI
270 W LASALLE ST -PATRICK F WADLEY
307 W LASALLE ST -REED & JANET HANSEN
303 W LASALLE ST -MICHAEL DIMAGGIO
209 W LASALLE ST -RANDY HARRIS
2041 N RIDGE AVE -SZNAJDER & LEWKOWSKA
2031 N RIDGE AVE -TRUSTEE THE STEVEN M G
2021 N RIDGE AVE -KATHLEEN M PONCE
2011 N RIDGE AVE -LUCIA M MORAN
1927 N RIDGE AVE -VIKTOR MOSKALYUK
1923 N RIDGE AVE -KISHORE VARMA

DATE	ISSUED FOR DESIGN COORDINATION	ISSUED FOR REVISION #1	ISSUED FOR REVISION #2	ISSUED FOR REVISION #3	ISSUED FOR REVISION #4	ISSUED FOR REVISION #5
09/17/2024	1	02/24/2025	3	06/10/2025	4	08/07/2025
09/17/2024	2	02/24/2025	3	06/10/2025	4	08/07/2025
09/17/2024	3	06/10/2025	4	07/08/2025	5	08/07/2025
09/17/2024	4	07/08/2025	5	08/07/2025	6	09/12/2025

PRELIMINARY SUBDIVISION PLAT
1920 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

LEGEND
BOUNDARY LINE OF SUBDIVISION
PROPOSED LOT LINE
LOT - PROPOSED LOT NUMBER
LOT - EXISTING LOT NUMBER
EXISTING FOUND IRON PIPE
PROPOSED SET 18" IRON PIPE
PUBLIC UTILITIES & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
B/C = BACK OF CURB
B-B = BACK TO BACK OF CURB
(D) DEED DATA
(M) MEASURED DATA



STATE OF ILLINOIS)
COUNTY OF COOK)

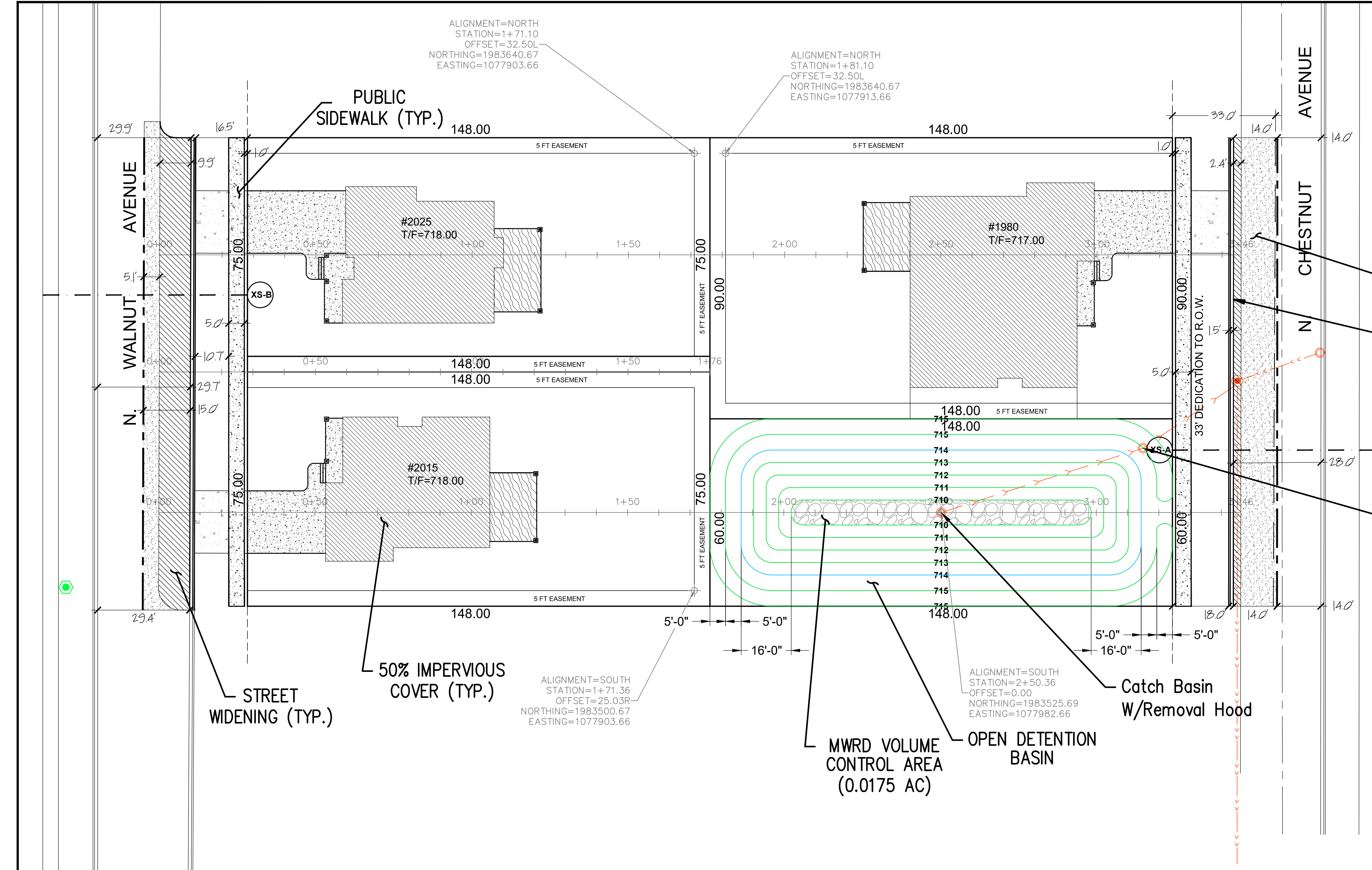
I, RICHARD R. KANTHAPHIXAY, a Illinois Professional land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, JUNE 08, A.D. 2025

By Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2026

KANTHAPHIXAY
Land Surveying
17 N. Ridge Court, Streamwood IL 60107
Phone: (224) 425-0009
Cell: (630) 973-7491

DATE	09/17/2024	BY	RD	SCALE	1"=50'	SHEET	1	OF 1 SHEETS	PROJ #	241202
------	------------	----	----	-------	--------	-------	---	-------------	--------	--------



PROJECT SITE SUMMARY

SUBDIVISION: 1.019 ACRES
DETENTION LOT: 0.170 ACRES
PROJECT AREA: 1.019 ACRES
CONSERVATION AREA/DEED RESTRICTED AREA: 0.00 ACRES

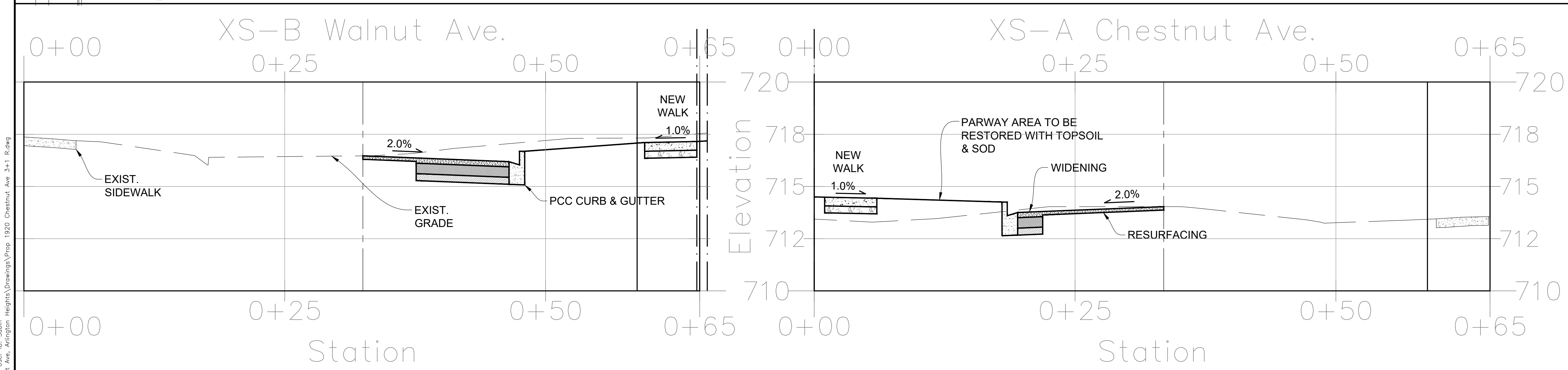
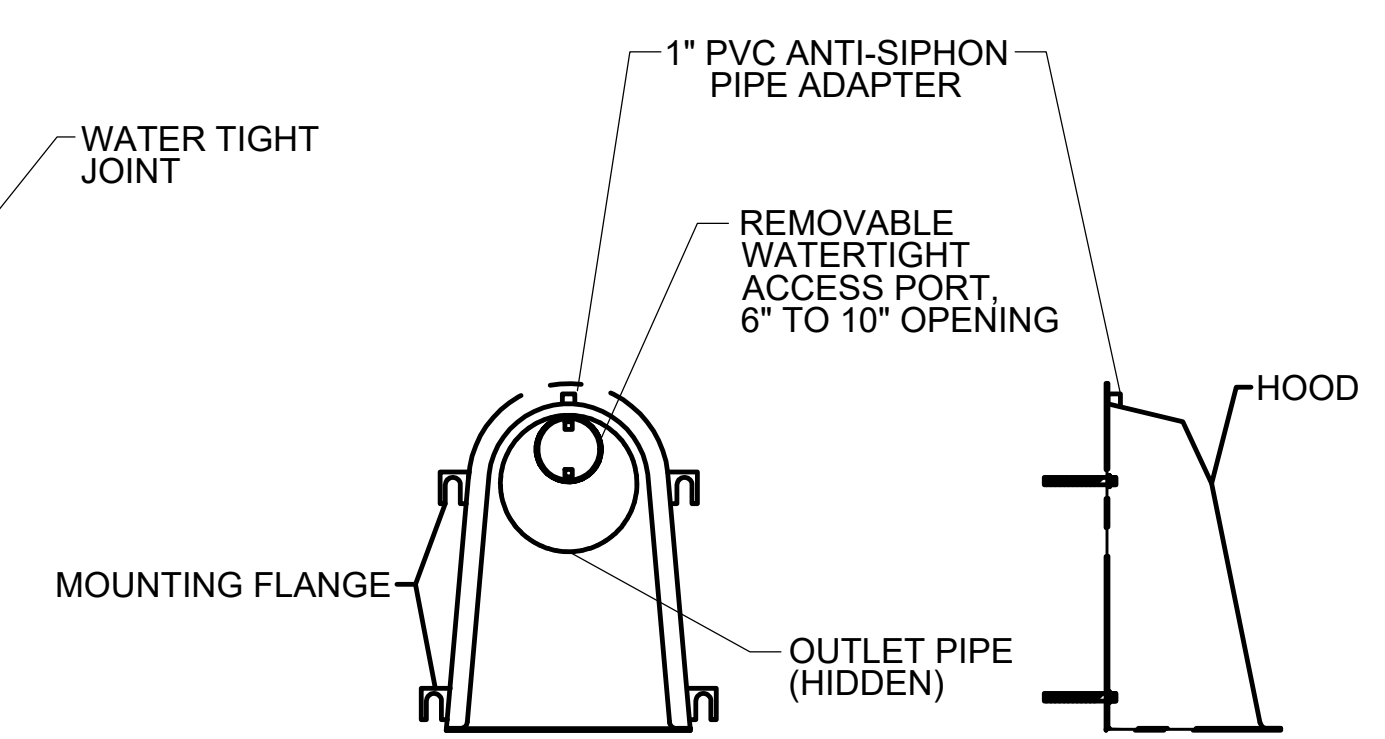
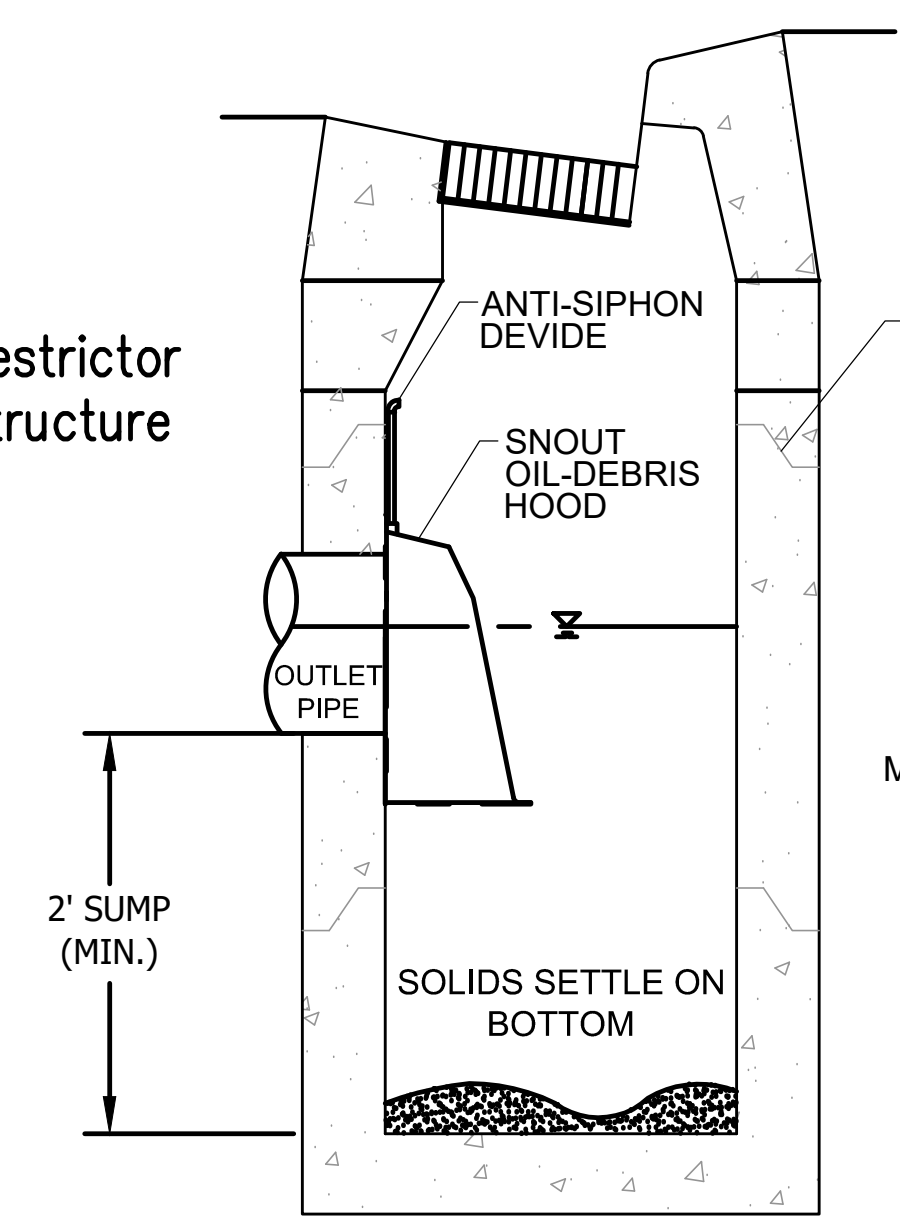
STORMWATER SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL (MWRD)	0.034	0.034
DETENTION VOLUME (LOCAL)	0.222	0.197
DEFICIENCY (2")	0.025	

STREET RESURFACING (TYP.)
STREET CURB & GUTTER (TYP.)

Restrictor Structure

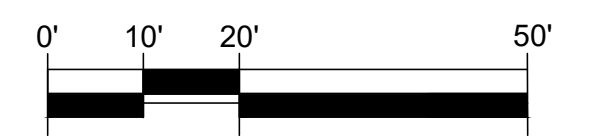
Catch Basin W/Removal Hood

CATCH BASIN WITH REMOVABLE HOOD



- WIDENING PAVEMENT SECTION:
- 2" N50 SURFACE COURSE
 - 2 1/4" N50 BINDER COURSE
 - 5" N50 BASE COURSE
 - 4" CA-6 STONE SUB-BASE
- SIDEWALK SECTION:
- 5" THICK TYPICAL
 - 6" THICK THROUGH DRIVEWAYS
 - 4" CA-6 COMPACTED BASE

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



PRELIMINARY SITE PLAN

ENGINEERING PLANS PREPARED BY:

CIVILAND, PLLC
Design Firm License Number:
184.008369
LINCOLNWOOD, IL.
info@civilandllc.com
847.877.6900

Civiland LLC

PLANS PREPARED FOR:

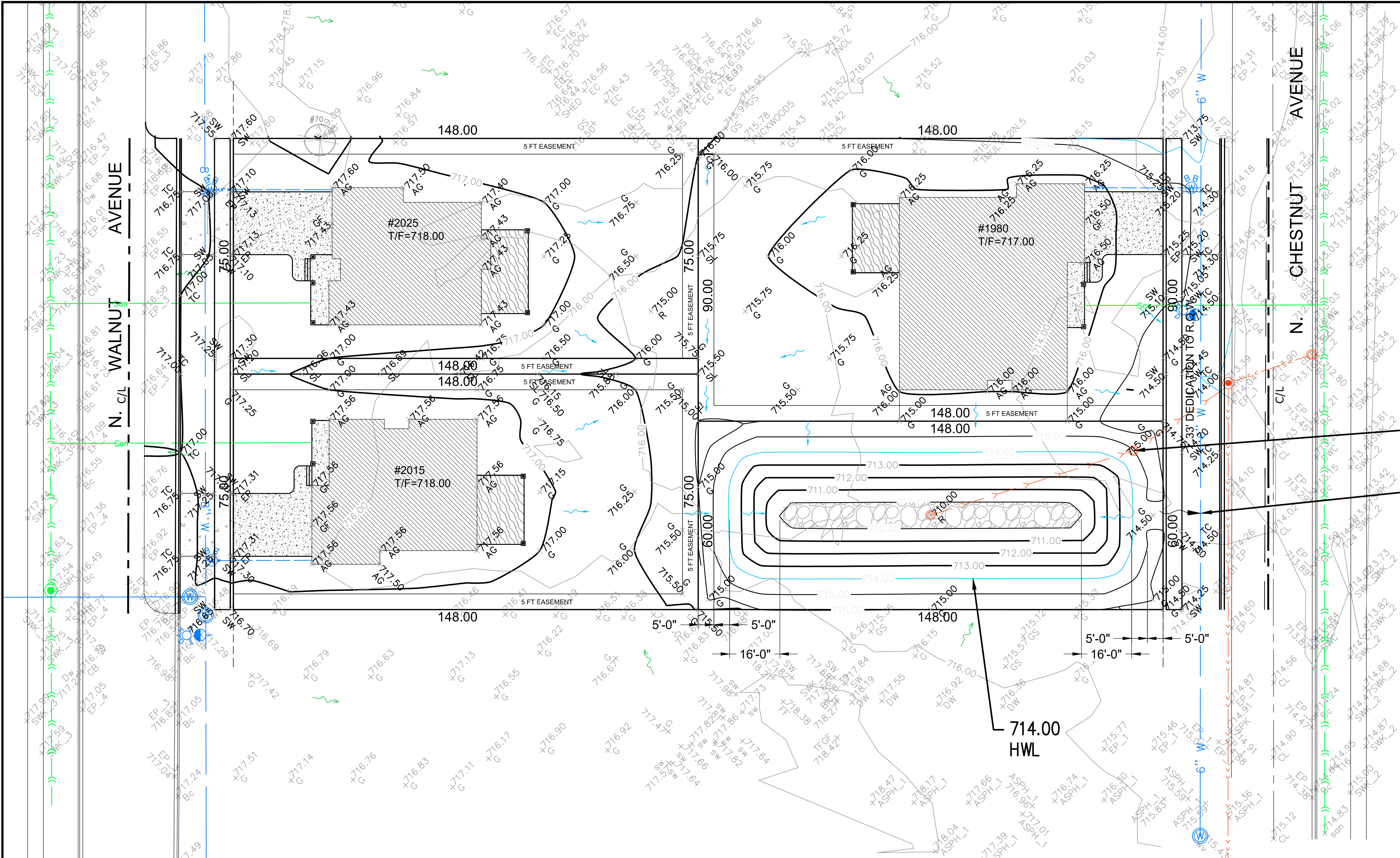
CLIM DEVELOPMENT
vitalieclim@yahoo.com
773-396-0084

Project TBM
ELEV = 714.84
West top flange bolt of the existing fire hydrant, in the parkway, as shown.
Village BM
ELEV = 714.20
Disk at 821 W Gettysburg Dr
Lat 1984897.272900; Long 1076571.172500
Georeference: State Plane Coordinate System - Illinois East:
NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

SUBMITTALS	
DATE	REMARKS
09/15/2025	REVISED AS PER PCA ROUND 5
08/07/2025	REVISED AS PER PCA ROUND 4
07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
10/10/2024	ISSUED FOR PLAN COMMISSION

CHESTNUT WOODS
SUBDIVISION
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:10 (FULL); 1:20 (HALF)
SHEET 3 OF 5



LEGEND AND SYMBOLS

- EXIST. SPOT GRADE EL.
- PROP. SPOT GRADE EL.
- EXIST. OVERLAND SLOPE
- PROP. OVERLAND SLOPE
- OVERFLOW ROUTE

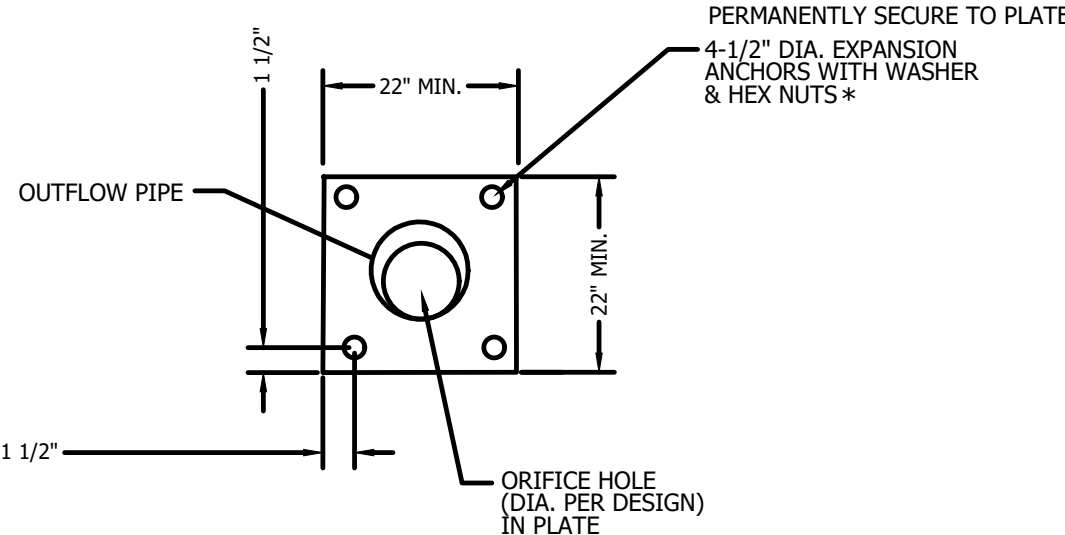
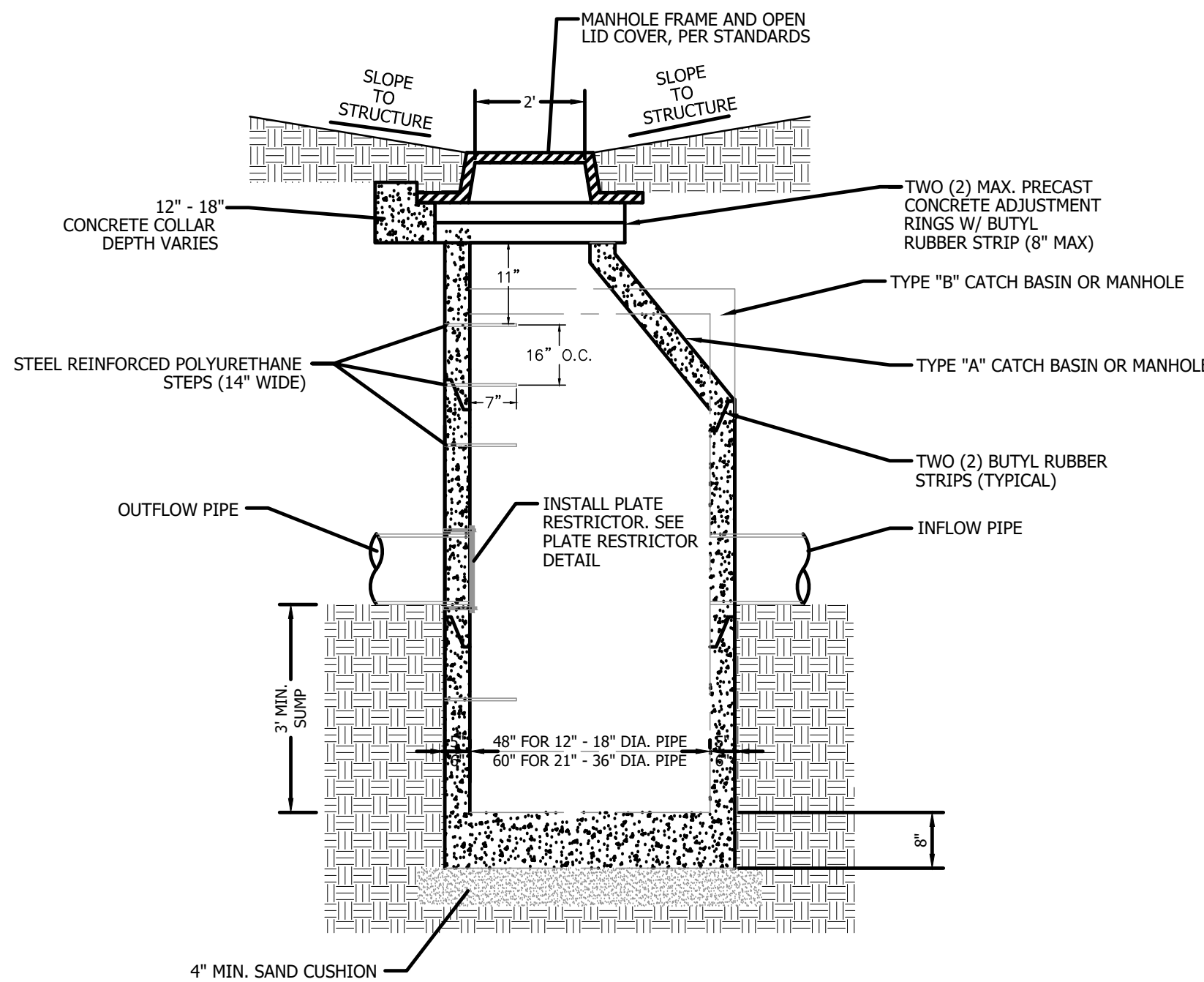


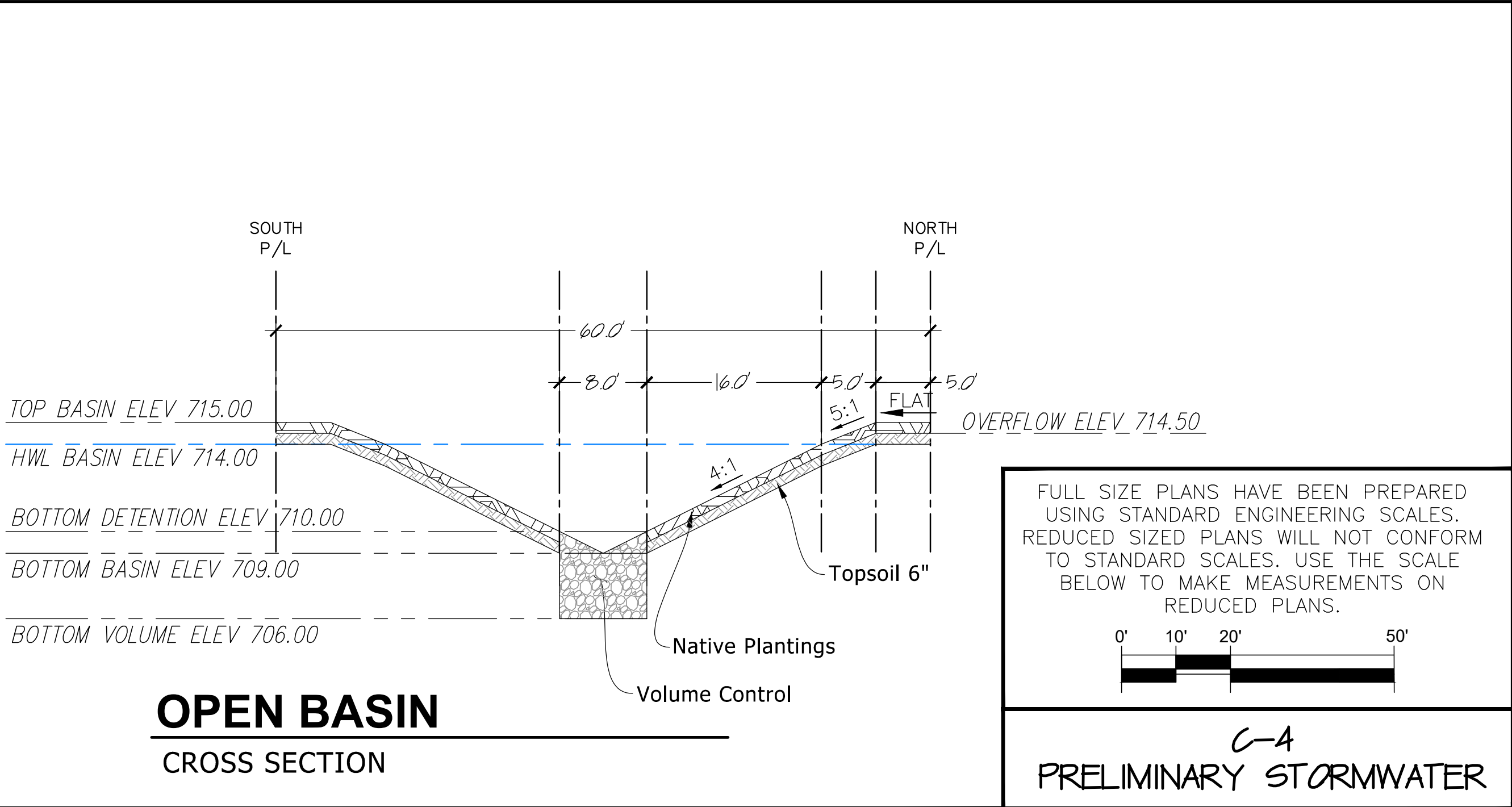
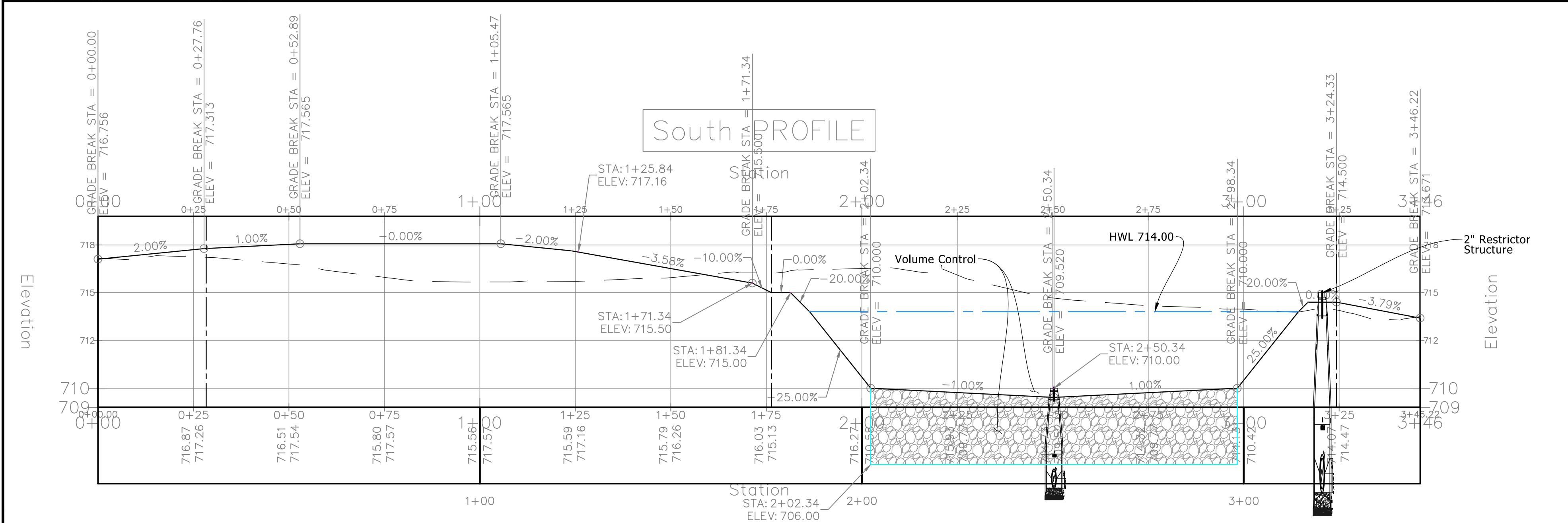
PLATE RESTRICTOR DETAIL: ELEVATION

Restrictor
Structure

714.50
Overflow
(7' Wide)



- NOTES:
- CATCH BASINS MUST CONFORM TO ASTM C-478.
 - CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
 - NON-SHRINKGROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 - ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.
 - PROVIDE A REMOVABLE HOOD OVER THE OUTLET.



ENGINEERING PLANS PREPARED BY:

CIVILAND, PLLC
Design Firm License Number:
184.008369
LINCOLNWOOD, IL.
info@civillandllc.com
847.877.6900

CivilLand LLC

PLANS PREPARED FOR:

CLIM DEVELOPMENT
vitalieclim@yahoo.com
773-396-0084

Project TBM
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West top flange bolt of the existing fire hydrant, in the parkway, as shown.
Village BM
ELEV = 714.20
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Georeference: State Plane Coordinate System - Illinois East:
NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

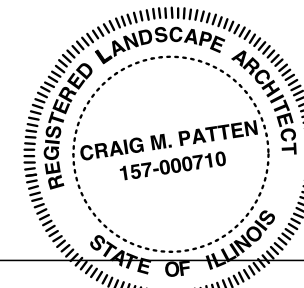
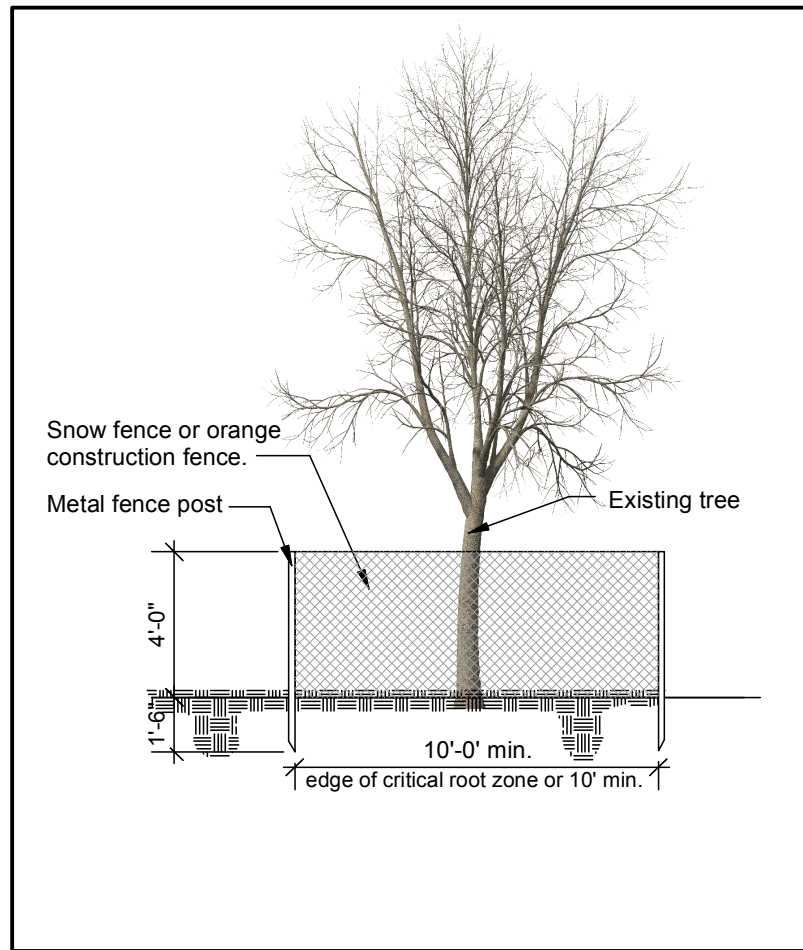
DATE	SUBMITTALS
09/15/2025	REVISED AS PER PCA ROUND 5
08/07/2025	REVISED AS PER PCA ROUND 4
07/10/2025	REVISED AS PER PCA ROUND 3
06/02/2025	UPDATED TO 3+1 LOT SUBDIVISION
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CHESTNUT WOODS
SUBDIVISION
1920 N CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

DESIGNED BY: SCO
PROJECT NO.: 2024-1920
DATE: 10/10/2024
SCALE: 1:10 (FULL); 1:20 (HALF)
SHEET 4 OF 5

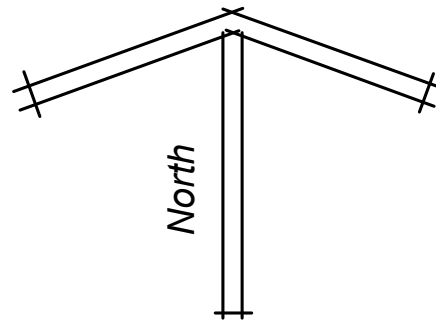
Tree Preservation Plan

Scale: 1" = 20'-0"

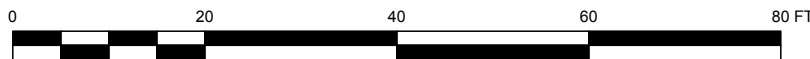


Craig M. Patten
Landscape Architect

Craig M. Patten
License # 157-000710 - Expires: August 31, 2027



Scale: 1" = 20'-0"



Existing Tree List						
Tree #	Botanical Name	Common Name	Size	Condition	Save?	Notes
E-60	Acer saccharinum	Silver Maple	37" cal	poor	No	Remove
E-61	Acer saccharinum	Silver Maple	28" cal	good	No	Remove
E-62	Acer saccharinum	Silver Maple	31" cal	good	No	Remove
E-63	Acer saccharinum	Silver Maple	31.5" cal	poor	No	Remove
E-64	Acer saccharinum	Silver Maple	49.5" cal	poor	No	Remove
E-65	Gleditsia triacanthos inermis	Honeylocust	28" cal	fair	No	Remove
E-66	Acer saccharinum	Silver Maple	33" cal	fair	No	Remove
E-67	Fraxinus species	Ash	18" cal	poor	No	Remove
E-68	Ulmus pumila	Siberian Elm	18" cal	poor	No	Remove
E-69	Stump				No	Remove
E-70	Acer saccharinum	Silver Maple	47" cal	fair	Yes	
E-71	Acer saccharinum	Silver Maple	53" cal	poor	No	Remove
E-73	Acer saccharinum	Silver Maple	34" cal	fair	No	Remove
E-74	Acer saccharinum	Silver Maple	43" cal	good	No	Remove
E-75	Acer saccharinum	Silver Maple	21" cal	good	No	Remove
E-76	Morus alba	Mulberry	12" cal	good	No	Remove
E-77	Morus alba	Mulberry	16" cal	good	No	Remove

NOTE:
Tree survey completed by Montoya Tree Service, 375 Wolf Rd, Wheeling, IL 60090

Tree Replacement Information:

Due the construction equipment, site regrading, house construction and excavation of the open detention basin, it will not be possible to save all of the trees on the site but one. The replacement of these trees on a inch per inch basis is not possible as the site is too small. As noted in the existing tree list, all but one tree (Honeylocust) in fair or good condition are softwood trees (Silver Maple and Mulberry). Both have shallow root systems and have a tendency to invade drainage pipe and raising sidewalks, driveways and curbs causing considerable damage.

Aside from any parkway trees required, there will be 3, 3" caliper trees installed per Walnut Avenue lot and 4, 3" caliper trees installed on the larger Chestnut Avenue lot using the Arlington Heights' approved tree list for replacement species.

There are a total of 16 trees existing on the site. One tree is being saved and five more are in poor condition. That leaves a total of 10 trees in fair or good condition. Total number of replacement trees equals 10.

Existing Tree Legend

	Existing contour line
	Existing deciduous trees to remain
	Deciduous trees to be removed
	Overhead Wires

Tree Preservation Plan

4 Unit Subdivision
1920 N. Chestnut Avenue
Arlington Heights, IL

H Ph: -
W Ph: -
Mobile Ph: -

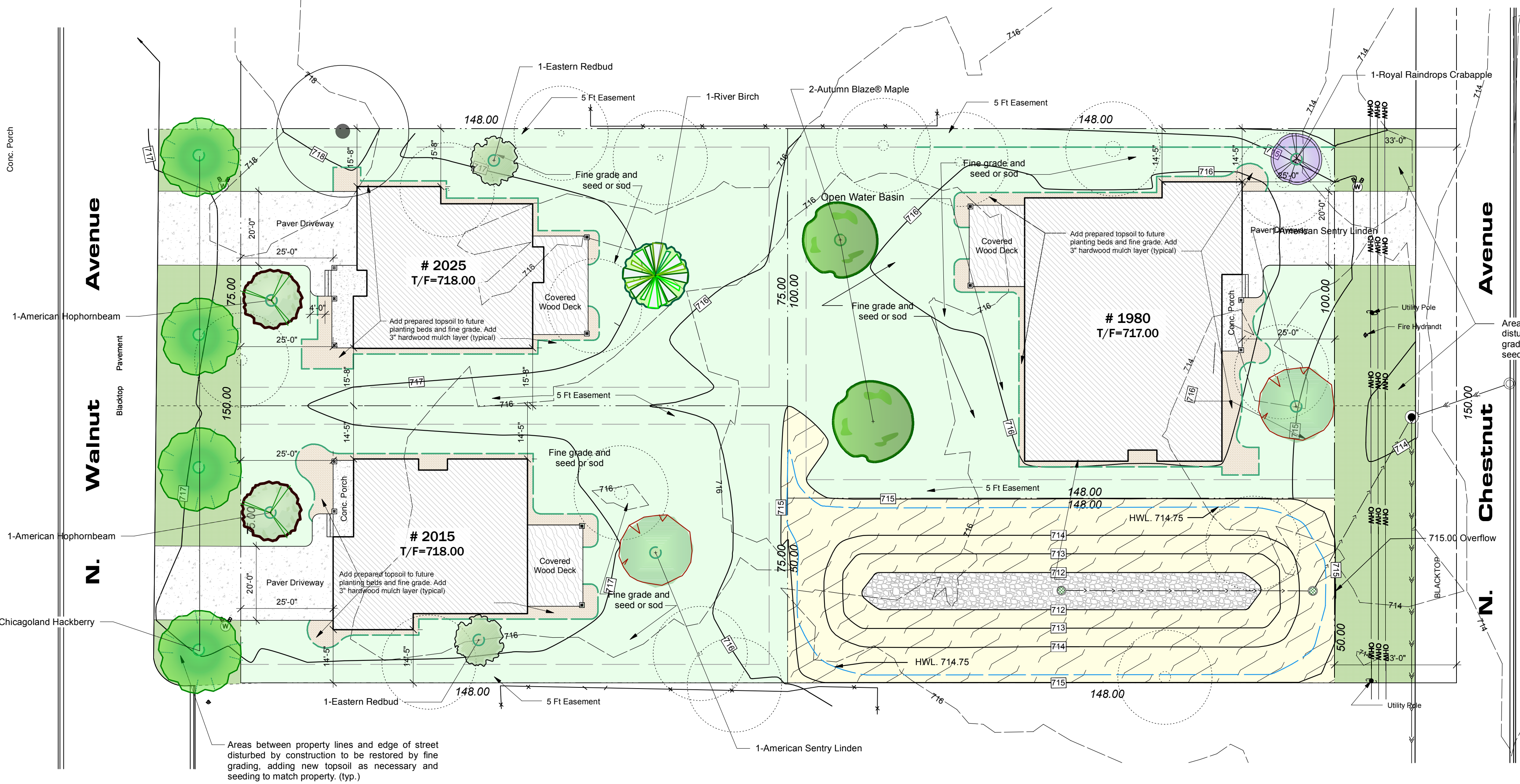
Date: October 1, 2024
Drawn By: C. M. Patten
Project No.: 24-0021

REVISIONS	
No.	Description:
1	Changes to grading plan
2	Revised plan for 3 home units and open basin.

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Craig M. Patten
Landscape Architecture
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cmplandarch@sboglobal.net

1
3



Landscape Notes

1. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades.
2. Sod may be used as an alternate.
3. All lawn areas shall not be higher than adjacent paved surfaces in order to maintain positive surface drainage.
4. Loosen subgrade of lawn areas to a minimum depth of 6 inches. Remove stones measuring over 1 inch. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
5. There shall be a minimum 4" layer of topsoil for all lawn areas. If there is not sufficient topsoil left on site from construction, topsoil shall be brought in from off site.
6. Any proposed irrigation system, if part of contract, shall be installed after fine grading is completed. Any lawn areas damaged are to be restored to specified condition prior to installation.
7. All seeded areas to be covered with futerra netless blanket or approved equl.
8. All areas to be seeded shall use a turf-type fescue blend seed.
9. After a lawn section has been installed and rolled, watering shall commence immediately while installation continues on other sections of the job.
10. All areas disturbed by construction shall be fine graded and seeded. Blend into existing grade. Use erosion control blanket in all areas greater than 5:1.
11. All existing trees shall be protected during construction with fences and other barriers to prevent damage as necessary.
12. All off site restoration work shall be restored with 6" of topsoil, fine graded and either seeded or sodded.
13. All plant material shall be nursery grown and be either balled and burlapped (B&B) or container grown according to the plant material list provided.
14. Mulch all tree, shrub and evergreen planting beds with a shredded hardwood bark mulch to a depth of 3" unless otherwise noted.
15. Mulch rings shall be a minimum 3" diameter for newly planted individual trees, large evergreens and ornamental trees. Use a shredded hardwood bark mulch to a depth of 3". The mulch rings around existing trees will vary in size with the minimum size of 4" diameter.
16. Ground cover, ornamental grass, and perennial plant beds shall be mulched with a leaf mulch not less than 2" thick. No shredded bark mulch is to be used in these beds.
17. Mulched beds shall encompass all groups of plant material and be generous enough to permit ease of landscape maintenance.
18. Where mulch beds meet lawn areas, provide a sharp vertical spade edge.
19. Deliver plant material after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees, evergreens and shrubs in shade, protect from weather and mechanical damage, and keep roots, moist by covering with mulch, burlap or other acceptable means of retaining moisture.
20. Dig holes large enough to allow for root ball and backfill with planting soil. Work soil around ball to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
21. Do not remove container grown stock from containers until planting time.
22. Plant trees and shrubs after final grades, are established and prior to planting of lawns. If planting of trees and occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
23. Plant handling and installation shall conform to accepted landscape practices. Protect all plants in leaf with acceptable coverings during transportation.
24. Provide freshly dug trees, evergreens and shrubs. Do not prune prior to delivery unless, otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Do not drop balled and burlapped stock during deliveries.
25. Provide healthy, vigorous nursery stock grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects.
26. Prune broken or cross branching before planting. Do not remove tree leader, but prune out double leaders.
27. All planting areas will require a topsoil mixture consisting of 1/4 topsoil, 1/2 mushroom compost and 1/4 sand. The groundcover beds shall have a 4" minimum of this mixture. Existing soil shall be removed.
28. During landscape work, keep pavements clean and work area in an orderly condition.
29. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

Tree Replacement Information:

Due the construction equipment, site regrading, house construction and excavation of the open detention basin, it will not be possible to save all of the trees on the site but one. The replacement of these trees on an inch per inch basis is not possible as the site is too small. As noted in the existing tree list, all but one tree (Honeylocust) in fair or good condition are softwood trees (Silver Maple and Mulberry). Both have shallow root systems and have a tendency to invade drainage pipe and raising sidewalks, driveways and curbs causing considerable damage.

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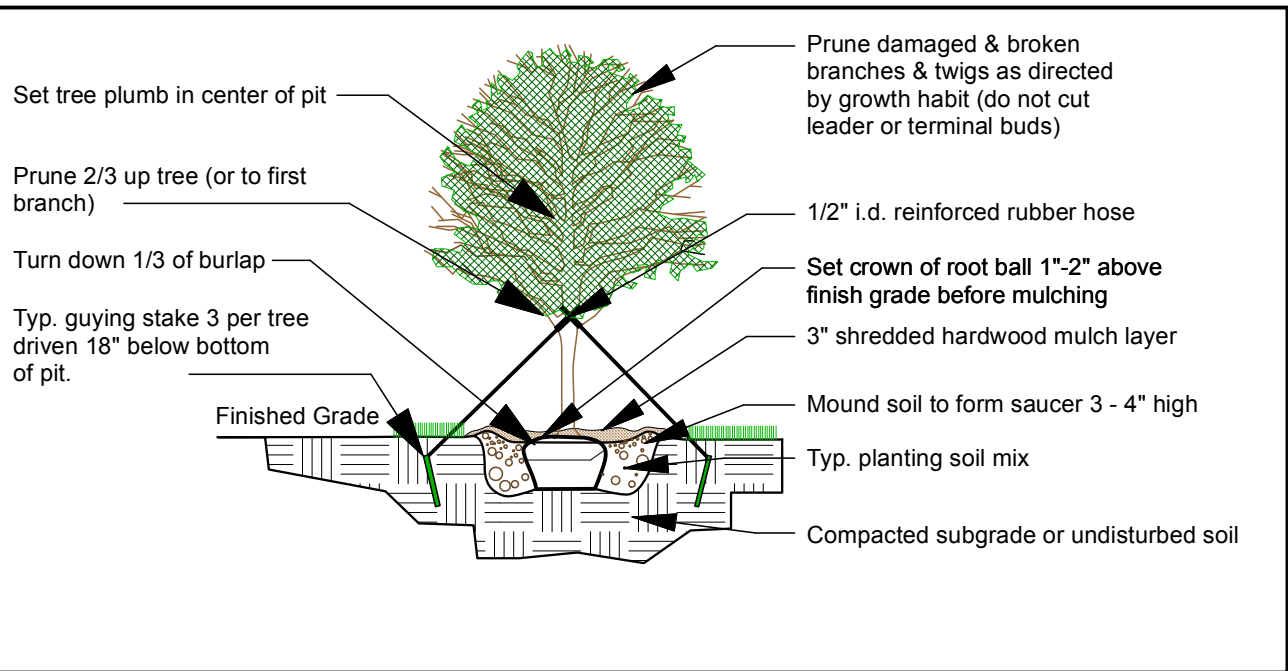
There are a total of 16 trees existing on the site. One tree is being saved and five more are in poor condition. That leaves a total of 10 trees in fair or good condition. Total number of replacement trees equals 10.

Engineering Note:

Refer to updated drawings by CivilLand, LLC dated 6/2/2025 for all engineering drawings regarding this project.

Plant List

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Deciduous Trees				
2	Acer x freemanii 'Jeffsred'	Autumn Blaze® Maple	3" cal.	
1	Betula nigra	River Birch	12" ci	Native
4	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2 1/2" cal.	Native
2	Cercis canadensis	Eastern Redbud	3" cal	Native
1	Malus 'JFS-KW5'	Royal Raindrops Crabapple	3" cal	Native
2	Ostrya virginiana	American Hophornbeam	3" cal	Native
2	Tilia americana 'McKsentry'	American Sentry Linden	3" cal	Native

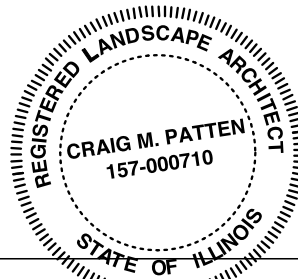


Legend

	Existing contour line
	Proposed contour line
	Existing deciduous trees to remain
	Deciduous trees to be removed
	Spade edge for planting beds
	Seed or sod areas
	Hardwood mulch in planting beds
	Overhead Wires
	Native Planting Areas

Preliminary Landscape Plan

Scale: 1" = 20'-0"

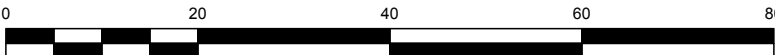


Craig M. Patten
Landscape Architect

Craig M. Patten

License # 157-000710 - Expires: August 31, 2027

Scale: 1" = 20'-0"



Preliminary Landscape Plan

4 Unit Subdivision
1920 N. Chestnut Avenue
Arlington Heights, IL

H Ph.
W Ph.

Mobile Ph. -

Date: October 1, 2024
Drawn By: C. M. Patten
Project No.: 24-0021

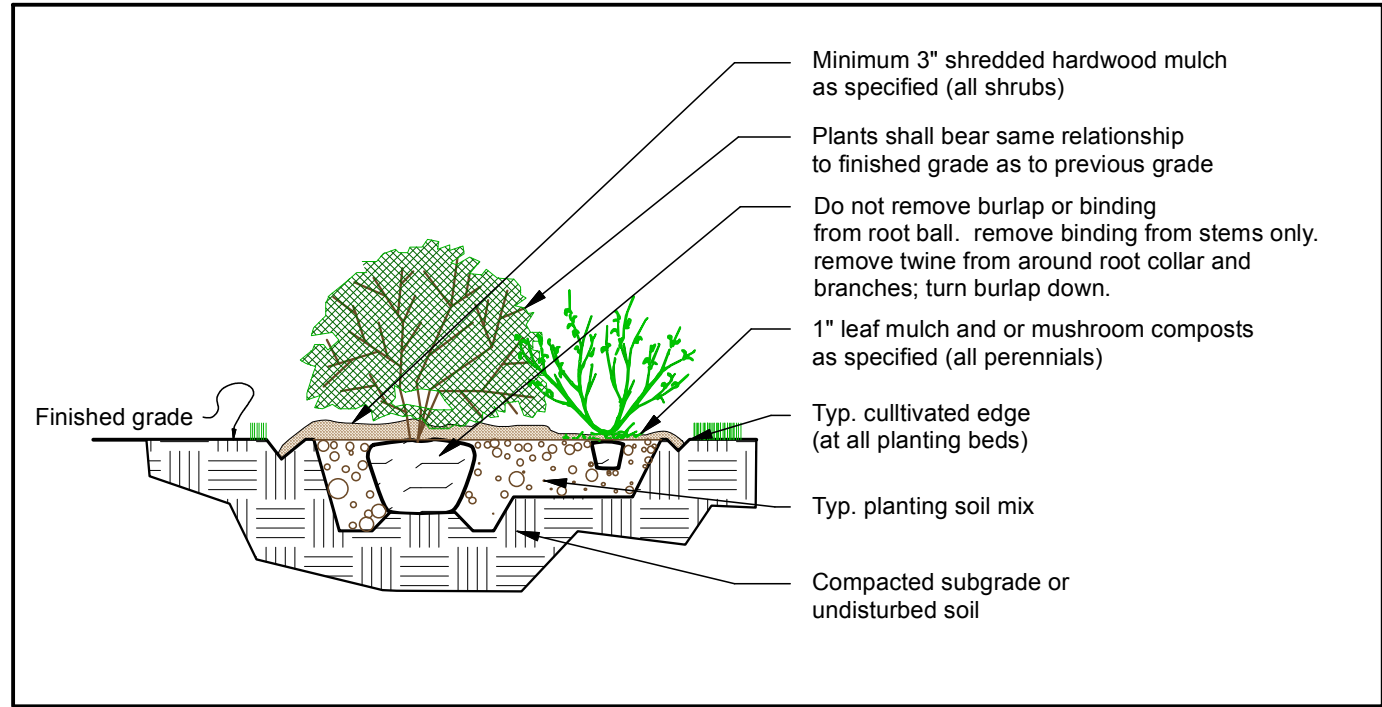
REVISIONS	
Description:	Changes to grading plan
	Revised plan for 3 home units and open basin.
Date:	2/22/25
No.	1
	2

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1375 Meyer Road
Hoffman Estates, IL 60169
630-649-3067
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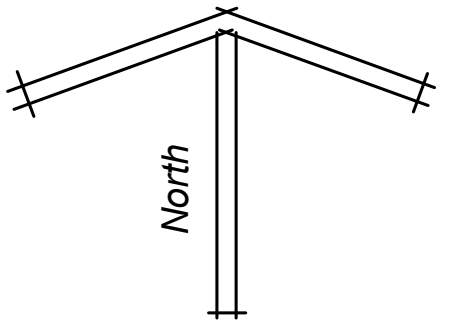
2
3

Native Planting Plan



Legend	
	Native Planting Areas. Seed with Basic Prairie Seed Seed Mix except as noted.
	Spade edge for planting beds
	Seed or sod areas
	Hardwood mulch in planting beds

Native Plantings Plant List				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Deciduous Trees				
Deciduous Shrubs				
6	Viburnum prunifolium	Blackhaw Viburnum	7 gal	Native
Ornamental Grasses				
12	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal	Native
8	Panicum virgatum 'Northwind'	Northwind Switch Grass	2 gal	Native
Perennials				



Basic Prairie Seed Mix		
Grasses		
Botanical Name	Common Name	PLS oz/acre
Andropogon gerardii	Big Bluestem	16.0
Bouteloua curtipendula	Side-Oats Grama	16.0
Elymus canadensis	Canada Wild Rye	32.0
Elymus virginicus	Virginia Wild Rye	16.0
Schizachyrium scoparium	Little Bluestem	16.0
Sorghastrum nutans	Indian Grass	16.0
Total		112.0
Forbs		
Asclepias syriaca	(Common Milkweed)	0.5
Echinacea purpurea	(Purple Coneflower)	3.0
Eryngium yuccifolium	(Rattlesnake Master)	0.5
Helopsis helianthoides	(False Sunflower)	3.0
Monarda fistulosa	(Bergamot)	0.5
Oligoneuron rigidum	(Stiff Goldenrod)	1.0
Penstemon digitalis	(Foxglove Beardtongue)	1.0
Ratibida pinnata	(Yellow Coneflower)	4.0
Rudbeckia hirta	(Black-Eyed Susan)	3.0
Senna hebecarpa	(Wild Senna)	3.0
Silphium integrifolium	(Rosinweed)	2.0
Silphium terebinthinaceum	(Prairie Dock)	2.0
Symphytotrichum novae-angliae	(New England Aster)	0.5
Total		24.0

REVISIONS	
No.	Description:
1	Changes to grading plan
2	Revised plan for 3 home units and open basin.
Date:	
2/22/25	6/9/25
Drawn By:	
Project No.:	
24-0021	

Craig M. Patten
Landscape Architecture

1375 Meyer Road
Hoffman Estates, IL 60169
630-649-3067
cmplandarch@sbcglobal.net

Preliminary Native Planting Plan

4 Unit Subdivision

1920 N. Chestnut Avenue
Arlington Heights, IL

H Ph-
W Ph-

Mobile Ph-

Date: October 1, 2024

Drawn By: C. M. Patten

Project No.: 24-0021

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Village of Arlington Heights

Interoffice Memorandum

To: Planning and Community Development Dept.

From: Div. Chief Dave Roberts

Department: Fire Department

File Number: PCA00018-2024

Project: 1920 N Chestnut Ave

Review Round: Round 1

Date: December 16th, 2024

GENERAL COMMENTS:

1. The Fire Department has no concerns with the proposed subdivision.



Village of Arlington Heights
Interoffice Memorandum

To: Michael Lysicatos, Assistant Director of Planning & Community
From: Ron Weber, AIA, MCP - Director Building & Life Safety
Elliot Eldridge, CBO - Assistant Building Official
Department: Building & Life Safety Department
Project: PCA00018-2024 - 1920 N. Chestnut Ave - Preliminary and Final Plat of Subdivision
Review Round: Round 2 Review
Date: December 17, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

	YES	NO
1. VILLAGE BUILDING CODE	☒	☐
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

6. GENERAL COMMENTS:

The Building & Life Safety Department has reviewed the Project's Background, the Applicant's Response Letter for 1920 N Chestnut Ave, and the Subdivision site plan dated December 10, 2024, and have no objections to the above referenced SDC review for a Preliminary and Final Plat of Subdivision to create four residential lots and one centrally located on-site detention lot.

Supervisor



Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00018-2024
Project: 1920 N Chestnut Ave Subdivision
Review Round: Round 1
Date: December 26, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☒	☐	_____
b. Surface Improvement			
i. Pavement	☒	☐	_____
ii. Curb& Gutter.....	☒	☐	_____
iii. Sidewalks.....	☒	☐	_____
iv. Street Lighting.....	☒	☐	_____
c. Easements			
i. Utility & Drainage....	☒	☐	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☐	d. IEPA.....	☒
b. IDOT.....	☐	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS..... YES ☒ NO ☐

4. SITE PLAN ACCEPTABLE..... YES ☐ NO ☒ _____
5. PRELIMINARY PLATE ACCEPTABLE..... YES ☐ NO ☒ _____
6. TRAFFIC STUDY ACCEPTABLE..... YES ☐ NO ☐ N/A _____
7. STORMWATER DETENTION REQUIRED..... YES ☒ NO ☐ _____
8. CONTRIBUTION ORDINANCE EXISTING..... YES ☐ NO ☒ _____
9. FLOOD PLAIN OR FLOODWAY EXISTING... YES ☐ NO ☒ _____
10. WETLAND EXISTING..... YES ☐ NO ☒ _____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00018-2024
1920 N Chestnut Ave Subdivision
1920 N Chesnut
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

The public improvements for this development would be:

- a) Walnut Ave: Pavement widening, curb & gutter, and sidewalk.
 - b) Chestnut Ave: Pavement widening, curb & gutter, sidewalk, and street lighting.
 - c) Storm sewer improvements and stormwater detention.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

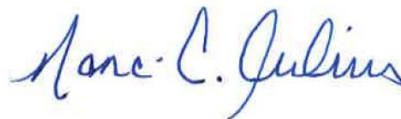
Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed rear yard detention system with sheet pile is not acceptable. One of the four proposed lots shall be dedicated for an open basin.
16. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. A gentle landscaped slope is needed in order to provide maintenance.
17. Update the preliminary stormwater report with the required changes to the site plan.
18. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use updated Bulletin 70 rainfall data. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
19. Storm sewer improvements on the individual lots would be private.
20. Final subdivision approval will require final engineering plans.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 4, 5, and 8-10 are complete. Use the checklist to complete the rest of the items. The following additional comments are provided for the preliminary plat:
 - a) The legal description should be the land proposed to be subdivided.
 - b) The existing Chestnut Ave right-of-way is 33 ft wide.
 - c) The Village's GIS database has a PIN of 03-18-401-173-0000 for the outlot, differing from the PIN provided for the Deed for Outlot of 03-18-401-120-0000. Verify the PIN for the outlot.
22. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.



December 26, 2024

Nanci C. Julius, P.E.
Senior Civil Engineer

Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Contacts for Plat Signatures

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

Katie Bengson, Real Estate Specialist 779-231-2411
ComEd Katie.bengson@comed.com
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

Ms. Gwen White 630-388-2976 (copy Matthew Erickson & Rebecca Luginbill)
NICOR Gas gborion@southernco.com
1844 W Ferry Road
Naperville, IL 60563 MEricks@southernco.com X2RLUGIN@SOUTHERNCO.COM

Ms. Sue E. Manshum 847-271-5149
Senior Specialist sm9231@att.com
Ameritech
222 W Jackson Street
Woodstock, IL 60098

Mr. Alonzo Escatel or Paul Flinkow Alonzo 630-631-9577 Paul 630-803-9660
Astound Alonzo.escatel@astound.com
1130 Carolina Dr
West Chicago, IL 60185 Paul.flinkow@astound.com

Mr. Jonathan Karabowicz
IDOT Permits Jonathan.karabowicz@illinois.gov
201 W Center Court
Schaumburg, IL 60196

Ms. Stephanie Kuo 312-603-1670 Secondary contact: Kiran.Adhikary@cookcountyil.gov
(312)603-1670
Send all initial application submittals to hwy.permits@cookcountyil.gov
Cook County Department of Transportation and Highways
69 W Washington St Stephanie.Kuo@cookcountyil.gov
24th Floor Hwy.permits@cookcountyil.gov
Chicago, IL 60602

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer

”

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

“I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____”

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

ASTOUND
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-018
Project: Chestnut Woods Subdivision
Review Round: Round 1
Date: January 3, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☒	☐
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

Zoning:

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:
- Preliminary Plat of Subdivision
 - Please confirm that the intent is to move forward with the Preliminary Plat of Subdivision only at this time. The Final Plat of Subdivision may be reviewed and brought to separate Plan Commission and Village Board hearings subsequent to the approval of the Preliminary Plat of Subdivision.
8. Based on the review of the Preliminary Plat of Subdivision, the following variations will be required:
- Variation to Section 5.1-2.1 to permit a lot at 26.00-feet wide and 3,900 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District.
 - Variation to Section 29-307(a)(3) to permit a minimum width of 26.00-feet where 70-feet is required.
 - Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street.

9. Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested. The criteria for approval are as follows:
 - a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. 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.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
10. Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.
11. If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.

General:

12. Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will verify this list with the township for accuracy.
13. A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.
14. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.

Site & Landscaping:

15. For the Floor Area Calculations on the Site Plan, please add a line item for the maximum FAR per code. The formula is $3938 + [(\text{Lot Area} - 8750) * 0.4] = 4,488$ s.f.
16. Include the proposed height of each concept on the Site Plan. The maximum height is 25-feet and is measured for the sidewalk level opposite of the middle of the front of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.
17. Provide building lot coverage calculations for each lot proposed on the Site Plan. Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

18. Provide impervious surface calculations for each lot proposed on the Site Plan. Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.

Improvements:

19. Provide the species of tree shown on the improvements plan.
20. Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way.

Design:

21. Please acknowledge that separate Design Commission applications will be required for each new home and a Design Commission approval will be prior to issuance of building permit.

Village of Arlington Heights
Interoffice Memorandum



To: Dan Osoba, Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PC 24-018
Project: 1920 N. Chestnut
Review Round: Round 1 Review
Date: December 18, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☐	☒
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☒	☐

Landscape Comments

- 1.) It appears that there are trees along Chestnut and Walnut Avenue that can be preserved. Please evaluate opportunities for preserving some of the trees.

January 24, 2025

**Plan Commission Review – Round 1
PCA00018-2024
1920 N. Chestnut Ave
Preliminary and Final Plat of Subdivision**

Public Works & Engineering Department

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

ACKNOWLEDGED.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

The public improvements for this development would be:

- a) Walnut Ave: Pavement widening, curb & gutter, and sidewalk.
- b) Chestnut Ave: Pavement widening, curb & gutter, sidewalk, and street lighting.
- c) Storm sewer improvements and stormwater detention.

NOTED. PAVEMENT WIDENING WOULD BE FOR A 150'-SECTION AND WOULD CREATE CONFUSION AND SAFETY ISSUES FOR MOTORISTS. DEAD END PUBLIC SIDEWALK ON BOTH N & S END WOULD CREATE A PECULIAR STREETScape. STREET LIGHTING ON CHESTNUT AVE. FOR IMPROVED SECTIONS OF THE STREET NORTH OF THE PROPERTY ARE ACROSS THE STREET IN THE EAST SIDE. IT IS AN UNUSUAL REQUEST FOR A 150' STRECH OF FRONTAGE.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

NOTED.

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-

Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

ACKNOWLEDGED.

15. The proposed rear yard detention system with sheet pile is not acceptable. One of the four proposed lots shall be dedicated for an open basin.

THE DESIGN HAS BEEN MODIFIED TO INCORPORATE GREEN INFRASTRUCTURE.

16. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. A gentle landscaped slope is needed in order to provide maintenance.

THE DESIGN HAS BEEN MODIFIED TO INCORPORATE GREEN INFRASTRUCTURE.

17. Update the preliminary stormwater report with the required changes to the site plan.

UPDATED.

18. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

DETENTION CALCULATIONS UPDATED.

19. Storm sewer improvements on the individual lots would be private.

NOTED.

20. Final subdivision approval will require final engineering plans.

NOTED.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 4, 5, and 8-10 are complete. Use the checklist to complete the rest of the items. The following additional comments are provided for the preliminary plat:

- a) The legal description should be the land proposed to be subdivided.
- b) The existing Chestnut Ave right-of-way is 33 ft wide.
- c) The Village's GIS database has a PIN of 03-18-401-173-0000 for the outlot, differing from the PIN provided for the Deed for Outlot of 03-18-401-120-0000. Verify the PIN for the outlot.

NOTED. CLARIFICATIONS WERE REQUESTED FROM THE TITLE COMPANY.

22. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

NOTED. ONLY PRELIMINARY PLAY TO BE SUBMITTED FOR NOW.

THE PRELIMINARY PLAT OF SUBDIVISION CHECKLIST WAS IMPLEMENTED.

Zoning:

7. The following zoning approvals have been requested based on a review of the plans.

Please acknowledge these in your response to comments letter:

a. Preliminary Plat of Subdivision

b. Please confirm that the intent is to move forward with the Preliminary Plat of Subdivision only at this time. The Final Plat of Subdivision may be reviewed and brought to separate Plan Commission and Village Board hearings subsequent to the approval of the Preliminary Plat of Subdivision. A PRELIMINARY PLAT APPROVAL IS REQUESTED AT THIS TIME.

8. Based on the review of the Preliminary Plat of Subdivision, the following variations will be required:

- a. Variation to Section 5.1-2.1 to permit a lot at 26.00-feet wide and 3,900 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District. THIS ITEM BECAME MOOT WITH THE UPDATED DESIGN.
- b. Variation to Section 29-307(a)(3) to permit a minimum width of 26.00-feet where 70-feet is required. MOOT.
- c. Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street. MOOT.

9. Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested.

The criteria for approval are as follows:

- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- b. 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.
- c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.
- d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

THIS ITEM BECAME MOOT WITH THE UPDATED DESIGN.

10. Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.

THIS ITEM BECAME MOOT WITH THE UPDATED DESIGN.

11. If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.

THIS ITEM BECAME MOOT WITH THE UPDATED DESIGN.

General:

12. Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will verify this list with the township for accuracy.

PROVIDED. SEE SEPARATE SHEET.

13. A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.

NOTED.

14. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.

NOTED.

Site & Landscaping:

15. For the Floor Area Calculations on the Site Plan, please add a line item for the maximum FAR per code. The formula is $3938 + [(Lot\ Area - 8750) * 0.4] = 4,488\ s.f.$

ADDED. SEE ARCHITECTURAL PLAN.

16. Include the proposed height of each concept on the Site Plan. The maximum height is 25-feet and is measured for the sidewalk level opposite of the middle of the front of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.

INCLUDED. SEE ARCHITECTURAL PLAN.

17. Provide building lot coverage calculations for each lot proposed on the Site Plan.

Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.

PROVIDED. SEE ARCHITECTURAL PLAN.

18. Provide impervious surface calculations for each lot proposed on the Site Plan.

Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.

PROVIDED. SEE ARCHITECTURAL PLAN.

Improvements:

19. Provide the species of tree shown on the improvements plan.

SEE LANDSCAPE PLAN.

20. Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way. PROVIDED.

CIVILAND, PLLC
7017 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com


Civiland LLC
Design Firm 184.008369
www.civilandllc.com

Design:

21. Please acknowledge that separate Design Commission applications will be required for each new home and a Design Commission approval will be prior to issuance of building permit.

ACKNOWLEDGED.

Sincerely,



Sabin Olteanu, PE
Civiland, PLLC

Cc:

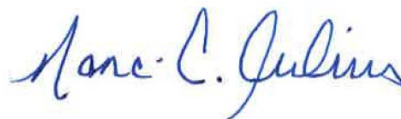
Vitalie Clim, Developer
Ivan Pascal, Partner
Eduard Livanu, Architect
Nick Standiford, Attorney

**PLAN COMMISSION PCA00018-2024
1920 N Chestnut Ave Subdivision
1920 N Chesnut
Round 2**

23. The petitioner's response to comment nos. 11, 13, 14, 19, 20 and 22 are acceptable.
24. The petitioner's response to comment no. 12 regarding the required public improvements is noted. The public improvements on Walnut Ave will be required. Staff would consider an agreement for the public improvements on Chestnut Ave.
- a) The ROW Improvements shown on sheet C-5 is preliminary. Provide full civil drawings with elevations, dimensions, and cross sections. The pavement shall be resurfaced to the center of the roadway.
 - b) The stormwater detention in the rear yard is not acceptable. The stormwater detention shall be in a separate, dedicated lot.
25. The petitioner's response to comment no. 15 & 16 on the rear yard detention is noted. Per communication with the CivilLand LLC from May 5, 2024 and follow-up communication from January, 2025, staff reiterated that the rear yard detention is not acceptable. Although providing rear yard detention with a rain garden would result in four buildable lots for the developer, the future interests of the homeowners is the Village's primary concern. The Village does encourage homeowners to implement green infrastructure; however, the decision to include green infrastructure for a single-family home should be left to the individual homeowners. Utilizing a rear yard rain garden on all four lots to address the stormwater requirements would create future maintenance concerns for the individual homeowners and require perpetual monitoring by the Village to ensure that the rain gardens are functioning and remain in place. The basin should be in a dedicated lot and deeded to the Village for future maintenance. A naturalized basin would be acceptable.
26. The petitioner's response to comment no. 17 & 18 on detention is noted. The subdivision must meet Village detention requirements. Assuming 50% lot coverage per lot, the required detention to meet Village requirements is 0.31 ac-ft if all four lots are developed, 0.27 ac-ft for three of the lots (fourth lot would be detention). Per item B. on page 5 of the Stormwater Report that "the village code is mute on stormwater detention methodology", the Village did not instruct the petitioner to follow MWRD's requirements. Page 6 also references Quentin ROW. Update the stormwater report and the plans to meet Village detention requirements, provide a summary of the volume provided.

Preliminary Plat of Subdivision:

27. The petitioner's response to comment no. 21 is noted. The following additional comments are provided for the preliminary plat:
- a) Item 3. The legal description should be the land proposed to be subdivided, not the proposed four lots. Provide the legal description for the existing lot.
 - b) Item 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.
 - c) The Village's GIS database has a PIN of 03-18-401-173-0000 for the outlot, differing from the PIN provided for the Deed for Outlot of 03-18-401-120-0000. Verify the PIN for the outlot. Provide an update as information becomes available from the title company.



March 10, 2025

Nanci C. Julius, P.E.
Senior Civil Engineer

Date



Village of Arlington Heights
Interoffice Memorandum

To: Planning and Community Development
From: Officer Steven Dinov #358
Department: Police Department
File Number: PCA00018-2024
Project: 1920 N Chestnut Ave
Review Round: Round 1 Review
Date: March, 5, 2025

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern.

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code. The interior and exterior of the add on should be illuminated especially during nighttime hours for safety, to deter unwanted access during and after hours to increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

This is not a problem area in relation to traffic accidents.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

6. GENERAL COMMENTS:

- a. Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is available online at www.vah.com. Please submit the form and keep the information up to date. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

B. Clarke 585
Supervisor



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: March 7, 2025

To: File PCA00018-2024, 1920 N Chestnut

From: Nora Boyer, Housing Planner

RE: PCA00018-2024_1920 N Chestnut Avenue

The Inclusionary Housing Ordinance does not apply until the time of permit for the new residential structures.

See the Inclusionary Housing Guidelines for the amount of the linkage fee that will be applied at the time of permit for each new construction home:
https://cms2.revize.com/revize/arlington/Departments/Planning%20&%20Community%20Development/Housing/Inclusionary%20Housing/Inclusionary%20housing%202025/IZ_Guidelines_v28_February%202025.pdf

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-018
Project: Chestnut Woods Subdivision
Review Round: Round 2
Date: March 11, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☒	☐
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

Zoning:

~~7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:~~

~~a. Preliminary Plat of Subdivision~~

~~b. Please confirm that the intent is to move forward with the Preliminary Plat of Subdivision only at this time. The Final Plat of Subdivision may be reviewed and brought to separate Plan Commission and Village Board hearings subsequent to the approval of the Preliminary Plat of Subdivision.~~

i. 2nd Review: The petitioner's response to this comment indicates that a Preliminary Plat is only being requested at this time. **COMPLETE**

8. Based on the review of the Preliminary Plat of Subdivision, the following variations will be required:

a. Variation to Section 5.1-2.1 to permit a lot at 26.00-feet wide and 3,900 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District.

b. Variation to Section 29-307(a)(3) to permit a minimum width of 26.00-feet where 70-feet is required.

- c. Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street.
 - i. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards.
9. Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested. The criteria for approval are as follows:
 - a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. 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.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
 - i. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.
10. Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.
 - a. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.
11. If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.
 - a. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot

(variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.

12. **2nd Review:** based on staff interpretation and review of the front yard setbacks, the following shall apply to lot 1 and lot 2:
- The front yard setback shall be determined by the average of the front yards established on the west side of N. Chestnut Ave between W. LaSalle St and W. Palatine Rd. This includes 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. In all likelihood, this will require a variation request to Chapter 28, Section 5.1-2.3-a (see comment 9-10 for details on variation requests and criteria for approval).

General:

13. Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will verify this list with the township for accuracy.
- 2nd Review:** The petitioner's response is noted. The list is incomplete. There are no properties listed on Ridge Ave which is within the requirement boundary of 250-feet excluding rights-of-way. Please work with staff to update this list and resubmit in your next submittal.
- ~~14. A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.~~
- 2nd Review:** fees paid in full. **Complete**
15. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.
- 2nd Review:** upload your response to these 2nd review comments to the CSS portal along with the revised plans.

Site & Landscaping:

- ~~16. For the Floor Area Calculations on the Site Plan, please add a line item for the maximum FAR per code. The formula is $3938 + [(Lot\ Area - 8750) * 0.4] = 4,488$ s.f.~~
- 2nd Review:** the petitioner's response is acceptable. **Complete**
- ~~17. Include the proposed height of each concept on the Site Plan. The maximum height is 25 feet and is measured for the sidewalk level opposite of the middle of the front of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.~~
- 2nd Review:** the petitioner's response is acceptable. **Complete**

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

~~18. Provide building lot coverage calculations for each lot proposed on the Site Plan. Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.~~

- a. **2nd Review:** the petitioner's response is acceptable. **Complete**

~~19. Provide impervious surface calculations for each lot proposed on the Site Plan. Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.~~

- a. **2nd Review:** the petitioner's response is acceptable. **Complete**

Improvements:

~~20. Provide the species of tree shown on the improvements plan.~~

- a. **2nd Review:** the petitioner's response is acceptable. **Complete**

~~21. Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way.~~

- a. **2nd Review:** the petitioner's response is acceptable. **Complete**

22. **2nd Review:** provide the following on the Preliminary Plat per code requirements and checklist:

- a. Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
- b. Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
- c. Include the dimensions of all portions of land to be dedicated for right-of-way or detention.
- d. Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
- e. Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

Design:

23. Please acknowledge that separate Design Commission applications will be required for each new home and a Design Commission approval will be prior to issuance of building permit.

- a. **2nd Review:** the petitioner's response is acceptable. **Complete**

June 10, 2025

Plan Commission Review – Round 2
PCA00018-2024
1920 N. Chestnut Ave
Preliminary and Final Plat of Subdivision

Public Works & Engineering Department

24. The petitioner's response to comment no. 12 regarding the required public improvements is noted. The public improvements on Walnut Ave will be required. Staff would consider an agreement for the public improvements on Chestnut Ave.

NOTED.

a) The ROW Improvements shown on sheet C-5 is preliminary. Provide full civil drawings with elevations, dimensions, and cross sections. The pavement shall be resurfaced to the center of the roadway.
IMPLEMENTED.

b) The stormwater detention in the rear yard is not acceptable. The stormwater detention shall be in a separate, dedicated lot.

IMPLEMENTED.

25. The petitioner's response to comment no. 15 & 16 on the rear yard detention is noted. Per communication with the CiviLand LLC from May 5, 2024 and follow-up communication from January, 2025, staff reiterated that the rear yard detention is not acceptable. Although providing rear yard detention with a rain garden would result in four buildable lots for the developer, the future interests of the homeowners is the Village's primary concern. The Village does encourage homeowners to implement green infrastructure; however, the decision to include green infrastructure for a single-family home should be left to the individual homeowners. Utilizing a rear yard rain garden on all four lots to address the stormwater requirements would create future maintenance concerns for the individual homeowners and require perpetual monitoring by the Village to ensure that the rain gardens are functioning and remain in place. The basin should be in a dedicated lot and deeded to the Village for future maintenance. A naturalized basin would be acceptable.

NOTED.

26. The petitioner's response to comment no. 17 & 18 on detention is noted. The subdivision must meet Village detention requirements. Assuming 50% lot coverage per lot, the required detention to meet Village requirements is 0.31 ac-ft if all four lots are developed, 0.27 ac-ft for three of the lots (fourth lot would be detention). Per item B. on page 5 of the Stormwater Report that "the village code is mute on stormwater detention methodology", the Village did not instruct the petitioner to follow MWRD's requirements. Page 6 also references Quentin ROW. Update the stormwater report and the plans to meet Village detention requirements, provide a summary of the volume provided.

PROVIDED.

Preliminary Plat of Subdivision:

27. The petitioner's response to comment no. 21 is noted. The following additional comments are provided for the preliminary plat:

a) Item 3. The legal description should be the land proposed to be subdivided, not the proposed four lots. Provide the legal description for the existing lot.

PROVIDED.

b) Item 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.

PROVIDED.

c) The Village's GIS database has a PIN of 03-18-401-173-0000 for the outlot, differing from the PIN provided for the Deed for Outlot of 03-18-401-120-0000. Verify the PIN for the outlot. Provide an update as information becomes available from the title company.

SEE ATTACHED.

Zoning:

8. Based on the review of the Preliminary Plat of Subdivision, the following variations will be required:

a. Variation to Section 5.1-2.1 to permit a lot at 26.00-feet wide and 3,900 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District.

b. Variation to Section 29-307(a)(3) to permit a minimum width of 26.00-feet where 70-feet is required.

c. Variation to Section 29-307(a)(1) to permit a lot without frontage abutting a street.

i. 2nd Review: The petitioner's response is noted. Public

Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards.

NOTED.

9. Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested. The criteria for approval are as follows:

a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

b. 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.

c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.

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

i. 2nd Review: The petitioner's response is noted. Public

Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.

NOTED.

10. Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.

a. 2nd Review: The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted. NOTED.

11. If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.

a. 2nd Review: The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.

NOTED.

12. 2nd Review: based on staff interpretation and review of the front yard setbacks, the following shall apply to lot 1 and lot 2:

a. The front yard setback shall be determined by the average of the front yards established on the west side of N. Chestnut Ave between W. LaSalle St and W. Palatine Rd. This includes 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. In all likelihood, this will require a variation request to Chapter 28, Section 5.1-2.3-a (see comment 9-10 for details on variation requests and criteria for approval).

THIS IS UNDER PRODUCTION. SEE RESPONSE LETTER FROM ATTORNEY.

General:

13. Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will verify this list with the township for accuracy.

a. 2nd Review: The petitioner's response is noted. The list is incomplete. There are no properties listed on Ridge Ave which is within the requirement boundary of 250-feet excluding rights-of-way. Please work with staff to update this list and resubmit in your next submittal.

SEE UPDATED LIST.

15. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.

a. 2nd Review: upload your response to these 2nd review comments to the CSS portal along with the revised plans.

NOTED.

Improvements:

22. 2nd Review: provide the following on the Preliminary Plat per code requirements and checklist:

CIVILAND, PLLC
7017 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com

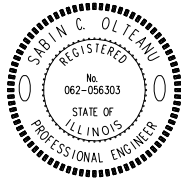

CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

- a. Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
 - b. Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
 - c. Include the dimensions of all portions of land to be dedicated for right-of-way or detention.
 - d. Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
 - e. Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.
- INFORMATION NOW UPDATED.

Design:

23. Please acknowledge that separate Design Commission applications will be required for each new home and a Design Commission approval will be prior to issuance of building permit.
- a. 2nd Review: the petitioner's response is acceptable. Complete

Sincerely,



Sabin Olteanu, PE
Civiland, PLLC

Cc:
Vitalie Clim, Developer
Eduard Livanu, Architect

File Number: PC24-018
Project: Chestnut Woods Subdivision

Front Yard Setback, Review Round 2 Comment, March 11, 2025, Planning & Community Development:

12. **2nd Review:** based on staff interpretation and review of the front yard setbacks, the following shall apply to lot 1 and lot 2:

- a. The front yard setback shall be determined by the average of the front yards established on the west side of N. Chestnut Ave between W. LaSalle St and W. Palatine Rd. This includes 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. In all likelihood, this will require a variation request to Chapter 28, Section 5.1-2.3-a (see comment 9-10 for details on variation requests and criteria for approval).

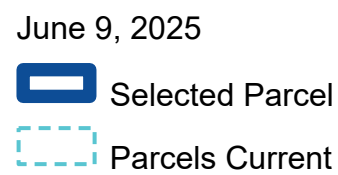
Response: The recently resubmitted "Preliminary Site Plan, dated 10/10/2024, Revised 05/28/2025" and "Site Plan A1.1, dated 10/1/2024, Revised 6/2/2025" provide for 25 Foot Front Yard Setbacks fronting N. Chestnut Avenue and N. Walnut Avenue. Per the March 11, 2025, instructions above, and using the CookViewer measuring devise, the lots facing N. Chestnut Avenue between W. LaSalle Street and W. Palatine Road currently have the following Front Yard Setbacks that average 73.2 Feet in depth:

Address	Front Yard
1908	27 Feet
1912	69 Feet
1916	90 Feet (Adjusted)
1920 (Subject)	100 Feet (Adjusted)
2000	<u>80 Feet</u> (Adjusted)
366 Feet / 5 Lots = 73.2 Average	

Please note that the easterly property lines of the referenced lots are not uniform. The easterly property lines of 1916, 1920 and 2000 N. Chestnut are located in the middle of current N. Chestnut Avenue whereas the easterly property lines of 1908 and 1912 N. Chestnut are further west to accommodate the wider dedicated N. Chestnut Avenue Right of Way. As noted, the above measurements for the three lots are net having been reduced by 22 feet due to the widening of the N. Chestnut Avenue R.O.W. As part of the subdivision approval, the village requires a dedication of approximately 22 Feet for the Chestnut Avenue R.O.W. (it appears that the R.O.W. adjoining 1908 and 1912 N. Chestnut has been previously widened by this amount). As noted, a variance will be required and we note for reference that the front yards of the lots on the East side of N. Chestnut appear to have an average depth of 28 feet and the front yards of the lots on the West side of N. Walnut appear to have an average depth of 22 feet. If required, we will provide more exact measurements with the formal variance application.

ZONING DISTRICTS

FRONT YARD SET BACKS (PER COOKVIEWER)



1:2,253

0 0.03 0.06 0.11 mi

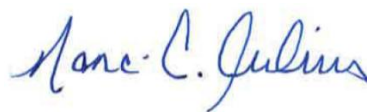
0 0.04 0.09 0.17 km

PLAN COMMISSION PCA00018-2024
1920 N Chestnut Ave Subdivision
1920 N Chestnut
Round 3

28. The petitioner's response to comment no. 25 is acceptable.
29. The petitioner's response to comment no. 24 regarding the required public improvements is noted.
- a) Sidewalk shall be 5" thick, 6" thick through driveways, 4" CA-6 compacted subbase.
 - b) The pavement cross section shall consist of the following:
 - 2" N50 Surface Course
 - 2 1/4" N50 Binder Course
 - 5" N50 Binder Course
 - 4" CA-6 Stone Subbase
30. The petitioner's response to comment no. 26 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. Please address the following comments:
- a. The basin requires a 1-foot freeboard with an overflow weir at the 6" line.
 - b. The basin requires a 5' flat zone around the perimeter before the top of the slope begins.
 - c. The modifications to the basin may alter the size of Lot 1. Update the stormwater calculations accordingly.
 - d. Provide a written stormwater narrative, including the calculations for the size of the restrictor that would be required to meet the Village's detention requirements. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
 - e. Provide a detail of the restrictor structure.

Preliminary Plat of Subdivision:

31. The petitioner's response to comment no. 27 is noted. The following items from the Preliminary Plat of Subdivision Checklist are incomplete:
- a) Item no. 2, provide a north-point.
 - b) Item no. 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.
 - c) Item no. 9, Lot 2 is not to be dedicated to the Village at this time. Provide the easements and identify Lot 2 as part of the subdivision. After completion of the detention basin and acceptance of the public improvements, the project will enter into the 18-month warranty period. After the 18-month period expires, the detention basin will be inspected. If there are no deficiencies, the developer will proceed with deeding Lot 2 to the Village at that time.
32. The area for Lots 1-4 is 44,400 SF, 1.02 acres. The total area and acreage shown on the Area Summary includes the dedicated right-of-way. Clarify the area summary.
33. Provide the area in square feet of the right-of-way to be dedicated.
34. Provide the area in square feet of the easements to be dedicated.



June 23, 2025

Nanci C. Julius, P.E.
Senior Civil Engineer

Date

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-018
Project: Chestnut Woods Subdivision
Review Round: Round 3
Date: June 20, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

Zoning:

~~7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:~~

~~a. Preliminary Plat of Subdivision~~

~~b. Please confirm that the intent is to move forward with the Preliminary Plat of Subdivision only at this time. The Final Plat of Subdivision may be reviewed and brought to separate Plan Commission and Village Board hearings subsequent to the approval of the Preliminary Plat of Subdivision.~~

~~i. 2nd Review: The petitioner's response to this comment indicates that a Preliminary Plat is only being requested at this time. **COMPLETE**~~

8. **3rd Review:** Based on the *revised* Preliminary Plat of Subdivision, the following variations will be required:

- Variation from Chapter 28, Section 5.1-2.1 to permit a lot at 50.0-feet wide and 7,400 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District.
- Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 80.0-feet is required.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- i. Staff's review finds that the front setback average should be 80.0-feet (see the listed measurements below). The response letter indicates that the adjusted setback for 1916, 1920 and 2000 N Chestnut Ave was adjusted 22 feet to accommodate the right-of-way that has not been dedicated. The right-of-way that has not been dedicated is 33-feet as shown on the Preliminary Plat. Revise the language in the variance request to indicate the requirement is 80.0 feet and the front setback proposed is 25-feet.

1908	28 feet
1912	72.92 feet
1916	99.17 feet (Adjusted 33')
1920	103.53 feet (Adjusted 33')
2000	95.57 feet (Adjusted 33')

9. Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested.

The criteria for approval are as follows:

- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- b. 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.
- c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.
- d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
 - i. **3rd Review:** Provide a response letter that addresses the above four criteria for approval for variance requests. It is recommended to provide a detailed response to each criterion and do so for each variance request. This is required for the Plan Commission application and will be needed in the next submission.

- ~~10. **NOT APPLICABLE:** Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.~~

- ~~a. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.~~

- ~~11. **NOT APPLICABLE:** If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.~~

- ~~a. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot~~

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

~~(variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.~~

12. **2nd Review:** based on staff interpretation and review of the front yard setbacks, the following shall apply to lot 1 and lot 2:
- a. The front yard setback shall be determined by the average of the front yards established on the west side of N. Chestnut Ave between W. LaSalle St and W. Palatine Rd. This includes 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. In all likelihood, this will require a variation request to Chapter 28, Section 5.1-2.3-a (see comment 9-10 for details on variation requests and criteria for approval).
 - i. **3rd Review:** this comment has been addressed; however, a full variance response document is required (see comment 8). **Complete**

General:

13. Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will verify this list with the township for accuracy.
- a. **2nd Review:** The petitioner's response is noted. The list is incomplete. There are no properties listed on Ridge Ave which is within the requirement boundary of 250-feet excluding rights-of-way. Please work with staff to update this list and resubmit in your next submittal.
 - i. **3rd Review:** this comment has been addressed. **Complete**
14. ~~A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.~~
- a. ~~**2nd Review:** fees paid in full. **Complete**~~
15. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.
- a. ~~**2nd Review:** upload your response to these 2nd review comments to the CSS portal along with the revised plans.~~
 - b. **3rd Review:** upload your response to these 3rd review comments to the CSS portal along with the revised plans.

Site & Landscaping:

16. ~~For the Floor Area Calculations on the Site Plan, please add a line item for the maximum FAR per code. The formula is $3938 + [(\text{Lot Area} - 8750) * 0.4] = 4,488$ s.f.~~
- a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~
17. ~~Include the proposed height of each concept on the Site Plan. The maximum height is 25 feet and is measured for the sidewalk level opposite of the middle of the front~~

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

~~of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

~~18. Provide building lot coverage calculations for each lot proposed on the Site Plan. Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

~~19. Provide impervious surface calculations for each lot proposed on the Site Plan. Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

Improvements:

~~20. Provide the species of tree shown on the improvements plan.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

~~21. Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

22. **2nd Review:** provide the following on the Preliminary Plat per code requirements and checklist:

- a. Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
- b. Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
- c. Include the dimensions of all portions of land to be dedicated for right-of-way or detention.
- d. Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
- e. **3rd Review:** This item was not addressed in the resubmittal: Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

23. **3rd Review (New Comment):** The improvements for N. Walnut Avenue shown in the last review have been removed. Per code, curb, gutter, parkway landscaping, and a 5' sidewalk is required for the full width of lots 3 and 4. Revise the plans to address this in your next submission.



Village of Arlington Heights Interoffice Memorandum

To: Dan Osoba, Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PC 24-018
Project: 1920 N. Chestnut
Review Round: Round 2 Review
Date: June 23, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☐	☒
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☒	☐

Landscape Comments

- 1.) Per the exchange rate outlined in Chapter 28, Section 6.15, a total of 15 four-inch caliper trees must be provided. There are currently ten replacement trees identified on the proposed three lots. Provide five additional trees (shade and/or ornamental trees) along the perimeter of the detention basin.
- 2.) Incorporate understory trees within the parkway along Chestnut Avenue. The tree species must be suitable so that it will not conflict with the overhead utilities.

July 10, 2025

Plan Commission Review – Round 3
PCA00018-2024
1920 N. Chestnut Ave
Preliminary and Final Plat of Subdivision

Public Works & Engineering Department

28. The petitioner's response to comment no. 25 is acceptable.
29. The petitioner's response to comment no. 24 regarding the required public improvements is noted.
- a) Sidewalk shall be 5" thick, 6" thick through driveways, 4" CA-6 compacted subbase.
- b) The pavement cross section shall consist of the following:
- 2" N50 Surface Course
 - 2 1/4" N50 Binder Course
 - 5" N50 Binder Course
 - 4" CA-6 Stone Subbase
- SEE NOTE ADDED TO C-3.
30. The petitioner's response to comment no. 26 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. Please address the following comments:
- a. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. IMPLEMENTED.
- b. The basin requires a 5' flat zone around the perimeter before the top of the slope begins. ADDED FLAT ZONE.
- c. The modifications to the basin may alter the size of Lot 1. Update the stormwater calculations accordingly. UPDATED CALCS AND LOT SIZE.
- d. Provide a written stormwater narrative, including the calculations for the size of the restrictor that would be required to meet the Village's detention requirements. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. PROVIDED.
- e. Provide a detail of the restrictor structure. PROVIDED.

Preliminary Plat of Subdivision:

31. The petitioner's response to comment no. 27 is noted. The following items from the Preliminary Plat of Subdivision Checklist are incomplete:
- a) Item no. 2, provide a north-point.
- b) Item no. 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.
- c) Item no. 9, Lot 2 is not to be dedicated to the Village at this time. Provide the easements and identify Lot 2 as part of the subdivision. After completion of the detention basin and acceptance of the public improvements, the project will enter into the 18-month warranty period. After the 18-month period

expires, the detention basin will be inspected. If there are no deficiencies, the developer will proceed with deeding Lot 2 to the Village at that time.

32. The area for Lots 1-4 is 44,400 SF, 1.02 acres. The total area and acreage shown on the Area Summary includes the dedicated right-of-way. Clarify the area summary.

33. Provide the area in square feet of the right-of-way to be dedicated.

34. Provide the area in square feet of the easements to be dedicated.

SEE UPDATED PLAT.

Zoning:

8. 3rd Review: Based on the revised Preliminary Plat of Subdivision, the following variations will be required:

a. Variation from Chapter 28, Section 5.1-2.1 to permit a lot at 50.0-feet wide and 7,400 square-feet in area where a 75-foot width and 10,000 square-feet are required for a lot in the R-2 District.

b. Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 80.0-feet is required.

i. Staff's review finds that the front setback average should be 80.0-feet (see the listed measurements below). The response letter indicates that the adjusted setback for 1916, 1920 and 2000 N Chestnut Ave was adjusted 22 feet to accommodate the right-of-way that has not been dedicated. The right-of-way that has not been dedicated is 33-feet as shown on the Preliminary Plat. Revise the language in the variance request to indicate the requirement is 80.0 feet and the front setback proposed is 25-feet.

1908	28 feet
1912	72.92 feet
1916	99.17 feet (Adjusted 33')
1920	103.53 feet (Adjusted 33')
20009	5.57 feet (Adjusted 33')

9. Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested. The criteria for approval are as follows:

a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

b. 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.

c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.

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

i. 3rd Review: Provide a response letter that addresses the above four criteria for approval for variance requests. It is recommended to provide a detailed response to each criterion and do so for each variance request. This is required for the Plan Commission application and will be needed in the next submission.

SEE ATTACHED RESPONSES FROM ATTORNEY/OWNER.

15. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded. NOTED.

Improvements:

22. 2nd Review: provide the following on the Preliminary Plat per code requirements and checklist:

- a. Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
- b. Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
- c. Include the dimensions of all portions of land to be dedicated for right-of-way or detention.
- d. Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
- e. 3rd Review: This item was not addressed in the resubmittal: Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

23. 3rd Review (New Comment): The improvements for N. Walnut Avenue shown in the last review have been removed. Per code, curb, gutter, parkway landscaping, and a 5' sidewalk is required for the full width of lots 3 and 4. Revise the plans to address this in your next submission.
SEE UPDATED PLAT.

Landscape Comments

- 1.) Per the exchange rate outlined in Chapter 28, Section 6.15, a total of 15 four-inch caliper trees must be provided.
There are currently ten replacement trees identified on the proposed three lots. Provide five additional trees (shade and/or ornamental trees) along the perimeter of the detention basin.
- 2.) Incorporate understory trees within the parkway along Chestnut Avenue. The tree species must be suitable so that it will not conflict with the overhead utilities.
SEE UPDATED LANDSCAPE SUBMITTAL.

Sincerely,





Sabin Olteanu, PE
Civiland, PLLC

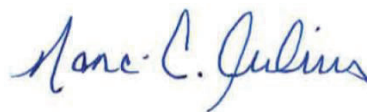
Cc:
Vitalie Clim, Developer
Eduard Livanu, Architect

PLAN COMMISSION PCA00018-2024
1920 N Chestnut Ave Subdivision
1920 N Chestnut
Round 3

28. The petitioner's response to comment no. 25 is acceptable.
29. The petitioner's response to comment no. 24 regarding the required public improvements is noted.
- a) Sidewalk shall be 5" thick, 6" thick through driveways, 4" CA-6 compacted subbase.
 - b) The pavement cross section shall consist of the following:
 - 2" N50 Surface Course
 - 2 1/4" N50 Binder Course
 - 5" N50 Binder Course
 - 4" CA-6 Stone Subbase
30. The petitioner's response to comment no. 26 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. Please address the following comments:
- a. The basin requires a 1-foot freeboard with an overflow weir at the 6" line.
 - b. The basin requires a 5' flat zone around the perimeter before the top of the slope begins.
 - c. The modifications to the basin may alter the size of Lot 1. Update the stormwater calculations accordingly.
 - d. Provide a written stormwater narrative, including the calculations for the size of the restrictor that would be required to meet the Village's detention requirements. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
 - e. Provide a detail of the restrictor structure.

Preliminary Plat of Subdivision:

11. The petitioner's response to comment no. 27 is noted. The following items from the Preliminary Plat of Subdivision Checklist are incomplete:
- a) Item no. 2, provide a north-point.
 - b) Item no. 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.
 - c) Item no. 9, Lot 2 is not to be dedicated to the Village at this time. Provide the easements and identify Lot 2 as part of the subdivision. After completion of the detention basin and acceptance of the public improvements, the project will enter into the 18-month warranty period. After the 18-month period expires, the detention basin will be inspected. If there are no deficiencies, the developer will proceed with deeding Lot 2 to the Village at that time.
32. The area for Lots 1-4 is 44,400 SF, 1.02 acres. The total area and acreage shown on the Area Summary includes the dedicated right-of-way. Clarify the area summary.
33. Provide the area in square feet of the right-of-way to be dedicated.
34. Provide the area in square feet of the easements to be dedicated.



June 23, 2025

Nanci C. Julius, P.E.
Senior Civil Engineer

Date

Summary of Comments on Round 3 Review_Chestnut Woods Subdivision.pdf

Page: 1

 Number: 1 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:54:50 PM
Implemented.

 Number: 2 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:55:17 PM
Clarified, area of 4 lots listed and R.O.W dedicated summary listed.

 Number: 3 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:55:25 PM
Implemented.

 Number: 4 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:55:33 PM
Implemented.

~~of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

~~18. Provide building lot coverage calculations for each lot proposed on the Site Plan. Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

~~19. Provide impervious surface calculations for each lot proposed on the Site Plan. Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

Improvements:

~~20. Provide the species of tree shown on the improvements plan.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

~~21. Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way.~~

~~a. **2nd Review:** the petitioner's response is acceptable. **Complete**~~

22. **2nd Review:** provide the following on the Preliminary Plat per code requirements and checklist:

1. Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
- b. 2 how the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
- c. 3 include the dimensions of all portions of land to be dedicated for right-of-way or detention.
- d. 4 include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
- e. **5rd Review:** This item was not addressed in the resubmittal: Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

23. **3rd Review (New Comment):** The improvements for N. Walnut Avenue shown in the last review have been removed. Per code, curb, gutter, parkway landscaping, and a 5' sidewalk is required for the full width of lots 3 and 4. Revise the plans to address this in your next submission.

Page: 2

 Number: 1 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:55:54 PM
See legend, indicates what is being proposed, what is existing.

 Number: 2 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:56:09 PM
All are listed, and match site plan.

 Number: 3 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 1:56:44 PM
There is a dimension of 150' and 33' shown.

 Number: 4 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 2:10:42 PM
Indicated to be determined.

 Number: 5 Author: ramiz dababneh Subject: Comment on TextDate: 7/10/2025 2:01:17 PM
Implemented.

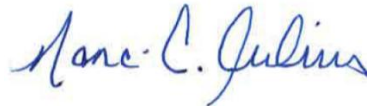
**PLAN COMMISSION PCA00018-2024
1920 N Chestnut Ave Subdivision
1920 N Chestnut
Round 4**

35. The petitioner's response to comment no. 28 & 29 are acceptable.
36. The petitioner's response to comment no. 30 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. Please address the following comments:
- a. The Engineering Stormwater Project Manual has been reviewed. The Site Rate Control information is incomplete and provides only the storage with the 2" restrictor. Provide the calculations for the size of the restrictor that would be required to meet the Village's detention requirements. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
 - b. Provide a removable hood over the restrictor.

Preliminary Plat of Subdivision:

A REVISED PLAT WAS NOT SUBMITTED. THE FOLLOWING COMMENTS FROM ROUND 3 ARE REITERATED FOR THE PETITIONER.

37. The petitioner's response to comment no. 27 is noted. The following items from the Preliminary Plat of Subdivision Checklist are incomplete:
- a) Item no. 2, provide a north-point.
 - b) Item no. 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.
 - c) Item no. 9, Lot 2 is not to be dedicated to the Village at this time. Provide the easements and identify Lot 2 as part of the subdivision. After completion of the detention basin and acceptance of the public improvements, the project will enter into the 18-month warranty period. After the 18-month period expires, the detention basin will be inspected. If there are no deficiencies, the developer will proceed with deeding Lot 2 to the Village at that time.
38. The area for Lots 1-4 is 44,400 SF, 1.02 acres. The total area and acreage shown on the Area Summary includes the dedicated right-of-way. Clarify the area summary.
39. Provide the area in square feet of the right-of-way to be dedicated.
40. Provide the area in square feet of the easements to be dedicated.



July 30, 2025

Nanci C. Julius, P.E.
Senior Civil Engineer

Date

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-018
Project: Chestnut Woods Subdivision
Review Round: Round 4
Date: August 1, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

Zoning:

~~7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:~~

~~a. Preliminary Plat of Subdivision~~

~~b. Please confirm that the intent is to move forward with the Preliminary Plat of Subdivision only at this time. The Final Plat of Subdivision may be reviewed and brought to separate Plan Commission and Village Board hearings subsequent to the approval of the Preliminary Plat of Subdivision.~~

~~i. 2nd Review: The petitioner's response to this comment indicates that a Preliminary Plat is only being requested at this time. **COMPLETE**~~

~~8. **3rd Review:** Based on the *revised* Preliminary Plat of Subdivision, the following variations will be required:~~

~~a. Variation from Chapter 28, Section 5.1-2.1 to permit a lot at 50.0 feet wide and 7,400 square feet in area where a 75-foot width and 10,000 square feet are required for a lot in the R-2 District.~~

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- i. **4th Review - COMPLETE:** the Petitioner's response has been updated to a variance request to 60.0-foot and 8,800 square-feet based on the revised configuration for the detention lot.
 - b. ~~Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25 feet where 80.0 feet is required.~~
 - i. ~~Staff's review finds that the front setback average should be 80.0 feet (see the listed measurements below). The response letter indicates that the adjusted setback for 1916, 1920 and 2000 N Chestnut Ave was adjusted 22 feet to accommodate the right of way that has not been dedicated. The right of way that has not been dedicated is 33 feet as shown on the Preliminary Plat. Revise the language in the variance request to indicate the requirement is 80.0 feet and the front setback proposed is 25 feet.~~

1908	28 feet
1912	72.92 feet
1916	99.17 feet (Adjusted 33')
1920	103.53 feet (Adjusted 33')
2000	95.57 feet (Adjusted 33')

4th Review - COMPLETE: the Petitioner has provided a response to this variance request using the average front yard setback requirements listed above.
9. ~~Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested. The criteria for approval are as follows:~~
- a. ~~The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.~~
 - b. ~~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.~~
 - c. ~~The proposed variation is in harmony with the spirit and intent of this Chapter 28.~~
 - d. ~~The variance requested is the minimum variance necessary to allow reasonable use of the property.~~
 - i. ~~**3rd Review:** Provide a response letter that addresses the above four criteria for approval for variance requests. It is recommended to provide a detailed response to each criterion and do so for each variance request. This is required for the Plan Commission application and will be needed in the next submission.~~
 - 1. **4th Review - COMPLETE**
10. **NOT APPLICABLE:** Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.
- a. ~~**2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is~~

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

~~required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.~~

- ~~11. **NOT APPLICABLE:** If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.~~
- ~~a. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.~~
- ~~12. **2nd Review:** based on staff interpretation and review of the front yard setbacks, the following shall apply to lot 1 and lot 2:~~
- ~~a. The front yard setback shall be determined by the average of the front yards established on the west side of N. Chestnut Ave between W. LaSalle St and W. Palatine Rd. This includes 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. In all likelihood, this will require a variation request to Chapter 28, Section 5.1-2.3-a (see comment 9-10 for details on variation requests and criteria for approval).~~
- ~~i. **3rd Review:** this comment has been addressed; however, a full variance response document is required (see comment 8). **Complete**~~

General:

- ~~13. Per the Petitioner's Checklist, please provide a list of property owners within 250 feet of the property lines of this development, which excludes the rights of way. Staff will verify this list with the township for accuracy.~~
- ~~a. **2nd Review:** The petitioner's response is noted. The list is incomplete. There are no properties listed on Ridge Ave which is within the requirement boundary of 250 feet excluding rights of way. Please work with staff to update this list and resubmit in your next submittal.~~
- ~~i. **3rd Review:** this comment has been addressed. **Complete**~~
- ~~14. A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.~~
- ~~a. **2nd Review:** fees paid in full. **Complete**~~
15. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.
- a. **2nd Review:** upload your response to these 2nd-review comments to the CSS portal along with the revised plans.
- b. **3rd Review:** upload your response to these 3rd-review comments to the CSS portal along with the revised plans.

- c. **4th Review:** Upload your response to all 4th Review comments to the CSS portal along with any revised plans from this review and the Preliminary Plat.

Site & Landscaping:

16. ~~For the Floor Area Calculations on the Site Plan, please add a line item for the maximum FAR per code. The formula is $3938 + [(\text{Lot Area} - 8750) * 0.4] = 4,488$ s.f.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. Complete~~
17. ~~Include the proposed height of each concept on the Site Plan. The maximum height is 25 feet and is measured for the sidewalk level opposite of the middle of the front of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. Complete~~
18. ~~Provide building lot coverage calculations for each lot proposed on the Site Plan. Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. Complete~~
19. ~~Provide impervious surface calculations for each lot proposed on the Site Plan. Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. Complete~~

Improvements:

20. ~~Provide the species of tree shown on the improvements plan.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. Complete~~
21. ~~Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. Complete~~
22. **2nd Review:** provide the following on the Preliminary Plat per code requirements and checklist:
- Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
 - Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
 - Include the dimensions of all portions of land to be dedicated for right-of-way or detention.
 - Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- e. **3rd Review:** This item was not addressed in the resubmittal: Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.
 - f. **4th Review:** Ensure that the above items are addressed and included on the resubmittal of the Preliminary Plat.
23. **3rd Review (New Comment):** The improvements for N. Walnut Avenue shown in the last review have been removed. Per code, curb, gutter, parkway landscaping, and a 5' sidewalk is required for the full width of lots 3 and 4. Revise the plans to address this in your next submission.
- a. **4th Review:** Ensure that the above item is addressed and included on the resubmittal of the Preliminary Plat.

Village of Arlington Heights
Interoffice Memorandum



To: Dan Osoba, Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PC 24-018
Project: 1920 N. Chestnut
Review Round: Round 3 Review
Date: July 31, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☐	☒
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☒	☐

Landscape Comments

- 1.) Per the exchange rate outlined in Chapter 28, Section 6.15, a total of 15 four-inch caliper trees must be provided. There are currently ten replacement trees identified on the proposed three lots. Provide five additional trees (shade and/or ornamental trees) along the perimeter of the detention basin.

Revised plan noted and this comment has been addressed.

- 2.) Incorporate understory trees within the parkway along Chestnut Avenue. The tree species must be suitable so that it will not conflict with the overhead utilities.

Revised plan noted and this comment has been addressed.

August 6, 2025

Plan Commission Review – Round 4
PCA00018-2024
1920 N. Chestnut Ave
Preliminary and Final Plat of Subdivision

Public Works & Engineering Department

35. The petitioner's response to comment no. 28 & 29 are acceptable.

36. The petitioner's response to comment no. 30 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. Please address the following comments:

a. The Engineering Stormwater Project Manual has been reviewed. The Site Rate Control information is incomplete and provides only the storage with the 2" restrictor. Provide the calculations for the size of the restrictor that would be required to meet the Village's detention requirements. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

UPDATED. THE RESTRICTOR SIZE CALCULATED IS 1.85 INCHES FOR 0.222 AC-FT.

DETENTION STORAGE WITH A 2" RESTRICTOR AT 0.197 AC-FT.

DEFICIENCY = 1,089 CF.

b. Provide a removable hood over the restrictor. NOTE 5 ADDED ON SHEET 4.

Preliminary Plat of Subdivision:

37. The petitioner's response to comment no. 27 is noted. The following items from the Preliminary Plat of Subdivision Checklist are incomplete:

a) Item no. 2, provide a north-point.

b) Item no. 6. Boundary lines and bearings. Only the boundary of the subdivision should be a heavier weight line, update the center north/south property line. Provide bearings.

c) Item no. 9, Lot 2 is not to be dedicated to the Village at this time. Provide the easements and identify Lot 2 as part of the subdivision. After completion of the detention basin and acceptance of the public improvements, the project will enter into the 18-month warranty period. After the 18-month period expires, the detention basin will be inspected. If there are no deficiencies, the developer will proceed with deeding Lot 2 to the Village at that time.

38. The area for Lots 1-4 is 44,400 SF, 1.02 acres. The total area and acreage shown on the Area Summary includes the dedicated right-of-way. Clarify the area summary.

39. Provide the area in square feet of the right-of-way to be dedicated.

40. Provide the area in square feet of the easements to be dedicated.

SEE UPDATED PLAT and RESPONSE.

Zoning:

22. 2nd Review: provide the following on the Preliminary Plat per code requirements and checklist:

- a. Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.
- b. Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.
- c. Include the dimensions of all portions of land to be dedicated for right-of-way or detention.
- d. Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
- e. 3rd Review: This item was not addressed in the resubmittal: Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.
- f. 4th Review: Ensure that the above items are addressed and included on the resubmittal of the Preliminary Plat.

23. 3rd Review (New Comment): The improvements for N. Walnut Avenue shown in the last review have been removed. Per code, curb, gutter, parkway landscaping, and a 5' sidewalk is required for the full width of lots 3 and 4. Revise the plans to address this in your next submission.

- a. 4th Review: Ensure that the above item is addressed and included on the resubmittal of the Preliminary Plat.
SEE UPDATED PLAT.

Sincerely,





Sabin Olteanu, PE
Civiland, PLLC

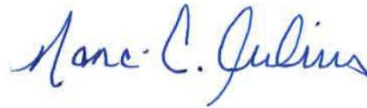
Cc:
Vitalie Clim, Developer
Eduard Livanu, Architect

**PLAN COMMISSION PCA00018-2024
1920 N Chestnut Ave Subdivision
1920 N Chestnut
Round 5**

41. The petitioner's response to comment no. 37, 38 and 39 are acceptable.
42. The petitioner's response to comment no. 36 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. The Village required volume is 0.283 ac-ft (12,321 cu ft).
- a. The provided volume of 0.197 ac-ft is acceptable. Fee in lieu for the deficiency of .086 ac-ft (3,746 cu ft) shall be paid at permit at the rate of \$1.00 per cubic foot. The petitioner shall accept this understanding.
 - b. The removable hood is not shown over the restrictor. Provide a removable hood over the restrictor. Refer to the Metropolitan Water Reclamation District of Greater Chicago detail for a REMOVABLE HOOD basin and water quality structure DETAIL.

Preliminary Plat of Subdivision:

43. Provide the area in square feet of the easements to be dedicated.



August 20, 2025

Nanci C. Julius, P.E.
Assistant Village Engineer

Date

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-018
Project: Chestnut Woods Subdivision
Review Round: Round 5
Date: August 29, 2025

All comments have been addressed.

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

Zoning:

~~7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:~~

~~a. Preliminary Plat of Subdivision~~

~~b. Please confirm that the intent is to move forward with the Preliminary Plat of Subdivision only at this time. The Final Plat of Subdivision may be reviewed and brought to separate Plan Commission and Village Board hearings subsequent to the approval of the Preliminary Plat of Subdivision.~~

~~i. 2nd Review: The petitioner's response to this comment indicates that a Preliminary Plat is only being requested at this time. **COMPLETE**~~

~~8. **3rd Review:** Based on the *revised* Preliminary Plat of Subdivision, the following variations will be required:~~

~~a. Variation from Chapter 28, Section 5.1-2.1 to permit a lot at 50.0 feet wide and 7,400 square feet in area where a 75-foot width and 10,000 square feet are required for a lot in the R-2 District.~~

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- i. **4th Review - COMPLETE:** the Petitioner's response has been updated to a variance request to 60.0-feet and 8,800 square-feet based on the revised configuration for the detention lot.
 - b. ~~Variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 25-feet where 80.0-feet is required.~~
 - i. ~~Staff's review finds that the front setback average should be 80.0-feet (see the listed measurements below). The response letter indicates that the adjusted setback for 1916, 1920 and 2000 N Chestnut Ave was adjusted 22-feet to accommodate the right-of-way that has not been dedicated. The right-of-way that has not been dedicated is 33-feet as shown on the Preliminary Plat. Revise the language in the variance request to indicate the requirement is 80.0-feet and the front setback proposed is 25-feet.~~

1908	28-feet
1912	72.92-feet
1916	99.17-feet (Adjusted 33')
1920	103.53-feet (Adjusted 33')
2000	95.57-feet (Adjusted 33')

4th Review - COMPLETE: the Petitioner has provided a response to this variance request using the average front yard setback requirements listed above.
9. ~~Provide a detailed response to the Criteria for Approval for variation requests in your next submittal. Respond to each criterion individually for each variation requested. The criteria for approval are as follows:~~
- a. ~~The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.~~
 - b. ~~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.~~
 - c. ~~The proposed variation is in harmony with the spirit and intent of this Chapter 28.~~
 - d. ~~The variance requested is the minimum variance necessary to allow reasonable use of the property.~~
 - i. ~~**3rd Review:** Provide a response letter that addresses the above four criteria for approval for variance requests. It is recommended to provide a detailed response to each criterion and do so for each variance request. This is required for the Plan Commission application and will be needed in the next submission.~~
 - 1. **4th Review - COMPLETE**
10. **NOT APPLICABLE:** Staff will review the petitioner's response to these criteria in the next submittal. Given Public Works/Engineering's concern of the site as designed, specifically the centrally located detention, the variation requests may not be supported by Village Staff.
- a. ~~**2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is~~

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

~~required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.~~

- ~~11. **NOT APPLICABLE:** If the detention is redesigned per comments from Public Works/Engineering, the variations as listed above may be modified.~~
- ~~a. **2nd Review:** The petitioner's response is noted. Public Works/Engineering has not approved the drainage plan with a dedicated centrally located lot (variations 8a-c required) or without a dedicated centrally located lot (per this proposal). Resolution of the comments from Public Works/Engineering is required and may impact the layout of the preliminary plat. Variations may be required upon the receipt of plans that are compliant with Public Works standards. If variations are required, a response to the criteria for approval for each variation request must be submitted.~~
- ~~12. **2nd Review:** based on staff interpretation and review of the front yard setbacks, the following shall apply to lot 1 and lot 2:~~
- ~~a. The front yard setback shall be determined by the average of the front yards established on the west side of N. Chestnut Ave between W. LaSalle St and W. Palatine Rd. This includes 1908 through 2000 N. Chestnut Avenue and includes the existing building on the subject property. In all likelihood, this will require a variation request to Chapter 28, Section 5.1-2.3-a (see comment 9-10 for details on variation requests and criteria for approval).~~
- ~~i. **3rd Review:** this comment has been addressed; however, a full variance response document is required (see comment 8). **Complete**~~

General:

- ~~13. Per the Petitioner's Checklist, please provide a list of property owners within 250 feet of the property lines of this development, which excludes the rights of way. Staff will verify this list with the township for accuracy.~~
- ~~a. **2nd Review:** The petitioner's response is noted. The list is incomplete. There are no properties listed on Ridge Ave which is within the requirement boundary of 250 feet excluding rights of way. Please work with staff to update this list and resubmit in your next submittal.~~
- ~~i. **3rd Review:** this comment has been addressed. **Complete**~~
- ~~14. A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.~~
- ~~a. **2nd Review:** fees paid in full. **Complete**~~
15. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.
- a. **2nd Review:** upload your response to these 2nd-review comments to the CSS portal along with the revised plans.
- b. **3rd Review:** upload your response to these 3rd-review comments to the CSS portal along with the revised plans.

- c. **4th Review:** Upload your response to all 4th Review comments to the CSS portal along with any revised plans from this review and the Preliminary Plat.

Site & Landscaping:

16. ~~For the Floor Area Calculations on the Site Plan, please add a line item for the maximum FAR per code. The formula is $3938 + [(Lot\ Area - 8750) * 0.4] = 4,488$ s.f.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~
17. ~~Include the proposed height of each concept on the Site Plan. The maximum height is 25 feet and is measured for the sidewalk level opposite of the middle of the front of the building to the mean height level between the eaves and ridge of a gable, hip or gambrel roof.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~
18. ~~Provide building lot coverage calculations for each lot proposed on the Site Plan. Building lot coverage may not exceed 40% of the lot area. Building lot coverage includes the building footprint and any accessory structures.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~
19. ~~Provide impervious surface calculations for each lot proposed on the Site Plan. Impervious coverage may not exceed 50% of the lot area. Impervious surface coverage includes all covered area that is not turf.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~

Improvements:

20. ~~Provide the species of tree shown on the improvements plan.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~
21. ~~Provide dimensions on the improvements plan for the sidewalk, parkway, and dedication of right-of-way.~~
a. ~~**2nd Review:** the petitioner's response is acceptable. **Complete**~~
22. **2nd Review:** provide the following on the Preliminary Plat per code requirements and checklist: - **COMPLETE**
a. ~~Show the location and provide a description of all existing and newly proposed pins or survey monuments. Note that survey monuments are to be erected after preliminary plat approval and prior to final plat approval.~~
b. ~~Show the location of existing and proposed streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. This should match the site plan.~~
c. ~~Include the dimensions of all portions of land to be dedicated for right-of-way or detention.~~
d. Include the location and dimension of all building setback lines. The front yard setback for lots 1 and 2 will likely be modified per comment 12. Please update as needed.
i.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- e. ~~**3rd Review:**~~ This item was not addressed in the resubmittal: Include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.
 - f. ~~**4th Review:**~~ Ensure that the above items are addressed and included on the resubmittal of the Preliminary Plat.
23. ~~**3rd Review (New Comment):**~~ The improvements for N. Walnut Avenue shown in the last review have been removed. Per code, curb, gutter, parkway landscaping, and a 5' sidewalk is required for the full width of lots 3 and 4. Revise the plans to address this in your next submission.
- a. ~~**4th Review:**~~ Ensure that the above item is addressed and included on the resubmittal of the Preliminary Plat. **COMPLETE**

CIVILAND, PLLC
7017 N Tripp Ave.
Lincolnwood, IL. 60712
847.877.6900
info@civilandllc.com


CiviLand LLC
Design Firm 184.008369
www.civilandllc.com

September 15, 2025

Plan Commission Review – Round 5
PCA00018-2024
1920 N. Chestnut Ave
Preliminary and Final Plat of Subdivision

Public Works & Engineering Department

42. The petitioner's response to comment no. 36 regarding detention is noted. The stormwater calculations and the preliminary engineering have been reviewed. The Village required volume is 0.283 ac-ft (12,321 cu ft).

- a. The provided volume of 0.197 ac-ft is acceptable. Fee in lieu for the deficiency of .086 ac-ft (3,746 cu ft) shall be paid at permit at the rate of \$1.00 per cubic foot. The petitioner shall accept this understanding. ACCEPTED.
- b. The removable hood is not shown over the restrictor. Provide a removable hood over the restrictor. Refer to the Metropolitan Water Reclamation District of Greater Chicago detail for a REMOVABLE HOOD basin and water quality structure DETAIL.
ADDED.

Preliminary Plat of Subdivision:

43. Provide the area in square feet of the easements to be dedicated.
NOW UPDATED WITH EASEMENT AREAS.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Olteanu".

Sabin Olteanu, PE
Civiland, PLLC

Cc:
Vitalie Clim, Developer
Eduard Livanu, Architect



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
9/24/2025**

Item: Qargo Coffee - 4 W. Rand Rd. - PC#24-023
Planned Unit Development Amendment, Special Use Permit,
Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. Amendment to the Arlington Plaza Planned Unit Development (PUD) to add a drive-through lane to the property.
2. Special Use Permit for a restaurant with a drive-through.

Variations Required

1. Variation from Chapter 28, Section 10.4-2 to reduce the required off-street parking from 1,154 spaces to 1,139 spaces.

Recommendation

The Staff Development Committee reviewed the proposed Planned Unit Development Amendment to Ordinance 80-008, to add a drive-through to the property and a Special Use Permit for a restaurant with a drive-through with a variation from Chapter 28, Section 10.4-2 to reduce the parking requirement from 1,154 spaces to 1,139 spaces, and recommends APPROVAL subject to the following conditions:

1. The site improvements, landscaping and interior renovation shall be substantially consistent with the site development plans drawn by The HOH Group, Inc. with a last revision date of August 15, 2025.
2. The petitioner must comply with all the requirements set forth in the December 10, 2024 motion of the Village's Design Commission concerning the approval of the façade improvements.
3. IDOT approval shall be required for any work proposed within the W. Rand Road right-of-way.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. Staff Report - 4 W. Rand Rd., Qargo Coffee
2. Certificate of Publication - 4 W. Rand Rd., Qargo Coffee
3. CPRC Minutes 5-8-24
4. DC Minutes 12-10-24
5. DC Staff Report_12-10-24
6. Exhibit A - Aerial
7. Exhibit B - Plat of Survey
8. Exhibit C - Project Description
9. Exhibit D - Justification Letter
10. Exhibit E - Market Study
11. Exhibit F - Traffic Study
12. Exhibit G - Parking Study
13. Demolition Plans
14. Drive-Through Signage Plan
15. Floor Plans
16. Landscape Plan
17. Parking and Traffic Plan
18. Photometric Plans
19. Site Details and Striping Plans
20. Site Plan
21. Round 1 Review - Department Comments
22. Round 1 Comments - Petitioner Response
23. Round 2 Review - Department Comments
24. Round 2 Comments - Petitioner Response
25. Round 3 Review - Department Comments

Project Background:

The subject property is an existing pad site (formerly Olson Rug & Flooring) within the Arlington Plaza Shopping Center. The 4,200 square foot freestanding building was constructed as part of a Planned Unit Development Amendment (Ord. 80-008) which amended the Arlington Plaza PUD (Ord. 70-003) to allow construction of two new freestanding buildings. The associated Site Plan was approved in 1985.

The petitioner is proposing to renovate the interior of the building for a new Qargo Coffee, which is a coffee restaurant chain that operates 14 locations nationally. The interior renovations include restaurant seating for 70 customers, restrooms, coffee bar, food storage, and staff offices. The exterior improvements include a new drive-through lane, reconfigured one-way parking lot access around the building, updated landscaping, new façade materials, and tenant signage. The façade upgrades have been reviewed and approved by the Design Commission. The minutes of the Design Commission held on December 10, 2024 are included in the agenda. A condition of approval is recommended by the SDC to require compliance with the Design Commission motion, conditions, and recommendations.

The proposed coffee restaurant will operate from 6:00 am to 8:30 pm Monday through Friday and from 6:00 am to 7:30 pm on Saturday and Sunday. The projected number of employees is 14 on two shifts. All delivery hours will occur during typical business hours.

Zoning and Comprehensive Plan

The property is zoned B-2, General Business District. The proposed land use, restaurant with a drive-through, requires a Special Use Permit in the B-2 District. The Petitioner provided a justification letter (reference Exhibit D – Justification Letter) which responds to each criterion. The SDC has reviewed this justification letter and agrees the proposed land use is necessary for the public convenience at this location adjacent to two arterial roadways; the use will not be detrimental to the health, safety, morals, or general welfare of persons living or working in the vicinity as the petitioner provided adequate studies demonstrating little to no traffic and parking impact on surrounding development; and the proposed use shall comply with Village regulations. These criteria for approval are referenced below:

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

The Comprehensive Plan designates this property as appropriate for “Commercial” land uses. The proposed restaurant land use is consistent with the intended future land use of the property and the surrounding vicinity along Rand Road. The SDC agrees with the Petitioner that the proposed restaurant and drive-through land use is consistent with the spirit and intent of the Comprehensive Plan.

Site Circulation & Traffic

The petitioner submitted a Traffic Impact Study (TIS) with this application that provided analysis of the proposed site, the level of service for site access, projected traffic generation, and recommended improvements. This TIS found the added trip generation from the proposed drive-through coffee restaurant would be 53 vehicles in and 45 vehicles out on weekday mornings and 50 vehicles in and 50 vehicles out Saturday midday peak hours. Applying this projection to existing site access, site circulation and traffic conditions found that the adjacent roadway system and signalized site access will be able to accommodate the projected trip generation for this use. The TIS recommended the site circulation be modified to a counterclockwise one-way drive around the southwest and southeast sides of the building along with drive-through wayfinding signs, and a stop sign and a “Do Not Enter” sign at the drive-through exit.

Based on the recommendations of the TIS and review comments from the SDC, the petitioner is proposing to reconfigure the site circulation from two-way traffic with 90-degree angled parking spaces to one-way (counterclockwise) traffic with 45-degree angled parking spaces.

Site Improvements & Landscaping

The SDC worked with the petitioner to provide landscaping in the parking lot, parking lot islands and to screen existing mechanical equipment. Additionally, a row of salt and drought tolerant shrubs are proposed between the southwestern parking row and the Rand Road right-of-way in compliance with landscape screening of parking lots.

The petitioner is proposing to renovate the façade with a new painted color scheme on the existing upper EIFS façade on all four sides of the building. The existing tan/red brick and dark bronze storefront windows are proposed to remain. The Design Commission made a motion to approve the proposed changes with the requirement updated colors be submitted to staff for review and approval. The petitioner intends to provide updated colors at the time of building permit for staff review and approval.

Parking

Per Section 6.12-1, a traffic and parking analysis is required as the site contains a proposed drive-through. The petitioner provided a traffic impact study as referenced above and the SDC worked with the petitioner to provide a parking study to analyze drive-through queuing and parking demand for the proposed use. The SDC has reviewed the parking for Arlington Plaza Shopping Center, which obtained a recent parking variation (Ord. 25-010) to reduce the required parking to 1,139 spaces. This proposal adds an additional 44 parking spaces for the 2,000 square-foot seating area of the restaurant, which increases the previously approved parking variance. The following table illustrates the parking requirements relative to the uses on the PUD:

Unit	Use	Square Area	Parking Square Footage	Divider	Parking Required
1	L Electronics	900	900	300	3
2	Shiny Nail	900	900	250	4
3	Barks in Style Pet Grooming	1,200	1,200	300	4
4	Lions Tae Kwon Do	3,000	1,500	50	30
5	Foot Nirvana	3,000	3,000	250	12
6	Sandra Rossi Beauty School	9,800	9,800	1/emp; 0.5/student	58
7	Community Threads	22,100	22,100	300	74
8	China Buffet	6,750	3,240	45	72
9,10	Treasure Hunt Deals	17,875	17,875	300	60
11A	Planet Fitness	22,002	22,002	250	88
11B	Five Star Furniture and Outlet	45,300	45,300	600	76
11C	Urban Air	66,992	66,992	30% occupancy of Rec facility; 1 space per 45 of restaurant; 1 space per 300 s.f. of amusement device arcade	332
11D	VACANT	26,435	26,435	300	88
12 --21	Harlem Furniture	27,700	27,700	600	46
22	America's Best Vision Center	4,000	4,000	300	13
23	Harvest Fresh Grocery & Café	23,472	23,472	300	78
24	North Arlington Barber Shop	900	900	250	4
25	Fifth Ave. Sushi	2,100	902	45	20
	Village Bank and Trust	7,896	7,896	300	26
28	VACANT	4,000	4,000	300	13
29	VACANT	2,614	2,614	300	9
30	Available (Pad)		0	45	0
31	Qargo Coffee	4,150	2,000	45	44
	TOTAL	303,086			1,154
	<i>Parking Provided (Previous Variance Approved per Ord. 25-010)</i>				1,139
	<i>Parking Surplus/(Deficit)</i>				(15)

The petitioner provided justification to the parking variance request, which included the parking analysis provided with the submittal. The four hardship criteria for variation approval are outlined below:

- **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 parking analysis found the overall property has adequate parking for all the uses within the shopping center and that the majority of parking will be utilized closer to the storefronts. If overflow parking is needed off the leased area of this subject site, there will be adequate parking in the surrounding parking fields to accommodate the trip generation projected in the traffic study. The SDC has reviewed the parking analysis and parking variance request and found that the request is acceptable.

This proposal results in the requirement of additional off-street motor vehicle parking; therefore, two bicycle parking spaces are required. Bicycle racks have been provided at the southwest corner of the building adjacent to the parking lot island in compliance with code.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Planned Unit Development Amendment to add a drive-through to the property and a Special Use Permit for a restaurant with a drive-through with a variation from Chapter 28, Section 10.4-2 to reduce the parking requirement from 1,154 spaces to 1,139 spaces, and recommends **APPROVAL** subject to the following conditions:

1. The site improvements, landscaping and interior renovation shall be substantially consistent with the site development plans drawn by The HOH Group, Inc. with a last revision date of August 15, 2025.
2. The petitioner must comply with all of the requirements set forth in the December 10, 2024 motion of the Village's Design Commission concerning the approval of the façade improvements.
3. IDOT approval shall be required for any work proposed within the W. Rand Road right-of-way.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Michael Lysicatos, Assistant Director of Planning and Community Development

September 15, 2024

Cc: Randy Recklaus, Village Manager
All Department Heads
PC#24-023

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JANUARY 22, 2025, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 24-023 a request for a Planned Unit Development Amendment to add a drive-through lane to the property and Special Use Permit to allow a restaurant with a drive-through on the property with a variation from Chapter 28, Section 10.4.2 to reduce the required off-street parking from 1,154 spaces to 1,139 spaces on the subject property located at 4 W. Rand Road in Arlington Heights, Illinois. The PIN for the subject property is 03-17-300-006-0000.

The subject property is legally described as follows:
LOT 1 IN FIRST NORTHWEST BANK SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS COMMONLY KNOWN AS: 4 W. RAND RD, ARLINGTON HEIGHTS, ILLINOIS 60004

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005; (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Sept. 9, 2025 (304672)

CERTIFICATE OF PUBLICATION

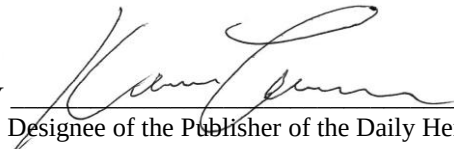
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/09/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 304672



REPORT OF THE PROCEEDINGS OF THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

May 8, 2024

Project Title: Pep Boys Redevelopment
Project Address: 375 – 425 E. Rand Road

Petitioner: Mitch Goltz
Address: GW Properties
2211 N Elston Ave, Suite 400
Chicago, IL 60614

Requested Action:

1. Planned Unit Development (PUD) approval to allow multiple principal structures on one zoning lot.
2. Preliminary and Final Plat of Subdivision approval to subdivide the property into four lots.
3. Rezoning from the R-1, One Family Dwelling District to the B-2, General Business District.
4. Special Use Permits to allow two restaurants with drive-throughs on the subject property.
5. Amendment to Rezoning Ordinance 94-057, to repeal certain approvals and conditions of approval.

Variations Required:

No variations identified at this time. Upon submission of detailed plans, certain variations may be required.

Attendees: Mitch Goltz, Pep Boys
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is approximately 2.79 acres in size and consists of two parcels of land; the western side includes the former Pep Boys building and parking area and the eastern side includes the former Suburban Trim & Glass building as well as several accessory structures. The site has access to both Palatine Road on the south and Rand Road on the north.

The petitioner, Mitch Goltz of GW Properties, has proposed demolition of the Pep Boys building, along with the accessory structures on the Suburban Trim site, and redevelopment with three separate buildings. Two would be for single-tenant occupancy and designed for fast casual tenants including a drive-through component. The 3,340 square foot building at the south and fronting on Palatine Road would be designed for Guzman y Gomez, an Australian-based restaurant chain specializing in Mexican-style cuisine. The 2,024 square foot northern building that fronts on Rand Road would be occupied by Wendy's. The third newly constructed building would be approximately 6,000 square feet and is intended for multi-tenant occupancy. No tenants have been identified for this building. The Suburban Trim building would remain and undergo interior and exterior upgrades to retrofit for new occupancy by single or multiple tenants.

Access to the site would come from a right-in/right-out curb cut along Palatine Road and right-in ingress with full access egress via a singular curb cut along Rand Road. A total of 132 shared parking stalls are proposed on the site, including six ADA accessible stalls.

Meeting Discussion:

Mr. Goltz – Stated that they are the owners of the former Pep Boys and Suburban Glass buildings. The plan is to demolish the Pep Boys building and keep and renovate Suburban Glass building, and they are proposing a PUD with a total of four buildings on the site. They have commitments from a Wendy's, and they just completed a Wendy's in Crystal Lake that utilizes the new building prototype that would be proposed here. They have commitments from Guzman y Gomez as well, and they just developed one in Schaumburg. Guzman y Gomez is a Mexican themed restaurant based in Australia that is quickly expanding in the United States. A veterinary clinic will be proposed for part of the renovated Suburban Glass building and they are working with final tenants for the last building along Rand Road. In total it will be four buildings, one adaptive reuse and then three new buildings with cross access and parking. Improvements to the site will bring the property more into compliance. Utilities and landscaping will be upgraded. A few of the curb cuts will be closed on both Rand and Palatine Roads. Staff has been supportive of the plans thus far, we are eager to get started. Permits have been submitted for the demolition of the former Pep Boys building and we hope to be in front of Plan Commission in the near future.

Mr. Hubbard – Explained that the property is in two zoning districts, the Pep Boys site is B-2, but the Suburban Trim site is in the R-1 district, so one of the zoning actions will be rezoning of the Suburban Trim lot into the B-2 district. A PUD would also be required and the petitioner is proposing to subdivide the site into four lots. Each building will be located on its own separate lot of record through the subdivision process. As part of that zoning entitlement process, they will need to provide a draft of the covenants, conditions and restrictions for the subdivision that outlines the shared access rights and maintenance responsibilities for the common elements. Special Use Permit approval for a restaurant with a drive-through will be required for the Wendy's and the Guzman y Gomez. When the Pep Boy site was rezoned into the B-2 District in 1994, a condition of the rezoning required the site to be developed in accordance to the plans submitted as part of that application. Those plans are now obsolete because that building is going to be demolished, so that ordinance needs to be amended to remove that requirement.

Four main points for the Conceptual Plan Review Committee to consider, as well as the petitioner as they move forward:

1. This property is part of the Rand Road Corridor Beautification Plan. One of the recommendations of that plan is for a landscape median to be constructed on Rand Road. This could impact access on Rand Road. The plan currently proposes a right-in only heading south eastbound on Rand, but then full access for site egress. This may need to be changed to a right-in/right-out only in the future if that landscape median is implemented. IDOT review of the curb cut will be required, and IDOT may require a right in/right out regardless of the future plans for that median. The results of that traffic study will be needed to analyze this.
2. The property is part of the Bike and Pedestrian plan, which calls for a new multi-use bike path along both frontages. Sidewalks will need to be increased in width on both Palatine Road and Rand Road. Part of that enlargement may cause the sidewalk to encroach onto the private property, which would require an easement to be dedicated as part of the subdivision process.
3. One of the key issues that must be addressed is the facilitation of future cross connections to the east and west. The site must be designed to accommodate cross connections to both the east and west. When the properties to the east and west are redeveloped, reciprocal access can be granted and the cross connections can be implemented. The Guzman y Gomez building may need to be shifted a little bit south to create an area for a connection to the west, and perhaps the parking stalls on the east side of the site can be shifted or removed, and the drive isle may need to be adjusted slightly, to facilitate a future cross connection to the east. This is definitely something we will be looking for moving forward.
4. A detailed traffic and parking study will be required as part of the entitlement process, and must analyze onsite circulation, level of service for adjacent intersections, and stacking within the site and drive-throughs. Staff will be asking for tenant specific data from both Wendy's and Guzman y Gomez relative to parking demand at other comparable sites, which would augment any I.T.E. projections from the parking study. The study must analyze whether the site, two drive throughs plus about 12,000 square feet of commercial space, can accommodate parking and traffic will be adequately accommodated on adjacent streets. There could be a lot of traffic coming in and out of the site, and staff will need to take a close look at this moving forward. From a Code standpoint there is a 32-space surplus on the site. However, this is based on conceptual plans that lack detail and contain uncertainties as to the type of tenants that will occupy the site. If there are no restaurant uses within the 12,000 square foot

commercial spaces, parking is probably sufficient, but if there are any other restaurant uses that want to locate here, then it's going to eat up that surplus. The surplus was estimated without taking into consideration any outdoor seating areas, and when those are factored in, that will also decrease the surplus. We're generally supportive of this development, and would like to see this site be redeveloped.

Commissioner Green – Asked if the property to the west was the former Hillside Towing site.

Mr. Hubbard – Confirmed this to be true.

Commissioner Cherwin – Stated that his main concern was full access on Rand Road, which it sounded like will be addressed. It would be up to IDOT regarding the access, but the movements out of the site to head northbound would be difficult.

Mr. Goltz – Currently there are two curb cuts on Rand, there is a middle lane used for dual left turns. We will be pushing very hard with IDOT, the tenants cannot survive with two right in/right outs. We already have a right in/right out on Palatine Road. I would encourage the Village to consider the implications to properties if access gets further constrained. Landscape islands look nice, but a loss of business would be a factor if access goes from full access to right in/right out. Given that access on Palatine is already restricted, it was very important to have full access on Rand Road. We are hopeful that by consolidating some of the curb cuts, along with the varied hours of operation for the businesses, that projected traffic generation will not require access restrictions on Rand Road. While we do have some food users, the peak hours for them are not the same as the peak hours from the others. The 4,000 square foot veterinary clinic will not be open in the evenings. There will be a lot of upgrades to property, non-compliant areas of the site will be modified to comply with code, and we will do our best to adhere to Village code. They had reached out to the neighboring property owners and hoped to establish a joint development opportunity, but that was not possible. They will be a good neighbor to Gatsby's and wanted a good working relationship, however they are not looking to redevelop that site right now.

Commissioner Cherwin – So the Hillside owners are not cooperating on access at this time, but they will eventually come forward for approval of a development on their site. If zoning approvals are required, they would probably have to establish a connection to the petitioner's site property. Is that scenario where the Village would want the petitioner in this case to prepare the site in anticipation of enabling that future connection, regardless of whether right now there's an agreement in place?

Mr. Hubbard – Stated that was correct.

Mr. Goltz – They had looked a couple different layouts and find the best place for a connection to the west. They have to balance what works well for their tenants with the need for this connection. There is a sizable area along the Palatine Road frontage that would be a more logical spot for a future connection, as opposed to the connection being in middle of the property. We have offered to develop the Hillside site for them, but they're not sellers.

Commissioner Green – What is the push back from Hillside?

Commissioner Cherwin – Regardless of Hillside, it is likely that the Village will require them to allow the cross connection, so it would prudent for the petitioner to design the site to enable this future connection.

Mr. Goltz – Yes, and we can shift the Guzman y Gomez building to either facilitate this connection in front of that building or behind it. We can show some flexibility without having major interference on their desired layout.

Commissioner Cherwin – asked for clarification on Building C.

Mr. Goltz – Building C doesn't exist today and is a newly proposed building. Building D is currently the Suburban Glass building and it will be preserved and tenanted with the veterinarian clinic. For Building C we have been talking to a single tenant that could potentially have a drive-through, or it could be a pad for a building up to 6,000 square feet, and depending

on the final tendency it might be a 5,000 square foot building. The site plan shows a general block for where a building could go in this location. Ultimately both buildings could be shifted a little closer to Palatine Road, which would have benefit of opening up space in the middle of the site. We will work with staff and we have our engineers already talking to the Village engineers.

Commissioner Cherwin – Asked if staff was requesting easterly cross access as well, to connect to Gatsby's. Is the petitioner willing to make adjustments?

Mr. Goltz – Yes, however, variations to make this connection may be required. The best way to do this would be to move both buildings on the southern side of the site closer to Palatine Road. Sidewalk encroachments may be an issue. Some municipalities prefer to see buildings closer to the street, and if that was possible here, it would provide space for an access point north of the Palatine Road buildings that would go into the parking lot for Gatsby's. Understanding what the Village would allow will provide guidance to make adjustments.

Commissioner Cherwin – Stated that he was not overly concerned about traffic movements on Rand Road, it was more an issue of whether IDOT would allow it.

Mr. Goltz – They will rely on the findings of the traffic study, but initial analysis suggests full access would work given the existence of a dual left turn lane and the expected traffic volume from the development.

Commissioner Sigalos – Suburban Glass building is going to remain/remodeled, and will not affect Gatsby's?

Mr. Goltz – No impact to Gatsby's is expected. The overall development they are proposing came together when they originally had Suburban Glass under contract on its own. We ran some challenges; the lot lines are highly irregular and when we realized that the market wasn't giving us good feedback on the Suburban Glass site on its own, we found Pep Boys was coincidentally closing their location. We originally were going to use the Pep Boys building and demo the Suburban Glass building, but the Pep Boys building was too big and too deep and there are not many users that can pay the kind of rents that this building needs. So they decided to demo the Pep Boys building and start fresh. We are working on plans for the full renovation of the Suburban Glass building. It will look very different. They would like to explore with staff the possibility of renovating the Suburban Glass building while they go through the overall entitlement process. The veterinary clinic is very eager to get going as fast as possible, they have very long buildout.

Commissioner Sigalos – Asked if the cross access will have any effect on Gatsby's parking lot?

Mr. Goltz – No, we would only be designing their development to make a future connection to Gatsby's, but not actually making it at this time. Gatsby's may be losing parking stalls in other locations based on where the lot lines fall and how their parking is configured. Our intent is to provide the connections for future cross access, but not implement them right now.

Commissioner Sigalos – Thinks this is a good concept and just wants to ensure that nothing impacts the Gatsby's site.

Commissioner Jensen – I support what Mr. Goltz said regarding full access on Rand Road. He recalled what IDOT did on Central, west of Arlington Heights Road, where access was restricted and it killed 3 or 4 businesses there. I don't know that we have any say over IDOT, but we certainly should make the case because we had those people come before us and say they can't sell their land or find tenants. We now have a couple pieces of dead land.

Mr. Goltz – Referenced a couple locations where IDOT put islands in and access was cut off, and the impacts were very detrimental. Rand Road is your one of Arlington Heights most vibrant corridors. Beautification is great, but in this location it makes more sense to do it on the sidewalks. When medians are put in the street, it is guaranteed that tenants will suffer, and then sales tax will suffer

Commissioner Jensen – Thinks it is a good project and is supportive of the concept.

Commissioner Green – Asked if any development had been proposed on the Hillside site yet.

Mr. Hubbard – Responded that there was nothing proposed there yet.

Commissioner Green – Thinks it is a good concept and was being done right.

RECOMMENDATION

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

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

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

May 8, 2024

Project Title: Qargo Coffee
Address: 4 W. Rand Road

Petitioner: Sheeraz Khan

Address: 701 Brickell Ave, Ste 1550
Miami, FL 33131

Requested Action:

1. Amendment to PUD Ordinances (Ord. 70-003 and Ord. 80-008) to add a drive-through lane to the property.
2. Special Use Permit for a restaurant with a drive-through.

Variations Required:

No variations identified at this time.

Attendees: Sheeraz Khan, Qargo Coffee
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is an existing pad site (formerly Olson Rug & Flooring) within the Arlington Plaza Shopping Center. The 4,200 square foot freestanding building was constructed as part of a Planned Unit Development (PUD) Amendment (Ord. 80-008) which amended the Arlington Plaza PUD (Ord. 70-003) to allow construction of two new freestanding buildings. The associated Site Plan was approved in 1985.

The petitioner is proposing to renovate the interior of the building for a new Qargo Coffee, which is a coffee restaurant chain that operates 14 locations nationally. This proposed location would be the first Qargo Coffee in Illinois. The interior renovations include restaurant seating for 70 customers, restrooms, coffee bar, food storage, and staff offices. The exterior improvements include a new drive-through lane, new façade materials, and tenant signage which will require a Design Commission application. The façade shall be designed to be compatible with the existing buildings within the shopping center and be consistent with the Village's Commercial Design Standards.

The proposed coffee restaurant will operate from 6:00 am to 8:30 pm Monday through Friday and from 6:00 am to 7:30 pm on Saturday and Sunday. The projected number of employees is 14 on two shifts. All delivery hours will occur during typical business hours. If proposed, the petitioner shall provide information on any outdoor eating/drinking spaces for this use. All outdoor eating areas shall comply with Chapter 28, Section 5.1-23 Outdoor Eating Cafes on Private Property.

Meeting Discussion:

Mr. Kahn – We would like to bring a coffee shop to the old Olsen Rug store. A big spot, about 4000 square feet. We were originally looking at splitting it and getting a second tenant, but the cost of splitting it decided to take the whole space, and if

we're able to add a drive through to this location. It's across from the Starbucks, and there is plenty of parking there. This location would be our flagship, the first locations in Illinois, and we have 16 planned in Illinois, and the AH would be our training location. Our hours would be similar to Panera and Starbucks nearby, we are looking at traffic patterns nearby. This franchise is out of Florida. The coffee beans

are sourced in Colombia helping to sustain industries. It is Italian coffee, Lavazza, we have a strong European population here, and good pastries coming from Italy as well too. This is something that we think will be a nice add-on to the area.

Mr. Osoba – the property is located within the Arlington Plaza Shopping Center, at 4 West Rand Road. It is an existing pad site in the center and the property is zoned B-2 in the general business district and designated commercial in the future land use in the Comprehensive Plan. The 4,200 square foot building was constructed as part of a PUD amendment to the Arlington Plaza Shopping Center, PUD in 1980 and the petitioner is proposing to renovate this building for Qargo Coffee and add a new drive-thru lane. The interior renovations include restaurant seating for 70 customers, restrooms, a coffee bar, and staff offices. All exterior improvements, which include some signage and exterior facade updates, would require Design Commission application for review. The proposal will require Plan Commission action for a PUD amendment to add the drive-thru lane to the property, and the special use permit for a restaurant with a drive-thru. An addition of the drive-thru would require the site circulation to be re-evaluated given the limited amount of space between the building and the adjacent rows of parking. The staff development committee review, staff found that if a drive-thru lane was added, the adjacent drive aisles on the southwest and southeast sides of the building would need to be reconfigured into counterclockwise one-way traffic. The existing 90° parking would need to be restriped as angled parking along this one-way drive, and the traffic and parking analysis that will be required with this redevelopment to evaluate the new circulation on site, as well as, the drive-thru queuing and trip generation. Staff found that the available parking within the Arlington Plaza Shopping Center is adequate for the proposed use, and all of the rest of the uses within the center. However, additional bicycle parking would be required by code. Staff is generally supportive of the PUD amendment and the special use permit as proposed based on the conditions that were listed in the staff report.

Commissioner Jensen – asked if there any other business in that mall that has a drive-thru, or will this be the first one?

Mr. Hubbard – Arby's is currently operating a drive-thru, a larger site is so it was able to sustain the minimum required drive aisles and have the drive-thru, whereas this site is a little bit tighter and closer to the street. If they integrate the drive-thru there then it could create some problems unless they change things.

Commissioner Sigalos – the existing building 4,200 square feet, which is pretty large remodel with a lot of indoor seating, it is kind of contrary to what Starbucks is doing getting rid of larger indoor seating and going to a drive-thru model. How do you know that this large area may or may not be used?

Mr. Kahn – we are positioning the back of the property to be offices, and then this location for our Illinois stores will be our training facility. It will give us more room for training staff, and hope that people will also go back to hanging out at this location. We want to be more a part of the community, and we will have two conference rooms inside that people can use if they need to have a private meeting.

Commissioner Cherwin – shared that it looks like a nice project. You mentioned other businesses in the area?

Mr. Kahn – I was one of the contractors at the Amazon station for delivering packages here the last four years. I was at the Skokie station before we moved here.

Commissioner Cherwin – I think good project. I mean, I don't see any issue with it.

Mr. Kahn – There are two things that I was hoping to challenge, and hopefully the Village would be open to. If a traffic study is necessary, could it be based off the Starbucks across the street having a drive through business and Arby's is block away? The other challenge was the grease trap, we are not frying any food. Everything else, we are good with and will comply. We are pretty good to go.

Commissioner Green – inquired with staff about the traffic study?

Mr. Osoba – typically for drive-thru we do see traffic studies as they go to Planning Commission. Given this is going to be a little bit of a site reconfiguration in terms of site circulation, and how one-way traffic flows, we feel that this would be warranted. You can certainly request a variance through the Planning Commission process that would have to be reviewed and go to Planning Commission. Generally speaking, the Village is seeking traffic studies for a drive-thru.

Mr. Hubbard – the grease trap would be a plumbing issue that the petitioner can take up with the building department.

Commissioner Green – I too think it's great project. It will be nice to bring some life back to that shopping center.

Public Comment

None

RECOMMENDATION

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

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

REPORT OF THE PROCEEDINGS OF THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

May 8, 2024

Project Title: CarMania LUV
Address: 533 S. Arthur Ave

Petitioner: Lukasz Guzy

Address: 533 S. Arthur Ave
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to permit for Motor Vehicle Sales, Including Auxiliary Service within the M-2 Limited Heavy Manufacturing District.

Variations Required:

1. Variation to Chapter 28, Section 10.2-9, to allow tandem parking stalls.
2. Variation to waive the required parking analysis, unless provided with a formal Plan Commission application.

Attendees: Phil Gross, Attorney Carmania
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property consists of two platted lots approximately 20,245 square-feet in total size. The southern lot contains a 3,655 square-foot building occupied by Carmania. The northern lot is vacant land that contains a non-code compliant gravel parking lot where the auto repair business stores cars that are awaiting repair.

The petitioner is proposing to partially pave approximately 2,500 square-feet of the gravel parking lot with 15 tandem parking stalls for the storage of used vehicles that that would be marketed and sold on the subject property. The remaining portion of the gravel parking lot is proposed to be removed and replaced with grass. A small retaining wall is proposed along the front of the new parking lot facing S. Arthur Ave. No other improvements are proposed for the site or for the existing building.

The proposed hours of operation for the motor vehicle sales business are the same as the motor vehicle repair business: Monday – Friday from 9:00 am to 5:00 pm. The existing motor vehicle repair business includes four employees. The petitioner indicates that no new employees would be required to expand the operations of this business to include motor vehicle sales.

Meeting Discussion:

Mr. Gross – CarMania is an existing business, successful and doing really well with the site. There is a building where they do the car repairs, little office in the front, some parking in the front. There is a lot on the side, which is not being optimized right now. The character of the neighborhoods is mostly businesses with trucks and cars, so we are not really

asking for anything that is out of character. We would like to use the front of the lot for being able to park the vehicles that would be offered for sale. The lot could be paved, cleaned up, and see how this business goes with a possibility of expansion or leave it be.

Mr. Osoba – this property is located at 533 S. Arthur Avenue, just south of Northwest Highway. The two properties here are approximately half an acre in total size and zoned M-2 limited heavy manufacturing district, and designated commercial as in future land use by the Comprehensive Plan. The petitioner's business CarMania is currently operating an auto repair business on the property, but is proposing to expand the business to include used vehicle sales. The proposed this proposed land use, which is classified as motor vehicle sales including auxiliary service, is not permitted land use within the M-2 district, and would require land use variation. The northern portion of the lot is currently vacant and has gravel on it, and it includes non-code compliant and gravel surface. The Village has observed storage of vehicles on the site during the last several years, and additionally, the vehicles have been stored within the drive aisles of the existing parking lot and alongside the building. To remedy this code issue, the petitioner is proposing to partially pave this gravel area with approximately 2,500 square feet of parking area for 15 tandem parking stalls. The remaining gravel in the rear property would be proposed to be removed and replaced with grass. It should be noted that a variance request would be required with a formal Plan Commission application for tandem parking. As part of the formal application, the petitioner would need to explain how on-site vehicle storage will be managed to eliminate parking and/or storage on those grassy areas and drive aisles within the site, or whether an expansion of that paved area is needed to accommodate future demand for the business as the business grows. The petitioner is proposing a perimeter landscaping along south Arthur Avenue and along the northern property line to screen the property and vehicle storage from the roadway. Additionally, staff review noted that landscape islands with the tree are required at the end of each parking road, so all details are going to be required for landscaping as a formal Planning Commission application if submitted. Staff is generally supportive of the land use variations subject to those conditions that are listed in the staff report.

Commissioner Sigalos – what about the Japan auto sales, that didn't work too well for them.

Mr. Gross – this is going to be an ancillary business. It is not the main business. We believe that is a big difference. He has a lot of customers that come in that their cars are not in the best shape. He would like to get the dealer license so he could purchase and sell them.

Commissioner Jensen – suggested that the petitioner request a variance to have the bicycle rack removed from the plan, because it is not necessary in an industrial park.

Commissioner Cherwin – did not have any issues, good project that he would like to see the petitioner continue to be successful in their business and if this is something that is going help them more, move forward. Agreed with Comr. Jensen that it is not appropriate to put the burden of a bike rack on the petitioner.

Commissioner Green – Japan Sales upset everybody in the Village was the fact that he was parking cars on the right of way and everything else. That left a bad taste in everybody's mouth because of what he promised.

Mr. Gross – this is not what we are proposing. It will alleviate some of the issues because there's not going to be 15 cars for sale, and there is going to be local parking for this other business and customers and for the store.

Commissioner Green – Great project.

Public Comment

None

RECOMMENDATION

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

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

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 10, 2024

Acting Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Ted Eckhardt, Acting Chair
Kirsten Kingsley
John Fitzgerald
Scott Seyer

Members Absent: Jonathan Kubow, Chair

Also Present: Michael Ciurej, Owner of 1021 N Stratford Rd
John Kramer, Arlington Heights Park District
Susan Rohner, Arlington Heights Park District
Jon Krissoff, Chase Bank for Chase Bank
Matt Pyter, Olympik Signs for Chase Bank
Amer Sassila, The HOH Group Inc. for Qargo Coffee
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 12, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 12, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. COMMERCIAL REVIEW**DC# 24-076 – Qargo Coffee – 4 W. Rand Rd.**

Amer Sassila, representing *The HOH Group Inc*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modifications to an existing free-standing retail building at the Arlington Plaza Shopping Center. The building was previously occupied by Olson Rug & Flooring, but it is currently vacant. Qargo Coffee is proposing interior tenant improvements and exterior facade modifications. The property is zoned B-2, General Business District.

The scope of the proposed facade renovation is primarily a new painted color scheme on the existing upper EIFS facade on all four sides of the building. The existing tan/red brick and dark bronze storefront windows will remain. The current color scheme matches the rest of the Arlington Plaza shopping center, so the Design Commission should evaluate this change. Staff feels the new color scheme is nicely designed and will be a nice refresh for the building. The mismatch with the rest of the shopping center is not a concern due to this being a freestanding building.

All rooftop mechanical equipment is required to be screened from view. There is one existing rooftop mechanical unit that will remain which is fully screened by the existing parapet walls on all four sides of the building.

Per code, only one wall sign is allowed per street frontage. Since this building only has frontage on Rand Road, only one wall sign is allowed. The drawings currently show three wall signs, which is not allowed. The plans will either need to be revised to comply with code, or seek sign variations. Sign variations are based on unique circumstances and hardship. Other similar freestanding restaurants in Arlington Heights have obtained a variation to allow a second wall sign, which is typically smaller and placed above the main entrance doors on the side of the building, but three wall signs would be excessive and considered a competitive advantage over similar businesses.

With regards to drive-through signage, the drawings and renderings are not fully detailed at this time, but it should be noted that fully electronic drive-through menu boards are not currently allowed in Arlington Heights. Code allows printed menu boards with a smaller electronic order screen. A variation would be required to allow fully electronic menu boards.

Staff recommends approval of the proposed design for the existing building, as submitted.

Amer Sassila said they are willing to work with the Village with regards to signage and revise anything on the facade if necessary. In terms of the architecture, they are maintaining as much existing as possible, with little cosmetic adjustments, mostly paint. He had no further comments.

Acting Chair Eckhardt asked if the color along the lower portion of the building facade is the existing brick, and **Mr. Sassila** said that it is. **Mr. Hautzinger** clarified that the rendering shows the brick in all one color, but the piers are actually a different color, which the elevations show. He explained that the knee wall is a light brick color, and the piers are a red brick color. **Mr. Sassila** clarified that the piers will be stained a darker color for contrast. They do not want to alter the existing building too much.

The commissioners summarized their comments. **Commissioner Fitzgerald** was not opposed to having this building look different than the rest of the center, but without real

colors, he is struggling with whether the colors go with both of the bricks; he could not make that determination. The gray color being proposed has to be the perfect color to blend with both of the brick colors; samples would really help tonight. **Commissioner Fitzgerald** said that regardless of what is said tonight, Staff should have to approve the colors on site or something.

Commissioner Kingsley was excited to see the changes being proposed to the existing building, and agreed with Commissioner Fitzgerald with regards to the colors. She liked the idea of using cool colors, but felt the colors being proposed did not go with the warm color of the brick, although keeping the existing brick is a good idea. Studying the grey color to be warmer might help, and she asked if the blue accent color is also being used for the coping and top of the corners. The petitioner replied that the coping and the cap on the pier at the corner will be black.

Mr. Hautzinger asked if the colors being proposed are standard prototype colors for Qargo Coffee, and **Mr. Sassila** replied that they are required to match the blue color of the company logo, but have flexibility with the other colors. **Commissioner Kingsley** said there are 3 different grey colors being shown; a dark grey for the trim, the medium grey behind the sign, and the light grey for the field. She felt that making all the grey colors a tone warmer would help with the brick, and she pointed out that there is no medium grey color behind the sign in the renderings, and she liked that there be a distinction between that. **Commissioner Kingsley** also suggested painting the utility door a color to match the grey, instead of a color to match the brick, and she suggested the petitioner study the shadow from the letters of the wall sign, so it did not confuse the sign letters beneath it. **Mr. Sassila** said they could look into that to confirm.

Commissioner Seyer said that he wants the project to be successful, but he had concerns about the project because no materials or paint color samples were provided tonight. There are different elevations of colors being shown and some uncertainty with the rendering. The grey colors being proposed are cool and the brick is warm, and if the grey colors being shown tonight cannot be changed, then he could not support the project. However, if the petitioner is open to changing the grey colors, then he would suggest a warmer grey. He felt it was in the petitioner's best interest to make sure this is done right so everyone is proud of it. He wants to see the colors revised and presented with chips next to the brick color selection, which Staff can review and approve. He also agreed with Commissioner Kingsley's comments about the paint color of the utility door.

Acting Chair Eckhardt agreed with Commissioner Seyer regarding all the colors and that the colors need to be warmer tones. He was okay with the design being proposed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR QARGO COFFEE LOCATED AT 4 W. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 10/31/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT THAT NEW COLORS BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS**

THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF PROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Seyer said that the paint colors need to be selected with the final brick colors, which is the only way to see them. **Commissioner Kingsley** said that if the brick colors are not changing, then the colors need to be coordinated with the red and buff brick colors. **Commissioner Seyer** said the petitioner can take a picture of the paint sample next to the brick, showing they are the same color, along with the other paint colors, and submit to Staff for review. He wanted to add a requirement to the motion that any solid doors within the brick wall be shown to be painted the accent color, not a color to match the brick.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO AMEND THE MOTION TO ADD THE FOLLOWING:

3. A REQUIREMENT THAT THE PAINT COLOR FOR THE SOLID DOORS WITHIN THE BRICK FAÇADE NEEDS TO BE APPROVED BY STAFF, AND THEY DO NOT NEED TO MATCH THE BRICK.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

**KINGSLEY, AYE; FITZGERALD, AYE; SEYER, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Qargo Coffee
Project Address: 4 W. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: December 5, 2024

PETITIONER INFORMATION:

DC Number: 24-076
Petitioner Name: Jimmy Tran
Petitioner Address: HOH Group Inc
623 Cooper Court
Schaumburg, IL 60173
Meeting Date: December 10, 2024

Requested Action(s):

Approval of the proposed architectural design for a facade renovation to an existing retail building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use and Planned Unit Development (PUD) amendment to allow a restaurant with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing exterior modifications to an existing free-standing retail building at the Arlington Plaza Shopping Center. The building was previously occupied by Olson Rug & Flooring, but it is currently vacant. Qargo Coffee is proposing interior tenant improvements and exterior façade modifications. The property is zoned B-2, General Business District.

Architectural Design:

The scope of the proposed façade renovation is primarily a new painted color scheme on the existing upper EIFS façade on all four sides of the building. The existing tan/red brick and dark bronze storefront windows will remain. The current color scheme matches the rest of the Arlington Plaza shopping center, so the Design Commission should evaluate this change. Staff feels that the new color scheme is nicely designed and will be a nice refresh for the building. The mismatch with the rest of the shopping center is not a concern due to this being a freestanding building.

Rooftop Mechanical Screening:

All rooftop mechanical equipment is required to be screened from view. There is one existing rooftop mechanical unit that will remain which is fully screened by the existing parapet walls on all four sides of the building.

Signage:

Per code, only one wall sign is allowed per street frontage. Since this building only has frontage on Rand Road, only one wall sign is allowed. The drawings currently show three wall signs, which is not allowed. The plans will either need to be revised to comply with code, or seek sign variations. Sign variations are based on unique circumstances and hardship. Other similar freestanding restaurants in Arlington Heights have obtained a variation to allow a second wall sign, which is typically smaller and placed above the main entrance doors on the side of the building, but three wall signs would be excessive and considered a competitive advantage over similar businesses.

In regards to drive-through signage, the drawings and renderings are not fully detailed at this time, but it should be noted that fully electronic drive-through menu boards are not currently allowed in Arlington Heights. Code allows printed menu boards with a smaller electronic order screen. A variation would be required to allow fully electronic menu boards.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural façade design for *Qargo Coffee* located at 4 W. Rand Road. This recommendation is subject to compliance with the plans received 10/31/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.



December 5, 2024

Steve Hautzinger AIA, Design Planner

Cc: Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-076



Project Information/Scope

Project Address:

Qargo Coffee Arlington Heights

4 W Rand Rd.

Arlington Heights, IL 60004

Description of Work:

This is a tenant improvement of a previously unoccupied, 4100 SF, 1-story building with existing fire sprinklers. This existing masonry building will be the future location of Qargo Coffee with a building program of open seating, public multi-purpose conference rooms, and a coffee brewing & pastry sales area serving Qargo's premium Italian Lavazza coffee and fresh pastries.

Applicable Codes/Standards

Current Arlington Heights Building Codes:

- 2021 Illinois Energy Conservation Code (IECC)
- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Fire Code (IFC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Mechanical Code (IMC)
- 2018 International Property Maintenance Code (IPMC)
- 2018 International Residential Code (IRC)
- 2018 International Swimming Pool and Spa Code (ISPSC)
- 2017 National Electric Code (NEC)
- 2015 NFPA 101 - Life Safety Code (LSC)
- 2018 Illinois Accessibility Code (IAC)
- 2014 State of Illinois Plumbing Code

July 15, 2025

Project Address:

Qargo Coffee Arlington Heights

4 W Rand Rd.

Arlington Heights, IL 60004

Special Use Permit/Amendment Requested: Coffee Shop with Drive Through

Justification for Coffee Shop:

The justification for proposing the use of this building as a coffee shop is to provide the general public an opportunity to experience a new coffee shop experience that provides a place for community gathering. Examples of what is proposed in this coffee shop that demonstrates encouragement of community gathering and engagement is the provision of conference/study rooms for public use and an open dining area. The coffee shop will follow the Village criteria listed below:

1. The coffee shop use is deemed necessary for the public convenience at this location because it provides a place which provides a vibrant place for community engagement and activities while being served clean refreshments. One unique example of what is proposed in this coffee shop that demonstrates encouragement of community gathering and engagement is the provision of conference/study rooms for those who wish to study or conduct business meetings and an open dining area. Another example, which is common in coffee shops, is provision of a place for open dining which provides both open areas and semi-secluded areas for people to sit and enjoy the space with their served refreshments.
2. The coffee shop 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.

Justification for Drive Thru:

The special permit request indicated above is for a coffee shop with a drive-through lane and window to service Qargo Coffee, a new coffee shop proposed for the buildout of the property. We believe that the proposed drive-through is acceptable due to the presence of the existing drive-through lane of the Starbucks Coffee across the street with a similar building program that is being proposed for Qargo Coffee. The drive thru will follow the Village criteria listed below:

1. The drive-through use is deemed necessary for the public convenience at this location because it enables efficient service while minimizing congestion within the parking lot. It also helps alleviate high volume traffic at other nearby coffee shops which do have drive-throughs such as Starbucks at the south end of Rand Road. The drive through window allows for convenience for customers to remain in their vehicles while obtaining their favorite early morning beverage. Since the site is limited in size, the drive through will also be one way

circulation, which allows for one-way traffic to circulate around the building, alleviating safety concerns of two-way traffic for customers who wish to park and order inside of Qargo.

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.

Please contact me for any questions or clarifications needed for our justification statement.

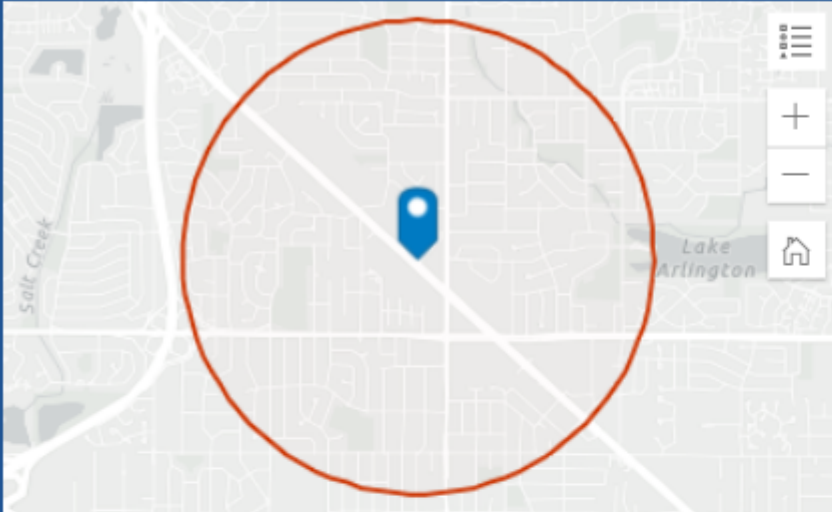
Sincerely,

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

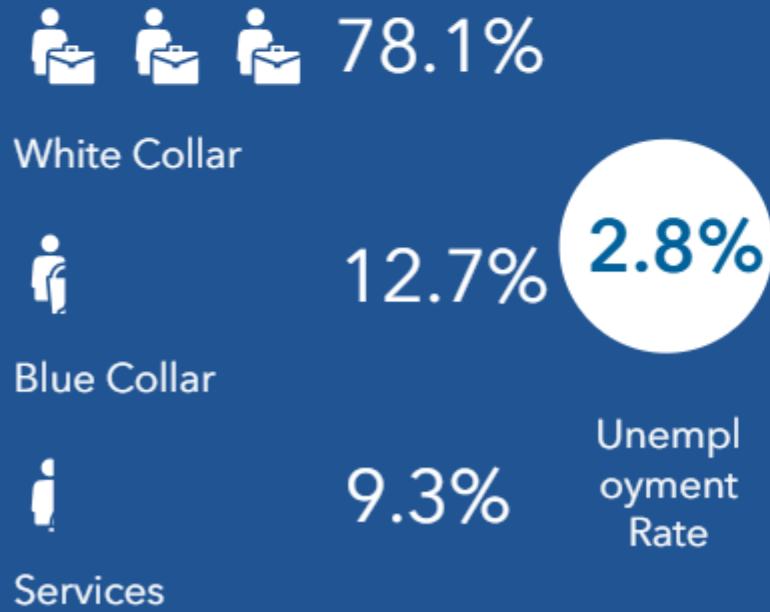
Amer Sassila, R.A., LEED AP BD+C
Vice President, Director of A/E Services

Qargo Location Insights

4 W Rand Rd, Arlington Heights, Illinois, 60004
Ring of 1 mile



EMPLOYMENT



Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



13,868

2024 Total
Population



-0.63%

2024-2029
Growth
Rate:
Population



12,517

2024 Total
Daytime
Population



6,005

2024
Daytime
Pop:
Workers



\$433,072

2024
Median
Home
Value



\$132,238

2024
Median
Household
Income



2.8%

2024
Unemploy-
ment Rate



5,359

2024 Total
Housing
Units



1,806

2024 Drank Coffee
(Ready-to-Drink)/6 Mo



\$464,149

2024 Instant/Freeze-
Dried Coffee



2,400

2024 Bought
Starbucks/6 Mo



1,909

2024 Bought Dunkin'
Donuts/6 Mo



\$1,204,059

2024 Coffee



1,855

2024 Ordered
Coffee/Tea Online/6
Mo

2024 Households by income (Esri)

The largest group: \$200,000+ (27.6%)

The smallest group: \$25,000 - \$34,999 (2.4%)

Indicator ▲	Value	Diff		
<\$15,000	4.1%	-4.7%		
\$15,000 - \$24,999	2.6%	-3.4%		
\$25,000 - \$34,999	2.4%	-4.1%		
\$35,000 - \$49,999	4.8%	-4.7%		
\$50,000 - \$74,999	8.9%	-6.5%		
\$75,000 - \$99,999	11.9%	-1.0%		
\$100,000 - \$149,999	20.9%	+2.6%		
\$150,000 - \$199,999	16.7%	+6.8%		
\$200,000+	27.6%	+14.8%		

Bars show deviation from

Illinois ▼

Business & Spending

Totals

2024 Meals at Restaurants/Other

\$27,111,377

2029 Meals at Restaurants/Other

\$31,449,517

2024 Tea

\$438,191

2029 Tea

\$508,359

2024 Coffee

\$1,204,059

2029 Coffee

\$1,396,952

2024 Roasted Coffee

\$739,909

2029 Roasted Coffee

\$858,453

2024 Instant/Freeze-Dried Coffee

\$464,149

2029 Instant/Freeze-Dried Coffee

\$538,499

WORKERS



7,099

Workers Age 16+



4,755

Workers 16+ Drove Alone to Work

TRANSPORTATION TO WORK



425

Workers 16+ Took Public Transportation



436

Workers 16+ Carpooled



20

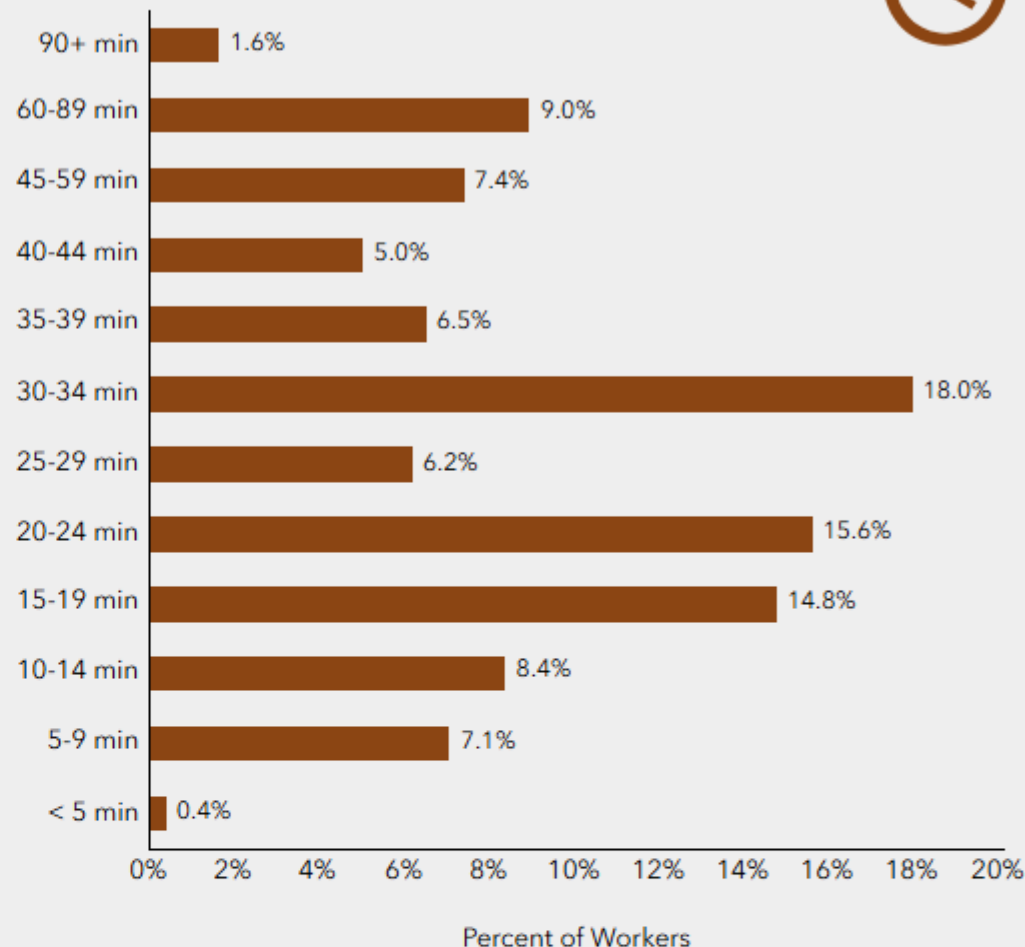
Workers 16+ Walked



19

Workers 16+ Bicycled

TRAVEL TIME TO WORK



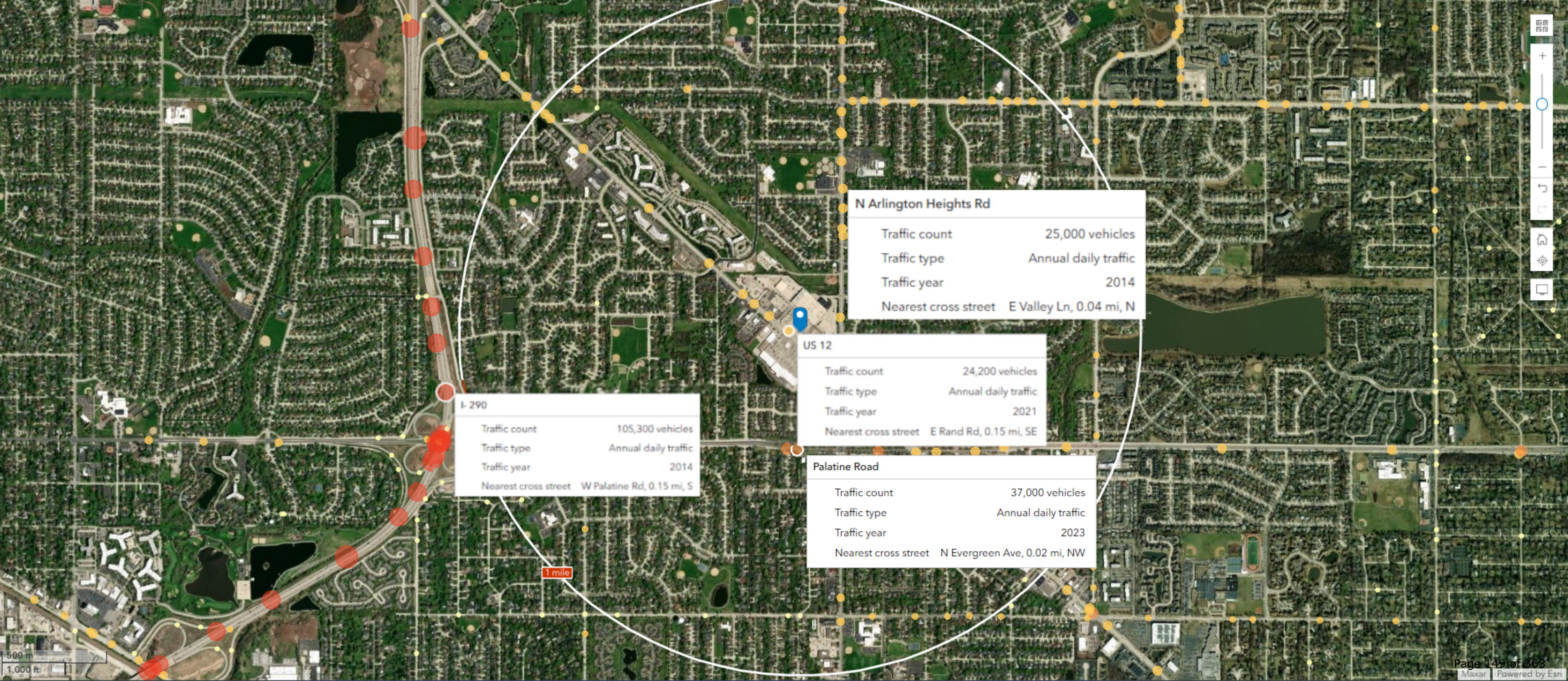
TRANSPORTATION TO WORK

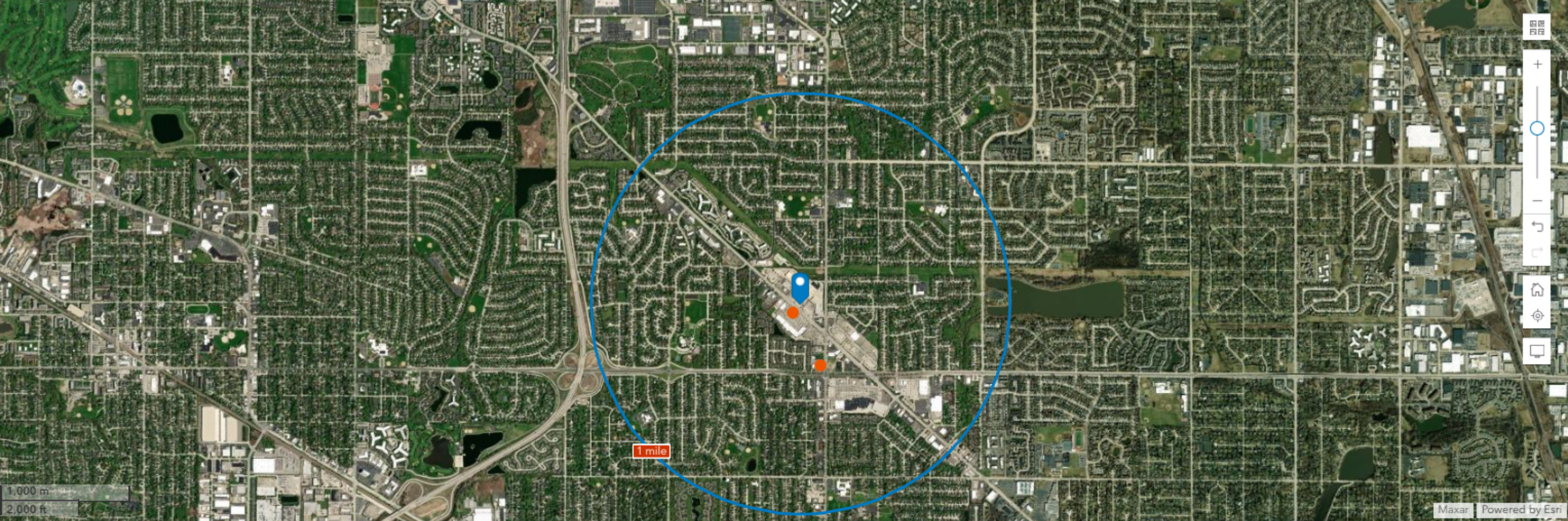
4 W Rand Rd, Arlington Heights, Illinois, 60004
Ring of 1 mile

This infographic provides information about how population age 16+ travels to work. This data comes from the the American Community Survey (ACS) from the US Census Bureau.

Read an in-depth analysis of the ACS from Esri's data team at this [link](#)







Results



2

Point locations



Top 2

Location Name

7-Eleven

1

Starbucks

1



Top 2

Industry Description

Convenience Stores

1

Snack and Nonalcoholic Beverage Bars

1

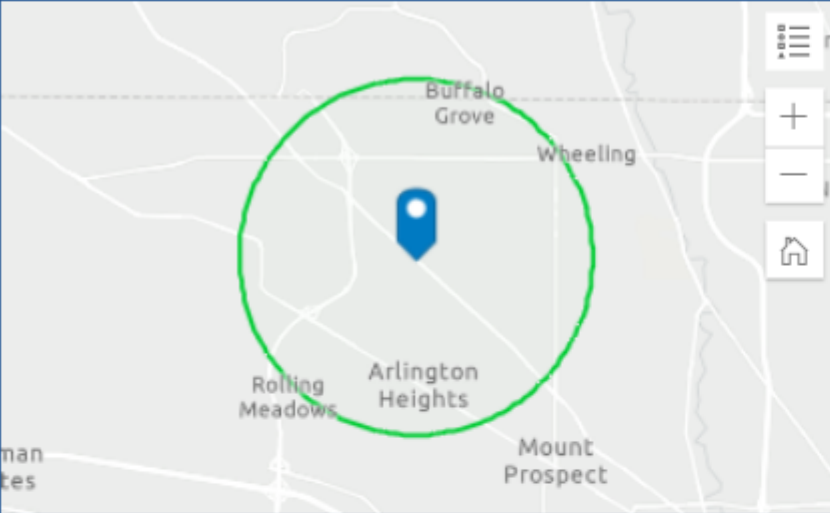


Top 2

Brand Name

Qargo Location Insights

4 W Rand Rd, Arlington Heights, Illinois, 60004
Ring of 3 miles



EMPLOYMENT



71.7%

White Collar



16.2%

Blue Collar



12.2%

Services

3.3%

Unempl
oyment
Rate

Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



135,635

2024 Total
Population



-0.56%

2024-2029
Growth
Rate:
Population



117,463

2024 Total
Daytime
Population



57,578

2024
Daytime
Pop:
Workers



\$360,651

2024
Median
Home
Value



\$102,664

2024
Median
Household
Income



3.3%

2024
Unemploy
ment Rate



58,363

2024 Total
Housing
Units



19,261

2024 Drank Coffee
(Ready-to-Drink)/6 Mo



\$4,272,030

2024 Instant/Freeze-
Dried Coffee



24,149

2024 Bought
Starbucks/6 Mo



18,674

2024 Bought Dunkin'
Donuts/6 Mo



\$11,004,207

2024 Coffee



19,221

2024 Ordered
Coffee/Tea Online/6
Mo

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.8%)

The smallest group: \$15,000 - \$24,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	5.3%	-3.5%	
\$15,000 - \$24,999	4.2%	-1.8%	
\$25,000 - \$34,999	5.0%	-1.5%	
\$35,000 - \$49,999	7.3%	-2.2%	
\$50,000 - \$74,999	13.9%	-1.5%	
\$75,000 - \$99,999	12.5%	-0.4%	
\$100,000 - \$149,999	20.8%	+2.5%	
\$150,000 - \$199,999	13.1%	+3.2%	
\$200,000+	17.8%	+5.0%	

Bars show deviation from

Illinois ▼

Business & Spending

Totals

2024 Meals at Restaurants/Other

\$248,309,362

2029 Meals at Restaurants/Other

\$286,270,772

2024 Tea

\$4,100,902

2029 Tea

\$4,728,132

2024 Coffee

\$11,004,207

2029 Coffee

\$12,686,197

2024 Roasted Coffee

\$6,732,177

2029 Roasted Coffee

\$7,760,976

2024 Instant/Freeze-Dried Coffee

\$4,272,030

2029 Instant/Freeze-Dried Coffee

\$4,925,221

WORKERS



71,919

Workers Age 16+



49,593

Workers 16+ Drove Alone to Work

TRANSPORTATION TO WORK



2,911

Workers 16+ Took Public Transportation



5,458

Workers 16+ Carpooled



683

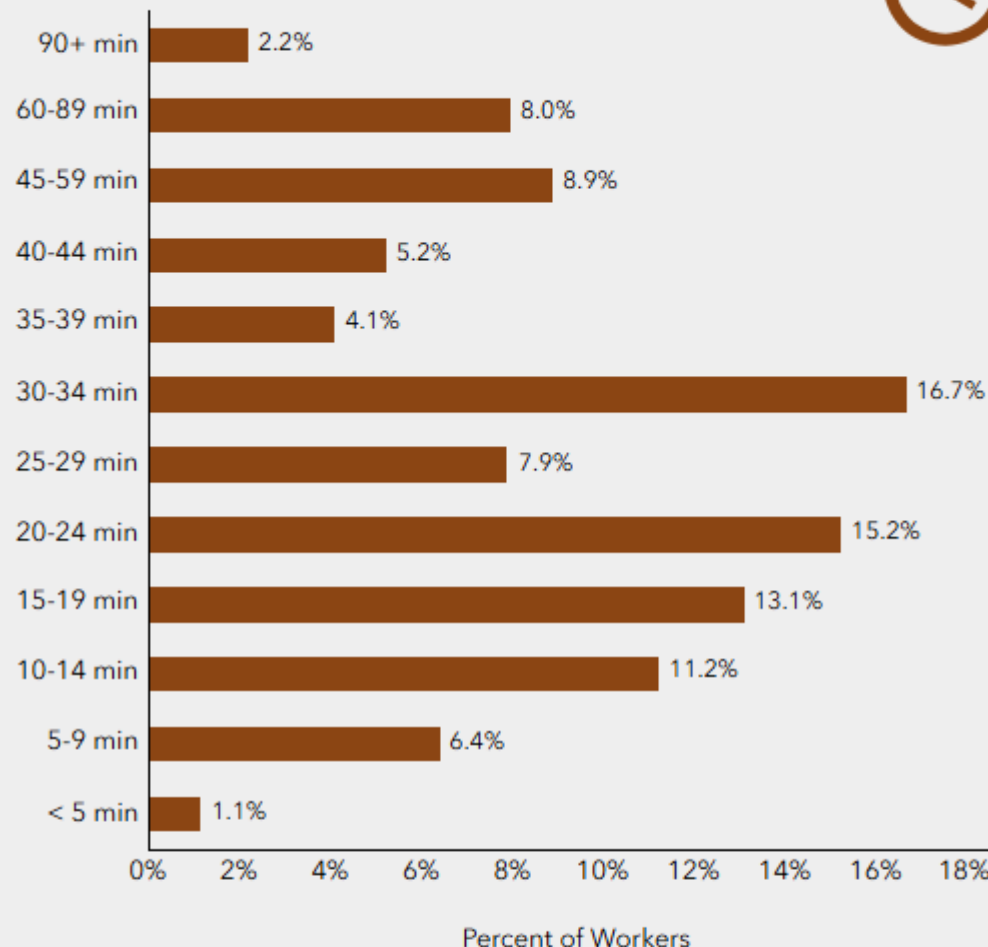
Workers 16+ Walked



397

Workers 16+ Bicycled

TRAVEL TIME TO WORK



TRANSPORTATION TO WORK

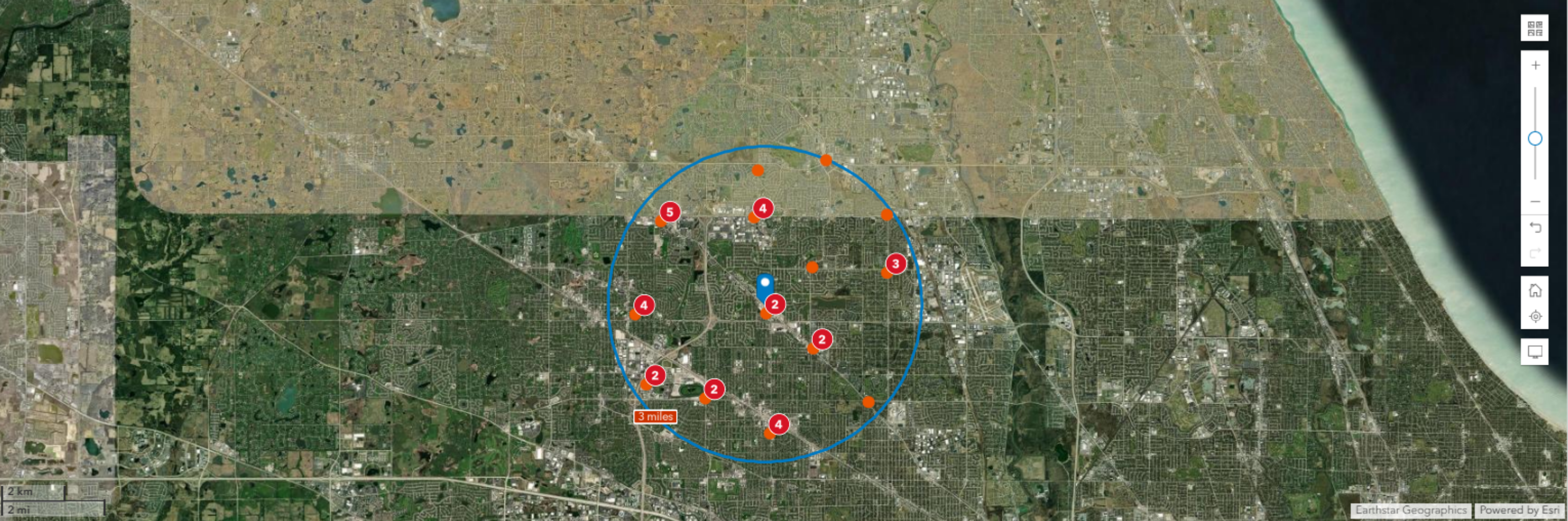
4 W Rand Rd, Arlington Heights, Illinois, 60004

Ring of 3 miles

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Read an in-depth analysis of the ACS from Esri's data team at this [link](#)





Results



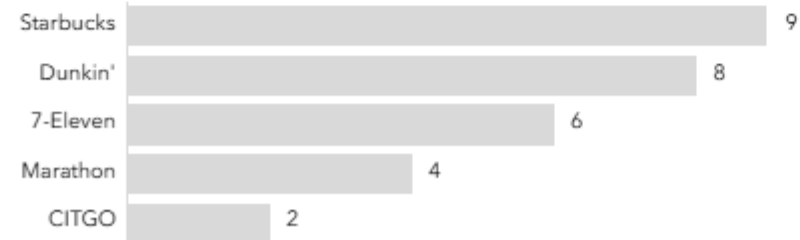
33

Point locations



Top 5

Location Name



Top 5

Industry Description

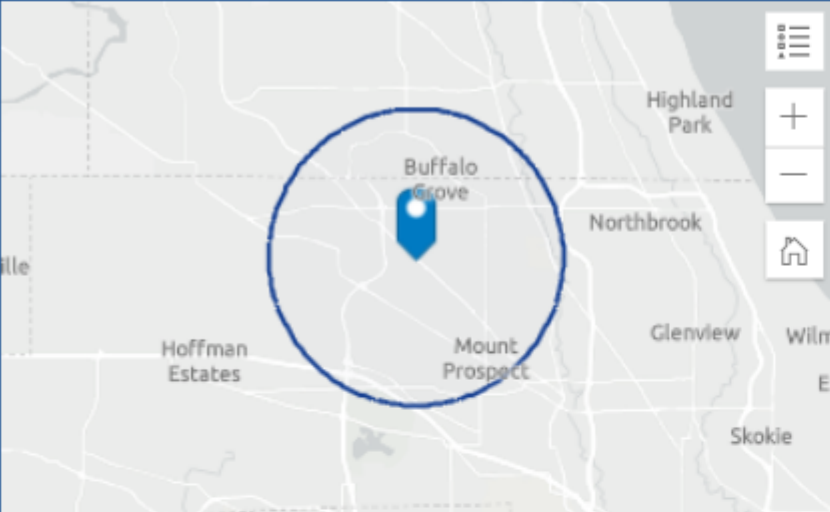


Top 5

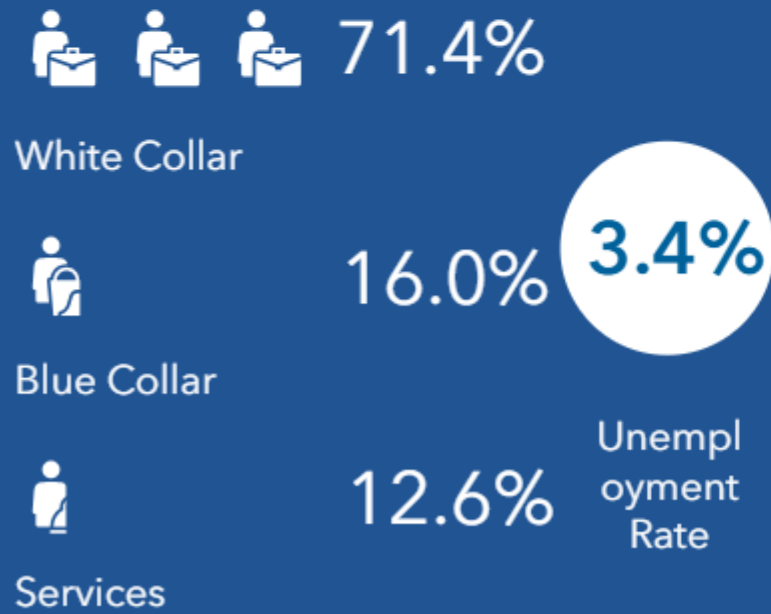
Brand Name

Qargo Location Insights

4 W Rand Rd, Arlington Heights, Illinois, 60004
Ring of 5 miles



EMPLOYMENT



Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



314,520

2024 Total
Population



-0.49%

2024-2029
Growth
Rate:
Population



309,929

2024 Total
Daytime
Population



170,908

2024
Daytime
Pop:
Workers



\$366,591

2024
Median
Home
Value



\$103,857

2024
Median
Household
Income



3.4%

2024
Unemploy-
ment Rate



135,488

2024 Total
Housing
Units



44,316

2024 Drank Coffee
(Ready-to-Drink)/6 Mo



\$10,164,054

2024 Instant/Freeze-
Dried Coffee



56,843

2024 Bought
Starbucks/6 Mo



43,072

2024 Bought Dunkin'
Donuts/6 Mo



\$26,117,072

2024 Coffee



44,569

2024 Ordered
Coffee/Tea Online/6
Mo

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$15,000 - \$24,999 (3.9%)

Indicator ▲	Value	Diff		
<\$15,000	4.9%	-3.9%		
\$15,000 - \$24,999	3.9%	-2.1%		
\$25,000 - \$34,999	4.6%	-1.9%		
\$35,000 - \$49,999	7.7%	-1.8%		
\$50,000 - \$74,999	13.9%	-1.5%		
\$75,000 - \$99,999	12.6%	-0.3%		
\$100,000 - \$149,999	20.6%	+2.3%		
\$150,000 - \$199,999	13.1%	+3.2%		
\$200,000+	18.7%	+5.9%		

Bars show deviation from

Illinois ▼

Business & Spending

Totals

2024 Meals at Restaurants/Other	\$593,548,722
2029 Meals at Restaurants/Other	\$682,746,189
2024 Tea	\$9,774,556
2029 Tea	\$11,244,097
2024 Coffee	\$26,117,072
2029 Coffee	\$30,043,353
2024 Roasted Coffee	\$15,953,017
2029 Roasted Coffee	\$18,350,976
2024 Instant/Freeze-Dried Coffee	\$10,164,054
2029 Instant/Freeze-Dried Coffee	\$11,692,377

WORKERS



169,060

Workers Age 16+



118,137

Workers 16+ Drove Alone to Work

TRANSPORTATION TO WORK



6,502

Workers 16+ Took Public Transportation



12,494

Workers 16+ Carpooled



2,047

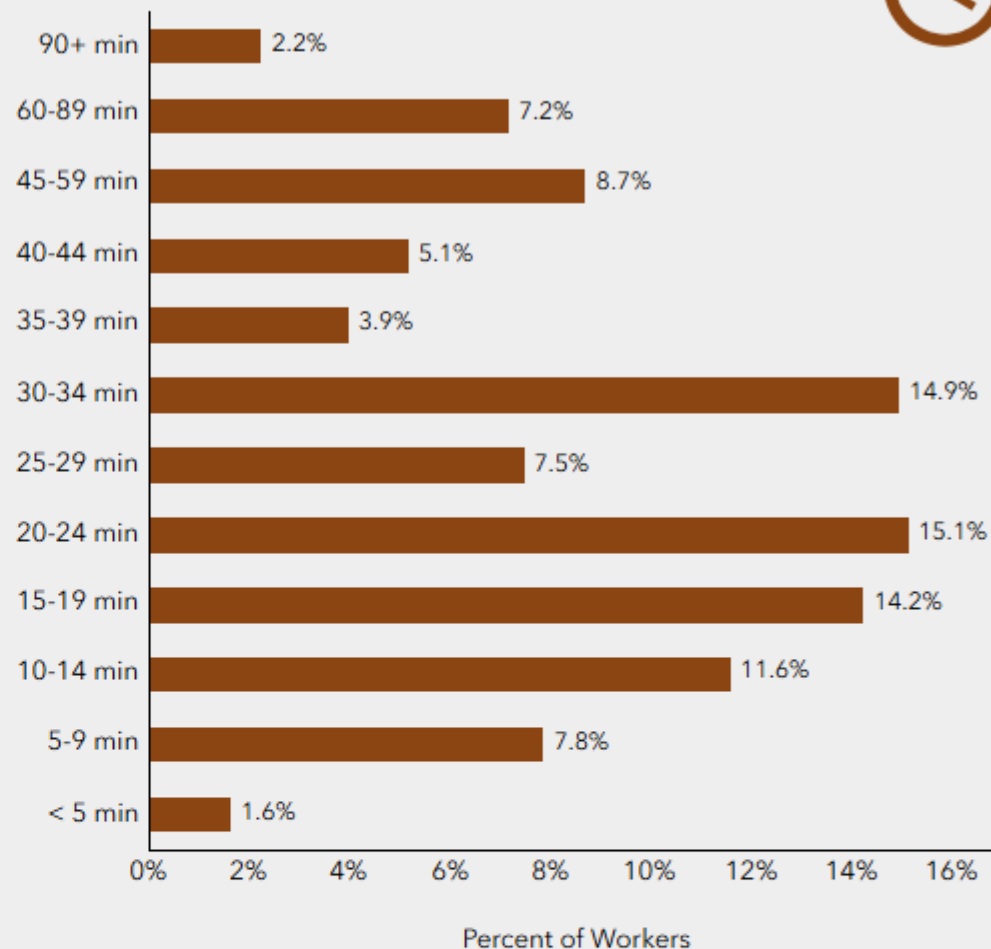
Workers 16+ Walked



500

Workers 16+ Bicycled

TRAVEL TIME TO WORK



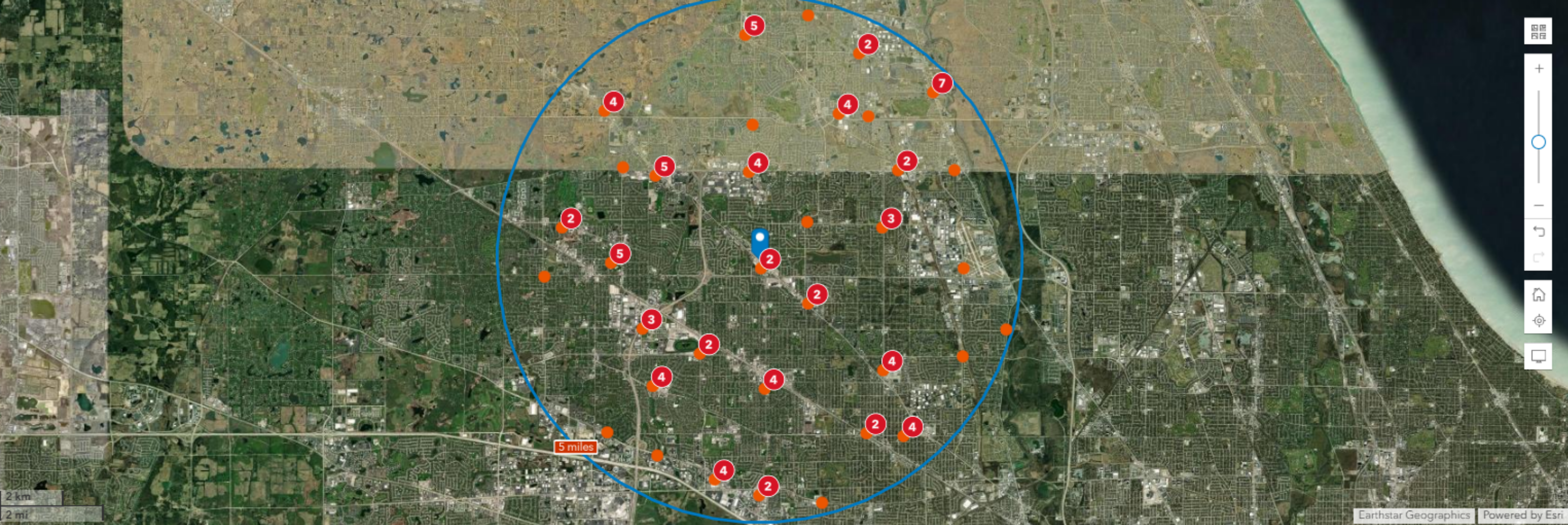
TRANSPORTATION TO WORK

4 W Rand Rd, Arlington Heights, Illinois, 60004
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the the American Community Survey (ACS) from the US Census Bureau.

Read an in-depth analysis of the ACS from Esri's data team at this [link](#)





Results



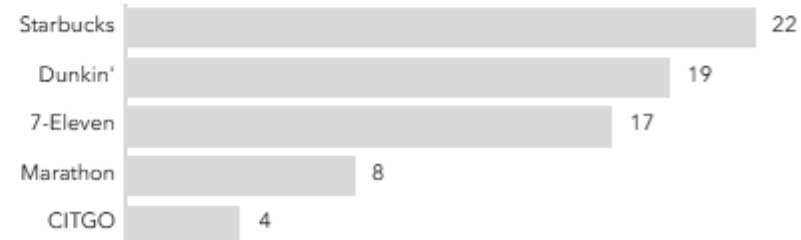
89

Point locations



Top 5

Location Name



Top 5

Industry Description

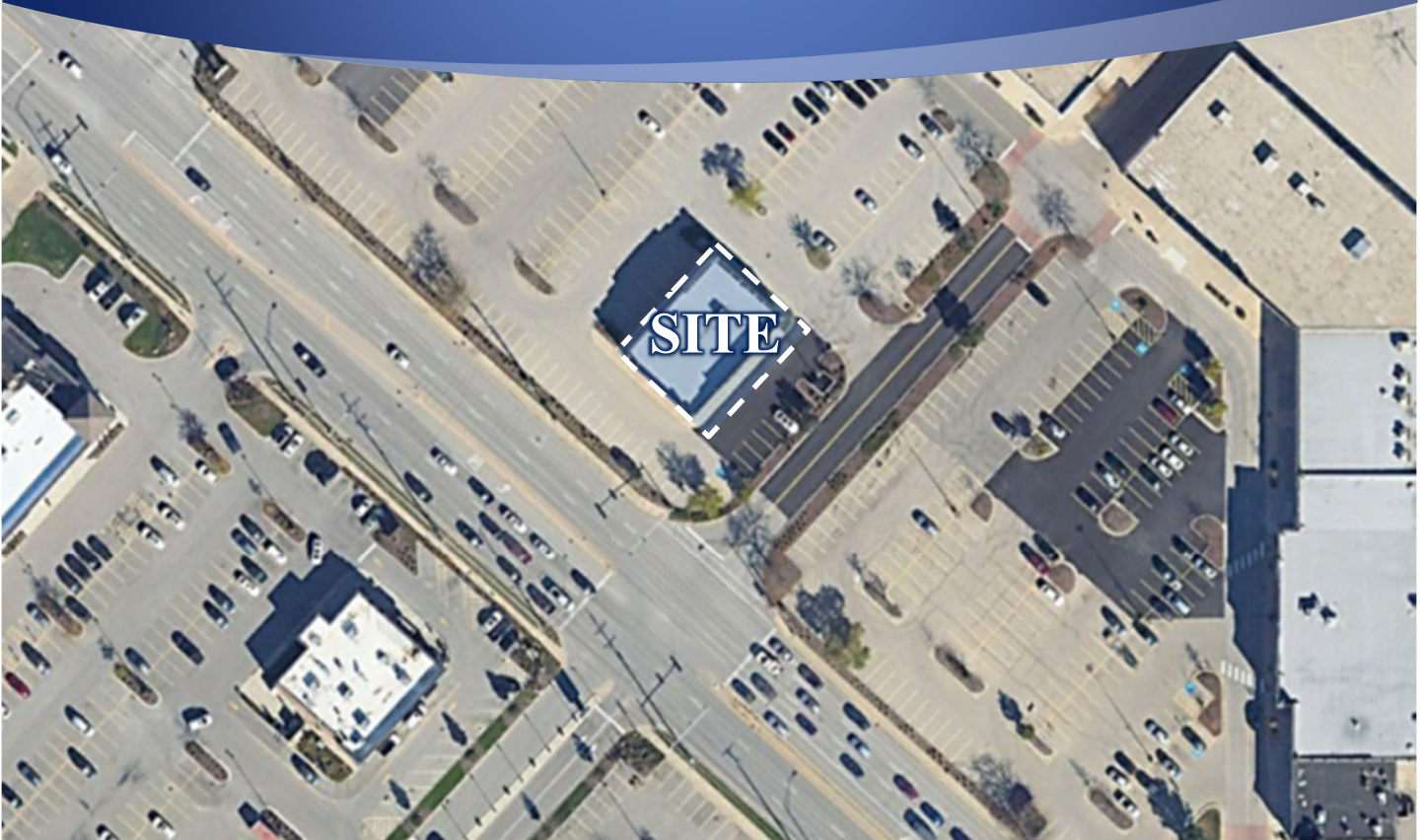


Top 5

Brand Name

Traffic Impact Study Qargo Coffee

Arlington Heights, Illinois



Prepared For:

The HOH Group, Inc.



September 17, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Qargo Coffee to be located within the Arlington Plaza shopping center in Arlington Heights, Illinois. The site, which was previously occupied by Olson Rug, is an outlot building located in the southwest side of the shopping center along Rand Road. As proposed, the vacant building will be repurposed to contain Qargo Coffee, a coffee shop with a drive-through lane. The site is served by the existing surface parking lot of the shopping center, part of which will be reconfigured around the building to accommodate the drive-through lane. Access will be provided via the existing shopping center access system.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed coffee shop will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed coffee shop.

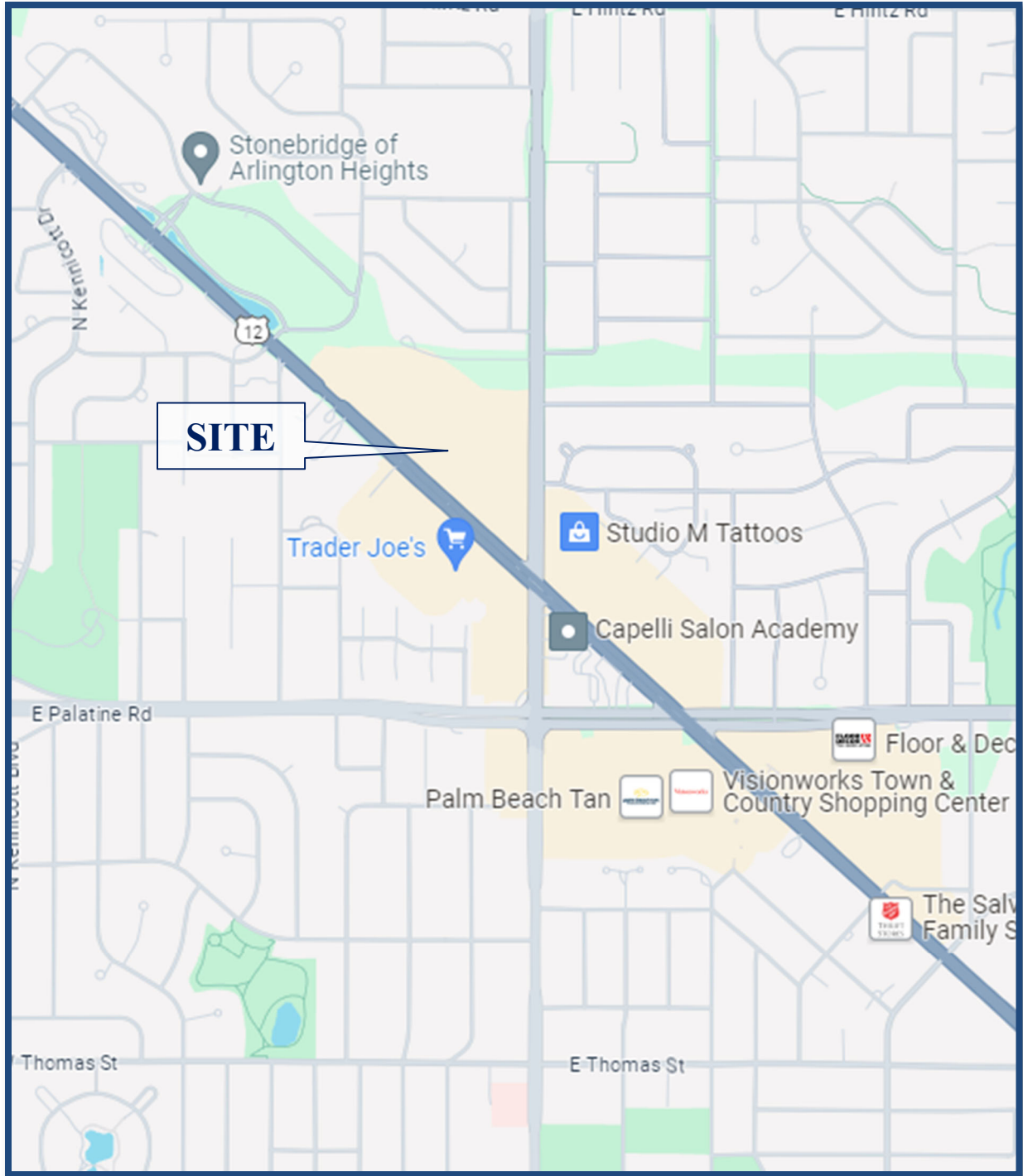
Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed coffee shop
- Directional distribution of the coffee shop traffic
- Vehicle trip generation for the coffee shop
- Future traffic conditions including access to the coffee shop
- Traffic analyses for the weekday morning, evening, and Saturday midday peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

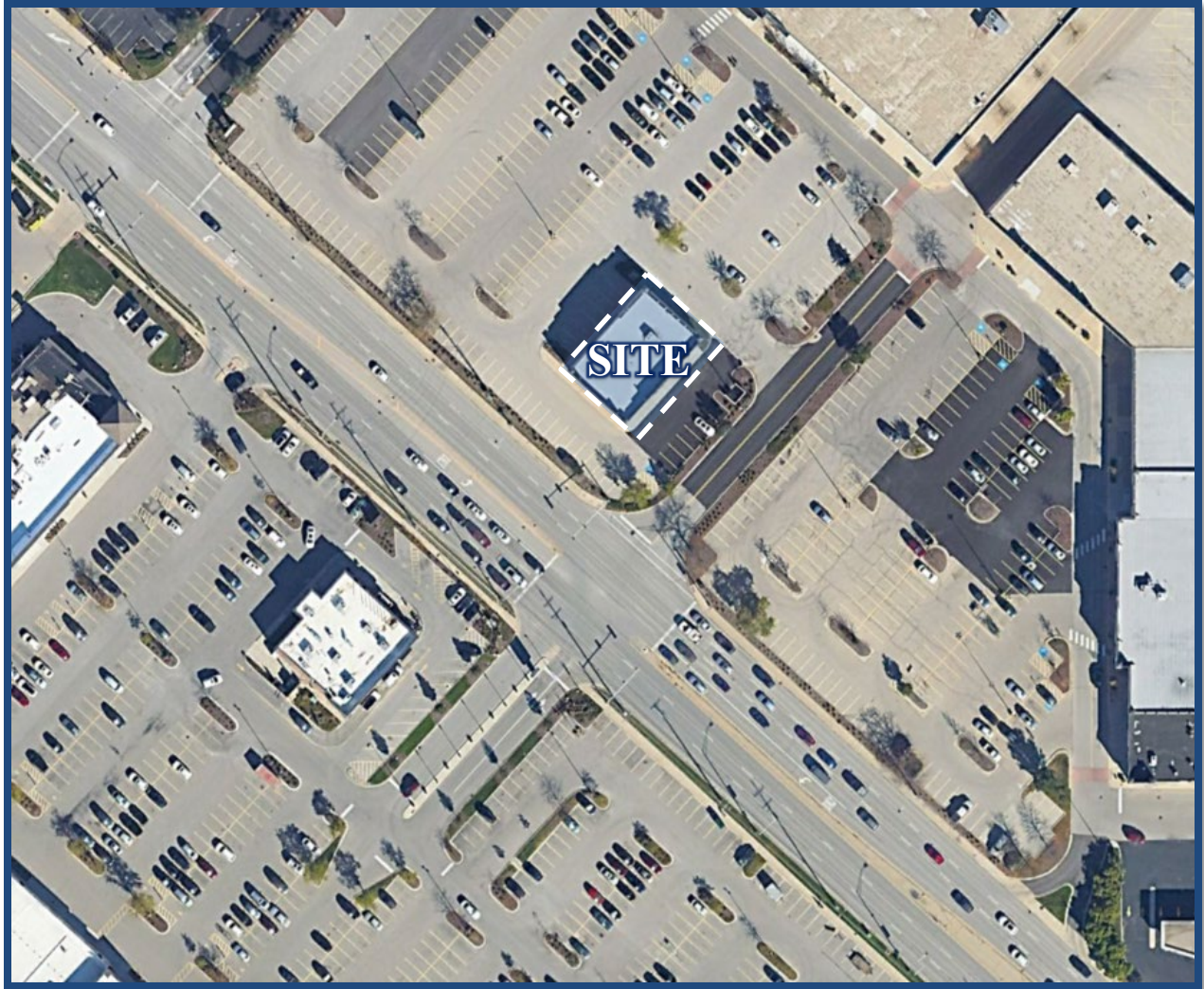
Traffic capacity analyses were conducted for the weekday morning, weekday evening, and Saturday midday peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2030 No-Build Conditions – Analyzes the capacity of the future roadway system using background traffic volumes that include the existing traffic volumes increased by an ambient growth factor as well as the traffic to be generated by the existing vacancies within the shopping center.
3. Year 2030 Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed coffee shop.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which is currently a vacant and formerly occupied by Olson Rug, is an outlot building within the Arlington Plaza shopping center, located in the north quadrant of the intersection of Rand Road with the Arlington Plaza/Annex of Arlington access drives. Land uses along Rand Road in the vicinity of the site are primarily commercial and the Annex of Arlington shopping center is located across Rand Road from the Arlington Plaza shopping center. It should be noted that the Arlington Plaza shopping center currently has a vacant space totaling approximately 26,000 square feet of retail space that was formerly occupied by the Harvest Fresh Market.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the site are described below and illustrated in **Figure 3**.

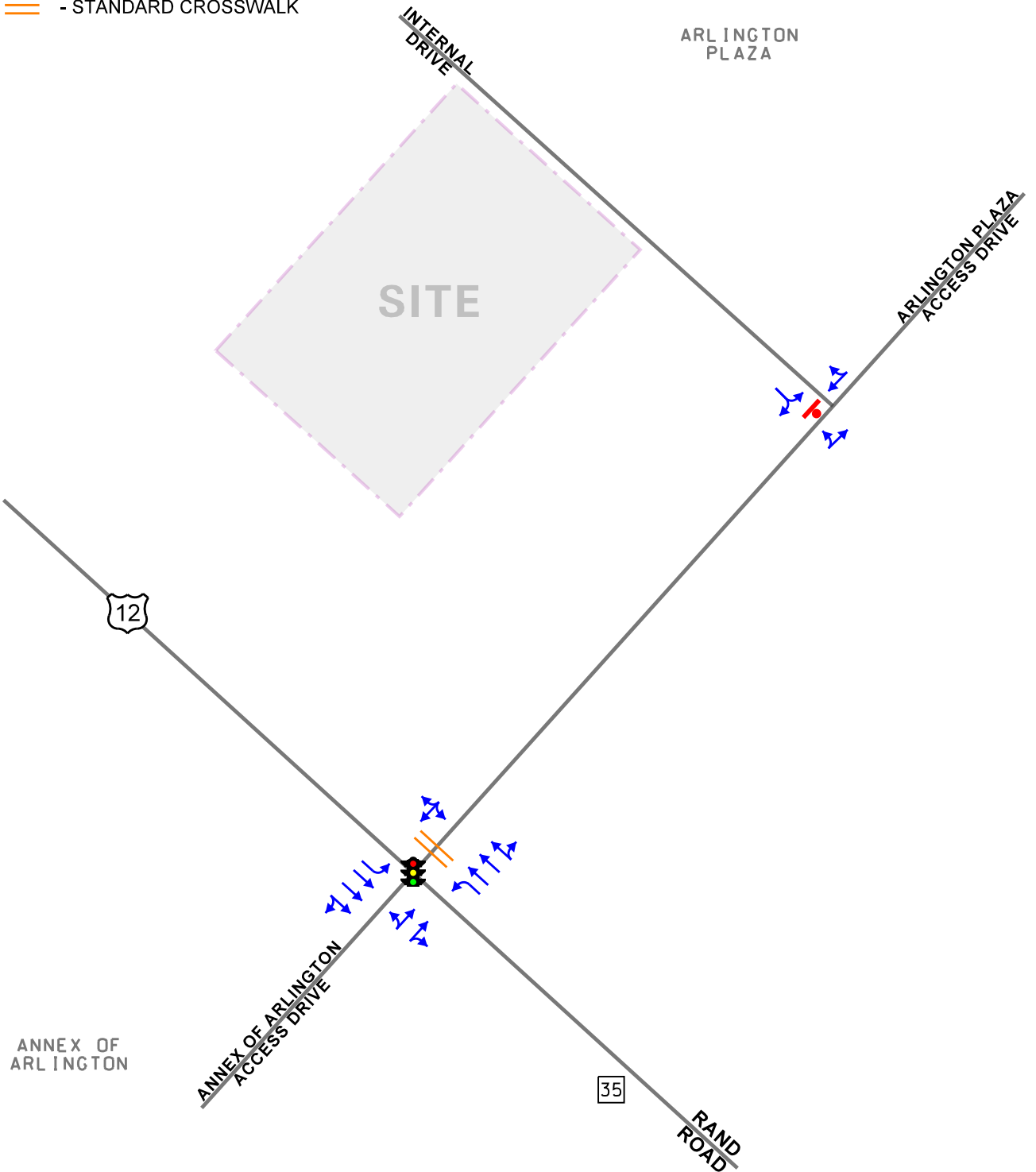
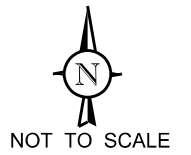
Rand Road (US 12) is a northwest-southeast other principal arterial roadway that provides three through lanes in each direction in the vicinity of the site. At its signalized intersection with the Arlington Plaza/Annex of Arlington access drives, Rand Road provides a left-turn lane, two through lanes, and a combined through/right-turn lane on the northwest-bound and southeast-bound approaches. Rand Road carries an annual average daily traffic (AADT) volume of 24,500 vehicles at the shopping center access drives (IDOT 2023). Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA) route, and has a posted speed limit of 35 miles per hour.

The *Arlington Plaza access drive* is a northeast-southwest private access drive that provides one lane in each direction and serves the Arlington Plaza shopping center. At its signalized intersection with Rand Road, the access drive provides a combined left-turn/through/right-turn lane on the southwest-bound approach that is approximately 30 feet wide. Given the width of the approach, it was observed that the access drive at the signalized intersection operates as a combined left-turn/through lane and a right-turn lane with a storage length that can accommodate approximately one to two vehicles. A standard-style crosswalk is provided on this leg of the intersection.

The *Annex of Arlington access drive* is a northeast-southwest private access drive that provides two lanes in each direction and serves the Annex of Arlington shopping center. At its signalized intersection with Rand Road, the access drive provides a combined left-turn/through lane and a combined through/right-turn lane on the northeast-bound approach.

LEGEND

- - TRAVEL LANE
- 🚦 - TRAFFIC SIGNAL
- 🛑 - STOP SIGN
- XX - SPEED LIMIT SIGN
- — - STANDARD CROSSWALK



Qargo Coffee
Arlington Heights, Illinois

Existing Roadway Characteristics

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts in June and July 2024 during the weekday morning (7:00 to 9:00 A.M.), weekday evening (4:00 to 6:00 P.M.), and Saturday midday (12:00 to 2:00 P.M.) peak periods at the following intersections:

- Rand Road with Arlington Plaza/Annex of Arlington access drives
- Arlington Plaza access drive with interior access drive

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M., the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M., and the Saturday midday peak hour of traffic occurs from 1:00 to 2:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes.

Copies of the traffic count summary sheets are included in the Appendix.

Crash Data Summary

KLOA, Inc. obtained crash data¹ for the most recent available past five years (2018 to 2022) for the intersection of Rand Road with the Arlington Plaza/Annex of Arlington access drives. The crash data for the intersection is summarized in **Table 1**. A review of the crash data indicated that no fatalities were reported at the intersection during the review period.

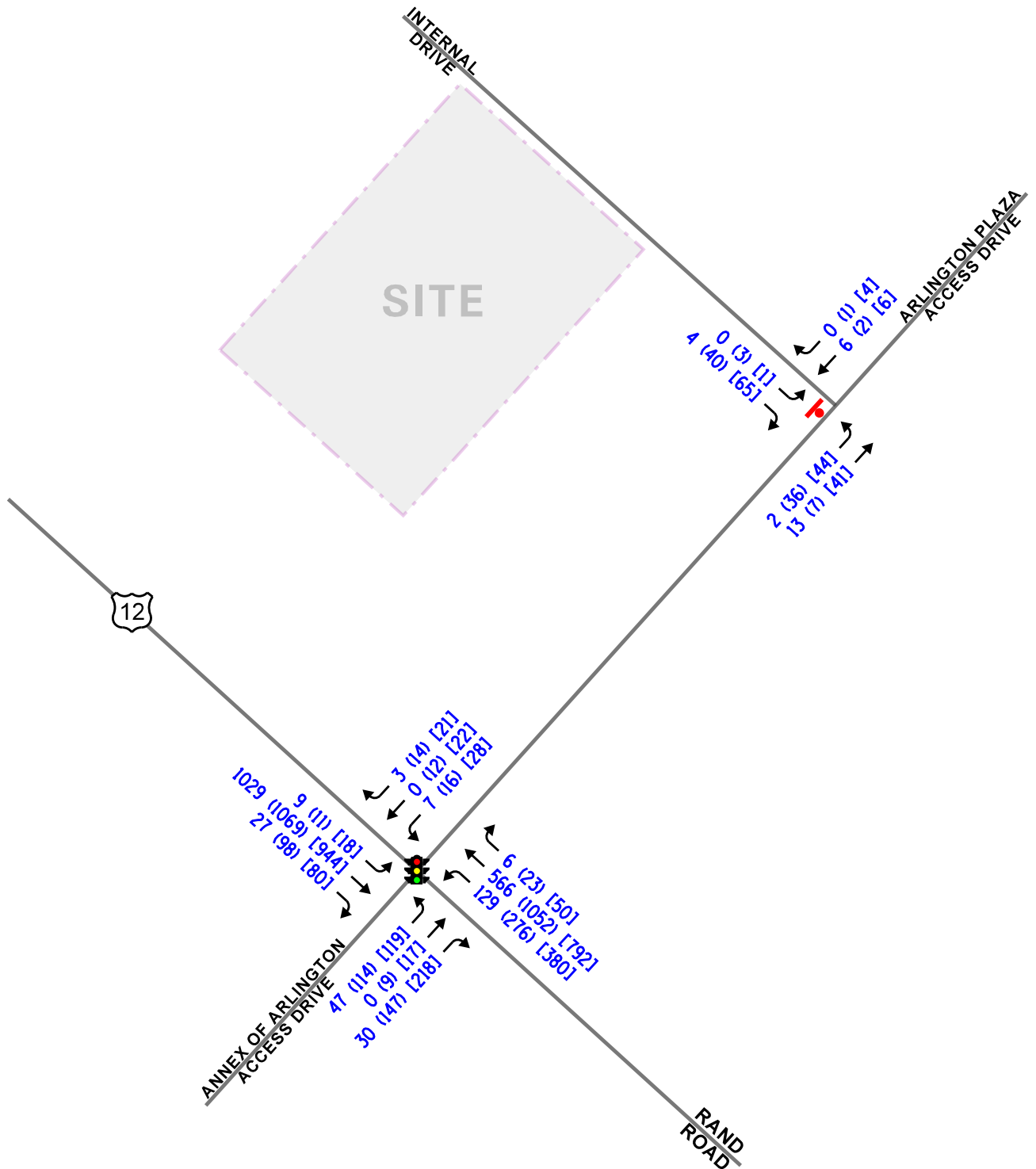
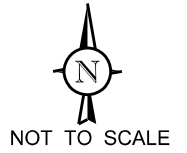
Table 1
RAND ROAD WITH ARLINGTON PLAZA/ANNEX OF ARLINGTON ACCESS DRIVES –
CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	1	0	0	1
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	0	0	0	1	0	0	0	1
Average	0.0	0.0	0.0	<1.0	0.0	0.0	0.0	<1.0

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (8:00-9:00 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)



Qargo Coffee
Arlington Heights, Illinois

Existing Traffic Volumes



Job No: 24-167

Figure: 4

3. Traffic Characteristics of the Proposed Coffee Shop

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed coffee shop, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the existing building will be repurposed to contain a coffee shop with a drive-through lane. The building will total approximately 4,222 square feet and the drive-through lane will run along the southwest and southeast sides of the building in a counterclockwise direction. Parking will be provided via the existing surface parking lot serving the shopping center. Parking rows along the southwest and southeast sides of the building will be restriped to provide diagonal parking spaces, changing the circulation along these sides of the building to run parallel to the drive-through in a counterclockwise manner.

Access to the coffee shop will continue to be provided via the existing shopping center access system.

A copy of the site plan is included in the Appendix.

Directional Distribution

The directions from which vehicles will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the site-generated traffic.

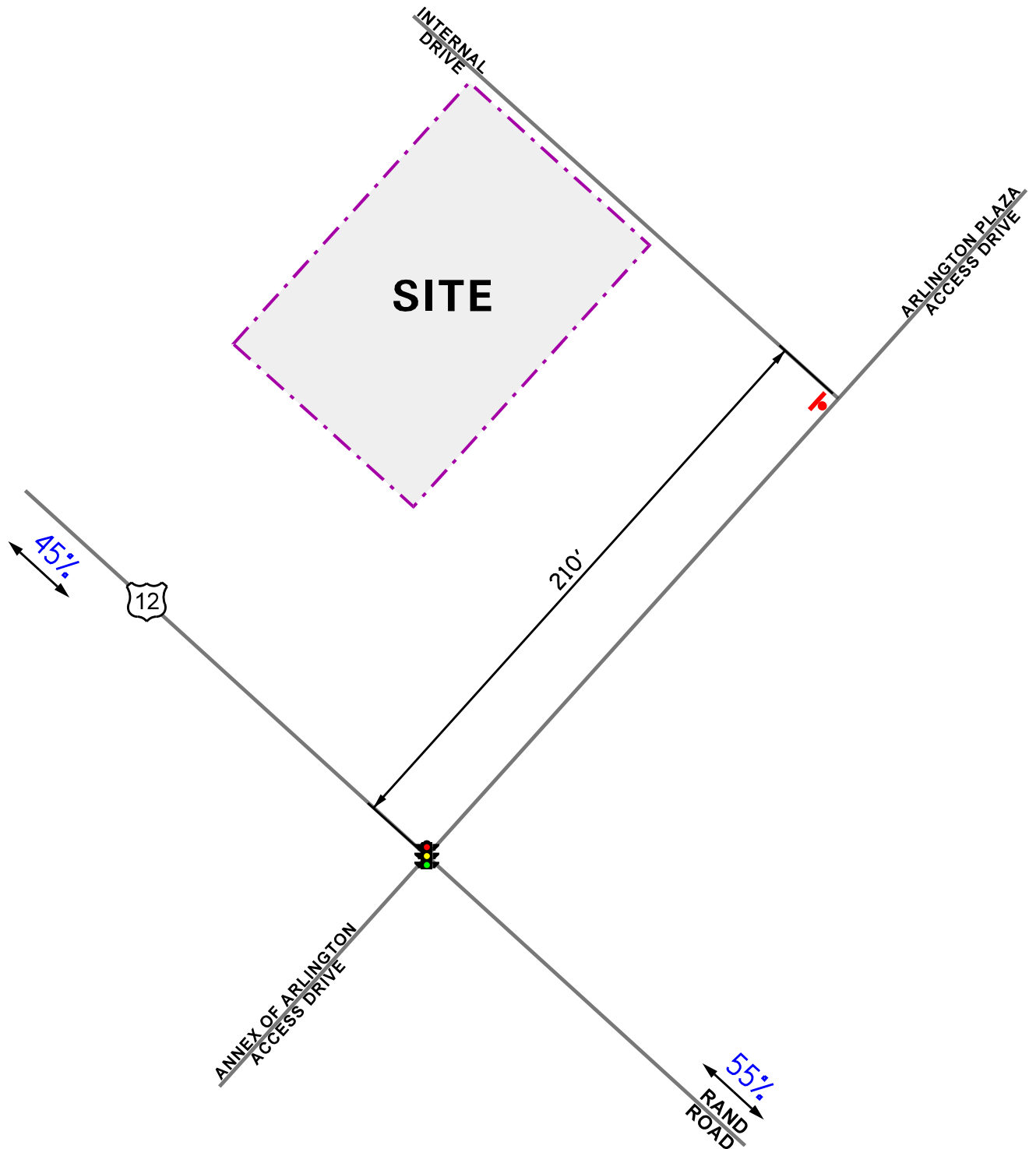
LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



NOT TO SCALE



Qargo Coffee
Arlington Heights, Illinois

Directional Distribution



Job No: 24-167

Figure: 5

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed Qargo Coffee store was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Coffee/Donut Shop with Drive-Through Window” (Land-Use Code 937) rates were utilized. A ten percent interaction reduction was applied to the total trips projected to be generated by the proposed coffee shop to account for interaction between the proposed land use and the existing land uses within the Arlington Plaza shopping center.

It is important to note that surveys conducted by ITE have shown that a significant number of trips made to these types of uses are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. For this type of use, the surveys indicate that, on average, 70 percent of the peak hour trips generated are diverted from existing traffic on the adjacent roadways during the weekday peak periods.

Table 2 summarizes the trips projected to be generated by the proposed coffee shop.

Table 2

PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window – 4,222 S.F.	185	177	362	82	83	165	185	186	371
	<i>10% Interaction Reduction</i>	-18	-18	-36	-8	-8	-16	-18	-19	-37
	Subtotal	167	159	326	74	75	149	167	167	334
	<i>70% Pass-By Reduction¹</i>	-114	-114	-228	-52	-52	-104	-117	-117	-234
	Total New Trips	53	45	98	22	23	45	50	50	100
1 – Applied after interaction reduction was applied.										

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed coffee shop.

Site Traffic Assignment

The estimated peak hour traffic volumes that will be generated by the proposed coffee shop were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new passenger vehicle trips. As previously indicated, a 70 percent pass-by reduction was applied, and **Figure 7** illustrates the traffic assignment of the pass-by trips.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on annual average daily traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated June 19, 2024, the existing traffic volumes are projected to increase by a total of three percent (0.5 percent compounded annually) to represent Year 2030 total projected conditions (one-year buildout plus five years).

Also included in the no-build traffic volumes are trips estimated to be generated by the vacant retail space in the shopping center that was formerly Harvest Fresh Market.

Figure 8 illustrates the Year 2030 no-build traffic volumes. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

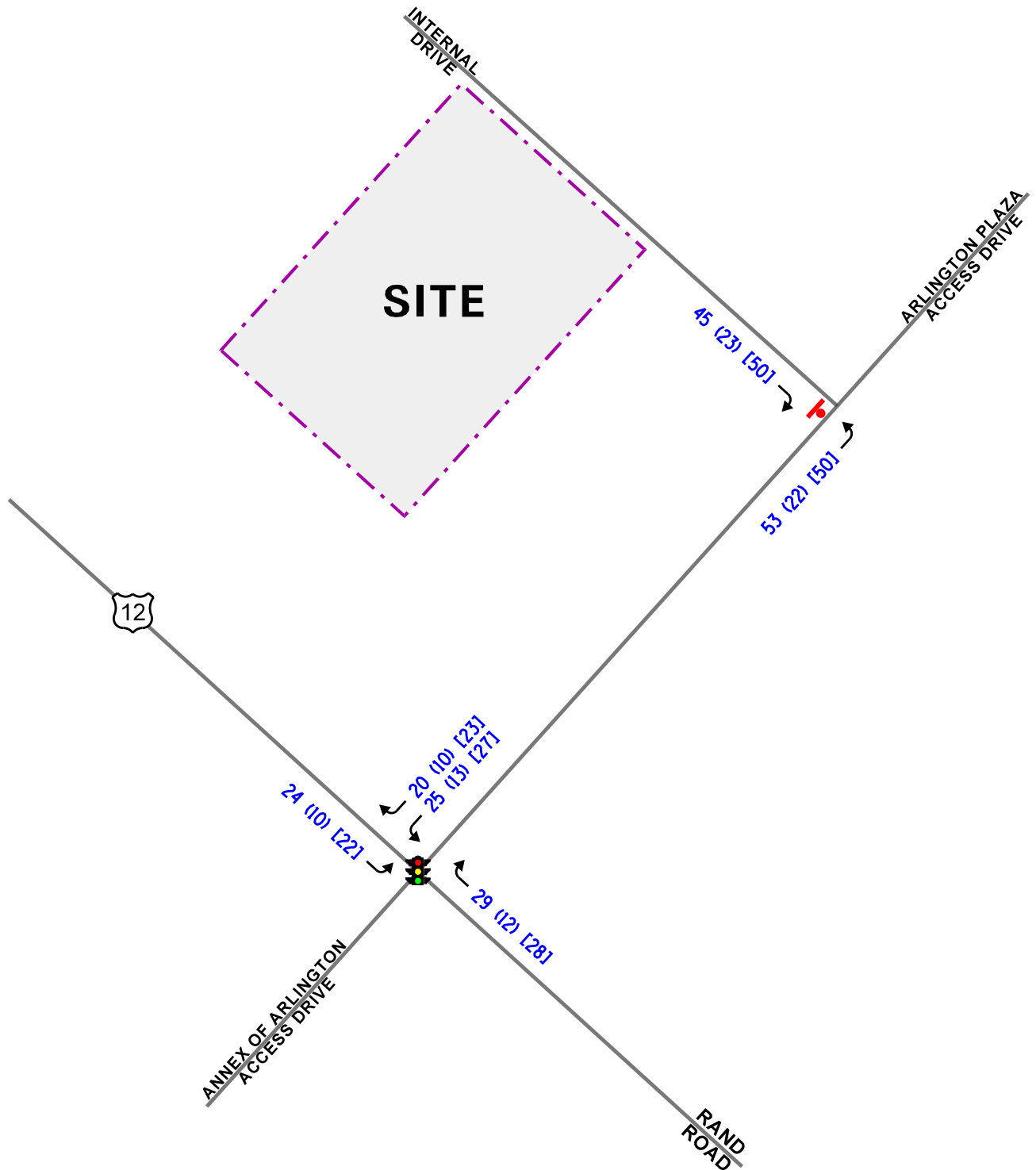
The site-generated traffic (Figures 6 and 7) was added to the existing traffic volumes increased by the regional growth factor (Figure 8) to determine the Year 2030 total projected traffic volumes, shown in **Figure 9**.

LEGEND

- 00** - WEEKDAY AM PEAK HOUR (8:00-9:00 AM)
- (00)** - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
- [00]** - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)



NOT TO SCALE



Qargo Coffee
Arlington Heights, Illinois

New Site-Generated Traffic Volumes

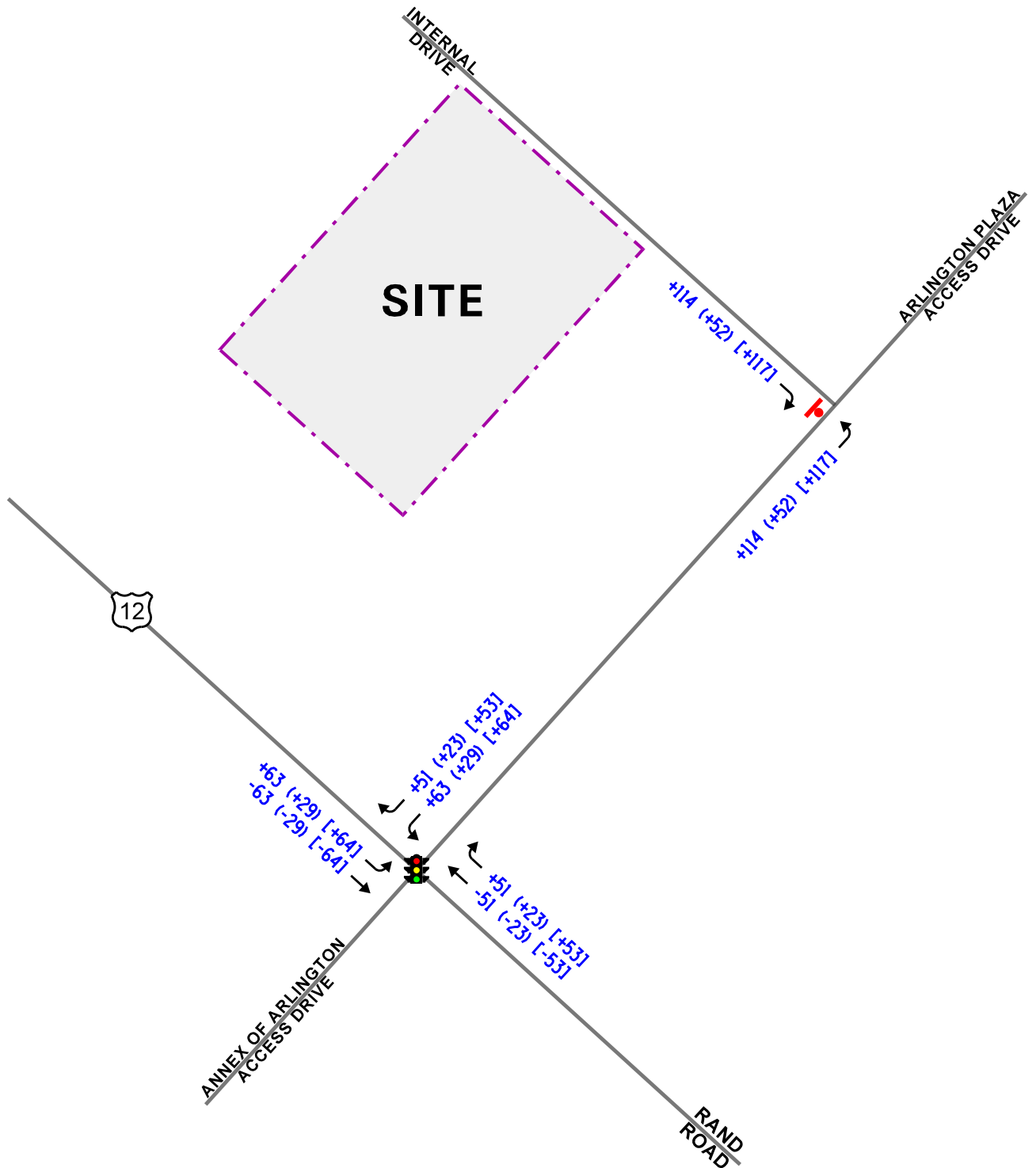
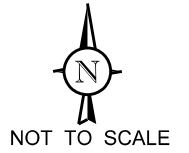


Job No: 24-167

Figure: 6

LEGEND

- 00** - WEEKDAY AM PEAK HOUR (8:00-9:00 AM)
- (00)** - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
- [00]** - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)

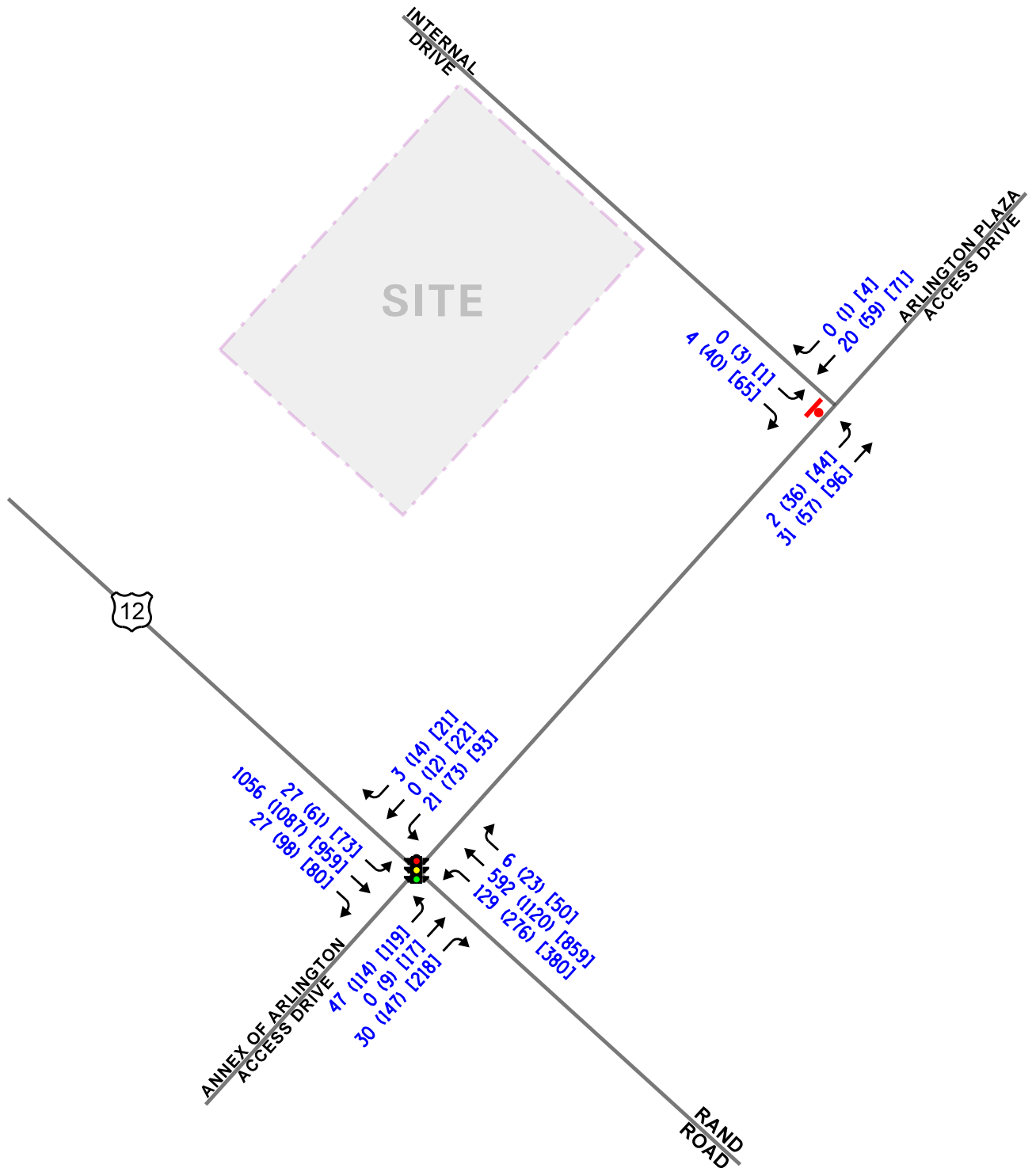
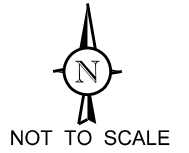


Qargo Coffee
Arlington Heights, Illinois

Pass-By Traffic Volumes

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (8:00-9:00 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)



Qargo Coffee
Arlington Heights, Illinois

Year 2030 No-Build Traffic Volumes

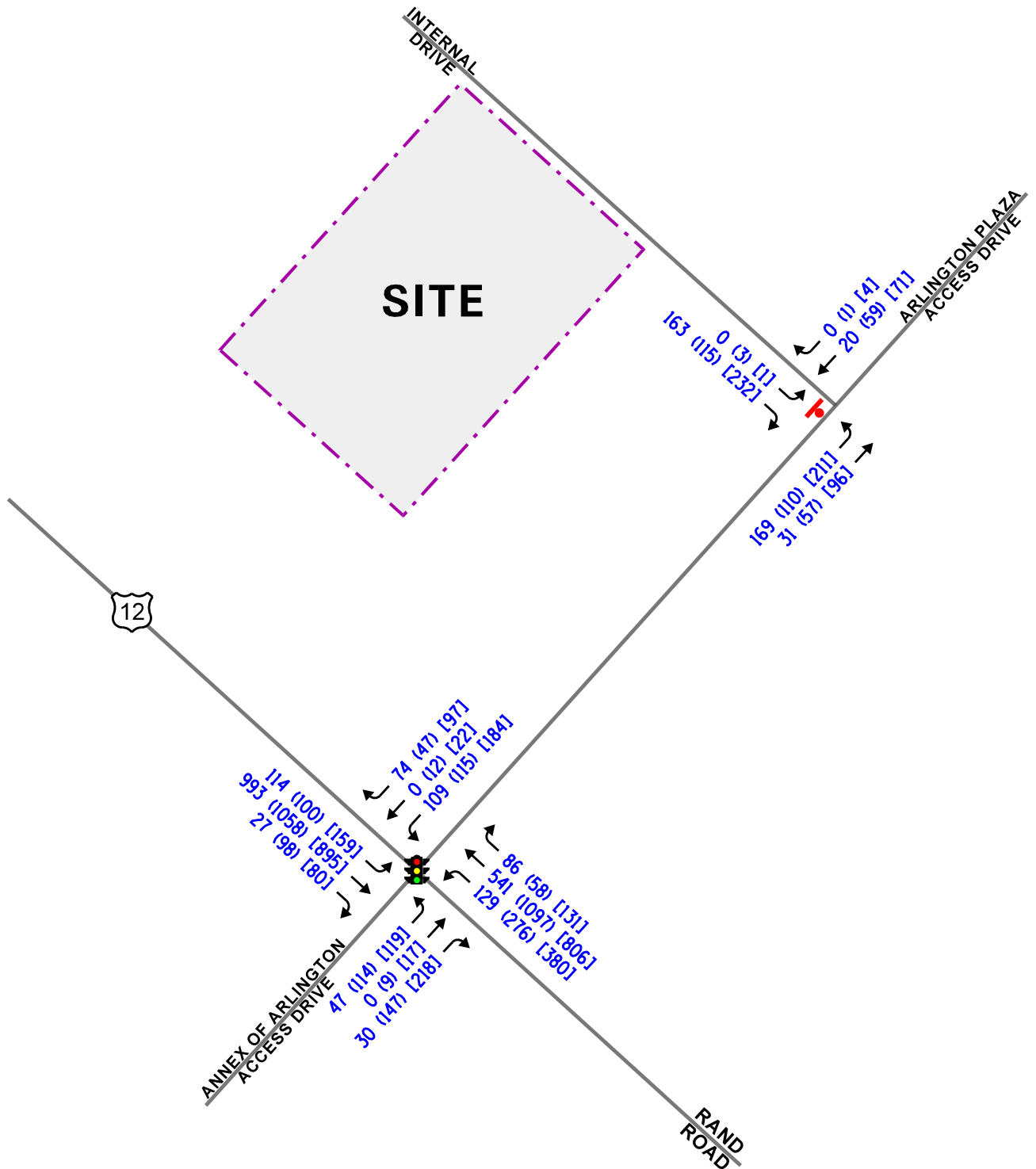
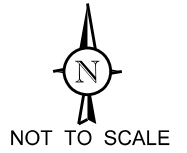


Job No: 24-167

Figure: 8

LEGEND

- 00** - WEEKDAY AM PEAK HOUR (8:00-9:00 AM)
- (00)** - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
- [00]** - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)



Qargo Coffee
Arlington Heights, Illinois

Year 2030 Total Traffic Volumes

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing, Year 2030 no-build conditions, and Year 2030 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software. The analyses for the traffic-signal controlled intersection were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2030 no-build conditions, and Year 2030 total projected conditions are presented in **Tables 3** through **6**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3

RAND ROAD WITH ANNEX OF ARLINGTON ACCESS DRIVE/ARLINGTON PLAZA ACCESS DRIVE – SIGNALIZED

	Peak Hour	Southeast-bound		Northwest-bound		Northeast-bound	Southwest-bound ¹		Overall
		L	T/R	L	T/R	L/T/R	L/T	R	
Existing Conditions	Weekday Morning	A 2.0	A 5.8	A 3.8	A 3.1	E – 64.8	E 59.0	E 57.7	A 7.5
		A – 5.8		A – 3.2			E – 58.6		
	Weekday Evening	A 5.1	B 12.4	B 14.0	A 7.1	E – 68.9	E 54.9	D 52.9	B 16.5
		B – 12.3		A – 8.5			D – 54.2		
	Saturday Midday	A 7.8	B 19.2	B 19.0	A 8.8	D – 51.7	D 41.2	D 37.9	C 20.7
		B – 19.0		B – 12.0			D – 40.2		
No-Build Conditions	Weekday Morning	A 2.1	A 5.9	A 3.9	A 4.1	E – 64.9	E 63.1	E 57.7	A 8.2
		A – 5.8		A – 4.0			E – 62.5		
	Weekday Evening	A 5.9	B 13.0	B 14.8	A 9.1	E – 69.0	F 83.8	D 52.3	B 18.6
		B – 12.6		B – 10.2			E – 79.4		
	Saturday Midday	A 8.5	B 19.8	C 21.0	B 11.5	D – 51.0	E 68.5	D 36.6	C 22.9
		B – 19.1		B – 14.3			E – 63.6		
Projected Conditions	Weekday Morning	A 4.5	A 9.2	A 5.8	A 8.2	D – 54.1	E 71.4	E 57.6	B 14.9
		A – 8.7		A – 7.8			E – 65.8		
	Weekday Evening	A 8.2	B 15.4	B 16.4	B 12.1	E – 62.8	F 94.3	D 50.6	C 21.8
		B – 14.8		B – 12.9			F – 82.5		
	Saturday Midday	B 13.1	C 24.2	C 26.3	B 17.1	D – 42.0	F 85.1	D 35.1	C 28.2
		C – 22.7		B – 19.8			E – 69.1		
Letter denotes Level of Service L – Left Turn R – Right Turn 1 – Operates as an approach with a right-turn lane due to approach width and based on field observations. Delay is measured in seconds. T – Through									

Table 4

UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Arlington Plaza Access Drive with Internal Drive¹						
• Southeast-bound Approach	A	8.4	A	8.5	A	8.6
• Northeast-bound Left Turn	A	7.2	A	7.3	A	7.3
LOS = Level of Service Delay is measured in seconds.						

1 – Two-way stop control

Table 5

UNSIGNALIZED – YEAR 2030 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Arlington Plaza Access Drive with Internal Drive¹						
• Southeast-bound Approach	A	8.5	A	8.8	A	9.0
• Northeast-bound Left Turn	A	7.3	A	7.4	A	7.5
LOS = Level of Service Delay is measured in seconds.						

1 – Two-way stop control

Table 6

UNSIGNALIZED – YEAR 2030 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Arlington Plaza Access Drive with Internal Drive¹						
• Southeast-bound Approach	A	9.5	A	9.2	B	10.2
• Northeast-bound Left Turn	A	7.7	A	7.5	A	7.8
LOS = Level of Service Delay is measured in seconds.						

1 – Two-way stop control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the café-generated traffic.

Rand Road with Annex of Arlington Access Drive/Arlington Plaza Access Drive

The results of the capacity analysis indicate that overall, this intersection currently operates at Level of Service (LOS) LOS A during the weekday morning peak hour, at LOS B during the weekday evening peak hour, and at LOS C during the Saturday midday peak hour. The mainline approaches on Rand Road currently operate at LOS B or better during the peak hours. The minor approaches from the shopping centers currently operate at LOS E or LOS D during the peak hours. These lower levels of service are common and expected when access drives intersect with a major roadway such as Rand Road at a signalized intersection. Under Year 2030 no-build conditions, the intersection and critical approaches are projected to continue operating at the current levels of service, with increases in delay of approximately two seconds or less over the existing conditions.

Under Year 2030 total projected conditions, the intersection is projected to operate overall at LOS B during the weekday morning peak hour and at LOS C during the weekday evening and Saturday midday peak hours. The southeast-bound and northwest-bound approaches on Rand Road are projected to operate at LOS C or better during the peak hours. The northeast-bound approach from the Annex of Arlington shopping center is projected to operate at LOS E or LOS D during the peak hours. The southwest-bound approach from the Arlington Plaza shopping center is projected to operate at LOS E during the weekday morning and Saturday midday peak hours and at LOS F during the weekday evening peak hours. Due to Rand Road being classified as an SRA, the majority of the green time is allocated to the northwest and southeast approaches, resulting in lower levels of service for the minor approaches from the shopping centers.

95th percentile queues on the southwest-bound approach from the Arlington Plaza shopping center are projected to be approximately 160 feet during the weekday morning peak hour, 195 feet during the weekday evening peak hour, and 295 feet during the Saturday midday peak hour. The queue during the Saturday midday peak hour is projected to extend past the unsignalized intersection of the Arlington Plaza access drive with the internal drive. As such, it is recommended that “Do Not Block Intersection” signs be posted at that intersection for queues extending from the signalized intersection with Rand Road.

However, the intersection has adequate capacity to accommodate the traffic estimated to be generated by the proposed coffee shop, and no roadway improvements or traffic control modifications will be required at this intersection.

Arlington Plaza Access Drive with Internal Drive

The results of the capacity analysis indicate that the southeast-bound approach from the internal drive currently operates at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours. The northeast-bound left-turn movement from the Arlington Plaza access drive to the internal drive currently operates at LOS A during the peak hours.

Under Year 2030 no-build and total projected conditions, the southeast-bound approach is projected to operate at LOS B or better during the peak hours, while the northeast-bound left-turn movement is projected to operate at LOS A during the peak hours. Given that the projected outbound queues from the Arlington Plaza access drive will extend past the internal access drive, it is recommended that “Do Not Block Intersection” signage be posted at this intersection. With the proposed modifications, this intersection will be able to accommodate the future traffic volumes.

On-Site Circulation and Drive-Through Lane

The existing building that will be occupied by the coffee shop is an outlot space within the Arlington Plaza shopping center. Currently, there is parking provided on all sides of the building and all drive aisles allow for two-way traffic movements.

With the development of the coffee shop and the addition of the drive-through lane, the drive aisles along the southwest and southeast sides of the building will be changed to provide one-way access only, counterclockwise to the building to operate parallel to the drive-through. Vehicles will enter the drive-through at the north corner of the building and proceed to the order board and then the pick-up window. From the pick-up window, approximately eight vehicles can be accommodated within the queue without impacting circulation within the parking lot. From the pick-up window, vehicles may turn left or right onto the internal drive to exit the shopping center.

Wayfinding signage should be posted to guide vehicles to the entrance of the drive-through lane. Vehicles coming out of the drive-through lane should be under stop sign control and a “Do Not Enter” sign should be placed at the exit of the drive-through lane facing north.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The existing outlot building within the Arlington Plaza shopping center will be renovated into a Qargo Coffee, a coffee shop totaling approximately 4,222 square feet.
- A drive-through lane will be included and will operate in a counterclockwise direction and the pick-up window will be on the southeast side of the building.
- Access to the site will be provided via the existing shopping center access system.
- The total traffic projected to be generated by the proposed coffee shop will be reduced due to the volume of pass-by traffic.
- The existing roadway and access system will be able to accommodate the traffic estimated to be generated by the proposed coffee shop.
- To ensure efficient internal circulation and traffic flow throughout the shopping center, it is recommended that “Do Not Block Intersection” signs be posted at the unsignalized intersection of the Arlington Plaza access drive with the internal drive.
- The addition of a drive-through lane to the site will require the circulation around the southwest and southeast sides to be changed to one-way counterclockwise circulation only.
- Wayfinding signage should be posted to guide vehicles to the entrance of the drive-through lane. Vehicles exiting the drive-through lane should be under stop sign control and a “Do Not Enter” sign should be placed at the exit of the drive-through lane facing north.

Appendix

Traffic Count Summary Sheets

Site Plan

ITE Trip Generation Sheets

CMAP 2050 Projections Letter

Level of Service Criteria

Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



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Count Name: Rand Road with Arlington Plaza
Access Drive TMC
Site Code:
Start Date: 06/27/2024
Page No: 1

Turning Movement Data

Start Time	Access Drive Eastbound						Arlington Plaza Access Drive Westbound						Rand Road Northbound						Rand Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	3	0	2	0	5	0	0	0	0	0	0	0	20	90	3	0	113	0	1	192	3	0	196	314
7:15 AM	0	6	0	2	0	8	0	0	1	0	0	1	0	21	106	1	0	128	0	0	253	4	0	257	394
7:30 AM	0	7	0	3	0	10	0	0	0	1	0	1	0	18	160	2	0	180	0	1	230	5	0	236	427
7:45 AM	0	7	0	3	0	10	0	1	0	2	0	3	0	32	147	4	0	183	0	2	251	10	0	263	459
Hourly Total	0	23	0	10	0	33	0	1	1	3	0	5	0	91	503	10	0	604	0	4	926	22	0	952	1594
8:00 AM	0	6	0	1	0	7	0	0	0	0	0	0	1	27	123	1	0	152	0	3	274	7	0	284	443
8:15 AM	0	17	0	10	1	27	0	5	0	0	0	5	0	39	126	3	0	168	0	1	255	4	0	260	460
8:30 AM	0	12	0	8	0	20	0	1	0	1	0	2	0	21	164	0	0	185	2	3	267	8	0	280	487
8:45 AM	0	12	0	11	2	23	0	1	0	2	0	3	1	40	153	2	0	196	0	0	233	8	0	241	463
Hourly Total	0	47	0	30	3	77	0	7	0	3	0	10	2	127	566	6	0	701	2	7	1029	27	0	1065	1853
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	21	10	29	0	60	0	2	7	1	0	10	0	69	219	5	0	293	1	4	242	21	0	268	631
4:15 PM	0	23	2	31	1	56	0	2	1	2	1	5	3	81	260	6	0	350	1	0	197	20	0	218	629
4:30 PM	0	28	3	40	1	71	0	5	3	6	0	14	0	58	251	13	0	322	0	5	242	10	0	257	664
4:45 PM	0	34	3	32	0	69	0	3	2	3	0	8	0	82	253	8	0	343	0	2	278	26	0	306	726
Hourly Total	0	106	18	132	2	256	0	12	13	12	1	37	3	290	983	32	0	1308	2	11	959	77	0	1049	2650
5:00 PM	0	30	1	38	0	69	0	5	5	4	1	14	1	63	256	4	0	324	1	3	252	24	0	280	687
5:15 PM	0	23	4	38	0	65	0	3	2	2	0	7	1	65	277	5	0	348	0	4	280	15	0	299	719
5:30 PM	0	27	1	39	0	67	0	5	3	5	0	13	0	64	266	6	0	336	0	1	259	33	0	293	709
5:45 PM	0	31	2	28	0	61	0	5	2	2	1	9	0	74	256	14	0	344	0	2	261	22	0	285	699
Hourly Total	0	111	8	143	0	262	0	18	12	13	2	43	2	266	1055	29	0	1352	1	10	1052	94	0	1157	2814
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	0	21	6	61	2	88	0	4	3	3	0	10	0	105	207	14	0	326	1	4	233	18	0	256	680
12:15 PM	0	19	5	49	2	73	0	2	1	6	2	9	1	95	184	12	4	292	1	3	216	22	2	242	616
12:30 PM	0	40	2	60	2	102	0	8	2	5	0	15	0	93	206	7	0	306	0	4	219	20	0	243	666
12:45 PM	0	24	8	53	1	85	0	8	5	4	0	17	1	107	196	10	0	314	1	2	210	20	0	233	649
Hourly Total	0	104	21	223	7	348	0	22	11	18	2	51	2	400	793	43	4	1238	3	13	878	80	2	974	2611
1:00 PM	0	35	4	45	0	84	0	6	6	2	0	14	0	97	202	16	0	315	0	3	239	23	0	265	678
1:15 PM	0	24	3	46	0	73	0	6	3	7	0	16	0	97	192	15	0	304	0	6	254	23	0	283	676
1:30 PM	0	29	4	62	2	95	0	10	9	5	0	24	1	94	188	5	1	288	1	5	238	19	0	263	670
1:45 PM	0	31	6	65	3	102	0	6	4	7	0	17	0	91	210	14	1	315	0	3	213	15	2	231	665
Hourly Total	0	119	17	218	5	354	0	28	22	21	0	71	1	379	792	50	2	1222	1	17	944	80	2	1042	2689
Grand Total	0	510	64	756	17	1330	0	88	59	70	5	217	10	1553	4692	170	6	6425	9	62	5788	380	4	6239	14211
Approach %	0.0	38.3	4.8	56.8	-	-	0.0	40.6	27.2	32.3	-	-	0.2	24.2	73.0	2.6	-	-	0.1	1.0	92.8	6.1	-	-	-
Total %	0.0	3.6	0.5	5.3	-	9.4	0.0	0.6	0.4	0.5	-	1.5	0.1	10.9	33.0	1.2	-	45.2	0.1	0.4	40.7	2.7	-	43.9	-

Lights	0	507	57	756	-	1320	0	88	59	70	-	217	10	1547	4604	170	-	6331	9	62	5683	380	-	6134	14002
% Lights	-	99.4	89.1	100.0	-	99.2	-	100.0	100.0	100.0	-	100.0	100.0	99.6	98.1	100.0	-	98.5	100.0	100.0	98.2	100.0	-	98.3	98.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	4	0	0	10	0	-	10	14
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	0.0	0.0	0.2	0.0	-	0.2	0.1
Single-Unit Trucks	0	2	0	0	-	2	0	0	0	0	-	0	0	5	50	0	-	55	0	0	67	0	-	67	124
% Single-Unit Trucks	-	0.4	0.0	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.0	0.3	1.1	0.0	-	0.9	0.0	0.0	1.2	0.0	-	1.1	0.9
Articulated Trucks	0	1	0	0	-	1	0	0	0	0	-	0	0	1	34	0	-	35	0	0	26	0	-	26	62
% Articulated Trucks	-	0.2	0.0	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.0	0.1	0.7	0.0	-	0.5	0.0	0.0	0.4	0.0	-	0.4	0.4
Bicycles on Road	0	0	7	0	-	7	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	9
% Bicycles on Road	-	0.0	10.9	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	17	-	-	-	-	-	5	-	-	-	-	-	6	-	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Rand Road with Arlington Plaza
Access Drive TMC
Site Code:
Start Date: 06/27/2024
Page No: 3

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Access Drive Eastbound							Arlington Plaza Access Drive Westbound							Rand Road Northbound							Rand Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	6	0	1	0	7		0	0	0	0	0	0		1	27	123	1	0	152		0	3	274	7	0	284	443
8:15 AM	0	17	0	10	1	27		0	5	0	0	0	5		0	39	126	3	0	168		0	1	255	4	0	260	460
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8:45 AM	0	12	0	11	2	23		0	1	0	2	0	3		1	40	153	2	0	196		0	0	233	8	0	241	463
Total	0	47	0	30	3	77		0	7	0	3	0	10		2	127	566	6	0	701		2	7	1029	27	0	1065	1853
Approach %	0.0	61.0	0.0	39.0	-	-		0.0	70.0	0.0	30.0	-	-		0.3	18.1	80.7	0.9	-	-		0.2	0.7	96.6	2.5	-	-	-
Total %	0.0	2.5	0.0	1.6	-	4.2		0.0	0.4	0.0	0.2	-	0.5		0.1	6.9	30.5	0.3	-	37.8		0.1	0.4	55.5	1.5	-	57.5	-
PHF	0.000	0.691	0.000	0.682	-	0.713		0.000	0.350	0.000	0.375	-	0.500		0.500	0.794	0.863	0.500	-	0.894		0.250	0.583	0.939	0.844	-	0.938	0.951
Lights	0	46	0	30	-	76		0	7	0	3	-	10		2	126	543	6	-	677		2	7	994	27	-	1030	1793
% Lights	-	97.9	-	100.0	-	98.7		-	100.0	-	100.0	-	100.0		100.0	99.2	95.9	100.0	-	96.6		100.0	100.0	96.6	100.0	-	96.7	96.8
Buses	0	0	0	0	-	0		0	0	0	0	-	0		0	0	2	0	-	2		0	0	4	0	-	4	6
% Buses	-	0.0	-	0.0	-	0.0		-	0.0	-	0.0	-	0.0		0.0	0.0	0.4	0.0	-	0.3		0.0	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	0	0	0	-	0		0	0	0	0	-	0		0	0	13	0	-	13		0	0	21	0	-	21	34
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0		-	0.0	-	0.0	-	0.0		0.0	0.0	2.3	0.0	-	1.9		0.0	0.0	2.0	0.0	-	2.0	1.8
Articulated Trucks	0	1	0	0	-	1		0	0	0	0	-	0		0	1	8	0	-	9		0	0	10	0	-	10	20
% Articulated Trucks	-	2.1	-	0.0	-	1.3		-	0.0	-	0.0	-	0.0		0.0	0.8	1.4	0.0	-	1.3		0.0	0.0	1.0	0.0	-	0.9	1.1
Bicycles on Road	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0		-	0.0	-	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	3	-		-	-	-	-	0	-		-	-	-	-	0	-		-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-		-	-	-	-	-	-		-	-	-	-	-	-		-	-	-	-	-	-	-



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Count Name: Rand Road with Arlington Plaza
Access Drive TMC
Site Code:
Start Date: 06/27/2024
Page No: 4

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Access Drive Eastbound							Arlington Plaza Access Drive Westbound							Rand Road Northbound							Rand Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	34	3	32	0	69		0	3	2	3	0	8		0	82	253	8	0	343		0	2	278	26	0	306	726
5:00 PM	0	30	1	38	0	69		0	5	5	4	1	14		1	63	256	4	0	324		1	3	252	24	0	280	687
5:15 PM	0	23	4	38	0	65		0	3	2	2	0	7		1	65	277	5	0	348		0	4	280	15	0	299	719
5:30 PM	0	27	1	39	0	67		0	5	3	5	0	13		0	64	266	6	0	336		0	1	259	33	0	293	709
Total	0	114	9	147	0	270		0	16	12	14	1	42		2	274	1052	23	0	1351		1	10	1069	98	0	1178	2841
Approach %	0.0	42.2	3.3	54.4	-	-		0.0	38.1	28.6	33.3	-	-		0.1	20.3	77.9	1.7	-	-		0.1	0.8	90.7	8.3	-	-	-
Total %	0.0	4.0	0.3	5.2	-	9.5		0.0	0.6	0.4	0.5	-	1.5		0.1	9.6	37.0	0.8	-	47.6		0.0	0.4	37.6	3.4	-	41.5	-
PHF	0.000	0.838	0.563	0.942	-	0.978		0.000	0.800	0.600	0.700	-	0.750		0.500	0.835	0.949	0.719	-	0.971		0.250	0.625	0.954	0.742	-	0.962	0.978
Lights	-	100.0	100.0	100.0	-	100.0		0	16	12	14	-	42		2	273	1044	23	-	1342		1	10	1056	98	-	1165	2819
% Lights	-	100.0	100.0	100.0	-	100.0		0	100.0	100.0	100.0	-	100.0		100.0	99.6	99.2	100.0	-	99.3		100.0	100.0	98.8	100.0	-	98.9	99.2
Buses	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0		0	0	0	0	-	0		0	1	7	0	-	8		0	0	11	0	-	11	19
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.4	0.7	0.0	-	0.6		0.0	0.0	1.0	0.0	-	0.9	0.7
Articulated Trucks	0	0	0	0	-	0		0	0	0	0	-	0		0	0	1	0	-	1		0	0	2	0	-	2	3
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.1	0.0	-	0.1		0.0	0.0	0.2	0.0	-	0.2	0.1
Bicycles on Road	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-		-	-	-	-	1	-		-	-	-	-	0	-		-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-		-	-	-	-	100.0	-		-	-	-	-	-	-		-	-	-	-	-	-	-



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Count Name: Rand Road with Arlington Plaza
Access Drive TMC
Site Code:
Start Date: 06/27/2024
Page No: 5

Turning Movement Peak Hour Data (1:00 PM)

Start Time	Access Drive Eastbound							Arlington Plaza Access Drive Westbound							Rand Road Northbound							Rand Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
1:00 PM	0	35	4	45	0	84		0	6	6	2	0	14		0	97	202	16	0	315		0	3	239	23	0	265	678
1:15 PM	0	24	3	46	0	73		0	6	3	7	0	16		0	97	192	15	0	304		0	6	254	23	0	283	676
1:30 PM	0	29	4	62	2	95		0	10	9	5	0	24		1	94	188	5	1	288		1	5	238	19	0	263	670
1:45 PM	0	31	6	65	3	102		0	6	4	7	0	17		0	91	210	14	1	315		0	3	213	15	2	231	665
Total	0	119	17	218	5	354		0	28	22	21	0	71		1	379	792	50	2	1222		1	17	944	80	2	1042	2689
Approach %	0.0	33.6	4.8	61.6	-	-		0.0	39.4	31.0	29.6	-	-		0.1	31.0	64.8	4.1	-	-		0.1	1.6	90.6	7.7	-	-	-
Total %	0.0	4.4	0.6	8.1	-	13.2		0.0	1.0	0.8	0.8	-	2.6		0.0	14.1	29.5	1.9	-	45.4		0.0	0.6	35.1	3.0	-	38.8	-
PHF	0.000	0.850	0.708	0.838	-	0.868		0.000	0.700	0.611	0.750	-	0.740		0.250	0.977	0.943	0.781	-	0.970		0.250	0.708	0.929	0.870	-	0.920	0.992
Lights	-	100.0	94.1	100.0	-	99.7		0	28	22	21	-	71		1	379	787	50	-	1217		1	17	942	80	-	1040	2681
Buses	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0		0	0	0	0	-	0		0	0	5	0	-	5		0	0	1	0	-	1	6
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.6	0.0	-	0.4		0.0	0.0	0.1	0.0	-	0.1	0.2
Articulated Trucks	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	1	0	-	1	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0		0.0	0.0	0.1	0.0	-	0.1	0.0
Bicycles on Road	0	0	1	0	-	1		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	5.9	0.0	-	0.3		-	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0		0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-		-	-	-	-	0	-		-	-	-	-	2	-		-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-		-	-	-	-	-	-		-	-	-	-	100.0	-		-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: Arlington Plaza Internal Access
Drive - Morning Only TMC
Site Code:
Start Date: 06/27/2024
Page No: 1

Turning Movement Data

Start Time	Rand Road Access Drive Eastbound					Arlington Plaza Access Drive Westbound					Olson's Rug Access Drive Southbound				
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
7:00 AM	0	2	2	0	4	0	0	0	0	0	0	0	0	0	4
7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	2	1	0	3	0	1	1	0	2	0	0	0	0	5
7:45 AM	0	1	5	0	6	0	3	0	0	3	0	0	0	0	9
Hourly Total	0	6	8	0	14	0	4	1	0	5	0	0	0	0	19
8:00 AM	0	1	3	0	4	0	0	0	0	0	0	0	0	0	4
8:15 AM	0	0	5	0	5	0	3	0	0	3	0	0	2	0	10
8:30 AM	0	0	3	0	3	0	1	0	0	1	0	0	1	0	5
8:45 AM	0	1	1	0	2	0	4	0	0	4	0	0	1	0	7
Hourly Total	0	2	12	0	14	0	8	0	0	8	0	0	4	0	26
Grand Total	0	8	20	0	28	0	12	1	0	13	0	0	4	0	45
Approach %	0.0	28.6	71.4	-	-	0.0	92.3	7.7	-	-	0.0	0.0	100.0	-	-
Total %	0.0	17.8	44.4	-	62.2	0.0	26.7	2.2	-	28.9	0.0	0.0	8.9	-	8.9
Lights	0	8	20	-	28	0	12	1	4	13	0	0	4	-	45
% Lights	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	-	-	100.0	-	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	0.0	-	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Count Name: Arlington Plaza Internal Access
Drive - Morning Only TMC
Site Code:
Start Date: 06/27/2024
Page No: 2

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Rand Road Access Drive Eastbound						Arlington Plaza Access Drive Westbound						Olson's Rug Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total		U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Right	Peds	App. Total	Int. Total
8:00 AM	0	1	3	0	4		0	0	0	0	0		0	0	0	0	0	4
8:15 AM	0	0	5	0	5		0	3	0	0	3		0	0	2	0	2	10
8:30 AM	0	0	3	0	3		0	1	0	0	1		0	0	1	0	1	5
8:45 AM	0	1	1	0	2		0	4	0	0	4		0	0	1	0	1	7
Total	0	2	12	0	14		0	8	0	0	8		0	0	4	0	4	26
Approach %	0.0	14.3	85.7	-	-		0.0	100.0	0.0	-	-		0.0	0.0	100.0	-	-	-
Total %	0.0	7.7	46.2	-	53.8		0.0	30.8	0.0	-	30.8		0.0	0.0	15.4	-	15.4	-
PHF	0.000	0.500	0.600	-	0.700		0.000	0.500	0.000	-	0.500		0.000	0.000	0.500	-	0.500	0.650
Lights	0	2	12	-	14		0	8	0	-	8		0	0	4	-	4	26
% Lights	-	100.0	100.0	-	100.0		-	100.0	-	-	100.0		-	-	100.0	-	100.0	100.0
Buses	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0		-	0.0	-	-	0.0		-	-	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0		-	0.0	-	-	0.0		-	-	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0		-	0.0	-	-	0.0		-	-	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0		-	0.0	-	-	0.0		-	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-		-	-	-	0	-		-	-	-	0	-	-
% Pedestrians	-	-	-	-	-		-	-	-	-	-		-	-	-	-	-	-

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 4 arlingtonplazainternal

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1600	14	0	3	1	10	0	0	0	0	0	12	12	52
1615	11	0	1	1	13	0	0	0	0	0	18	10	54
1630	11	0	1	2	17	0	0	0	0	0	19	6	56
1645	8	0	0	0	18	0	0	0	0	0	15	9	50
1700	12	0	1	0	13	0	0	0	0	0	14	10	50
1715	11	0	0	0	11	0	0	0	0	0	10	10	42
1730	9	0	2	1	9	0	0	0	0	0	13	7	41
1745	9	0	1	0	17	0	0	0	0	0	10	7	44
Total	85	0	9	5	108	0	0	0	0	0	111	71	389

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 4 arlingtonplazainternal

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1600	17	11	0	24	13	15	0	24	52
1615	12	14	0	28	11	19	0	24	54
1630	12	19	0	25	8	20	0	28	56
1645	8	18	0	24	9	15	0	26	50
1700	13	13	0	24	10	15	0	25	50
1715	11	11	0	20	10	10	0	22	42
1730	11	10	0	20	8	15	0	18	41
1745	10	17	0	17	7	11	0	26	44
Total	94	113	0	182	76	120	0	193	389

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 4 arlingtonplazainternal

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1600	56	0	12	4	40	0	0	0	0	0	48	48	208
1615	44	0	4	4	52	0	0	0	0	0	72	40	216
1630	44	0	4	8	68	0	0	0	0	0	76	24	224
1645	32	0	0	0	72	0	0	0	0	0	60	36	200
1700	48	0	4	0	52	0	0	0	0	0	56	40	200
1715	44	0	0	0	44	0	0	0	0	0	40	40	168
1730	36	0	8	4	36	0	0	0	0	0	52	28	164
1745	36	0	4	0	68	0	0	0	0	0	40	28	176

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 4 arlingtonplazainternal

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1600	68	44	0	96	52	60	0	96	208
1615	48	56	0	112	44	76	0	96	216
1630	48	76	0	100	32	80	0	112	224
1645	32	72	0	96	36	60	0	104	200
1700	52	52	0	96	40	60	0	100	200
1715	44	44	0	80	40	40	0	88	168
1730	44	40	0	80	32	60	0	72	164
1745	40	68	0	68	28	44	0	104	176

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 4 arlingtonplazainternal

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1600	44	0	5	4	58	0	0	0	0	0	64	37	212
1615	42	0	3	3	61	0	0	0	0	0	66	35	210
1630	42	0	2	2	59	0	0	0	0	0	58	35	198
1645	40	0	3	1	51	0	0	0	0	0	52	36	183
1700	41	0	4	1	50	0	0	0	0	0	47	34	177
1715	29	0	3	1	37	0	0	0	0	0	33	24	127*
1730	18	0	3	1	26	0	0	0	0	0	23	14	85*
1745	9	0	1	0	17	0	0	0	0	0	10	7	44*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 4 arlingtonplazainternal

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1600	49	62	0	101	41	69	0	102	212
1615	45	64	0	101	38	69	0	103	210
1630	44	61	0	93	37	60	0	101	198
1645	43	52	0	88	37	55	0	91	183
1700	45	51	0	81	35	51	0	91	177
1715	32	38	0	57	25	36	0	66	127*
1730	21	27	0	37	15	26	0	44	85*
1745	10	17	0	17	7	11	0	26	44*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 5 arlingtonplaza

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1200	7	0	0	1	15	0	0	0	0	0	19	10	52
1215	9	0	0	0	15	0	0	0	0	0	16	24	64
1230	12	0	0	1	16	0	0	0	0	0	13	13	55
1245	11	0	2	2	21	0	0	0	0	0	13	12	61
1300	15	0	0	1	14	0	0	0	0	0	10	8	48
1315	22	0	1	1	19	0	0	0	0	0	17	12	72
1330	11	0	0	0	21	0	0	0	0	0	20	13	65
1345	17	0	0	2	17	0	0	0	0	0	10	11	57
Total	104	0	3	8	138	0	0	0	0	0	118	103	474

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 5 arlingtonplaza

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1200	7	16	0	29	11	19	0	22	52
1215	9	15	0	40	24	16	0	24	64
1230	12	17	0	26	14	13	0	28	55
1245	13	23	0	25	14	15	0	32	61
1300	15	15	0	18	9	10	0	29	48
1315	23	20	0	29	13	18	0	41	72
1330	11	21	0	33	13	20	0	32	65
1345	17	19	0	21	13	10	0	34	57
Total	107	146	0	221	111	121	0	242	474

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 5 arlingtonplaza

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1200	28	0	0	4	60	0	0	0	0	0	76	40	208
1215	36	0	0	0	60	0	0	0	0	0	64	96	256
1230	48	0	0	4	64	0	0	0	0	0	52	52	220
1245	44	0	8	8	84	0	0	0	0	0	52	48	244
1300	60	0	0	4	56	0	0	0	0	0	40	32	192
1315	88	0	4	4	76	0	0	0	0	0	68	48	288
1330	44	0	0	0	84	0	0	0	0	0	80	52	260
1345	68	0	0	8	68	0	0	0	0	0	40	44	228

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 5 arlingtonplaza

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1200	28	64	0	116	44	76	0	88	208
1215	36	60	0	160	96	64	0	96	256
1230	48	68	0	104	56	52	0	112	220
1245	52	92	0	100	56	60	0	128	244
1300	60	60	0	72	36	40	0	116	192
1315	92	80	0	116	52	72	0	164	288
1330	44	84	0	132	52	80	0	128	260
1345	68	76	0	84	52	40	0	136	228

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 5 arlingtonplaza

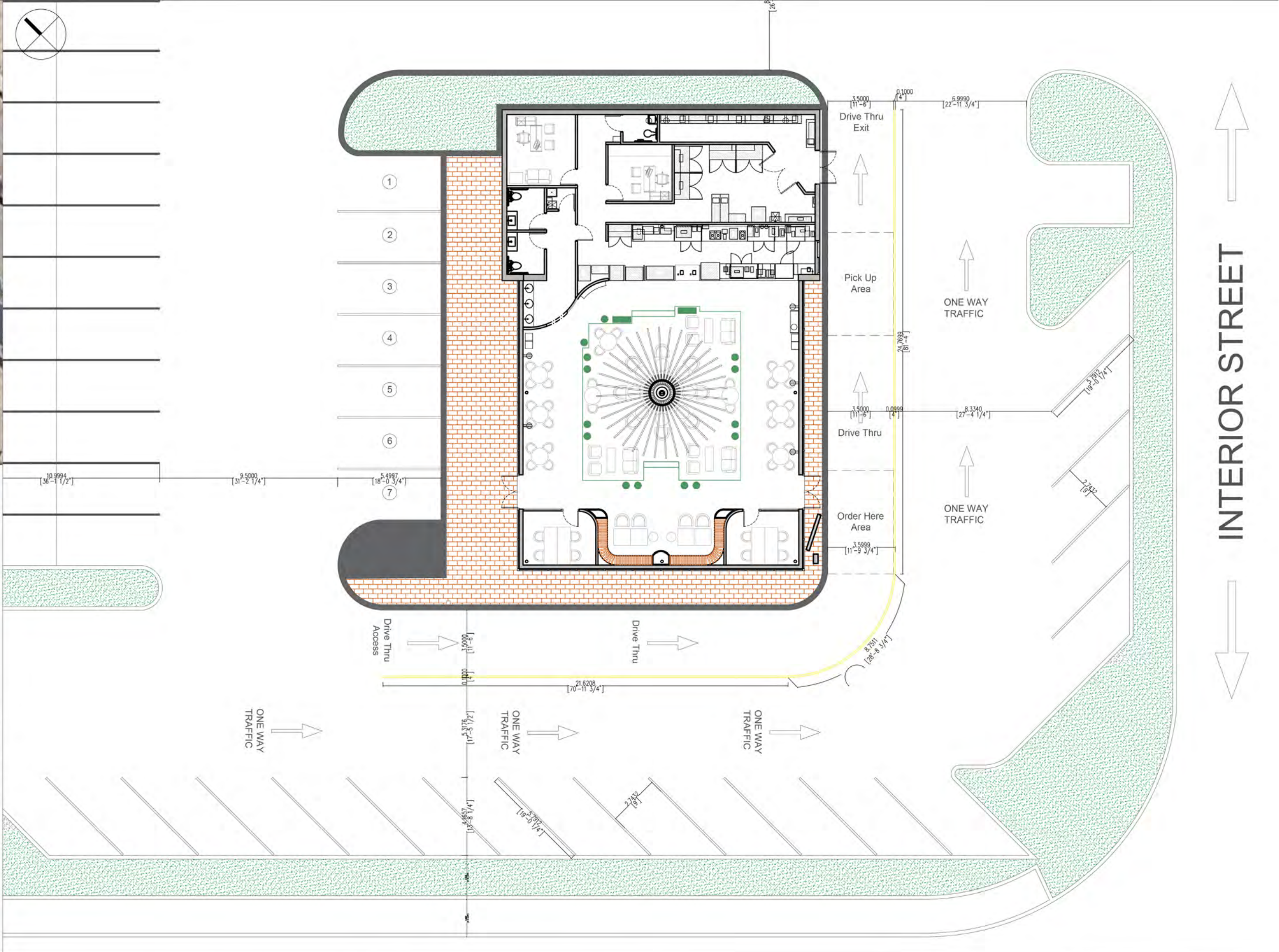
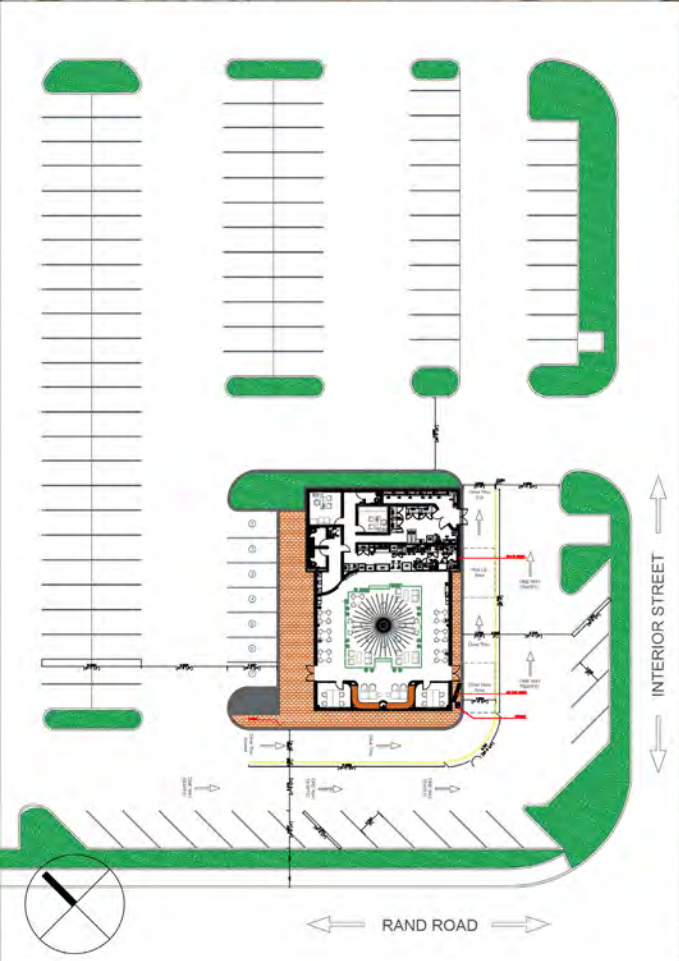
Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
1200	39	0	2	4	67	0	0	0	0	0	61	59	232
1215	47	0	2	4	66	0	0	0	0	0	52	57	228
1230	60	0	3	5	70	0	0	0	0	0	53	45	236
1245	59	0	3	4	75	0	0	0	0	0	60	45	246
1300	65	0	1	4	71	0	0	0	0	0	57	44	242
1315	50	0	1	3	57	0	0	0	0	0	47	36	194*
1330	28	0	0	2	38	0	0	0	0	0	30	24	122*
1345	17	0	0	2	17	0	0	0	0	0	10	11	57*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 5 arlingtonplaza

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
1200	41	71	0	120	63	63	0	106	232
1215	49	70	0	109	61	54	0	113	228
1230	63	75	0	98	50	56	0	130	236
1245	62	79	0	105	49	63	0	134	246
1300	66	75	0	101	48	58	0	136	242
1315	51	60	0	83	39	48	0	107	194*
1330	28	40	0	54	26	30	0	66	122*
1345	17	19	0	21	13	10	0	34	57*

Site Plan



ITE Trip Generation Sheets

Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 78

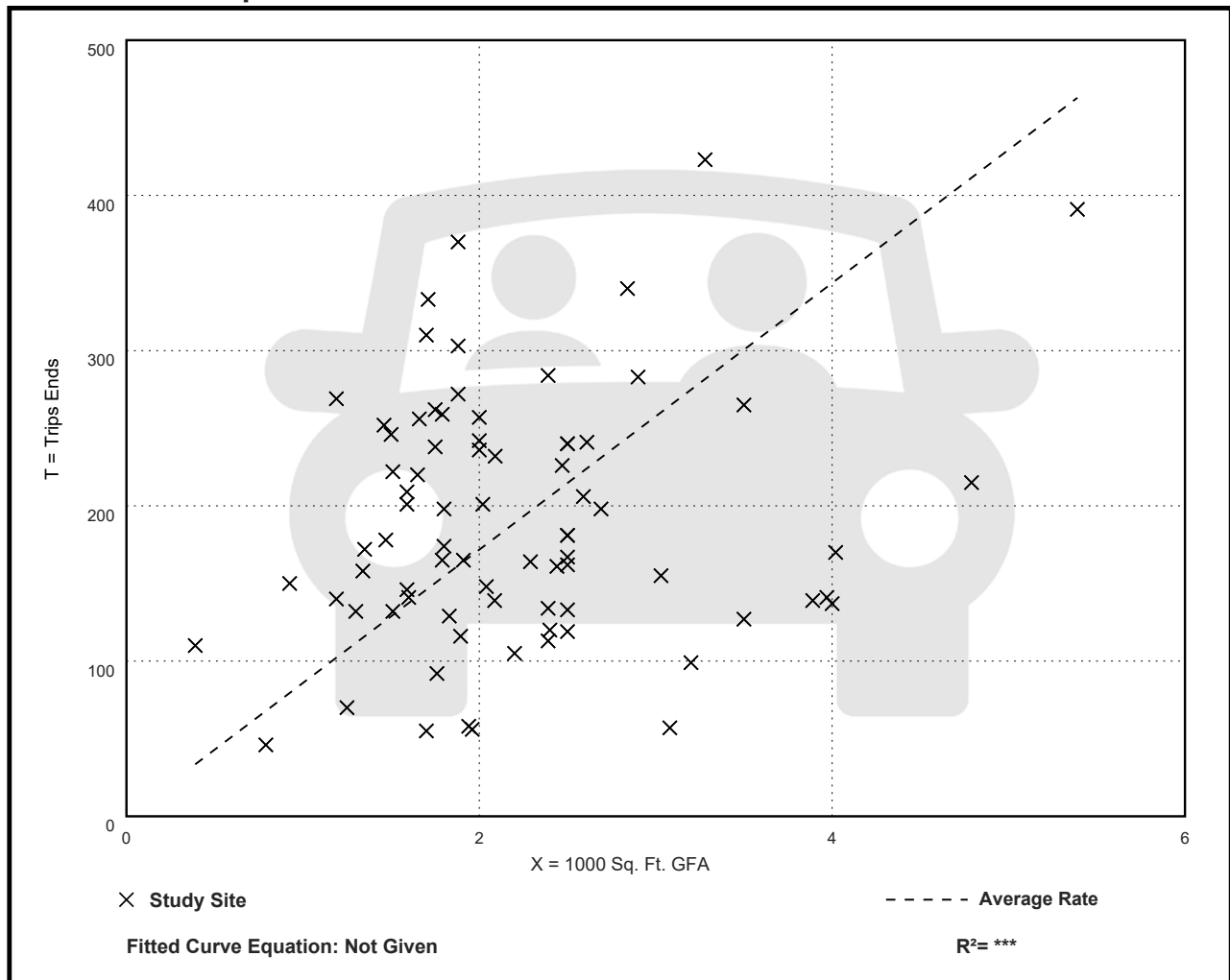
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
85.88	18.51 - 282.05	44.92

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

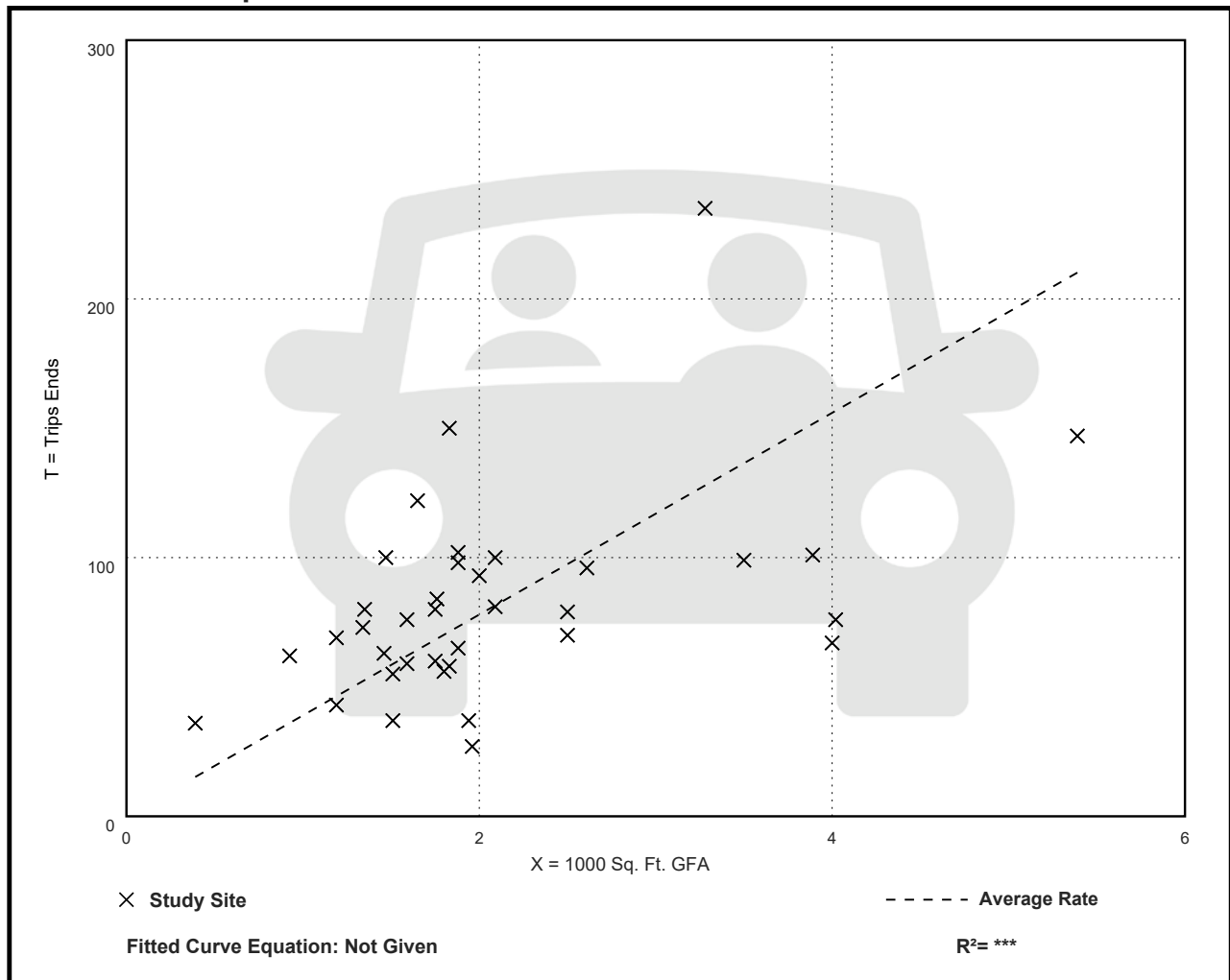
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
38.99	13.78 - 92.31	17.79

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 9

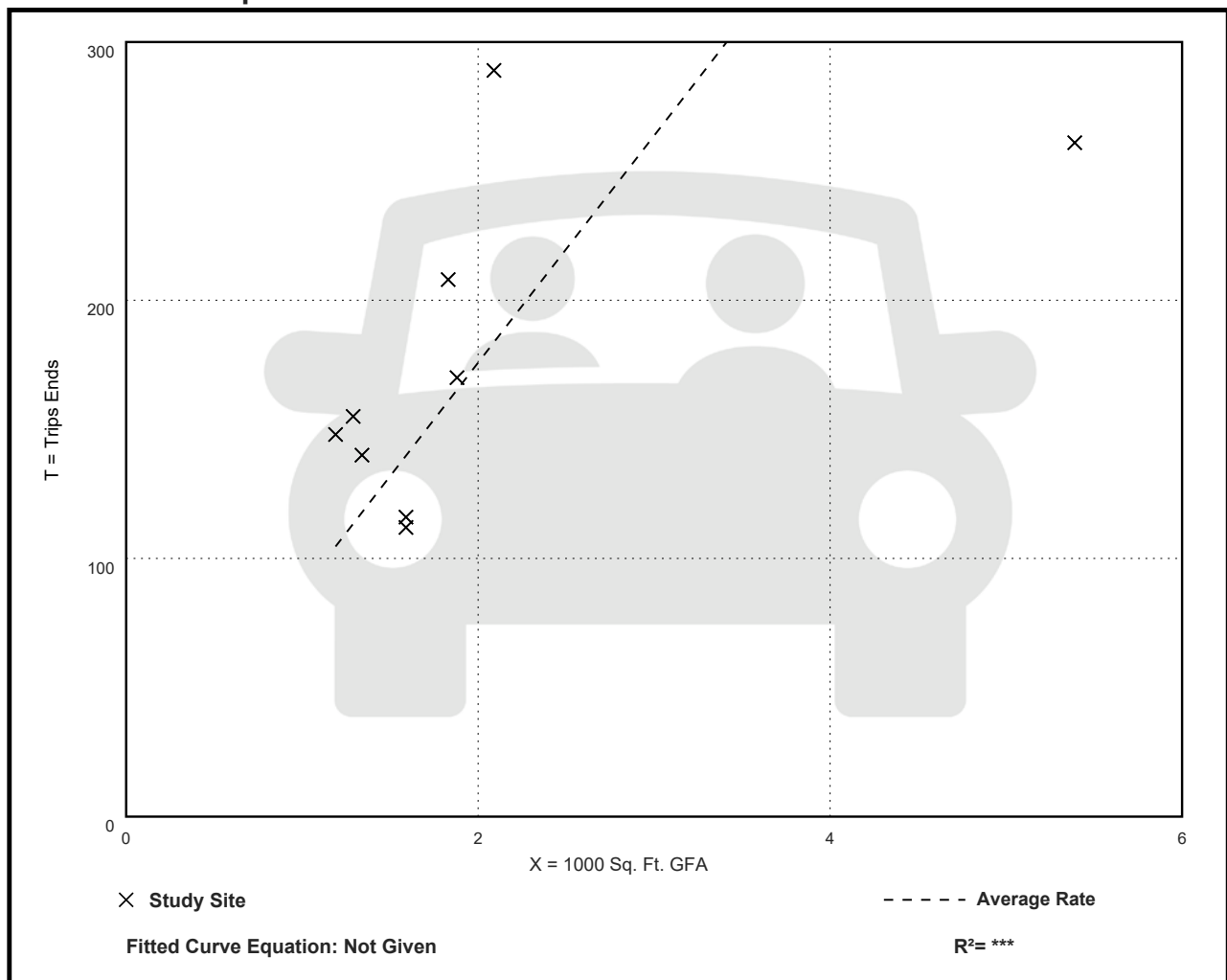
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
87.91	48.42 - 138.28	34.34

Data Plot and Equation



CMAP 2050 Projections Letter



June 19, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Rand Road at Annex of Arlington Access Drive
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated June 18, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Rand Rd, at Annex of Arlington Access Dr	24,500	28,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2024_TrafficForecasts\ArlingtonHeights\ck-74-24\ck-74-24.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	$> 10 - 20$
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	$> 20 - 35$
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	$> 35 - 55$
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	$> 55 - 80$
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80
Unsignalized Intersections		
Level of Service		Average Total Delay (sec/veh)
A		0 - 10
B		$> 10 - 15$
C		$> 15 - 25$
D		$> 25 - 35$
E		$> 35 - 50$
F		> 50
Source: <i>Highway Capacity Manual</i> , 6 th Edition.		

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	9	1029	27	129	566	6	47	0	30	7	0	3
Future Volume (vph)	9	1029	27	129	566	6	47	0	30	7	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.996			0.999			0.941				0.850
Flt Protected	0.950			0.950				0.971			0.950	
Satd. Flow (prot)	1805	5019	0	1787	4984	0	0	3259	0	0	1805	1615
Flt Permitted	0.413			0.227				0.800			0.702	
Satd. Flow (perm)	785	5019	0	427	4984	0	0	2685	0	0	1334	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	1%	4%	0%	2%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	9	1111	0	136	602	0	0	81	0	0	7	3
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	15.0	84.0		15.0	84.0		41.0	41.0		41.0	41.0	41.0
Total Split (%)	10.7%	60.0%		10.7%	60.0%		29.3%	29.3%		29.3%	29.3%	29.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	113.8	105.7		118.8	114.6			11.6			11.6	11.6
Actuated g/C Ratio	0.81	0.76		0.85	0.82			0.08			0.08	0.08

24-167 Qargo Coffee - Arlington Heights
Existing Weekday Morning Peak Hour

Synchro 11 Report

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.01	0.29		0.31	0.15			0.37			0.06	0.02
Control Delay	2.0	5.8		3.8	3.1			64.8			59.0	57.7
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	2.0	5.8		3.8	3.1			64.8			59.0	57.7
LOS	A	A		A	A			E			E	E
Approach Delay		5.8			3.2			64.8			58.6	
Approach LOS		A			A			E			E	
Queue Length 50th (ft)	1	102		15	30			37			6	3
Queue Length 95th (ft)	4	138		30	64			64			22	13
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	749	3787		474	4079			671			333	403
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.01	0.29		0.29	0.15			0.12			0.02	0.01

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 122 (87%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.37

Intersection Signal Delay: 7.5

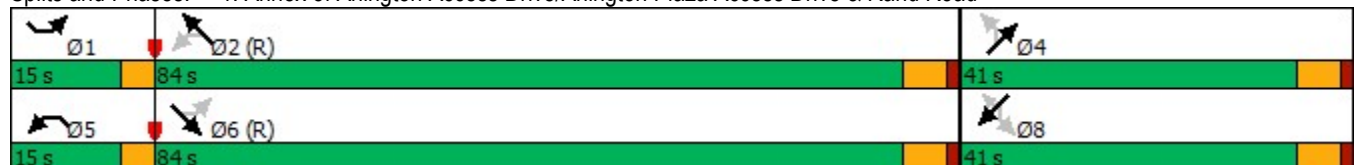
Intersection LOS: A

Intersection Capacity Utilization 50.2%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road



HCM 6th TWSC

2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	1.9					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	0	4	2	13	6	0
Future Vol, veh/h	0	4	2	13	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	6	3	20	9	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	35	9	9	0	-	0
Stage 1	9	-	-	-	-	-
Stage 2	26	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	988	1079	1624	-	-	-
Stage 1	1019	-	-	-	-	-
Stage 2	1005	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	986	1079	1624	-	-	-
Mov Cap-2 Maneuver	986	-	-	-	-	-
Stage 1	1017	-	-	-	-	-
Stage 2	1005	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	8.4	1		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1624	-	1079	-	-	
HCM Lane V/C Ratio	0.002	-	0.006	-	-	
HCM Control Delay (s)	7.2	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	11	1069	98	276	1052	23	114	9	147	16	12	14
Future Volume (vph)	11	1069	98	276	1052	23	114	9	147	16	12	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.987			0.997			0.918				0.850
Flt Protected	0.950			0.950				0.979			0.972	
Satd. Flow (prot)	1805	5073	0	1805	5121	0	0	3244	0	0	1847	1615
Flt Permitted	0.248			0.195				0.819			0.751	
Satd. Flow (perm)	471	5073	0	370	5121	0	0	2714	0	0	1427	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	1191	0	282	1096	0	0	275	0	0	28	14
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	15.0	82.0		27.0	94.0		41.0	41.0		41.0	41.0	41.0
Total Split (%)	10.0%	54.7%		18.0%	62.7%		27.3%	27.3%		27.3%	27.3%	27.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	107.6	99.4		118.1	111.9			22.4			22.4	22.4
Actuated g/C Ratio	0.72	0.66		0.79	0.75			0.15			0.15	0.15

24-167 Qargo Coffee - Arlington Heights
Existing Weekday Evening Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.03	0.35		0.68	0.29			0.68			0.13	0.06
Control Delay	5.1	12.4		14.0	7.1			68.9			54.9	52.9
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	5.1	12.4		14.0	7.1			68.9			54.9	52.9
LOS	A	B		B	A			E			D	D
Approach Delay		12.3			8.5			68.9			54.2	
Approach LOS		B			A			E			D	
Queue Length 50th (ft)	2	171		60	100			135			24	12
Queue Length 95th (ft)	8	263		108	179			180			54	33
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	458	3360		516	3818			633			332	376
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.02	0.35		0.55	0.29			0.43			0.08	0.04

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 134 (89%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.68

Intersection Signal Delay: 16.5

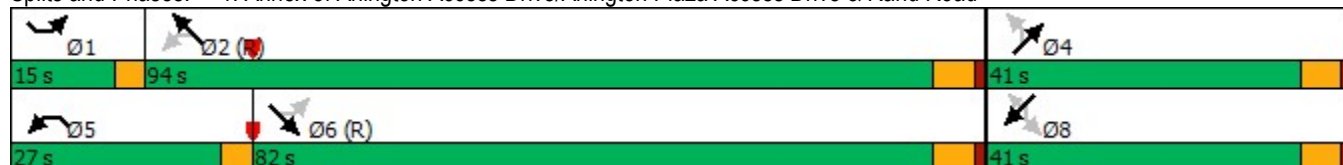
Intersection LOS: B

Intersection Capacity Utilization 66.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road



HCM 6th TWSC
2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	7.1					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	3	40	36	7	2	1
Future Vol, veh/h	3	40	36	7	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	43	39	8	2	1

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	89	3	3	0	-	0
Stage 1	3	-	-	-	-	-
Stage 2	86	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	917	1087	1632	-	-	-
Stage 1	1025	-	-	-	-	-
Stage 2	942	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	895	1087	1632	-	-	-
Mov Cap-2 Maneuver	895	-	-	-	-	-
Stage 1	1000	-	-	-	-	-
Stage 2	942	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	8.5	6.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET SELn1	SWT	SWR
Capacity (veh/h)	1632	- 1071	-	-
HCM Lane V/C Ratio	0.024	- 0.044	-	-
HCM Control Delay (s)	7.3	0 8.5	-	-
HCM Lane LOS	A	A A	-	-
HCM 95th %tile Q(veh)	0.1	- 0.1	-	-

Capacity Analysis Summary Sheets
Existing Saturday Midday Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	18	944	80	380	792	50	119	17	218	28	22	21
Future Volume (vph)	18	944	80	380	792	50	119	17	218	28	22	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.988			0.991			0.908				0.850
Flt Protected	0.950			0.950				0.983			0.973	
Satd. Flow (prot)	1805	5125	0	1805	5092	0	0	3222	0	0	1849	1615
Flt Permitted	0.320			0.215				0.832			0.666	
Satd. Flow (perm)	608	5125	0	408	5092	0	0	2727	0	0	1265	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	18	1035	0	384	851	0	0	357	0	0	50	21
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	52.0		28.0	67.0		40.0	40.0		40.0	40.0	40.0
Total Split (%)	10.8%	43.3%		23.3%	55.8%		33.3%	33.3%		33.3%	33.3%	33.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	71.7	63.3		87.5	81.1			23.0			23.0	23.0
Actuated g/C Ratio	0.60	0.53		0.73	0.68			0.19			0.19	0.19

24-167 Qargo Coffee - Arlington Heights
Existing Saturday Midday Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.04	0.38		0.75	0.25			0.69			0.21	0.07
Control Delay	7.8	19.2		19.0	8.8			51.7			41.2	37.9
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	7.8	19.2		19.0	8.8			51.7			41.2	37.9
LOS	A	B		B	A			D			D	D
Approach Delay		19.0			12.0			51.7			40.2	
Approach LOS		B			B			D			D	
Queue Length 50th (ft)	3	163		89	74			136			33	14
Queue Length 95th (ft)	12	268		208	143			177			66	34
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	476	2704		593	3443			772			358	457
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.04	0.38		0.65	0.25			0.46			0.14	0.05

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 108 (90%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.75

Intersection Signal Delay: 20.7

Intersection LOS: C

Intersection Capacity Utilization 77.0%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

 Ø1	 Ø2 (R)	 Ø4
13 s	67 s	40 s
 Ø5	 Ø6 (R)	 Ø8
28 s	52 s	40 s

HCM 6th TWSC

2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	5.5					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	1	65	44	41	6	4
Future Vol, veh/h	1	65	44	41	6	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	77	52	49	7	5
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	163	10	12	0	-	0
Stage 1	10	-	-	-	-	-
Stage 2	153	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	837	1077	1620	-	-	-
Stage 1	1018	-	-	-	-	-
Stage 2	883	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	810	1077	1620	-	-	-
Mov Cap-2 Maneuver	810	-	-	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	883	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	8.6	3.8		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1620	-	1072	-	-	
HCM Lane V/C Ratio	0.032	-	0.073	-	-	
HCM Control Delay (s)	7.3	0	8.6	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-	

Capacity Analysis Summary Sheets
Year 2030 No-Build Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	27	1056	27	129	592	6	47	0	30	21	0	3
Future Volume (vph)	27	1056	27	129	592	6	47	0	30	21	0	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.996			0.999			0.941				0.850
Flt Protected	0.950			0.950				0.971			0.950	
Satd. Flow (prot)	1805	5019	0	1787	4984	0	0	3259	0	0	1805	1615
Flt Permitted	0.402			0.220				0.794			0.702	
Satd. Flow (perm)	764	5019	0	414	4984	0	0	2665	0	0	1334	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	1%	4%	0%	2%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	28	1140	0	136	629	0	0	81	0	0	22	3
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	15.0	84.0		15.0	84.0		41.0	41.0		41.0	41.0	41.0
Total Split (%)	10.7%	60.0%		10.7%	60.0%		29.3%	29.3%		29.3%	29.3%	29.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	114.0	105.6		117.9	110.7			11.6			11.6	11.6
Actuated g/C Ratio	0.81	0.75		0.84	0.79			0.08			0.08	0.08

24-167 Qargo Coffee - Arlington Heights
Year 2030 No-Build Weekday Morning Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.04	0.30		0.32	0.16			0.37			0.20	0.02
Control Delay	2.1	5.9		3.9	4.1			64.9			63.1	57.7
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	2.1	5.9		3.9	4.1			64.9			63.1	57.7
LOS	A	A		A	A			E			E	E
Approach Delay		5.8			4.0			64.9			62.5	
Approach LOS		A			A			E			E	
Queue Length 50th (ft)	3	106		15	49			37			19	3
Queue Length 95th (ft)	9	143		30	68			64			48	13
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	733	3786		464	3940			666			333	403
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.04	0.30		0.29	0.16			0.12			0.07	0.01

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 122 (87%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.37

Intersection Signal Delay: 8.2

Intersection LOS: A

Intersection Capacity Utilization 50.8%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

							
Ø1	Ø2 (R)			Ø4			
15 s	84 s			41 s			
							
Ø5	Ø6 (R)			Ø8			
15 s	84 s			41 s			

HCM 6th TWSC

2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	0.8					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	0	4	2	31	20	0
Future Vol, veh/h	0	4	2	31	20	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	6	3	48	31	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	85	31	31	0	-	0
Stage 1	31	-	-	-	-	-
Stage 2	54	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	926	1049	1595	-	-	-
Stage 1	997	-	-	-	-	-
Stage 2	976	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	925	1049	1595	-	-	-
Mov Cap-2 Maneuver	925	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	976	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	8.5	0.4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1595	-	1049	-	-	
HCM Lane V/C Ratio	0.002	-	0.006	-	-	
HCM Control Delay (s)	7.3	0	8.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Capacity Analysis Summary Sheets
Year 2030 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	61	1087	98	276	1120	23	114	9	147	73	12	14
Future Volume (vph)	61	1087	98	276	1120	23	114	9	147	73	12	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.988			0.997			0.918				0.850
Flt Protected	0.950			0.950				0.979			0.959	
Satd. Flow (prot)	1805	5078	0	1805	5121	0	0	3244	0	0	1822	1615
Flt Permitted	0.230			0.190				0.790			0.446	
Satd. Flow (perm)	437	5078	0	361	5121	0	0	2618	0	0	847	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	62	1209	0	282	1166	0	0	275	0	0	86	14
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	15.0	82.0		27.0	94.0		41.0	41.0		41.0	41.0	41.0
Total Split (%)	10.0%	54.7%		18.0%	62.7%		27.3%	27.3%		27.3%	27.3%	27.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	107.7	98.5		117.6	106.7			22.9			22.9	22.9
Actuated g/C Ratio	0.72	0.66		0.78	0.71			0.15			0.15	0.15

24-167 Qargo Coffee - Arlington Heights
Year 2030 No-Build Weekday Evening Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.17	0.36		0.69	0.32			0.69			0.67	0.06
Control Delay	5.9	13.0		14.8	9.1			69.0			83.8	52.3
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	5.9	13.0		14.8	9.1			69.0			83.8	52.3
LOS	A	B		B	A			E			F	D
Approach Delay		12.6			10.2			69.0			79.4	
Approach LOS		B			B			E			E	
Queue Length 50th (ft)	12	176		61	149			136			81	12
Queue Length 95th (ft)	27	278		118	205			180			140	33
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	432	3333		509	3643			610			197	376
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.14	0.36		0.55	0.32			0.45			0.44	0.04

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 134 (89%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.69

Intersection Signal Delay: 18.6

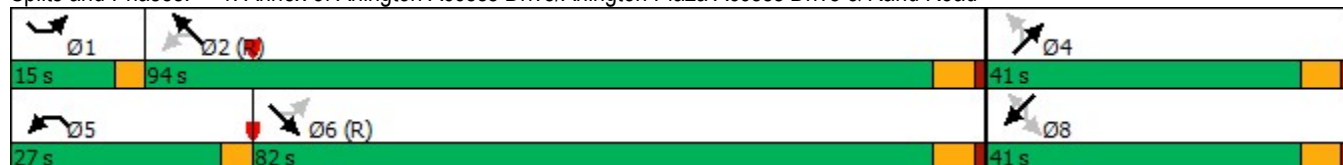
Intersection LOS: B

Intersection Capacity Utilization 71.8%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road



HCM 6th TWSC
2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	3.3					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	3	40	36	57	59	1
Future Vol, veh/h	3	40	36	57	59	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	43	39	62	64	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	205	65	65	0	-	0
Stage 1	65	-	-	-	-	-
Stage 2	140	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	803	1005	1550	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	901	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	782	1005	1550	-	-	-
Mov Cap-2 Maneuver	782	-	-	-	-	-
Stage 1	938	-	-	-	-	-
Stage 2	901	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	8.8	2.9		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1550	-	985	-	-	
HCM Lane V/C Ratio	0.025	-	0.047	-	-	
HCM Control Delay (s)	7.4	0	8.8	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-	

Capacity Analysis Summary Sheets
Year 2030 No-Build Saturday Midday Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	73	959	80	380	859	50	119	17	218	93	22	21
Future Volume (vph)	73	959	80	380	859	50	119	17	218	93	22	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.988			0.992			0.908				0.850
Flt Protected	0.950			0.950				0.983			0.961	
Satd. Flow (prot)	1805	5125	0	1805	5097	0	0	3222	0	0	1826	1615
Flt Permitted	0.298			0.209				0.798			0.426	
Satd. Flow (perm)	566	5125	0	397	5097	0	0	2616	0	0	809	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	74	1050	0	384	919	0	0	357	0	0	116	21
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	52.0		28.0	67.0		40.0	40.0		40.0	40.0	40.0
Total Split (%)	10.8%	43.3%		23.3%	55.8%		33.3%	33.3%		33.3%	33.3%	33.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	72.0	62.4		86.6	75.4			23.9			23.9	23.9
Actuated g/C Ratio	0.60	0.52		0.72	0.63			0.20			0.20	0.20

24-167 Qargo Coffee - Arlington Heights
Year 2030 No-Build Saturday Midday Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.18	0.39		0.77	0.29			0.69			0.72	0.07
Control Delay	8.5	19.8		21.0	11.5			51.0			68.5	36.6
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	8.5	19.8		21.0	11.5			51.0			68.5	36.6
LOS	A	B		C	B			D			E	D
Approach Delay		19.1			14.3			51.0			63.6	
Approach LOS		B			B			D			E	
Queue Length 50th (ft)	14	170		91	113			136			85	13
Queue Length 95th (ft)	36	273		226	173			174			144	33
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	449	2666		578	3200			741			229	457
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.16	0.39		0.66	0.29			0.48			0.51	0.05

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 108 (90%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.77

Intersection Signal Delay: 22.9

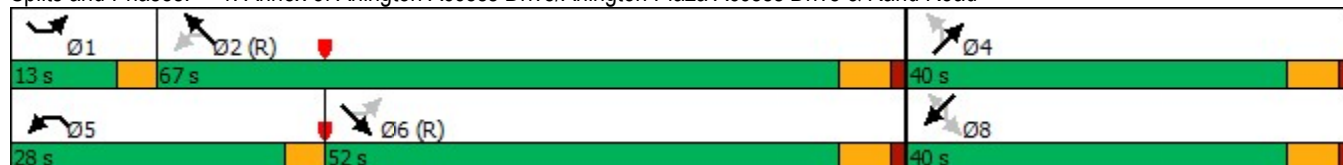
Intersection LOS: C

Intersection Capacity Utilization 77.3%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road



HCM 6th TWSC

2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	3.3					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	1	65	44	96	71	4
Future Vol, veh/h	1	65	44	96	71	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	77	52	114	85	5
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	306	88	90	0	-	0
Stage 1	88	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	714	976	1518	-	-	-
Stage 1	940	-	-	-	-	-
Stage 2	840	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	688	976	1518	-	-	-
Mov Cap-2 Maneuver	688	-	-	-	-	-
Stage 1	905	-	-	-	-	-
Stage 2	840	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	9	2.3		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1518	-	970	-	-	
HCM Lane V/C Ratio	0.035	-	0.081	-	-	
HCM Control Delay (s)	7.5	0	9	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-	

Capacity Analysis Summary Sheets
Year 2030 Total Projected Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	114	993	27	129	541	86	47	0	30	109	0	74
Future Volume (vph)	114	993	27	129	541	86	47	0	30	109	0	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.996			0.979			0.941				0.850
Flt Protected	0.950			0.950				0.971			0.950	
Satd. Flow (prot)	1805	5020	0	1787	4909	0	0	3259	0	0	1805	1615
Flt Permitted	0.389			0.238				0.706			0.702	
Satd. Flow (perm)	739	5020	0	448	4909	0	0	2370	0	0	1334	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	0%	1%	4%	0%	2%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	120	1073	0	136	660	0	0	81	0	0	115	78
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	15.0	84.0		15.0	84.0		41.0	41.0		41.0	41.0	41.0
Total Split (%)	10.7%	60.0%		10.7%	60.0%		29.3%	29.3%		29.3%	29.3%	29.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	107.4	97.3		108.2	97.6			19.2			19.2	19.2
Actuated g/C Ratio	0.77	0.70		0.77	0.70			0.14			0.14	0.14

24-167 Qargo Coffee - Arlington Heights
Year 2030 Total Weekday Morning Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.19	0.31		0.32	0.19			0.25			0.63	0.35
Control Delay	4.5	9.2		5.8	8.2			54.1			71.4	57.6
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	4.5	9.2		5.8	8.2			54.1			71.4	57.6
LOS	A	A		A	A			D			E	E
Approach Delay		8.7			7.8			54.1			65.8	
Approach LOS		A			A			D			E	
Queue Length 50th (ft)	20	126		23	70			35			100	65
Queue Length 95th (ft)	44	187		49	108			58			160	112
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	671	3488		464	3423			592			333	403
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.18	0.31		0.29	0.19			0.14			0.35	0.19

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 122 (87%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 14.9

Intersection LOS: B

Intersection Capacity Utilization 53.0%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

		
Ø1	Ø2 (R)	Ø4
15 s	84 s	41 s
		
Ø5	Ø6 (R)	Ø8
15 s	84 s	41 s

HCM 6th TWSC
2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	7.4					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	0	163	169	31	20	0
Future Vol, veh/h	0	163	169	31	20	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	251	260	48	31	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	599	31	31	0	-	0
Stage 1	31	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	468	1049	1595	-	-	-
Stage 1	997	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	390	1049	1595	-	-	-
Mov Cap-2 Maneuver	390	-	-	-	-	-
Stage 1	831	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	9.5	6.5		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1595	-	1049	-	-	
HCM Lane V/C Ratio	0.163	-	0.239	-	-	
HCM Control Delay (s)	7.7	0	9.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.6	-	0.9	-	-	

Capacity Analysis Summary Sheets
Year 2030 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	100	1058	98	276	1097	58	114	9	147	115	12	47
Future Volume (vph)	100	1058	98	276	1097	58	114	9	147	115	12	47
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.987			0.992			0.918				0.850
Flt Protected	0.950			0.950				0.979			0.957	
Satd. Flow (prot)	1805	5073	0	1805	5097	0	0	3244	0	0	1818	1615
Flt Permitted	0.218			0.192				0.729			0.462	
Satd. Flow (perm)	414	5073	0	365	5097	0	0	2416	0	0	878	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	102	1180	0	282	1178	0	0	275	0	0	129	48
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	15.0	82.0		27.0	94.0		41.0	41.0		41.0	41.0	41.0
Total Split (%)	10.0%	54.7%		18.0%	62.7%		27.3%	27.3%		27.3%	27.3%	27.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	104.3	93.9		113.3	99.7			27.0			27.0	27.0
Actuated g/C Ratio	0.70	0.63		0.76	0.66			0.18			0.18	0.18

24-167 Qargo Coffee - Arlington Heights
Year 2030 Total Weekday Evening Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.28	0.37		0.69	0.35			0.63			0.82	0.17
Control Delay	8.2	15.4		16.4	12.1			62.8			94.3	50.6
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	8.2	15.4		16.4	12.1			62.8			94.3	50.6
LOS	A	B		B	B			E			F	D
Approach Delay		14.8			12.9			62.8			82.5	
Approach LOS		B			B			E			F	
Queue Length 50th (ft)	23	193		72	174			132			122	40
Queue Length 95th (ft)	49	297		134	243			173			195	76
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	404	3177		501	3387			563			204	376
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.25	0.37		0.56	0.35			0.49			0.63	0.13

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 134 (89%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 21.8

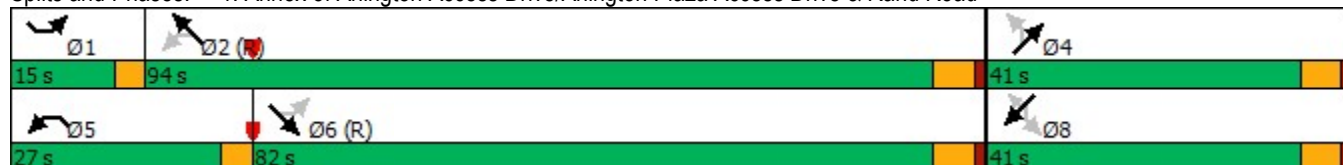
Intersection LOS: C

Intersection Capacity Utilization 71.6%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road



HCM 6th TWSC

2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	5.6					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	3	115	110	57	59	1
Future Vol, veh/h	3	115	110	57	59	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	125	120	62	64	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	367	65	65	0	-	0
Stage 1	65	-	-	-	-	-
Stage 2	302	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	646	1005	1550	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	760	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	594	1005	1550	-	-	-
Mov Cap-2 Maneuver	594	-	-	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	760	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	9.2	5		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1550	-	988	-	-	
HCM Lane V/C Ratio	0.077	-	0.13	-	-	
HCM Control Delay (s)	7.5	0	9.2	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.2	-	0.4	-	-	

Capacity Analysis Summary Sheets
Year 2030 Total Projected Saturday Midday Peak Hour

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	159	895	80	380	806	131	119	17	218	184	22	97
Future Volume (vph)	159	895	80	380	806	131	119	17	218	184	22	97
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		0	180		0	0		0	0		25
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	145			170			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	0.95	0.95	0.95	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.988			0.979			0.908				0.850
Flt Protected	0.950			0.950				0.983			0.957	
Satd. Flow (prot)	1805	5125	0	1805	5035	0	0	3222	0	0	1818	1615
Flt Permitted	0.290			0.212				0.709			0.450	
Satd. Flow (perm)	551	5125	0	403	5035	0	0	2324	0	0	855	1615
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		381			468			240			214	
Travel Time (s)		7.4			9.1			5.5			4.9	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	161	985	0	384	946	0	0	357	0	0	208	98
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	Perm
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		8
Detector Phase	1	6		5	2		4	4		8	8	8
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	22.5
Total Split (s)	13.0	52.0		28.0	67.0		40.0	40.0		40.0	40.0	40.0
Total Split (%)	10.8%	43.3%		23.3%	55.8%		33.3%	33.3%		33.3%	33.3%	33.3%
Yellow Time (s)	3.5	4.5		3.5	4.5		4.5	4.5		4.5	4.5	4.5
All-Red Time (s)	0.0	1.5		0.0	1.5		1.5	1.5		1.5	1.5	1.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0			6.0			6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	None
Act Effect Green (s)	65.7	54.4		78.7	63.9			31.8			31.8	31.8
Actuated g/C Ratio	0.55	0.45		0.66	0.53			0.26			0.26	0.26

24-167 Qargo Coffee - Arlington Heights
Year 2030 Total Saturday Midday Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road

07/29/2024

												
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.41	0.42		0.81	0.35			0.58			0.92	0.23
Control Delay	13.1	24.2		26.3	17.1			42.0			85.1	35.1
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	13.1	24.2		26.3	17.1			42.0			85.1	35.1
LOS	B	C		C	B			D			F	D
Approach Delay		22.7			19.8			42.0			69.1	
Approach LOS		C			B			D			E	
Queue Length 50th (ft)	46	191		127	157			123			153	58
Queue Length 95th (ft)	75	253		234	190			174			#295	104
Internal Link Dist (ft)		301			388			160			134	
Turn Bay Length (ft)	120			180								25
Base Capacity (vph)	404	2322		550	2679			658			242	457
Starvation Cap Reductn	0	0		0	0			0			0	0
Spillback Cap Reductn	0	0		0	0			0			0	0
Storage Cap Reductn	0	0		0	0			0			0	0
Reduced v/c Ratio	0.40	0.42		0.70	0.35			0.54			0.86	0.21

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 108 (90%), Referenced to phase 2:NWTL and 6:SETL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 28.2

Intersection LOS: C

Intersection Capacity Utilization 80.8%

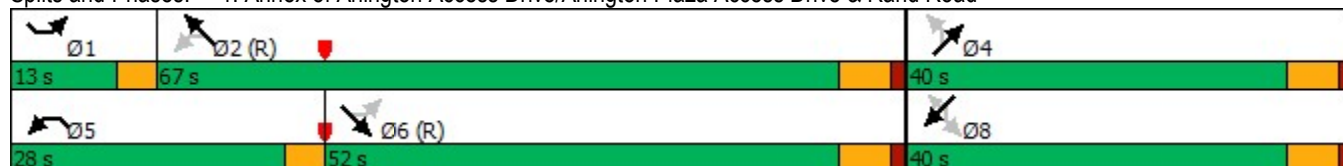
ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Annex of Arlington Access Drive/Arlington Plaza Access Drive & Rand Road



HCM 6th TWSC
2: Arlington Plaza Access Drive & Internal Drive

07/29/2024

Intersection						
Int Delay, s/veh	6.6					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	1	232	211	96	71	4
Future Vol, veh/h	1	232	211	96	71	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	276	251	114	85	5
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	704	88	90	0	-	0
Stage 1	88	-	-	-	-	-
Stage 2	616	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	408	976	1518	-	-	-
Stage 1	940	-	-	-	-	-
Stage 2	541	-	-	-	-	-
Platoon blocked, %	1			-	-	-
Mov Cap-1 Maneuver	336	976	1518	-	-	-
Mov Cap-2 Maneuver	336	-	-	-	-	-
Stage 1	774	-	-	-	-	-
Stage 2	541	-	-	-	-	-
Approach	SE	NE		SW		
HCM Control Delay, s	10.2	5.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR	
Capacity (veh/h)	1518	-	968	-	-	
HCM Lane V/C Ratio	0.165	-	0.287	-	-	
HCM Control Delay (s)	7.8	0	10.2	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.6	-	1.2	-	-	

MEMORANDUM TO: Amer Sassila, RA, LEED AP BD+C
The Hoh Group, Inc.

FROM: Kelly Pachowicz
Consultant

Javier Millan
Principal

DATE: August 15, 2025

SUBJECT: Parking and Drive-Through Evaluation
Proposed Qargo Coffee
Arlington Heights, Illinois

This memorandum summarizes the results of a parking and drive-through evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Qargo Coffee to be located within the Arlington Plaza shopping center in Arlington Heights, Illinois. As proposed, Qargo Coffee will occupy an outlot building that was previously occupied by Olson Rug. The shopping center provides approximately 886 parking spaces. **Figure 1** shows an aerial view of the site within the shopping center.

The purpose of the evaluation is to evaluate the adequacy of the existing parking supply in accommodating the parking demand of the proposed Qargo Coffee and the adequacy of the drive-through lane in accommodating the projected peak demand. To accomplish these goals, the following tasks were undertaken:

- Previous parking occupancy surveys conducted by KLOA, Inc. at the Arlington Plaza shopping center on a Thursday, Friday, and Saturday from 11:00 A.M. to 8:00 P.M. were utilized.
- The existing parking demand was evaluated to determine the adequacy of the current supply in meeting the existing needs of the shopping center.
- The amount of parking required for Qargo Coffee was estimated based on the following:
 - Village of Arlington Heights Municipal Code
 - Parking ratios published by the Institute of Transportation Engineers (ITE)
 - Parking observations at other coffee shops
- The existing parking demand was compared to the existing parking supply to determine the adequacy of the parking supply in accommodating the parking needs of the proposed Qargo Coffee.
- The proposed site orientation and drive-through was evaluated to determine the adequacy of the proposed drive-through stacking and site circulation efficiency.



Aerial View of Site

Figure 1

Parking Occupancy Surveys

In order to determine the existing parking demand at the Arlington Plaza shopping center, previous parking occupancy surveys conducted at the parking lots serving the shopping center on Thursday August 8, Friday August 9, and Saturday August 10, 2024 from 11:00 A.M. to 8:00 P.M. were utilized. It is important to note that most of the businesses within the Arlington Plaza shopping center are not open until either 9:00 A.M. or 10:00 A.M. As such, the parking demand during the early-morning hours is very limited. The parking occupancy surveys were collected every hour. The following are descriptions of the parking zones surveyed:

- Zone A is the surface parking lot serving the far north side of the shopping center, to the east of the recently approved Urban Air Adventure Park and north of the building containing the former The RoomPlace furniture store. This parking lot provides approximately 149 parking spaces. It should be noted that The RoomPlace was in operation when the parking survey was conducted.
- Zone B is the surface parking lot fronting the former Harvest Fresh Market grocery store space and the former The RoomPlace furniture store. This parking lot provides approximately 184 parking spaces.
- Zone C is the surface parking lot fronting the former Burlington space/recently approved Urban Air Adventure Park space. This parking lot also contains the site for the proposed Qargo Coffee. This parking lot provides approximately 294 parking spaces.
- Zone D is the surface parking lot on the far northwest side of the shopping center. This parking lot fronts the former Amazon returns store, a Chinese buffet restaurant, and a thrift store and also contains the former Arby's fast-food restaurant outlot. This parking lot fronts Rand Road and provides approximately 259 parking spaces.

Figure 2 shows an aerial of the surveyed parking zones and the proposed Qargo Coffee.



Surveyed Parking Zones

Figure 2

Tables A through C, included in the Appendix, and the following summarize the results of the parking occupancy surveys:

- On Thursday, the shopping center had an average parking demand of 121 vehicles, which translates into a 14 percent parking occupancy. The peak parking demand of 150 vehicles occurred at 12:00 P.M., which translates into a 17 percent occupancy. As such, and at a minimum, the shopping center has a surplus of 736 parking spaces at any given time on a Thursday.
- On Friday, the shopping center had an average parking demand of 169 vehicles, which translates into a 19 percent parking occupancy. The peak parking demand of 212 vehicles occurred at 12:00 P.M., which translates into a 24 percent occupancy. As such, and at a minimum, the shopping center has a surplus of 674 parking spaces at any given time on a Friday.
- On Saturday, the shopping center had an average parking demand of 151 vehicles, which translates into a 17 percent parking occupancy. The peak parking demand of 201 vehicles occurred at 2:00 P.M., which translates into a 23 percent occupancy. As such, and at a minimum, the shopping center has a surplus of 685 parking spaces at any given time on a Saturday.

KLOA, Inc. further looked at the Zone C parking field, which directly fronts the proposed Urban Air Adventure Park space and will serve the proposed Qargo Coffee. Based on a review of the surveys, Zone C had the following parking characteristics:

- On Thursday, Zone C had an average parking demand of 58 vehicles, which translates into a 20 percent parking occupancy. The peak parking demand of 81 vehicles occurred at 6:00 P.M., which translates into a 28 percent occupancy. As such, and at a minimum, Zone C has a surplus of 213 parking spaces at any given time on a Thursday.
- On Friday, Zone C had an average parking demand of 63 vehicles, which translates into a 21 percent parking occupancy. The peak parking demand of 77 vehicles occurred at 12:00 P.M., which translates into a 26 percent occupancy. As such, and at a minimum, Zone C has a surplus of 217 parking spaces at any given time on a Friday.
- On Saturday, Zone C had an average parking demand of 70 vehicles, which translates into a 24 percent parking occupancy. The peak parking demand of 92 vehicles occurred at 2:00 P.M., which translates into a 31 percent occupancy. As such, and at a minimum, Zone C has a surplus of 202 parking spaces at any given time on a Saturday.

Therefore, the results of the surveys indicate that on any given day, there is 75 percent or more of the shopping center parking lot available to accommodate any additional parking needs. The immediate parking area (Zone C) has 69 percent or more of the parking spaces available to accommodate any additional parking needs.

Characteristics of the Proposed Qargo Coffee

As previously indicated, the proposed Qargo Coffee will occupy the existing outlot building (Olson Rugs). The building will total approximately 4,150 gross square feet (dining area is 2,000 square feet). Below is a breakdown of the operational characteristics of the Urban Air Adventure Park:

- Day and Hours of Operation: Monday through Sunday, 6:00 A.M. to 10:00 P.M.
- Maximum Number of Staff: 8
- Maximum Occupancy: 74 people

Parking Requirements per Village of Arlington Heights Municipal Code

Based on a review of the Village of Arlington Heights Municipal Code, a coffee shop should provide one space per 45 square feet of seating area. Given the seating area of the proposed coffee shop is 2,000 square feet, approximately 44 parking spaces are required for the proposed Qargo Coffee per Municipal Code.

Parking Requirements per ITE Rates

In reviewing parking generation data provided in the *ITE Parking Generation Manual*, 6th Edition, for a coffee/donut shop with drive-through window (Land Use Code 937), the proposed coffee shop will have a peak parking demand of 5.1 parking spaces per 1,000 square feet of gross floor area on Monday through Friday and a peak parking demand on Saturday of 8.7 spaces per 1,000 square feet of gross floor area. Therefore, based on ITE rates, the coffee shop is anticipated to have a peak parking demand of 21 parking spaces on a weekday and 36 parking spaces on a Saturday.

Qargo Coffee Hourly Parking Distribution

The projected hourly parking occupancy for the Qargo Coffee was calculated based on the ITE time-of-day distribution for a coffee/donut shop with drive-through parking demand. Assuming the highest parking requirement of 44 parking spaces, per the Municipal Code, the number of parking spaces expected to be in demand for each hour was calculated utilizing the percentage of peak parking demand. The hourly parking demand is included in **Table D** in the Appendix.

Overall Parking Evaluation

In order to determine the adequacy of the existing parking supply in meeting the existing and future parking demand, an hourly shared parking analysis was conducted based on the results of the existing parking demand and utilizing the Village of Arlington Heights parking requirements and the ITE hourly distribution rates.

Tables EA through **EC** in the Appendix summarize the results of the shared parking analysis for a Thursday, Friday, and Saturday. It is important to note that included in the projected parking demand is the future parking demand of the vacant grocery store space and the proposed Urban Air Adventure Park. Bar graphs depicting the parking demand of the parking supply are also included in the Appendix in **Figures A** through **C**.

As can be seen, the projected parking demand of the proposed Qargo Coffee can be easily accommodated by the existing parking supply of the shopping center. There will be a surplus of at least 476 parking spaces on a Thursday, 453 parking spaces on a Friday, and 389 parking spaces on a Saturday.

In addition, the adequacy of Zone C (where the Qargo Coffee will be located), was also evaluated. **Tables FA** through **FC**, included in the Appendix, show the parking demand for this zone. As can be seen from the tables, there will be a surplus of at least seven parking spaces on a Friday. On a Thursday and Saturday, Zone can accommodate a majority of the projected parking demand, with the exception of one hour on Thursday and two hours on Saturday. Zone C can easily accommodate approximately 93 percent or more of the required number of parking spaces during these times, with the remaining spaces easily accommodated by the other adjacent parking zones. Bar graphs depicting the parking demand of the parking supply of Zone C are also included in the Appendix in **Figures D** through **F**.

Therefore, the parking supply within the Arlington Plaza shopping center will be adequate in accommodating the future parking demand that including existing and future demand as well as the proposed Qargo Coffee.

On-Site Circulation and Drive-Through Evaluation

The existing building that will be occupied by the coffee shop is an outlot space within the Arlington Plaza shopping center. Currently, there is parking provided on all sides of the building and all drive aisles allow for two-way traffic movements.

With the development of the coffee shop and the addition of the drive-through lane, the drive aisles along the southwest and southeast sides of the building will be changed to provide one-way access only, counterclockwise to the building to operate parallel to the drive-through. Vehicles will enter the drive-through at the north corner of the building and proceed to the order board and then the pick-up window. A review of the site plan and drive-through stacking exhibit (see Appendix) indicates that approximately six vehicles can stack from the pick-up window and approximately six vehicles can stack from the order board internally within the outlot for a total internal stacking area of 12 vehicles. Further, six additional vehicles can stack within the east-west drive aisle on the north side of the building before reaching the main drive aisle for a total stacking of 18 vehicles.

In order to determine the average and peak stacking that can be expected at a drive-through coffee shop, previous surveys of other coffee shops were referenced and the results of the surveys indicated the following:

- During the weekday morning peak period (6:00 A.M. to 9:00 A.M.), the coffee shops surveyed had an average queue of six vehicles and a maximum queue of 11 vehicles, occurring twice.

- During the weekday midday peak period (11:30 A.M. to 1:30 P.M.), the coffee shops surveyed had an average queue of three vehicles and a maximum queue of six vehicles, occurring once.
- During the weekday evening peak period (4:00 P.M. to 6:00 P.M.), the coffee shops surveyed had an average queue of one vehicle and a maximum queue of four vehicles, occurring once.

As such, the drive-through lane will provide adequate stacking to accommodate the projected average and peak demand of the drive-through operations.

In order to provide efficient and orderly internal traffic flow, the following is recommended:

- Wayfinding signage should be posted to guide vehicles to the entrance of the drive-through lane.
- Vehicles coming out of the drive-through lane should be under stop sign control.
- A “Do Not Enter” sign should be placed at the exit of the drive-through lane facing north.

Conclusion

Based on the results of the parking surveys, the shared parking analysis, and the drive-through evaluation, the following conclusions have been made:

- The existing parking supply adequately meets and exceeds the existing parking demand of the Arlington Plaza shopping Center.
- With the development of the Qargo Coffee, the overall parking supply will be adequate in accommodating the additional parking demand.
- Based on the parking surveys, Zone C, where the proposed Qargo Coffee will be located, will be adequate in accommodating all of the projected parking demand, with the exception of one hour on a Thursday evening and two hours on a Saturday afternoon with at least 93 percent of the required parking spaces being accommodated by Zone C and the remaining spaces being easily accommodated by the other parking spaces available within the shopping center.
- Outbound movements from the drive-through exit lane should be under stop sign control.
- The drive-through lane will provide adequate stacking to accommodate the projected average and peak demand of the drive-through operations.

Appendix

Figures

Tables

Stacking Exhibit

Figures

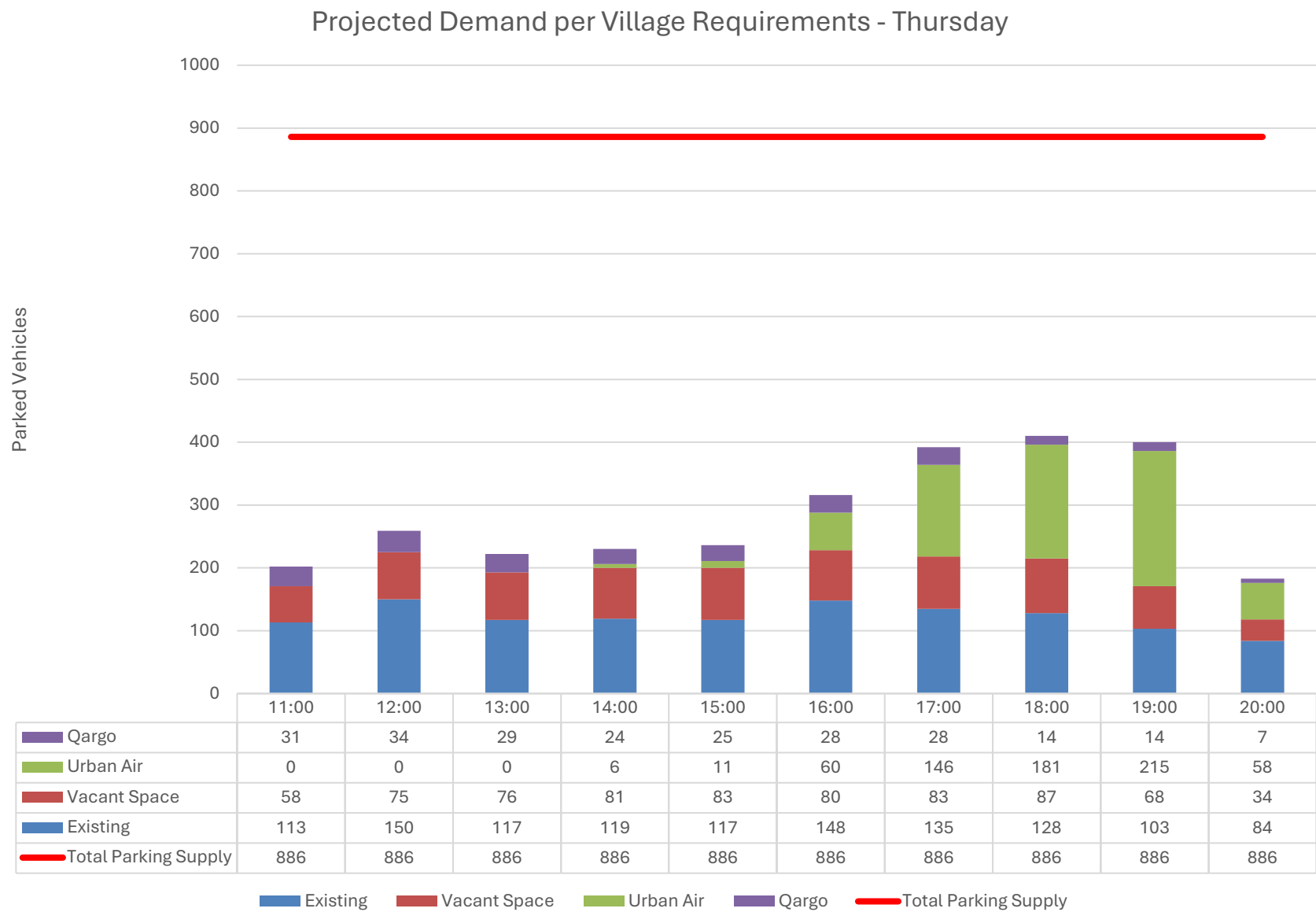


Figure A

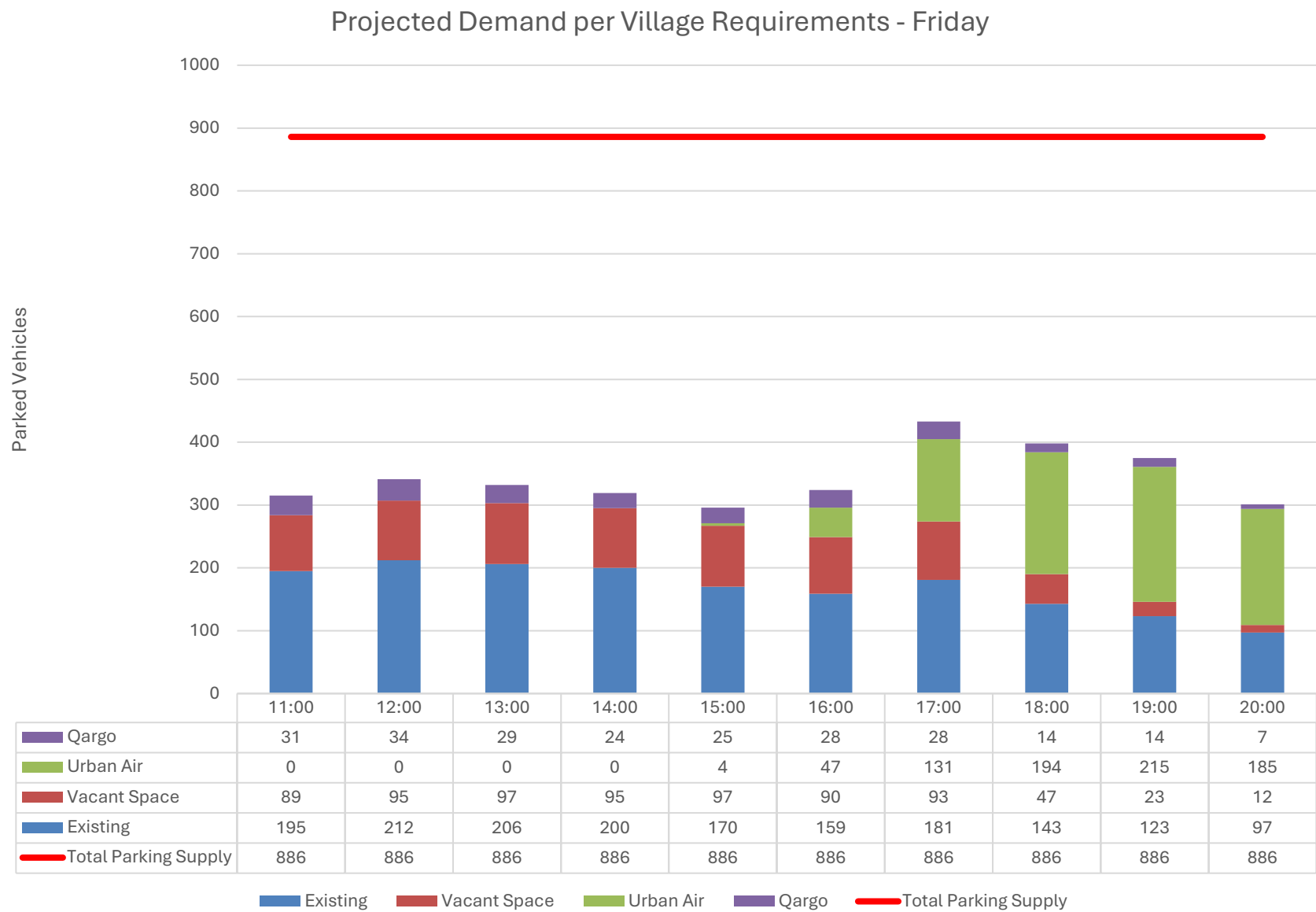


Figure B

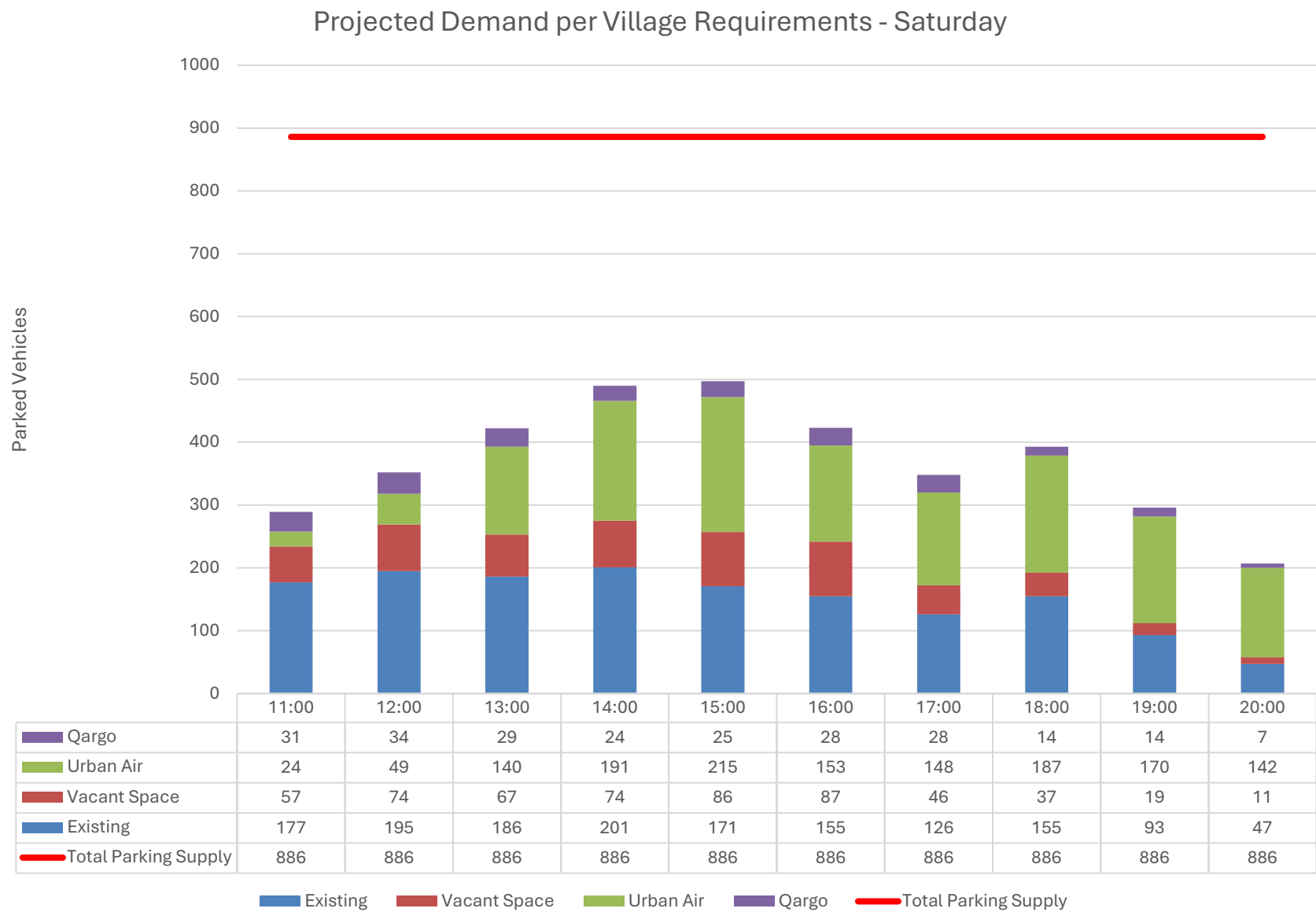


Figure C

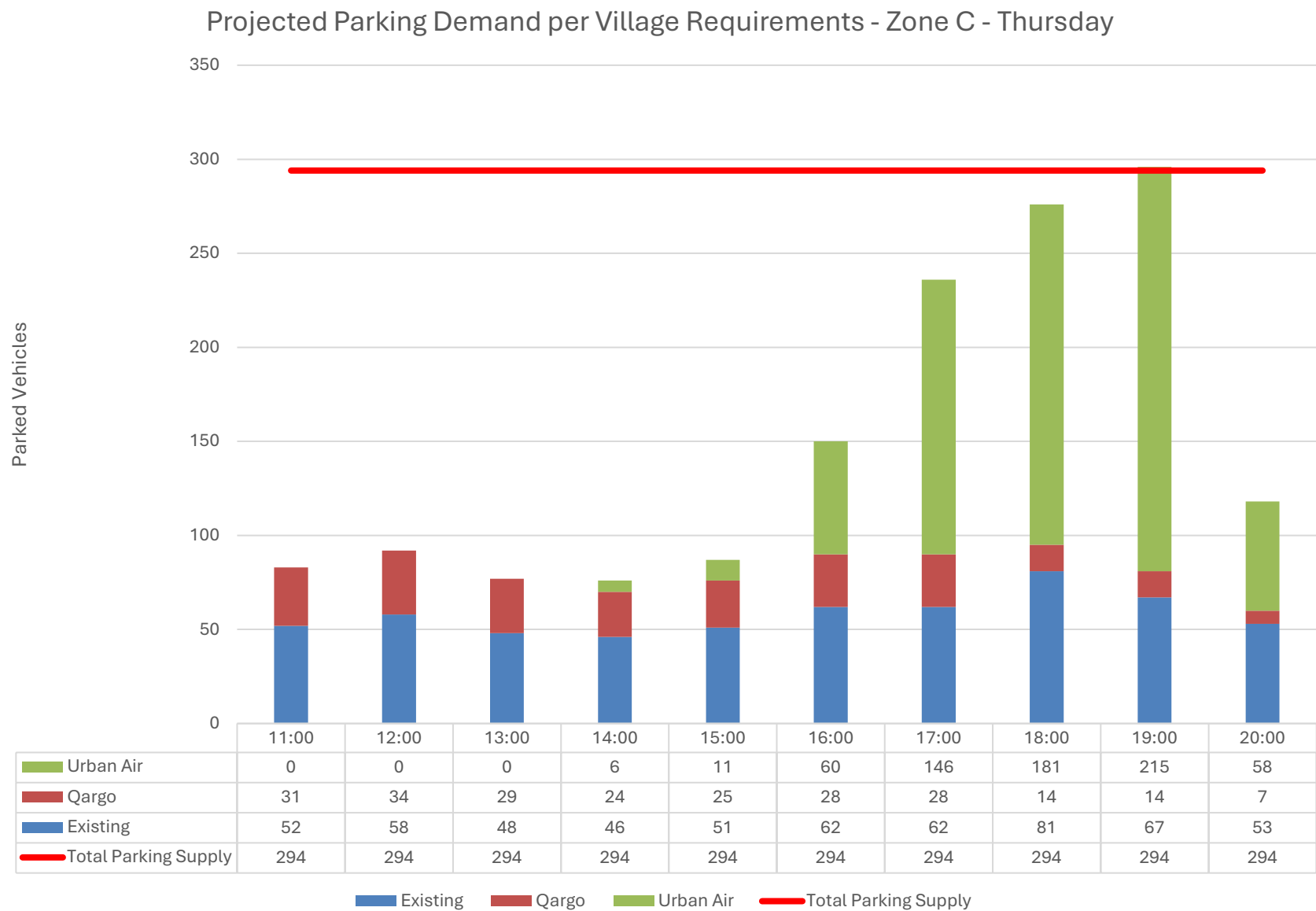


Figure D

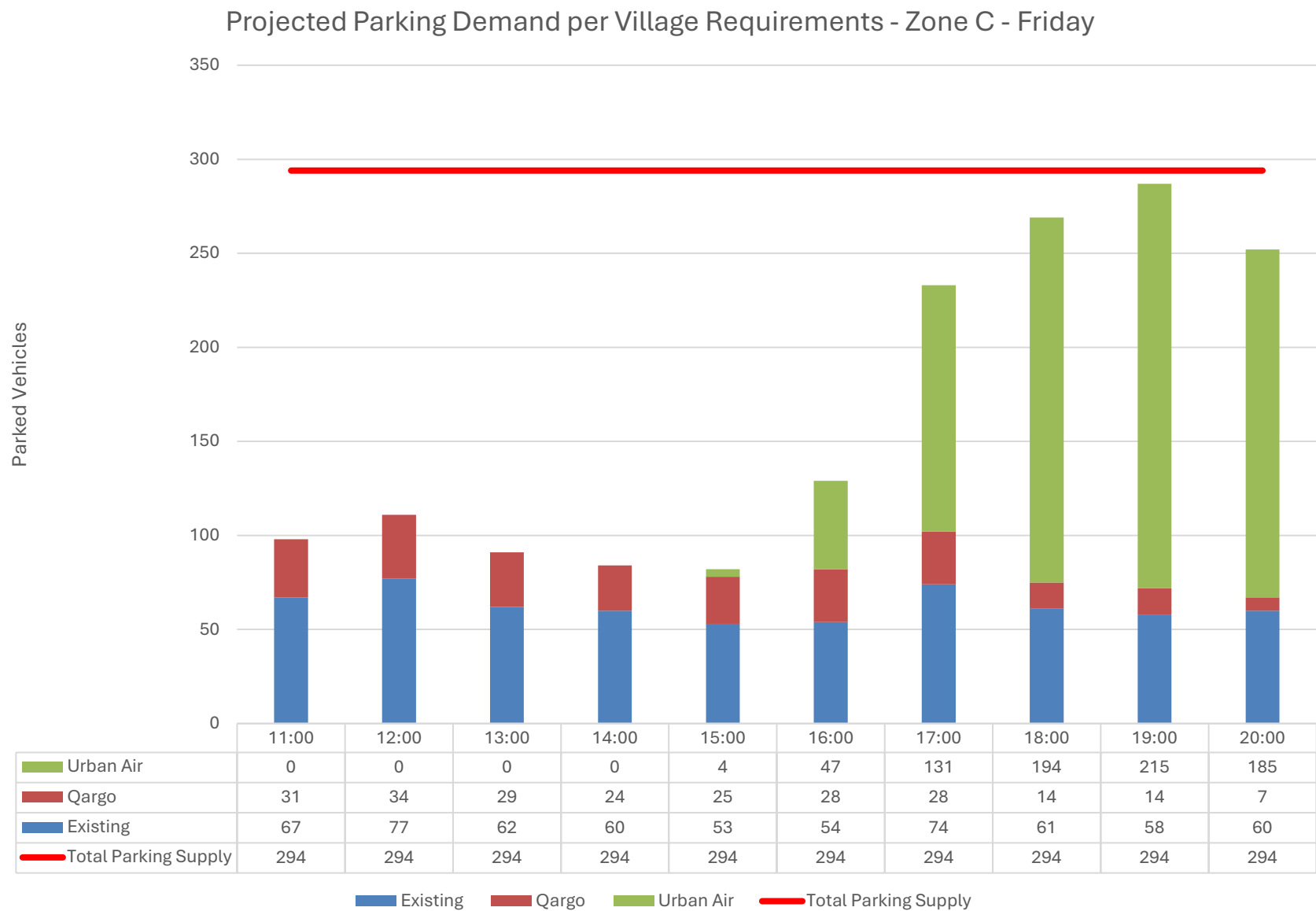


Figure E

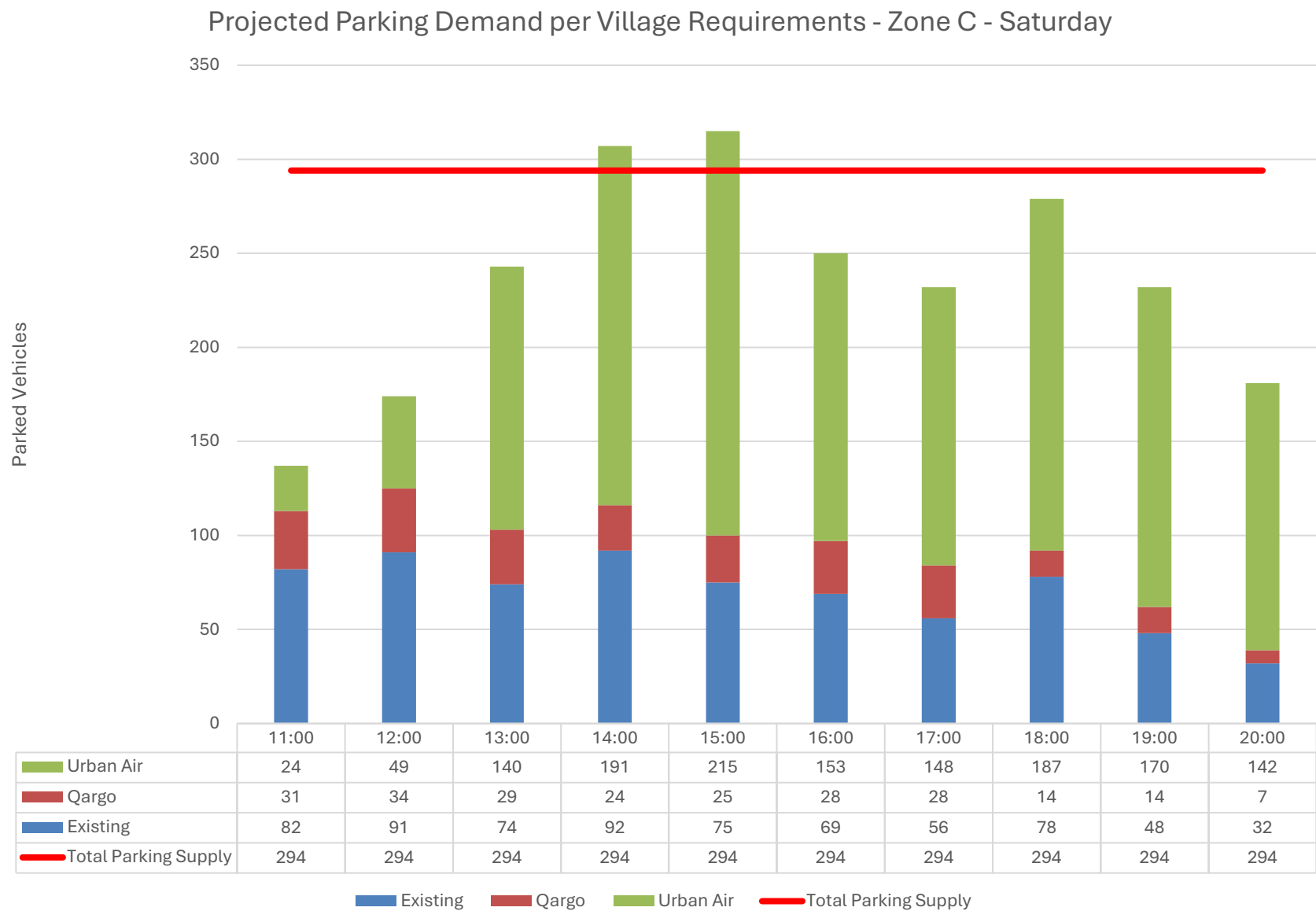


Figure F

Tables

Table A

ARLINGTON PLAZA PARKING OCCUPANCY RESULTS – THURSDAY, AUGUST 8, 2024

Time	Zone				Total	Percent Occupied
	A	B	C	D		
11:00 AM	0	14	52	47	113	13%
12:00 PM	0	14	58	78	150	17%
1:00 PM	1	14	48	54	117	13%
2:00 PM	0	14	46	59	119	13%
3:00 PM	0	13	51	53	117	13%
4:00 PM	2	15	62	69	148	17%
5:00 PM	0	14	62	59	135	15%
6:00 PM	0	10	81	37	128	14%
7:00 PM	0	5	67	31	103	12%
8:00 PM	0	1	53	30	84	9%
Inventory	149	184	294	259	886	

Table B

ARLINGTON PLAZA PARKING OCCUPANCY RESULTS – FRIDAY, AUGUST 9, 2024

Time	Zone				Total	Percent Occupied
	A	B	C	D		
11:00 AM	0	15	67	113	195	22%
12:00 PM	0	15	77	120	212	24%
1:00 PM	0	16	62	128	206	23%
2:00 PM	1	14	60	125	200	23%
3:00 PM	0	19	53	98	170	19%
4:00 PM	0	15	54	90	159	18%
5:00 PM	0	14	74	93	181	20%
6:00 PM	0	8	61	74	143	16%
7:00 PM	2	6	58	57	123	14%
8:00 PM	2	1	60	34	97	11%
Inventory	149	184	294	259	886	

Table C
 ARLINGTON PLAZA PARKING OCCUPANCY RESULTS –
 SATURDAY, AUGUST 10, 2024

Time	Zone				Total	Percent Occupied
	A	B	C	D		
11:00 AM	1	18	82	76	177	20%
12:00 PM	0	19	91	85	195	22%
1:00 PM	3	15	74	94	186	21%
2:00 PM	0	14	92	95	201	23%
3:00 PM	0	16	75	80	171	19%
4:00 PM	0	12	69	74	155	17%
5:00 PM	0	6	56	64	126	14%
6:00 PM	0	5	78	72	155	17%
7:00 PM	0	2	48	43	93	10%
8:00 PM	0	1	32	14	47	5%
Inventory	149	184	294	259	886	

Table D

QARGO COFFEE PROJECTED HOURLY PARKING OCCUPANCY

Time	Percent of Peak Parking Demand	Parking Spaces
11:00 A.M.	71%	31
12:00 P.M.	77%	34
1:00 P.M.	66%	29
2:00 P.M.	54%	24
3:00 P.M.	57%	25
4:00 P.M.	63%	28
5:00 P.M.	63%	28
6:00 P.M.	32%	14
7:00 P.M.	32%	14
8:00 P.M.	16%	7

Table EA
VILLAGE REQUIREMENTS
PROJECTED TOTAL HOURLY PARKING OCCUPANCY – THURSDAY

Time Period	Existing Demand	Former Grocery Store	Proposed Qargo Coffee	Urban Air	Total Projected Occupancy	Percent Occupied
11:00 AM	113	58	31	0	202	23%
12:00 PM	150	75	34	0	259	29%
1:00 PM	117	76	29	0	222	25%
2:00 PM	119	81	24	6	230	26%
3:00 PM	117	83	25	11	236	27%
4:00 PM	148	80	28	60	316	36%
5:00 PM	135	83	28	146	392	44%
6:00 PM	128	87	14	181	410	46%
7:00 PM	103	68	14	215	400	45%
8:00 PM	84	34	7	58	183	21%

Table EB
VILLAGE REQUIREMENTS
PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand	Former Grocery Store	Proposed Qargo Coffee	Urban Air	Total Projected Occupancy	Percent Occupied
11:00 AM	195	89	31	0	315	36%
12:00 PM	212	95	34	0	341	38%
1:00 PM	206	97	29	0	332	37%
2:00 PM	200	95	24	0	319	36%
3:00 PM	170	97	25	4	296	33%
4:00 PM	159	90	28	47	324	37%
5:00 PM	181	93	28	131	433	49%
6:00 PM	143	47	14	194	398	45%
7:00 PM	123	23	14	215	375	42%
8:00 PM	97	12	7	185	301	34%

Table EC

VILLAGE REQUIREMENTS

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand	Former Grocery Store	Proposed Qargo Coffee	Urban Air	Total Projected Occupancy	Percent Occupied
11:00 AM	177	57	31	24	289	33%
12:00 PM	195	74	34	49	352	40%
1:00 PM	186	67	29	140	422	48%
2:00 PM	201	74	24	191	490	55%
3:00 PM	171	86	25	215	497	56%
4:00 PM	155	87	28	153	423	48%
5:00 PM	126	46	28	148	348	39%
6:00 PM	155	37	14	187	393	44%
7:00 PM	93	19	14	170	296	33%
8:00 PM	47	11	7	142	207	23%

Table FA

VILLAGE REQUIREMENTS – ZONE C

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – THURSDAY

Time Period	Existing Demand Zone C	Proposed Qargo Coffee	Urban Air	Total Projected Occupancy	Percent Occupied
11:00 AM	52	31	0	83	28%
12:00 PM	58	34	0	92	31%
1:00 PM	48	29	0	77	26%
2:00 PM	46	24	6	76	26%
3:00 PM	51	25	11	87	30%
4:00 PM	62	28	60	150	51%
5:00 PM	62	28	146	236	80%
6:00 PM	81	14	181	276	94%
7:00 PM	67	14	215	296	101%
8:00 PM	53	7	58	118	40%

Table FB

VILLAGE REQUIREMENTS – ZONE C

PROJECTED TOTAL HOURLY PARKING OCCUPANCY – FRIDAY

Time Period	Existing Demand Zone C	Proposed Qargo Coffee	Urban Air	Total Projected Occupancy	Percent Occupied
11:00 AM	67	31	0	98	33%
12:00 PM	77	34	0	111	38%
1:00 PM	62	29	0	91	31%
2:00 PM	60	24	0	84	29%
3:00 PM	53	25	4	82	28%
4:00 PM	54	28	47	129	44%
5:00 PM	74	28	131	233	79%
6:00 PM	61	14	194	269	91%
7:00 PM	58	14	215	287	98%
8:00 PM	60	7	185	252	86%

Table FC

VILLAGE REQUIREMENTS – ZONE C

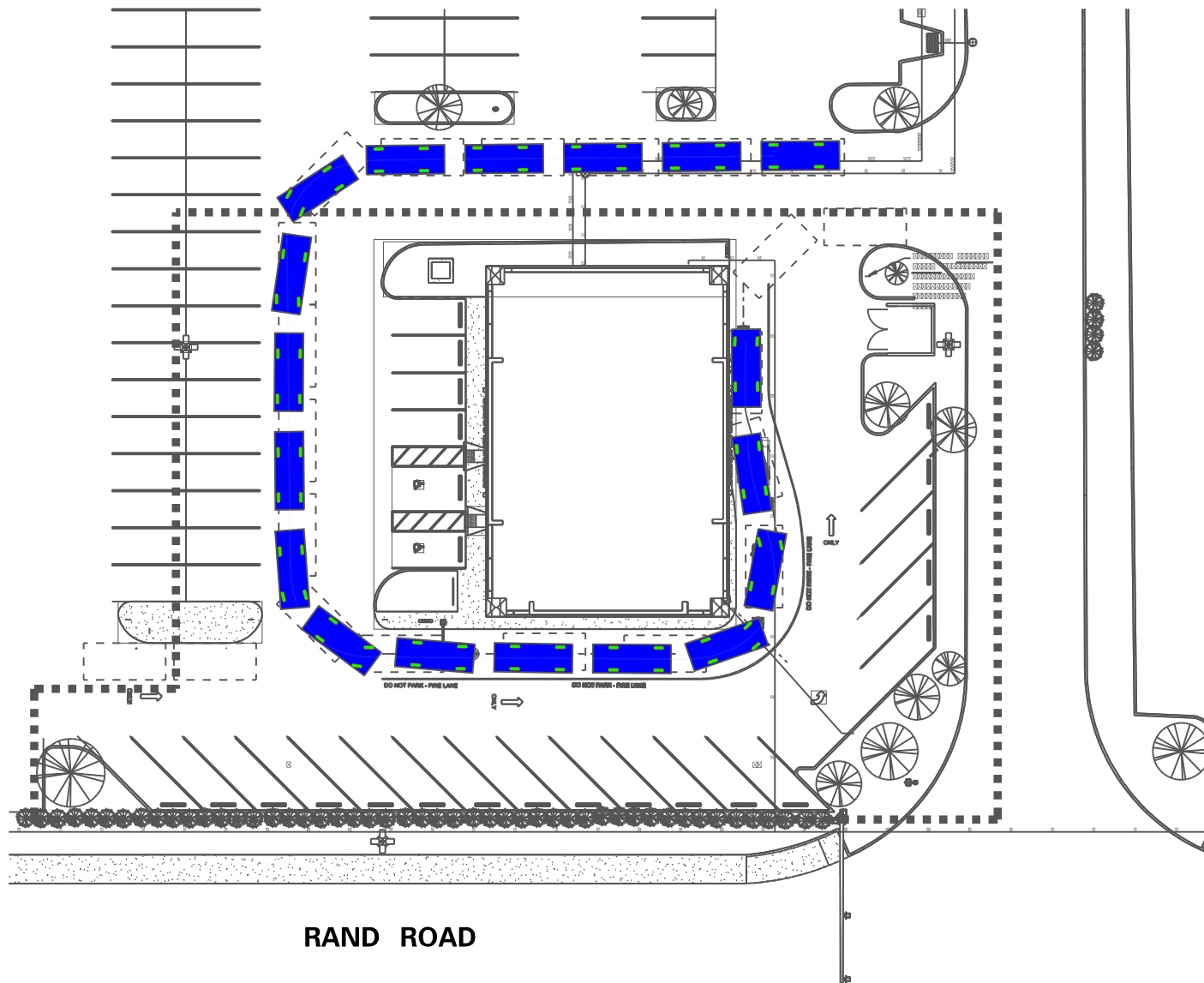
PROJECTED TOTAL HOURLY PARKING OCCUPANCY – SATURDAY

Time Period	Existing Demand Zone C	Proposed Qargo Coffee	Urban Air	Total Projected Occupancy	Percent Occupied
11:00 AM	82	31	24	137	47%
12:00 PM	91	34	49	174	59%
1:00 PM	74	29	140	243	83%
2:00 PM	92	24	191	307	104%
3:00 PM	75	25	215	315	107%
4:00 PM	69	28	153	250	85%
5:00 PM	56	28	148	232	79%
6:00 PM	78	14	187	279	95%
7:00 PM	48	14	170	232	79%
8:00 PM	32	7	142	181	62%

Stacking Exhibit

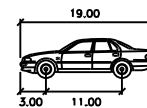


SCALE: 1" = 40'



RAND ROAD

PASSENGER VEHICLE



	FEET
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.6

BODY OF VEHICLE - ——
FRONT TIRES PATH - ——
REAR TIRES PATH - ——

QARGO COFFEE
ARLINGTON HEIGHTS,
ILLINOIS

AVAILABLE DRIVE-THROUGH STACKING

DRAWN: MD
DATE: 08-18-25
PROJECT #: 24-167
EXHIBIT: A

CHECKED: JM
REV:



GEOREFERENCED COORDINATE SYSTEM INFORMATION

PROJECTED COORDINATE SYSTEM: NAD_1983_STATEPLANE_ILLINOIS_EAST_FIPS_1201_FOOT
PROJECTION: TRANSVERSE_MERCATOR
FALSE EASTING: 984250.00000000
FALSE NORTHING: 0.00000000
CENTRAL MERIDIAN: -88.33333333
SCALE FACTOR: 0.99997500
LATITUDE OF ORIGIN: 36.66666667
LINEAR UNIT: FOOT_US
GEOGRAPHIC COORDINATE SYSTEM: GCS_NORTH_AMERICAN_1983
DATUM: D_NORTH_AMERICAN_1983
PRIME MERIDIAN: GREENWICH
ANGULAR UNIT: DEGREE

SITE PLAN GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2. ALL DISTURBED AREAS ON-SITE AND IN RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, INC.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED OR SPECIFIED.
4. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED OR SPECIFIED.
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6. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED OR SPECIFIED.
7. ALL PAVEMENT STRIPING AND MARKING SHALL BE PAINTED WITH SAFETY YELLOW.



THE HOH GROUP, INC.

ARCHITECTS | ENGINEERS

623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8181

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT, CODE ENFORCEMENT AND 2018 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED: *A. Sassila*
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-024865

DATE: 11/30/2025



3 PERMIT REVIEW RESPONSE #3 (SUP) 06/30/2025
REV. BID/PERMIT 02/14/2025

ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

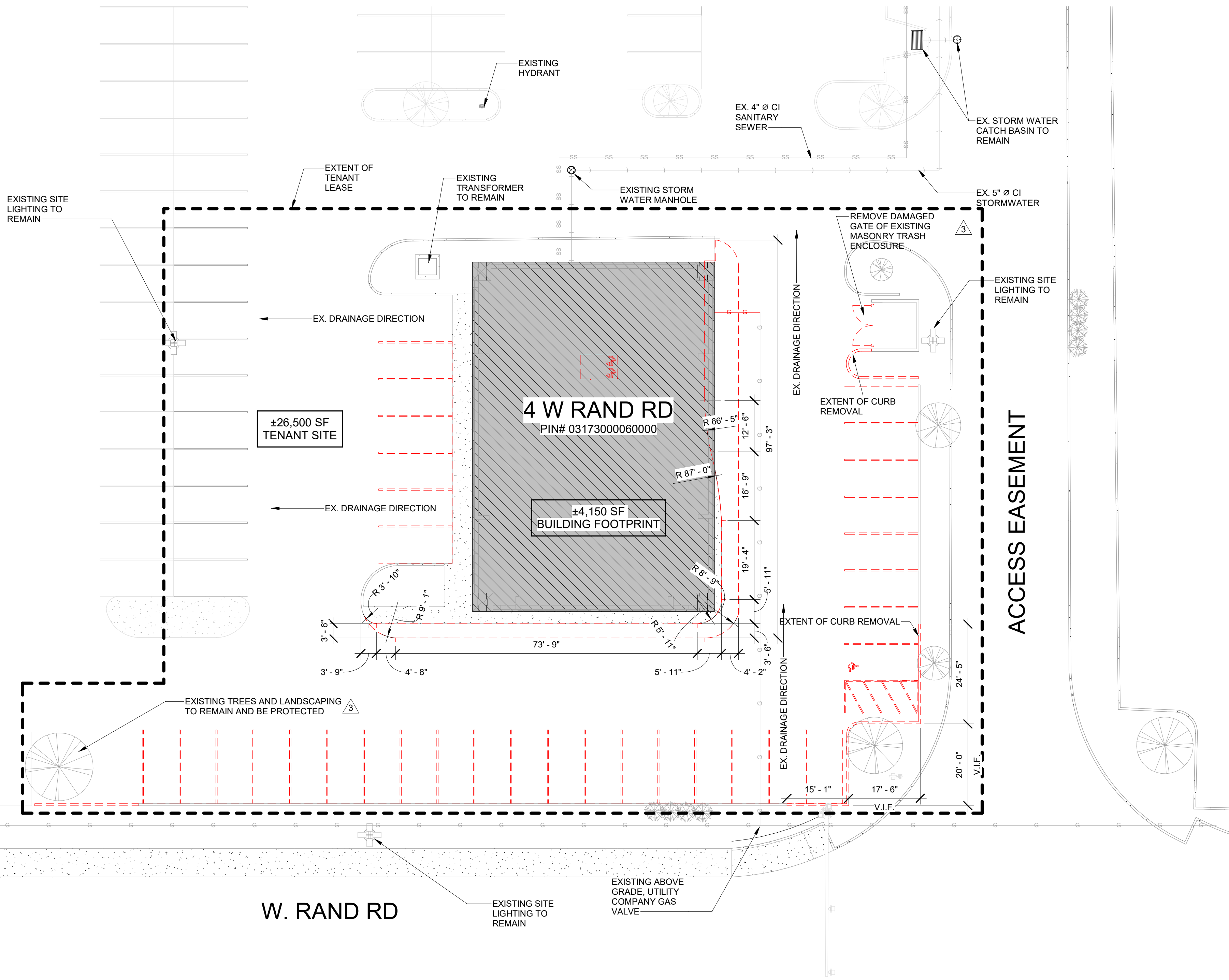
PROJECT NO. 5892

EXISTING SITE &
DEMOLITION
PLAN

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

A1.00



1 SITE DEMOLITION PLAN
1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
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THE **HOH** GROUP, INC.
ARCHITECTS | ENGINEERS
623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8181

STATEMENT OF COMPLIANCE

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SIGNED: *AS*
ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-024865
DATE: 11/30/2025



3 PERMIT REVIEW RESPONSE #3 (SUP) 06/30/2025
REV. BID/PERMIT 02/14/2025

ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

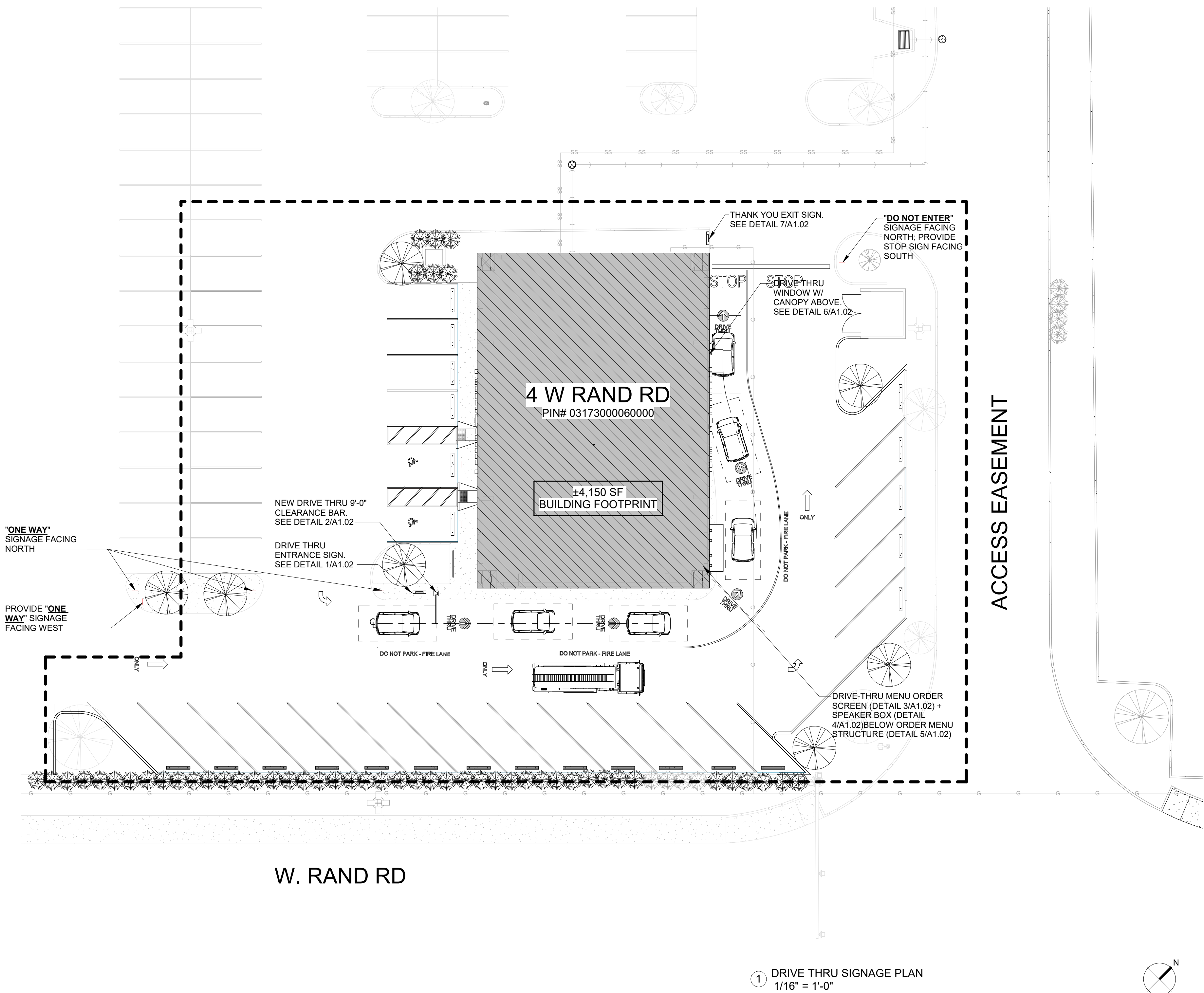
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PROJECT NO. 5892

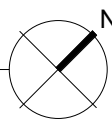
PROPOSED
DRIVE THRU
SIGNAGE PLAN

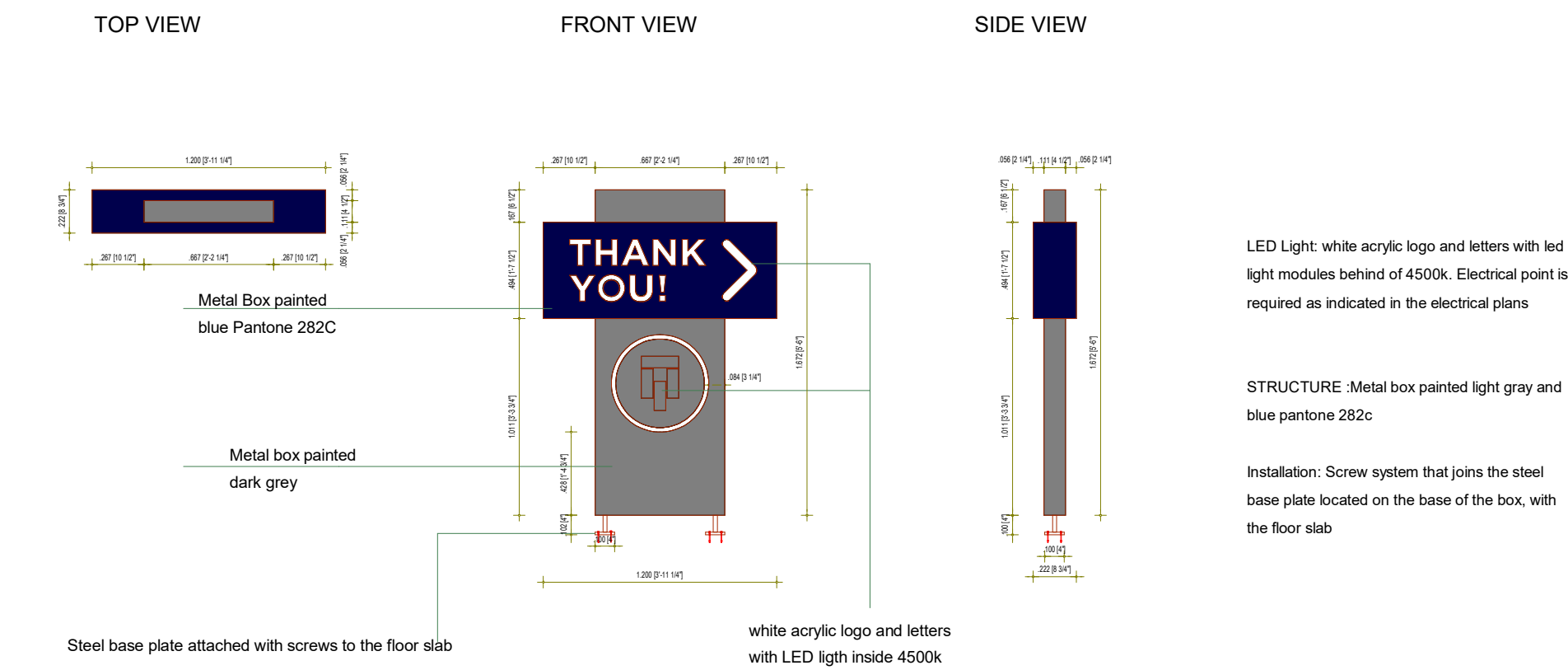
DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO. **A1.01C**

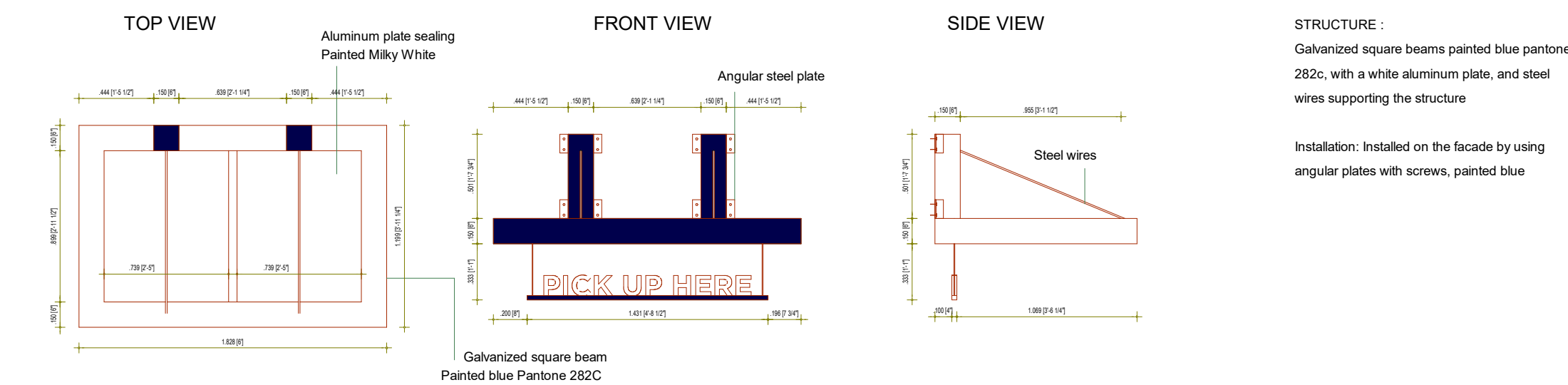


1 DRIVE THRU SIGNAGE PLAN
1/16" = 1'-0"

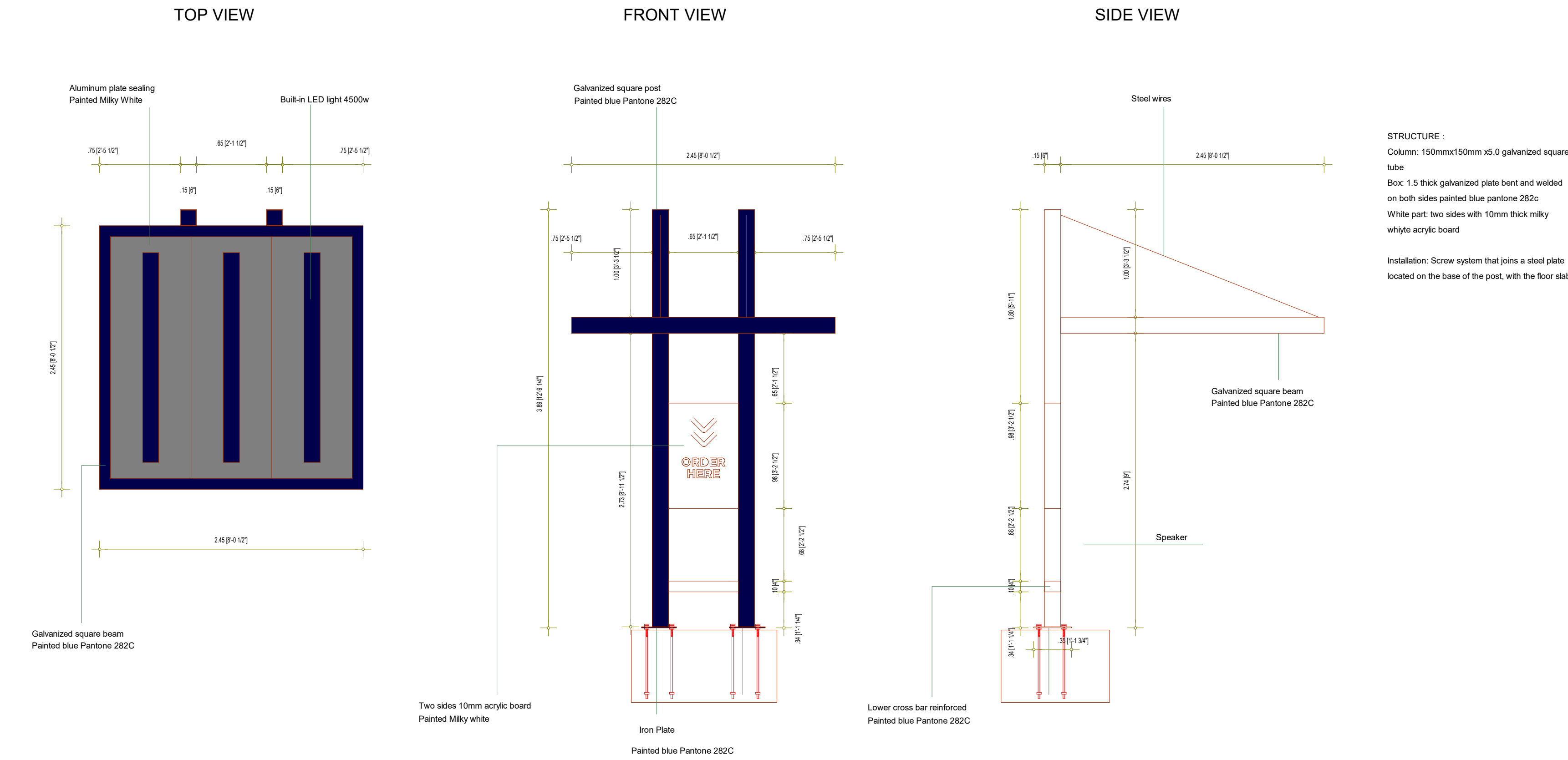




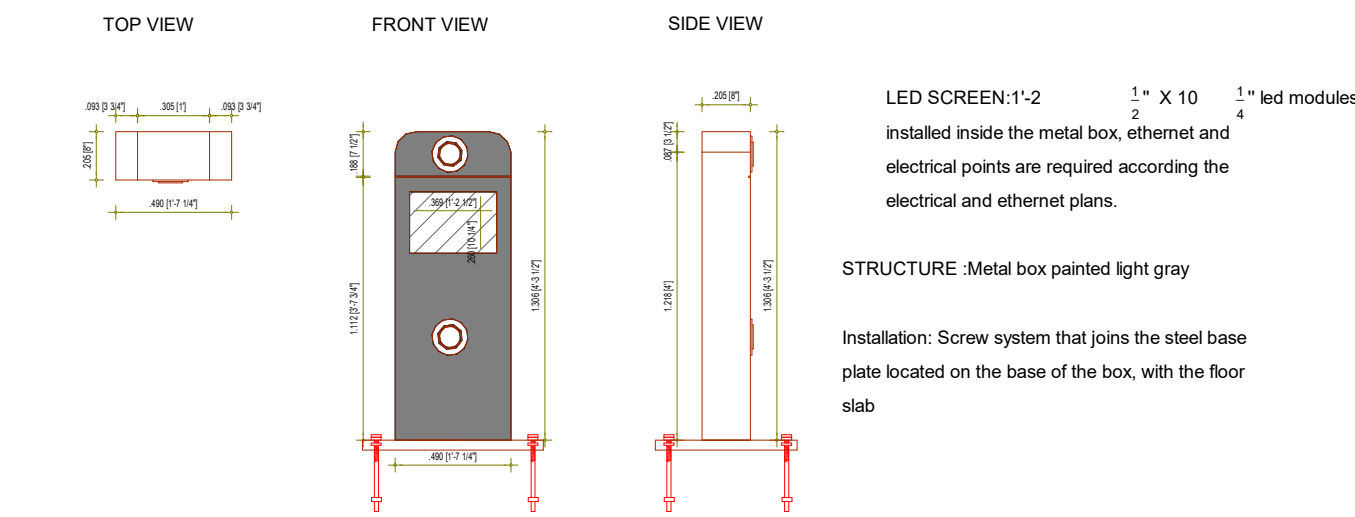
7 DRIVE THRU DETAIL - EXIT SIGNAGE
3/8" = 1'-0"



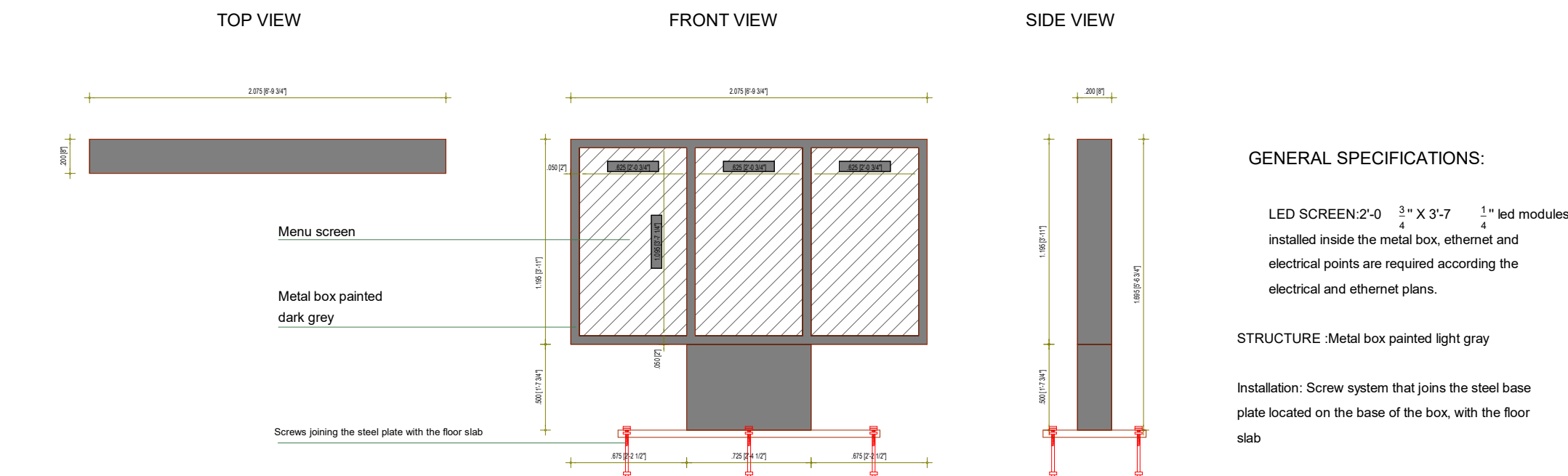
6 DRIVE THRU DETAIL - DRIVE THRU WINDOW CANOPY
3/8" = 1'-0"



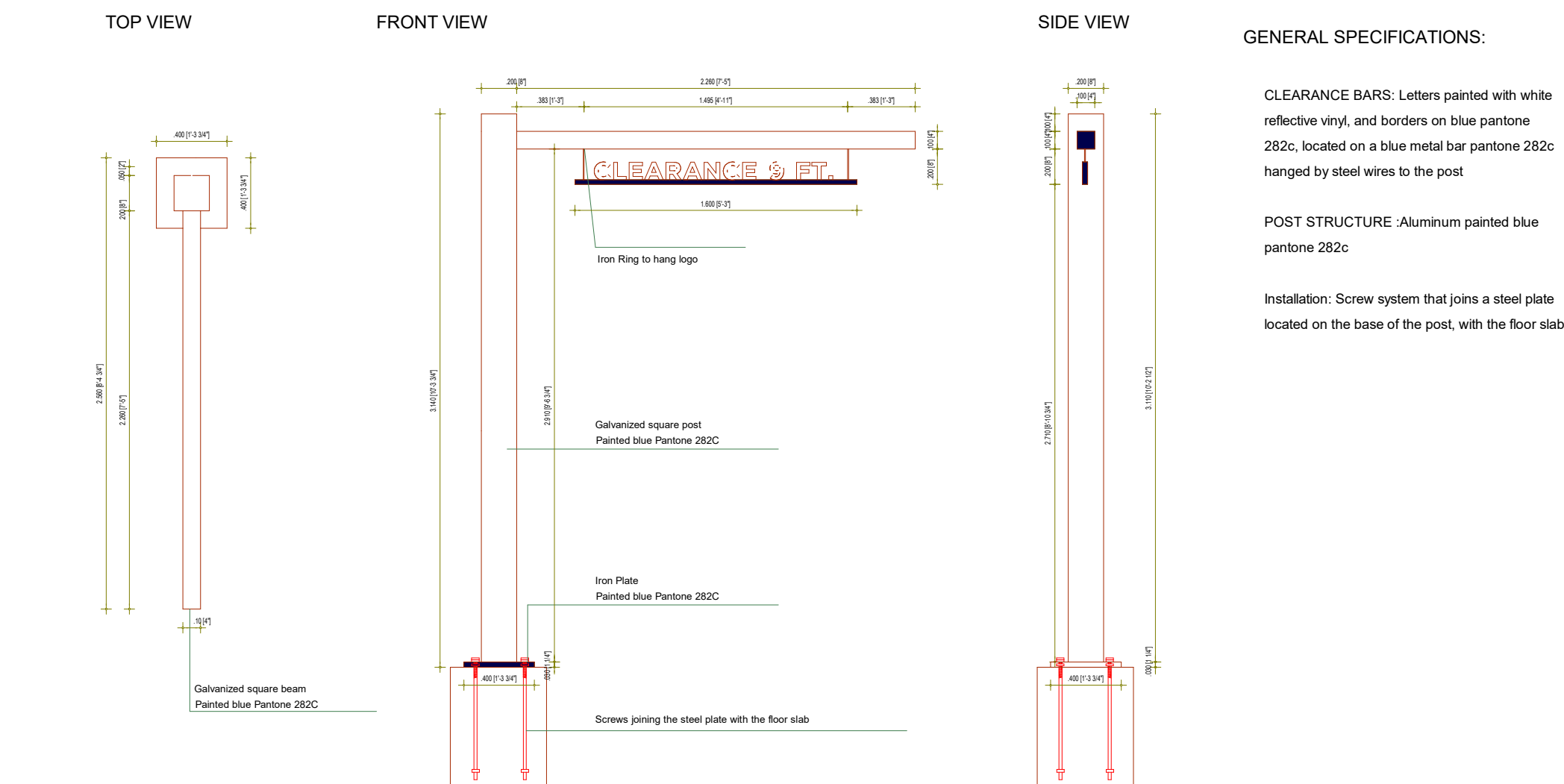
5 DRIVE THRU DETAIL - OVERHEAD ORDER MENU STRUCTURE
3/8" = 1'-0"



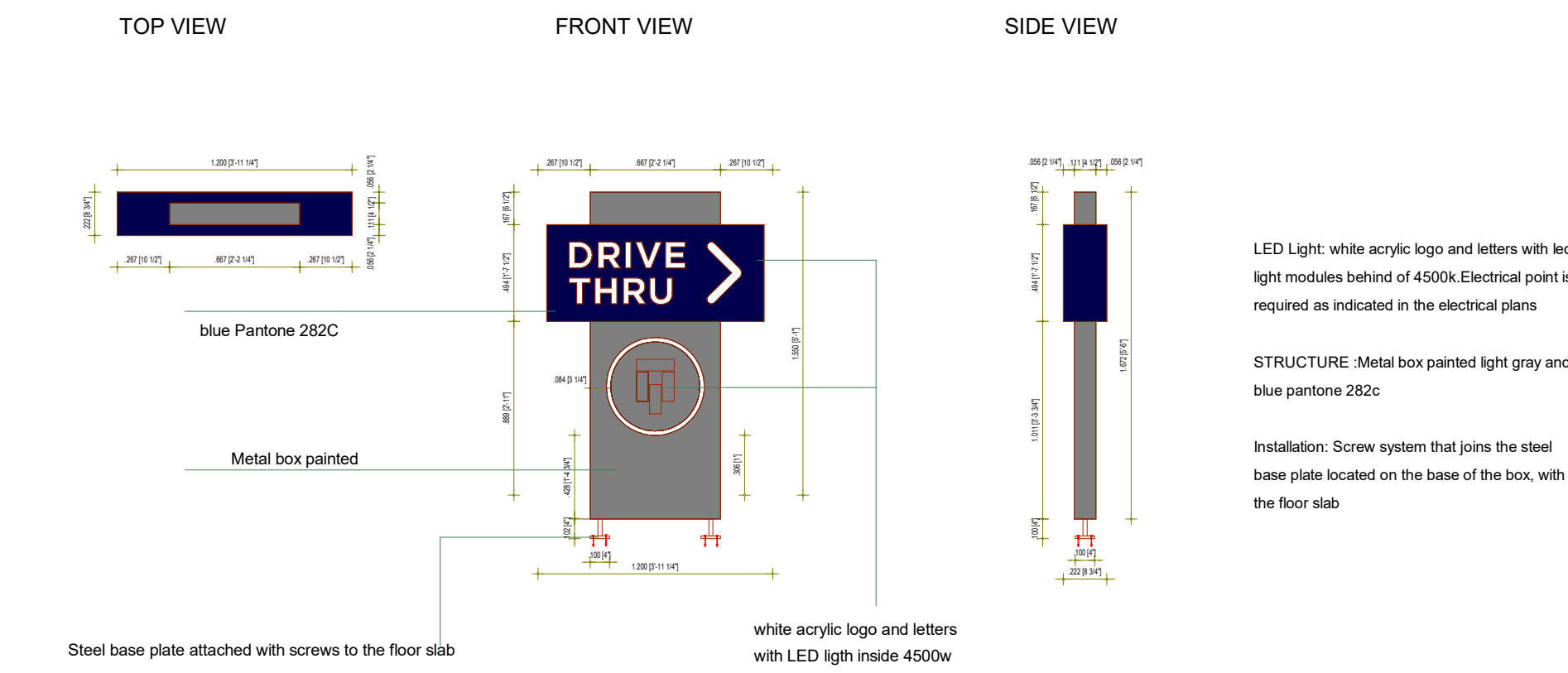
4 DRIVE THRU DETAIL - ORDER SPEAKER BOX
3/8" = 1'-0"



3 DRIVE THRU DETAIL - DRIVE THRU MENU ORDER SCREEN
3/8" = 1'-0"



2 DRIVE THRU DETAIL - CLEARANCE BAR
3/8" = 1'-0"



1 DRIVE THRU DETAIL - ENTRANCE SIGNAGE
3/8" = 1'-0"

STATEMENT OF COMPLIANCE

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SIGNED: *A.S.*
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-024865

DATE: 11/30/2026



1	PERMIT REVIEW RESPONSE #1 BID/PERMIT	04/25/2025 02/14/2025
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REV.	ISSUE DESCRIPTION	DATE
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QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

DRIVE THRU
SIGNAGE
DETAILS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

1 A1.02

GENERAL NOTES - PLANS

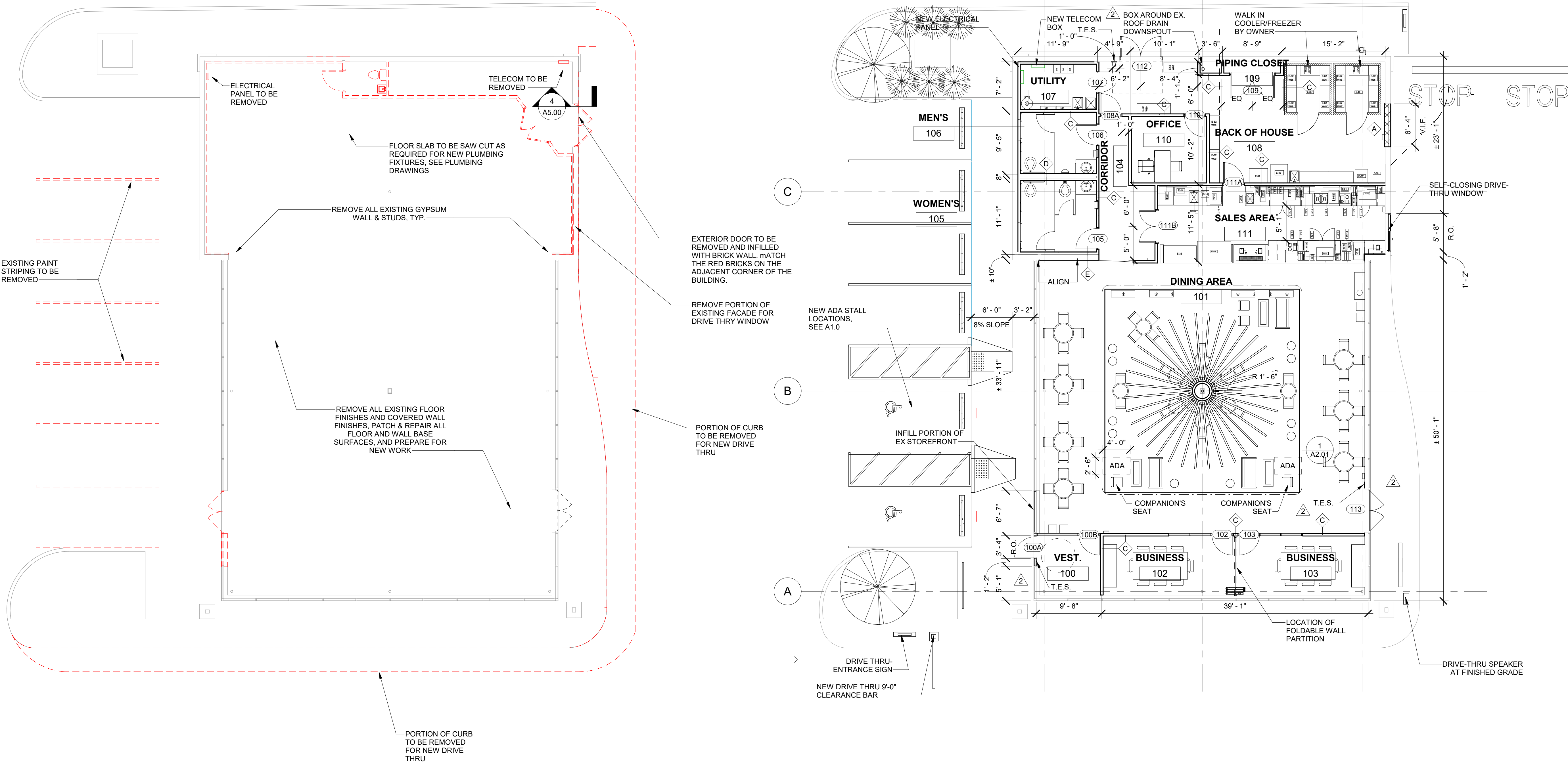
1. SEE ELCTRICAL DRAWINGS FOR POWER AND DATA SUPPLY INFORMATION
2. SEE MECHANICAL DRAWINGS FOR HVAC & PLUMBING INFORMATION
3. IN FILL SLAB AS REQUIRED
4. DIMENSIONS NOTED ARE TO THE CENTERLINE OF WALL UNLESS NOTED OTHERWISE
5. SEE GENERAL NOTES ON SHEET G-0.01 FOR DEBRIS REMOVAL REQUIREMENTS DURING CONSTRUCTION.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW GYPSUM BOARD PARTITION
- NEW DOOR/HARDWARE. REFER TO SHEET A8.00 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN. REFER TO SHEET A8.00 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS
- PARTITION TYPE & DETAILS. REFER TO SHEET A8.00
- ALUMINUM STOREFRONT/WINDOW TYPE. REFER TO A8.10 SERIES
- DOOR TAG. REFER TO A8.20 SERIES
- T. E. S. TACTILE EXIT SIGN

DRY STORAGE CALCULATIONS

BACK OF HOUSE AREA: 262 SF
25% X 262 = 65.5 SF REQUIRED DRY STORAGE
18" X 60" = 1080 SQ. IN. = 7.5 SF AREA OF EACH TIER
7.5 SF X 4 = 30 SF AREA OF EACH 4-TIER SHELVING
30 SF X 4 = 120 SF PROVIDED DRY STORAGE AREA



1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

2 RENOVATION FLOOR PLAN
1/8" = 1'-0"



THE HOH GROUP, INC.

ARCHITECTS | ENGINEERS
623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8181

STATEMENT OF COMPLIANCE

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SIGNED: *A. Sassila*
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-024865

DATE: 11/30/2026



2 PERMIT REVIEW RESPONSE #2 05/07/2025
REV. BID/PERMIT 02/14/2025

ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

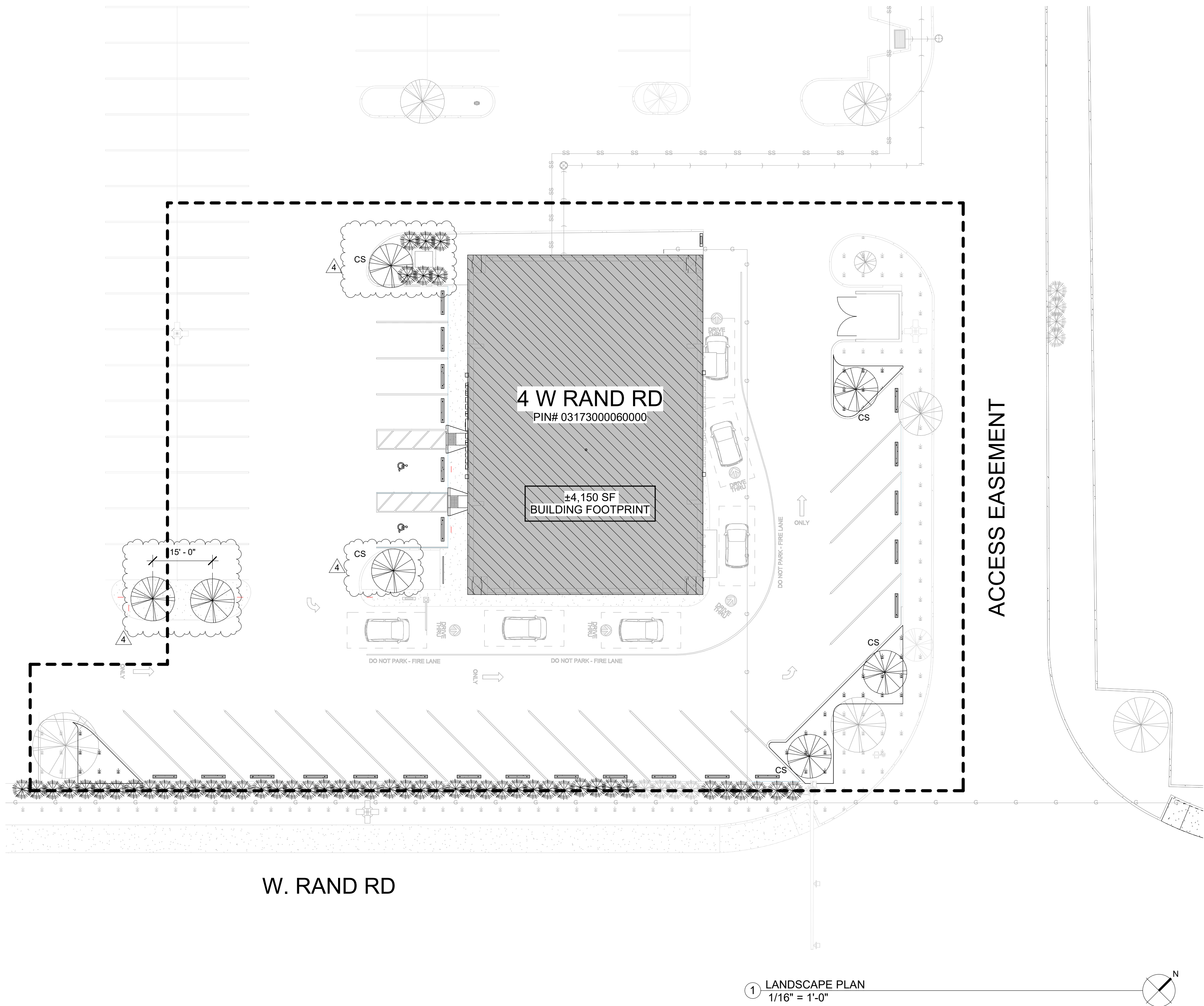
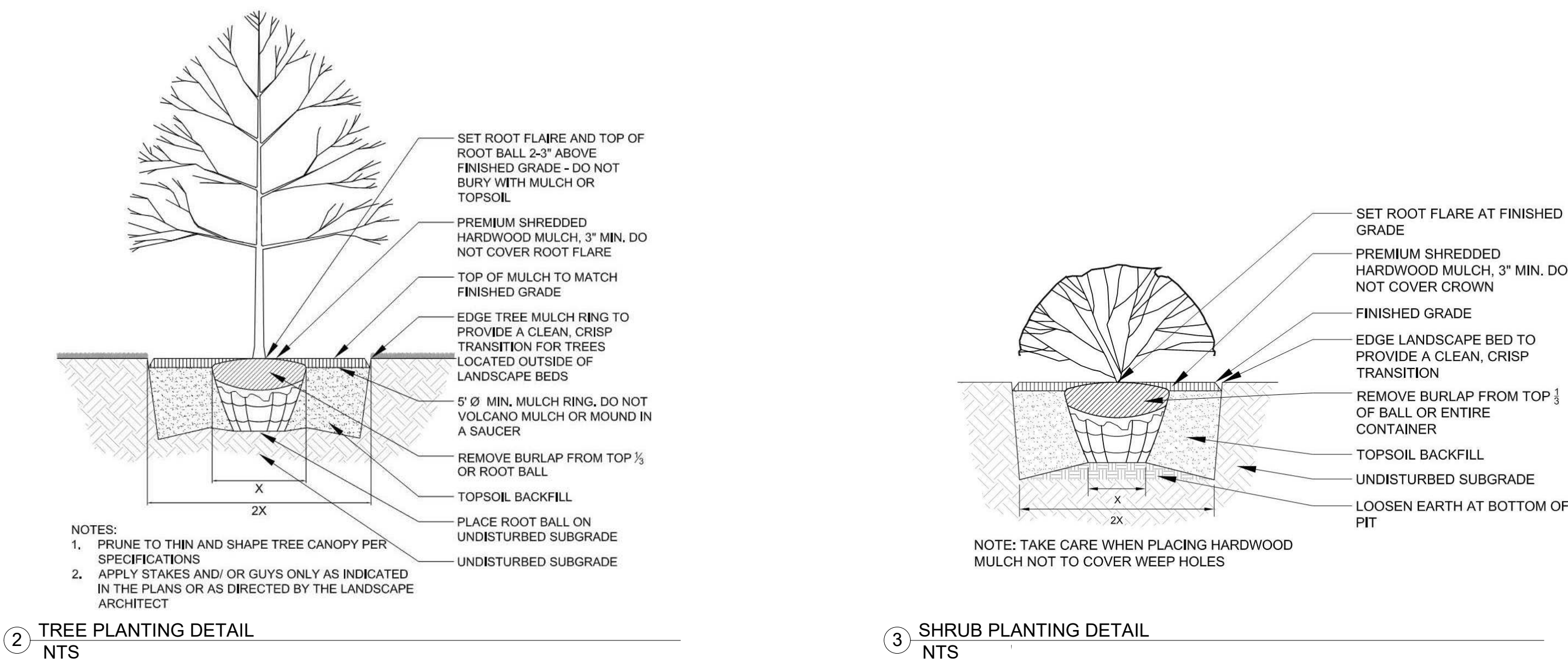
PROJECT NO. 5892

FLOOR PLANS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

A2.00



SITE PLAN GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2. ALL DISTURBED AREAS ON-SITE AND IN RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, INC.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED OR SPECIFIED.
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7. ALL PAVEMENT STRIPING AND MARKING SHALL BE PAINTED WITH SAFETY YELLOW.

EXISTING SITE PLAN LEGEND

- BUILDING FOOTPRINT
- EXISTING GREENSCAPE AREA
- PROPOSED GRASS W/ ASSOCIATED TOPSOIL
- EXISTING DECIDUOUS TREES
- EXISTING 36" SHRUBS
- PROPOSED 4" CALIPHER SHADE x5
- PROPOSED 36" SALT/DROUGHT TOLERANT SHRUBS

PLANTING NOTES:

1. ALL PLANTINGS SHALL BE PER VILLAGE OF ARLINGTON HEIGHTS ZONING CODE, CHAPTER 28, SECTION 6.15b "TREES AND SHRUBS".
2. NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR WHERE FULL MATURITY WILL IMPEDE OR INFRINGE UPON EXISTING OVERHEAD WIRES.
3. LONG-TERM AND SALT/ DROUGHT SHRUB & FLOWERING PLANTING PLANS ARE ACCEPTIBLE TO ARCHITECT AND OWER. COORDINATE OVERALL FLOWER AND SHRUB BED LAYOUTS IN ADVANCE AND INDICATED ORIGINAL PLANTINGS VS FUTURE NATURAL GROWTH. COORDINATE ALL PLANTINGS WITH VILLAGE OF ARLINGTON HEIGHTS.
4. LANDSCAPER TO PROVIDE OWNER WITH MAINTENANCE MANUAL FOR ALL TREE, SHRUB, FLOWER, AND GRASS SPECIES UTILIZED ON SITE FOR CONTINUED MAINTENANCE. OWNER MANUAL SHALL INCLUDE A MINIMUM OF THE FOLLOWING AND MAY BE SUPPLIER AND/OR INDUSTRY PLANT DATA SHEETS:
 - A. PLANT NAME
 - B. PLANT TYPE
 - C. OVERALL HEIGHT AND WIDTH
 - D. RECOMMENDED PRUNING SCHEDULE
 - E. WATERING AND FERTILIZING REQUIREMENTS
 - F. LIFESPAN AND RESEEDING/RESPAWING REQUIREMENTS
 - G. RECOMMENDED WATER REQUIREMENTS AND SCHEDULE

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT, CODE ENFORCEMENT AND 2018 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED: _____ ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-024865
DATE: 11/30/2026

4 PERMIT REVIEW RESPONSE #4 (SUP) 8/15/2025
3 PERMIT REVIEW RESPONSE #3 (SUP) 06/30/2025
BID PERMIT 02/14/2025

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE INTERIOR BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

LANDSCAPE PLAN

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

A1.01D

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT CODE ENFORCEMENT AND 2016 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED: *AS*
ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-024865
DATE: 11/30/2026



4	PERMIT REVIEW RESPONSE #4 (SUP)	8/15/2025
3	PERMIT REVIEW RESPONSE #3 (SUP)	06/30/2025
	BO PERMIT	02/14/2025

REV.	ISSUE DESCRIPTION	DATE
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QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

PARKING PLAN

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.
A1.01A

SITE PLAN GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
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4. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED OR SPECIFIED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED OR SPECIFIED.
7. ALL PAVEMENT STRIPING AND MARKING SHALL BE PAINTED WITH SAFETY YELLOW.

PARKING DATA

BUILDING AREA: 4,150 SF
DINING AREA: 2,000 SF

DIVIDER VALUE REQUIRED PER CHAPTER 28 SECTION 10.4.4 IN THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE = 45

MINIMUM PARKING SPACES REQUIRED (INCLUDING ADA STALLS):

2,000 SF DINING AREA / 45 = **46 PARKING SPACES REQUIRED**

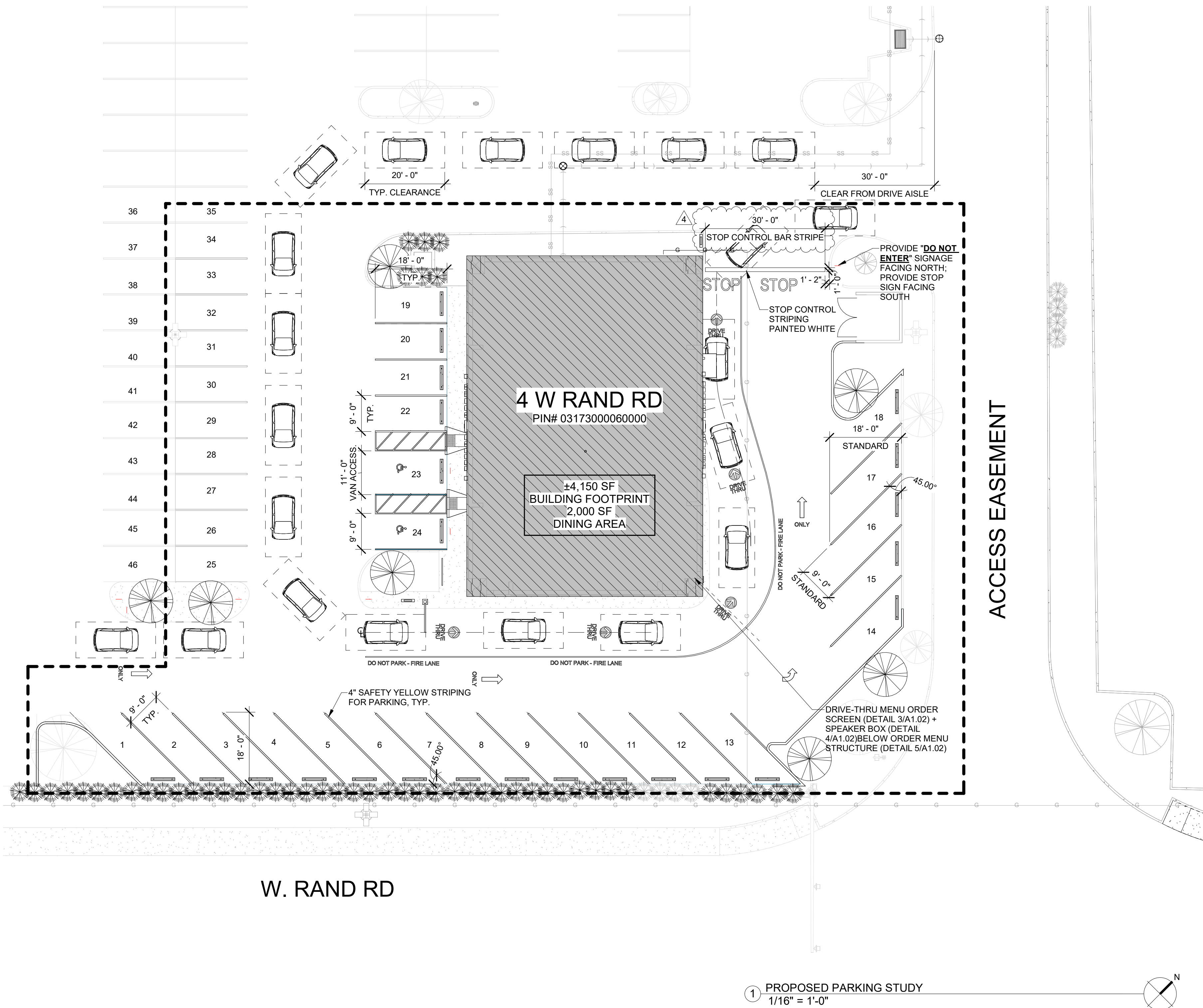
AVAILABLE PARKING SPACES WITHIN TENANT BOUNDARY: **46 PARKING SPACES**

NUMBER OF ADA PARKING SPACES: **2, INCLUDING 1 VAN ACCESSIBLE SPACE**

NOTE: ADDITIONAL PARKING AS REQUIRED IS AVAILABLE OUTSIDE TENANT BOUNDARY WHICH ARE NOT OF CONCERN TO OVERALL PLAZA PROPERTY OWNER.

DRIVE THRU QUEUE INFORMATION

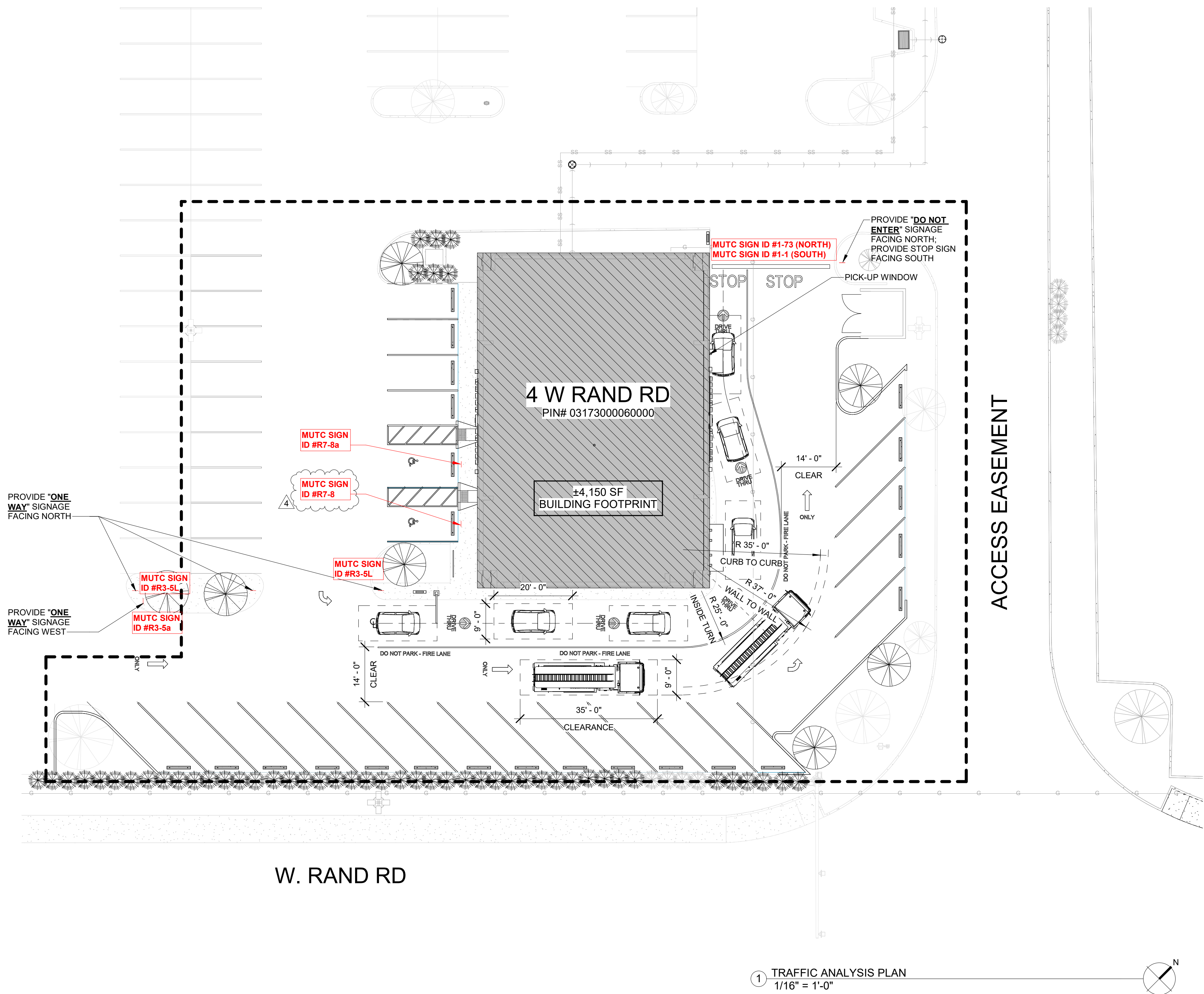
MAXIMUM NUMBER OF VEHICLES IN QUEUE BEHIND ORDER MENU: **14 VEHICLES**



SITE PLAN GENERAL NOTES

1. ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
2. ALL DISTURBED AREAS ON-SITE AND IN RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, INC.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED OR SPECIFIED.
4. ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED OR SPECIFIED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED OR SPECIFIED.
7. ALL PAVEMENT STRIPING AND MARKING SHALL BE PAINTED WITH SAFETY YELLOW.

SEE SHEET A1.06 FOR MUTCD SIGNAGE SPECIFICATIONS IN REFERENCE TO THE MUTC SIGN ID INDICATED ON THIS PLAN



THE **HOH** GROUP, INC.
ARCHITECTS | ENGINEERS
623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8181

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT, CODE ENFORCEMENT AND 2018 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED:
ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-024865
DATE: 11/30/2025



4	PERMIT REVIEW RESPONSE #4 (SUP)	8/15/2025
3	PERMIT REVIEW RESPONSE #3 (SUP)	06/30/2025
	REPERMIT	02/14/2025

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

PROPOSED SITE
PLAN - TRAFFIC
ANALYSIS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO. **A1.01B**

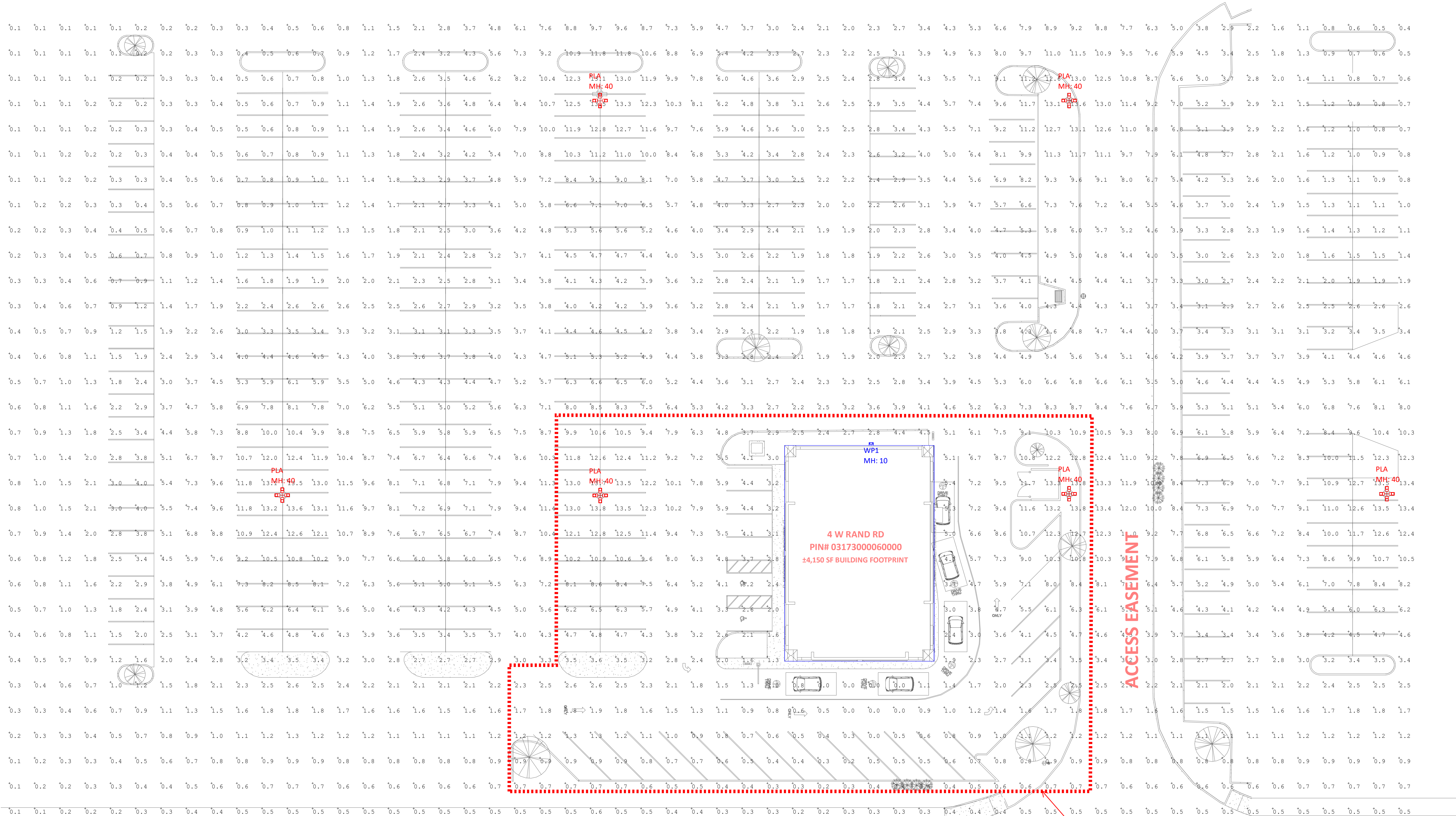
PROJECT
CARGO COFFEE INTERIOR BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

JOB NO: Project Number
PA: RT
ISSUE DATE: 08/18/2025

REVISIONS:		
#	DESCRIPTION	DATE

SHEET NUMBER
E1.1
PROPOSED SITE LIGHTING
PHOTOMETRIC



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	6	PLA	4 @ 90 Degrees	KVLMWW(240)W50KLv4 (EXISTING PLAZA LIGHTS)	0.912	39109	260
	1	WP1	Single	HLWPC2 P10 50K XX T4M XXXXX 80CRI (PROPOSED)	0.912	2696	28

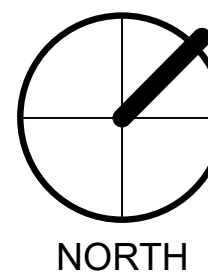
Calculation Summary							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA_1	Illuminance	Fc	3.97	13.8	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

MOUNTING HEIGHT NEXT TO EACH FIXTURE
PARKING AREA CALCS EVERY 10' ON GROUND.

W. RAND RD

EXTENT OF TENANT
LEASE AREA AND
PROJECT SCOPE



1
E1.1

PROPOSED SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 20'-0"

VELA Wattage Selectable Series
LED AREA LIGHT



Production Description:

Designed to provide one to one replacement or new construction lighting, the Korlite VELA Wattage Selectable Series LED Area light delivers superior illumination, energy savings, and easy installation.

The sleek and modern low profile design combined with it's durable housing makes the VELA Series a top choice for Parking Lots, Campuses, Public Parks, Building Complexes, Arenas, and Roadways. The high performance LEDs and custom optics provide excellent uniformity and efficiency. This unit provides low initial costs, up to 65% energy savings, long service life, and a fast return on investment.

This series replaces: 175W - 1000W HID/HPS
11,200 to 43,400 Lumens

Features:

Construction

IP65 Corrosion proof Die-cast aluminum housing.
Provided in styles: Dark Bronze Finish or a White Finish.
1.5G Vibration Load per ANSI C136.31

Electric

Operating Temperature: -40°F to 113°F; Universal 120-277V Standard; 347-480V Option Available
1-10V Dimmable Driver; Power Factor >0.95 & THD<20%
10KV Surge Protection
Photocell & Motion Sensor Compatible

Certification

This fixture is UL listed wet location rated.
DesignLights Consortium® (DLC) Premium 5.1 qualified product.

Installation

Korlite VELA series LED Area Light can be mounted directly on round or square pole, wall or surface. Mounting:
- Extrusion Arm/Square & Round Pole Mount (Adjustable & Non-Adjustable Model)
- Yoke/Trunnion Mount
- Slip Fitter
- Universal Mount (All-in-one Slip Fitter & Extrusion Arm)

Optic

The high output LEDs and custom optics provide excellent light distribution with 140 lumens per watt efficiency. UV resistant polycarbonate optical lens.
Type III distribution is standard. Type IV, V upon request 5000K CCT is standard, 4000K upon request, CR070.

Warranty

Estimated 100,000 hours lifespan based on IES LM-80, 5-Year warranty

Ordering Information				Example: KVLMMW40KL3VEX			
Series	Wattage ¹	CCT	Voltage	Distribution	Mounting		
KVL	LMW=150W (150W default setting, 120W, 100W, 80W)	MC=3000 50K=5000K	LV=120-277V HV=277-480V	3=Type III 4=Type IV 5=Type V	EX=Extrusion Arm for Pole Mount (Round and Square pole)		
	MMW=240W (240W default setting, 220W, 200W, 170W)	SF=Slip-Fitter Mount					
	WWW=310W (310W default setting, 280W, 260W, 240W)	YK=Yoke Mount UM=Universal Bracket WM=Wall Mount					
Photo Control ²		Motion Sensor		Finish			
Blank=With Shorting Cap P=NEMA 120-277V Photocell P3=NEMA 347V Photocell P4=NEMA 480V Photocell		Blank=Without Sensor M=With Motion Sensor		Blank=Dark Bronze W=White B=Black			

Notes:
1. The entire Korlite VELA Series Area Light is Wattage Selectable.
2. When Photocell is in use, do not tilt above 45 degrees from horizontal during installation.

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POWER SELECTING AND EQUIVALENTS



Switch for Selecting Wattages

VELA I	Wattage	150W*	120W	100W	80W
	Equal	400W MH	250W MH	200W	175W MH
VELA II	Wattage	240W*	220W	200W	170W
	Equal	750W MH	700W MH	600W MH	500W MH
VELA III	Wattage	310W*	280W	260W	240W
	Equal	1000W MH	900W MH	800W MH	750W MH

*Default Wattage Setting for Each Model

ACCESSORIES



3-pin NEMA Twist Lock 120-277VAC/208-480VAC Photocell

External Half Glare Shield

External 360 Full View

Square & Round Pole Mount

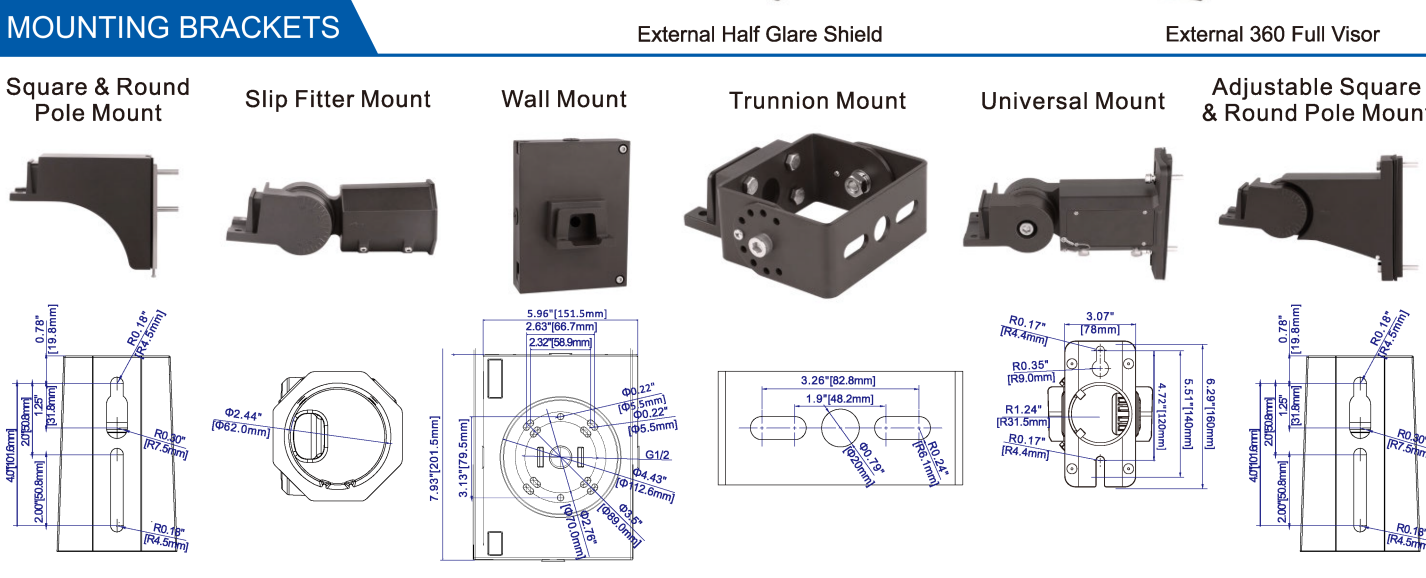
Slip Fitter Mount

Wall Mount

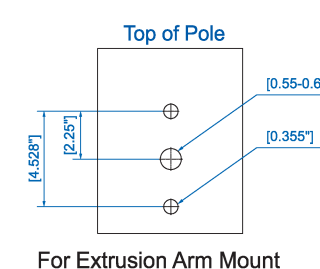
Trunnion Mount

Universal Mount

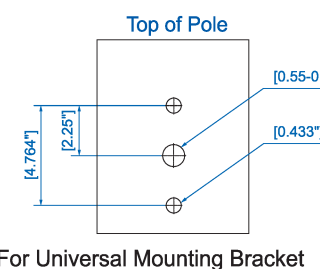
Adjustable Square & Round Pole Mount



Drilling Templates for Poles



For Extrusion Arm Mount



For Universal Mounting Bracket

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PERFORMANCE DATA

Lumens Output and BUG

Lumen values are based on 120V AC input product configuration, contact for performance data on any configurations not shown here.

Wattage	Distribution	4000K						5000K					
		Lumens	B	U	G	LPW		Lumens	B	U	G	LPW	
80W	Type III	12,284	3	2	3	161		12,307	3	2	3	161	
	Type IV	12,325	2	2	2	160		12,372	2	2	2	160	
	Type V	12,405	3	2	1	161		12,428	3	2	1	161	
100W	Type III	15,349	3	2	3	161		15,372	3	2	3	161	
	Type IV	15,436	3	2	2	161		15,482	3	2	2	161	
	Type V	15,506	3	2	1	161		15,552	3	2	1	162	
120W	Type III	18,207	3	2	3	158		18,438	3	2	3	160	
	Type IV	18,523	3	2	3	161		18,569	3	2	3	161	
	Type V	18,607	4	2	2	162		18,654	4	2	2	162	
150W	Type III	23,001	3	2	3	161		23,047	3	2	3	161	
	Type IV	23,142	3	2	3	161		23,212	3	2	3	162	
	Type V	23,247	4	2	2	162		23,317	4	2	2	163	
170W	Type III	24,596	3	2	3	152		24,701	3	2	3	153	
	Type IV	24,855	3	2	3	155		24,890	3	2	3	155	
	Type V	25,237	4	2	2	157		25,723	4	2	2	157	
200W	Type III	29,062	4	2	4	153		29,097	4	2	4	153	
	Type IV	29,243	3	2	4	154		29,278	3	2	4	154	
	Type V	29,658	5	2	2	156		29,693	5	2	2	156	
220W	Type III	31,958	4	2	4	153		31,993	4	2	4	154	
	Type IV	32,157	4	2	4	153		32,192	4	2	4	153	
	Type V	32,652	5	2	2	155		32,687	5	2	2	155	
240W	Type III	34,818	4	2	4	156		34,888	4	2	4	156	
	Type IV	35,036	4	2	4	157		35,106	4	2	4	157	
	Type V	35,575	5	2	2	159		35,646	5	2	2	159	
260W	Type III	39,016	4	2	4	158		39,109	4	2	4	158	
	Type IV	38,790	4	2	4	154		38,836	4	2	4	154	
	Type V	39,072	5	2	2	156		39,165	5	2	2	157	
280W	Type III	42,045	4	2	4	156		42,139	4	2	4	156	
	Type IV	41,753	4	2	4	155		41,799	4	2	4	155	
	Type V	42,106	5	2	2	156		42,199	5	2	2	156	
310W	Type III	46,520	4	2	4	158		46,614	4	2	4	159	
	Type IV	46,150	4	2	4	157		46,289	4	2	4	157	
	Type V	46,587	5	2	2	158		46,681	5	2	2	159	

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Electrical Data

Wattage	120V	208V	240V	277V	347V	480V
80W	0.68	0.38	0.34	0.28	0.25	0.17
100W	0.85	0.48	0.42	0.35	0.31	0.21
120W	1.02	0.58	0.5	0.42	0.38	0.25
150W	1.28	0.72	0.63	0.53	0.47	0.31
170W	1.46	0.84	0.73	0.6	0.5	0.37
200W	1.72	0.99	0.86	0.71	0.59	0.43
220W	1.89	1.09	0.94	0.78	0.65	0.48
240W	2.06	1.19	1.03	0.85	0.71	0.52
260W	2.23	1.29	1.12	0.92	0.77	0.56
280W	2.4	1.39	1.2	0.99	0.83	0.61
310W	2.66	1.54	1.33	1.1	0.92	0.67

Lumen Maintenance

Operating hours	25,000	50,000	75,000	100,000
Lumen Maintenance Factor	>0.95	>0.89	>0.84	>0.79

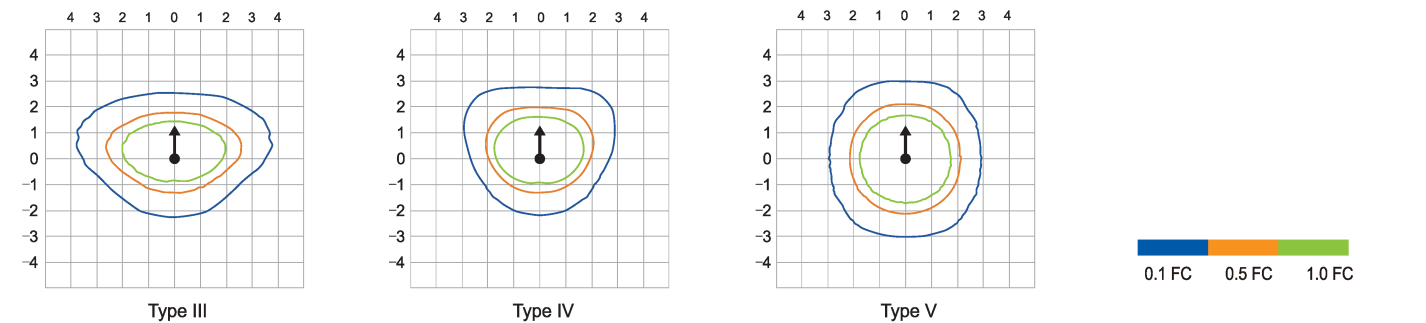
Luminaire EPA

Size	Mounting	Tilt Angle	1	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°	2 side by side
Small Size	Slip-fitter	0°	0.23	0.41	0.41	0.42	0.6	0.54	0.8	0.46
		10°	0.18	0.35	0.36	0.35	0.53	0.46	0.69	0.35
		20°	0.17	0.34	0.35	0.34	0.51	0.44	0.67	0.34
		30°	0.21	0.37	0.38	0.39	0.54	0.48	0.74	0.42
		40°	0.27	0.4	0.41	0.45	0.58	0.55	0.8	0.54
Medium Size	Slip-fitter	45°	0.3	0.42	0.42	0.5	0.6	0.58	0.83	0.61
		0°	0.25	0.44	0.46	0.46	0.65	0.58	0.87	0.5
		10°	0.19	0.38	0.38	0.38	0.57	0.5	0.75	0.38
		20°	0.19	0.37	0.37	0.37	0.55	0.48	0.73	0.37
		30°	0.23	0.4	0.42	0.43	0.59	0.53	0.8	0.46
Large Size	Slip-fitter	40°	0.29	0.44	0.46	0.49	0.63	0.6	0.87	0.59
		45°	0.33	0.45	0.5	0.54	0.66	0.63	0.9	0.66
		0°	0.35	0.62	0.63	0.64	0.91	0.82	1.21	0.69
		10°	0.27	0.54	0.54	0.53	0.8	0.69	1.06	0.54
		20°	0.26	0.52	0.52	0.52	0.77	0.67	1.02	0.52
		30°	0.32	0.56	0.57	0.6	0.83	0.74	1.12	0.64
		40°	0.41	0.61	0.65	0.68	0.88	0.84	1.26	0.82
		45°	0.46	0.63	0.72	0.76	0.92	0.89	1.84	0.92

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PHOTOMETRIC DIAGRAM

Isfootcandle plots for the KVLMLW50KL3EX (Wattage set on 150W and CCT 5000K). Distances are in units of mounting height (30'). Please download IES files for other products photometric information.



FIXTURE DIMENSIONS AND WEIGHT

unit: inch/mm

80W / 100W / 120W / 150W Without Mounting Bracket	170W / 200W / 220W / 240W	240W / 260W / 280W / 310W
Square & Round Pole Mount		
Slip Fitter Mount		

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80W / 100W / 120W / 150W 170W / 200W / 220W / 240W 240W / 260W / 280W / 310W

Wall Mount	Trunnion Mount	Universal bracket	Adjustable Square & Round Pole Mount

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PROJECT
CARGO COFFEE INTERIOR BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

JOB NO:	Project Number
PA:	RT
ISSUE DATE:	08/18/2025

REVISIONS:	
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HLWPC2

Wallpack® Full Cutoff LED



Catalog Number		HLWPC2-P30-30K-MVOLT-T2M-BZSDP-80CRI	
Notes	Type		

- Mechanical**
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
 - Exterior parts are protected by a zinc-infused SuperDurable TGC, thermoseal powder coat finish that provides superior resistance to corrosion and weathering
 - Mounts to a standard junction box
 - Wet location listed
 - IP65-rated housing, down light only
 - 1/4" painted threaded entry(1/4" - 14 NPT) on each side and on top, accepts 3/4" and 1/2" conduit
 - 1/4" threaded plugs are painted on each side
 - Vibration tested to 1.5g per ANSI C136.31.

- Electrical**
- Certified by UL or CSA
 - Rated for -40°C (-40°F) minimum ambient
 - A programmable electronic driver with 0-10V control leads
 - Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz, Standard: 300K, 400K and 500K CCT (-70 CRI)
 - Optional: >80 CRI (300K, 400K, and 500K CCT)
 - Internally mounted emergency battery backup for operation in ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CE compliant
 - All surge protection meets ANSI/IEEE C62.41 2.10W/10kA Standard surge protection is 200V/10kA per ANSI C136.2
 - Optional surge protection is 10kV/5kA per ANSI C136.2

- Optical**
- Light engine housing is IP66 rated
 - Acrylic optical system
 - Type V-E (entry), M (medium), R (rectangle) & W (wide)
 - Asymmetric

- Controls**
- Field adjustable output (AO)
 - Button style photocontrol (PE)
 - Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights
- Certification & Standards**
- Luminaire is CSA listed, US and Canada
 - Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
 - Design lights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/
 - LM-79 compliant
 - The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

- Warranty**
- 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
 - All values are design or typical values, measured under laboratory conditions at 25 °C
 - Specifications subject to change without notice.

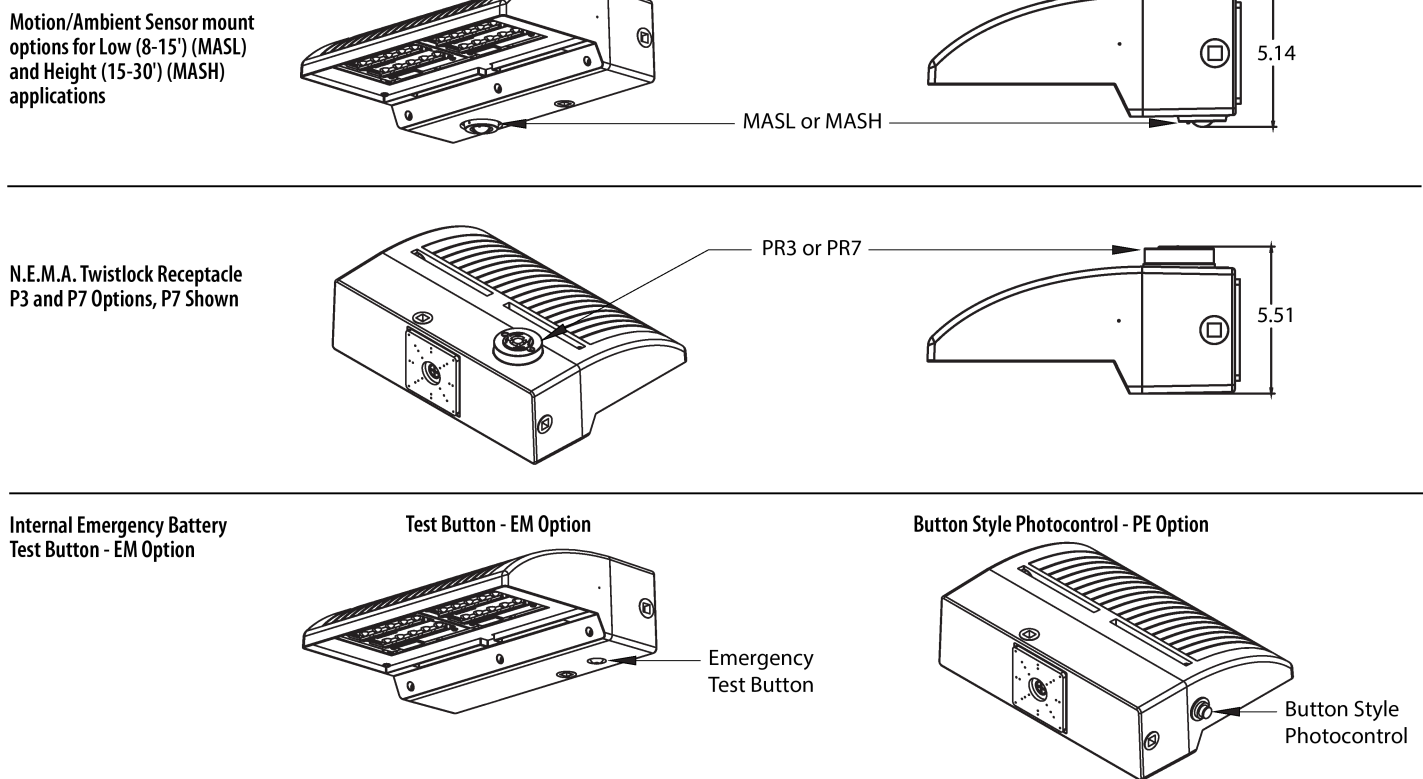
HLWPC2

Wallpack® Full Cutoff LED

ORDERING INFORMATION		Example: HLWPC2 P30 40K AS T3M BZSDP									
Series	P30	30K	MVOLT	T2M	BZSDP	80CRI					
HLWPC2	Lumen Package		Color Temperature		Voltage		Optics		Color		CRI
	1 LEM Package	P10	3,000 lm	30K	3,000 K CCT	120	T2S	Type 2 Short	BKSDP	Black	Blank 70 CRI (STD)
	P20	3,100 lm	40K	4,000 K CCT	208	T2M	Type 2 Medium	BZSDP	Bronze	80 CRI	
	P30	5,600 lm	40K	4,000 K CCT	240	T3S	Type 3 Short	GYSOP	Grey		
	P40	9,900 lm	50K	5,000 K CCT	247	T4M	Type 4 Medium	WHSOP	White		
2 LEM Package		Voltage		Optics		Color					
P30	2	1	2	2	2	2	T3S	Type 3 Short			
P40	2	1	2	2	2	2	T4M	Type 4 Medium			
P50	2	1	-	-	-	-	TF1M	Forward Throw			
							ASYDF	Asymmetric Diffuse			
							SYMDP	Symmetric Diffuse			

Options		Control - Photocontrol Options		Fuse Option	
Adjustable/Programmable Options	AO	Field Adjustable Output		SE	Single Fuse
	ZCI	2 Independent Circuits		DF	Double Fuse
Circuit Options	MASL	Motion / Ambient Sensor, 8-15' Mounting		EM	Integral Emergency Battery
	MASH	Motion / Ambient Sensor, 15-30' Mounting		TP	Tamper Resistant Hardware
Control - Motion Sensor Options		PE		Safety Option	
		P3		EM	
		P7		TP	
		PCLL		Surge Protection Option - 20kV/10kA is Standard	
		PSC		10kV 10kV/5kA Surge Protection, in place of 20kV/10kA	

Options Location



HLWPC2

Wallpack® Full Cutoff LED

Operating Characteristics (continued)													Use the following to scale 70CRI to 80CRI						
LED Package	Distribution	System Watts	30K - 2CI Option (3000K, 70 CRI)					40K - 2CI Option (4000K, 70 CRI)					50K - 2CI Option (5000K, 70 CRI)					CCT	Multiplier
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G		
P20	T2S	49	5,015	102	1	0	1	5,402	110	1	0	1	5,471	112	1	0	1	3000K	0.865
	T2M	49	4,985	102	1	0	2	5,371	110	1	0	2	5,389	111	1	0	2	4000K	0.866
	T3S	49	5,120	104	1	0	1	5,515	113	1	0	1	5,545	114	1	0	1	5000K	0.869
	T4M	49	4,857	99	1	0	2	5,210	106	1	0	2	5,282	108	1	0	2		
	TF1M	49	4,936	101	1	0	2	5,317	109	1	0	2	5,385	110	1	0	2		
	SYMDF	49	5,144	105	1	0	2	5,542	113	1	0	2	5,612	115	1	0	2		
	T2S	70	4,786	98	2	0	2	5,156	105	2	0	2	5,222	107	2	0	2		
	T3S	70	4,760	97	1	0	1	5,127	105	1	0	1	5,192	106	1	0	1		
	T4M	70	4,760	97	1	0	1	5,127	105	1	0	1	5,281	106	1	0	1		
	TF1M	70	6,390	96	2	0	2	7,250	104	2	0	2	7,342	105	2	0	2		
P30	T3S	70	6,911	99	1	0	2	7,445	106	1	0	2	7,539	108	1	0	2		
	T2M	70	6,529	93	2	0	2	7,033	100	2	0	2	7,122	102	2	0	2		
	T3S	70	6,665	96	2	0	2	7,178	103	2	0	2	7,269	104	2	0	2		
	T4M	70	6,085	99	2	0	2	7,481	107	1	0	2	7,576	108	2	0	2		
	SYMDF	70	6,461	92	2	0	2	6,960	99	2	0	2	7,049	101	2	0	2		
	T2S	89	6,425	92	2	0	2	6,922	99	2	0	2	7,009	101	2	0	2		
	T2S	89	8,370	94	2	0	2	9,017	101	2	0	2	9,151	103	2	0	2		
	T3S	89	8,321	93	2	0	2	8,964	101	2	0	2	9,097	102	2	0	2		
	T4M	89	8,145	96	2	0	2	8,705	103	2	0	2	8,922	105	2	0	2		
	TF1M	89	8,073	91	2	0	2	8,696	98	2	0	2	8,807	99	2	0	2		
P40	T3S	89	8,238	93	2	0	2	8,875	100	2	0	2	8,987	101	2	0	2		
	TF1M	89	8,386	96	2	0	2	8,950	104	2	0	2	9,261	105	2	0	2		
	SYMDF	89	7,889	90	3	1	3	8,656	97	3	1	3	8,771	98	3	1	3		
	T4M	89	7,944	89	2	0	2	8,558	96	2	0	2	8,666	97	2	0	2		
	SYMDF	89	7,944	89	2	0	2	8,558	96	2	0	2	8,666	97	2	0	2		
All files are available on product web page															All files are available on product web page				

LED Package	Distribution	System Watts	Lumens	LPW	B	U	G	LED Package	Distribution	System Watts	Lumens	LPW	B	U	G
P10	T2S	28	1,061	38	0	0	1	T2M	28	1,195	71	0	0	1	
	T2M	28	1,054	38	0	0	1	T3M	28	1,964	70	0	0	1	
	T3S	28	1,083	39	0	0	1	T3M	28	2,016	72	0	0	1	
	T4M	28	1,023	37	0	0	1	T4M	28	1,905	68	0	0	1	
	TF1M	28	1,044	37	0	0	1	TF1M	28	1,944	69	0	0	1	
P30	T2S	28	1,088	39	0	0	1	T2M	28	2,026	72	0	0	1	
	T2M	28	1,012	36	1	0	1	TF1M	28	1,885	67	1	0	1	
	T3S	28	1,007	36	0	0	1	SYMDP	28	1,885	67	1	0	1	
	T4M	28	1,007	36	0	0	1	ASYDF	28	1,875	67	0	0	1	
	TF1M	28	1,007	36	0	0	1								

HLWPC2

Wallpack® Full Cutoff LED

Options Matrix		Options Start with SE, DF, ZCI or EM if being used									
Parameters	LED	PE	P3	P7	PSC	PCLL	MASH	MASL	SE	DF	TP
LED Performance Package	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Voltage	AS	Y	N	Y	Y	Y	Y	Y	N	N	Y
	AM	Y	N	Y	Y	Y	N	N	N	N	Y
	12	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
	20	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
	24	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Options	34	Y	Y	Y	Y	Y	N	N	Y	N	Y
	48	Y	N	Y	Y	Y	N	N	N	Y	Y
	PE	Y	N	Y	N	N	N	N	Y	Y	Y
	P3	Y	N	N	N	M	Y	N	Y	Y	Y
	P7	Y	N	N	N	M	Y	N	Y	Y	Y

Notes

- I = Included with option
- M = Must have one of these must be installed for the luminaire to operate
- N = Combination Not available
- P10 = Valid Option Combination, not available with P10 Performance Package
- Y = Valid Option Combination

HLWPC2

Wallpack® Full Cutoff LED

Driver & LEM Configuration Based on Circuit Options		Single Circuit (Std.)				Two Circuit (2CI option)			
Lumen Maintenance Factor	Number of LEMs / Drivers / Circuit	LEMs	Drivers	No. of SPDs	SPD	LEMs	Drivers	No. of SPDs	SPD
	P10	1	1	-	-	-	-	-	-
	P20	1	1	2	2	-	-	-	-
	P30	2	1	2	2	-	-	-	-
	P40	2	1	2	2	-	-	-	-
P50	2	1	-	-	-	-	-	-	-
SPD Based on Circuit Options		Single Circuit (Std.)				Two Circuit (2CI option)			
Lumen Maintenance Factor	Number of LEMs / Drivers / Circuit	LEMs	Drivers	No. of SPDs	SPD	LEMs	Drivers	No. of SPDs	SPD
	P10	1	1	1	20kV/10kA	-	-	-	-
	P20	1	1	1	20kV/10kA	2	2	2	10kV/5kA
	P30	2	1	1	20kV/10kA	2	2	2	10kV/5kA
	P40	2	1	1	20kV/10kA	2	2	2	10kV/5kA
P50	2	1	1	20kV/10kA	-	-	-	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platform noted in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LfE, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

The italicized data is extrapolated beyond the TM-21 standard.

E = (LM) x (CU) x (LAT) x (LLD)
LM and CU are obtained from published photometry.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

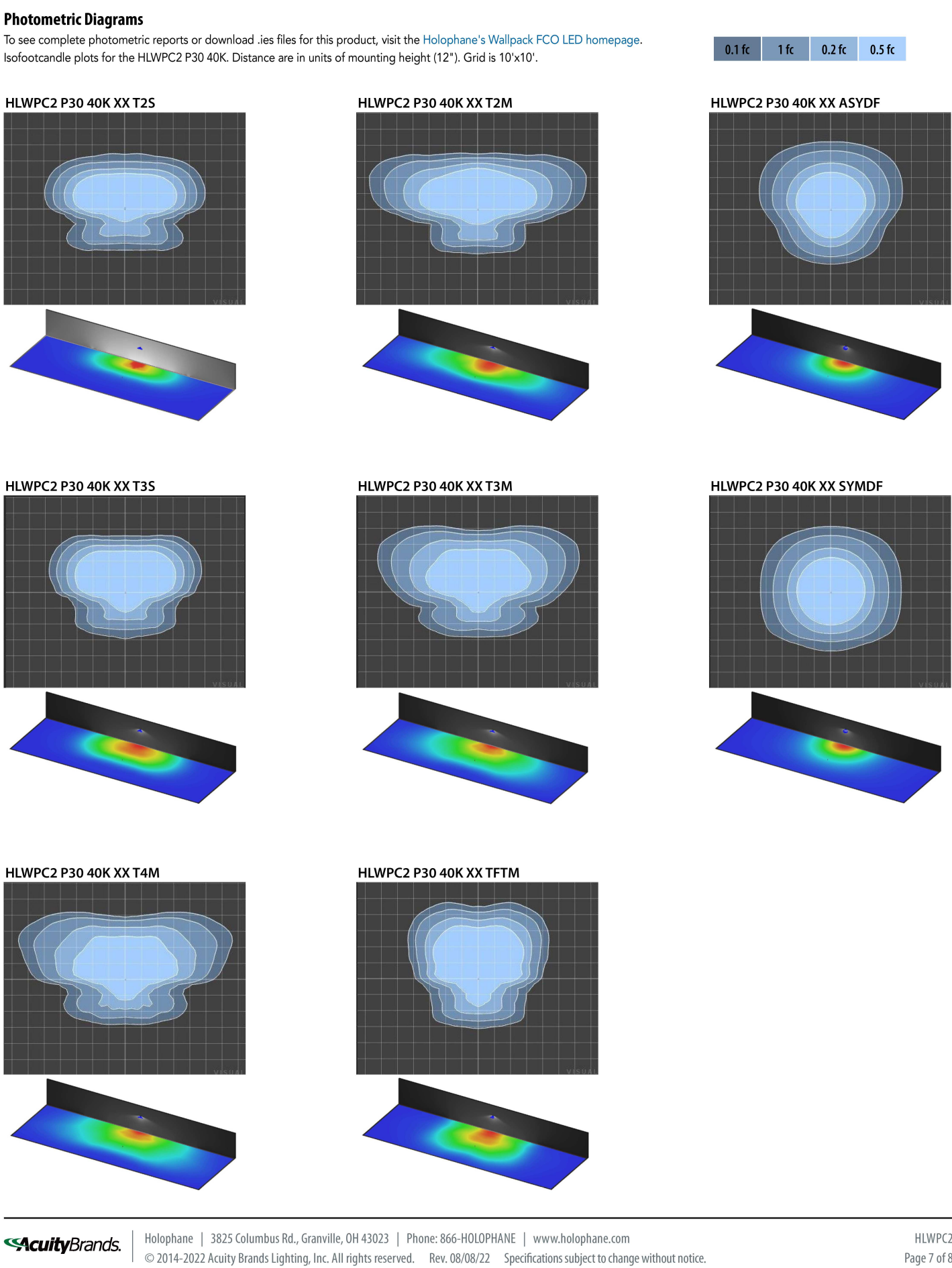
Ambient	P10	P20	P30	P40	P50
40°C	32°F	1.02	1.03	1.04	1.05
35°C	95°F	1.01	1.02	1.03	1.03
30°C	86°F	1.01	1.01	1.01	1.01
25°C	77°F	1.00	1.00	1.00	1.00
20°C	68°F	0.99	0.99	0.99	0.99
15°C	59°F	0.98	0.97	0.97	0.97
10°C	50°F	0.97	0.96	0.96	0.96
5°C	41°F	0.96	0.95	0.95	0.95

Electrical Load

Single Circuit Application		Current (A)									
LEDs	Drive Current (mA)	System Watts	Circuit	120	208	240	277	247	480		
P10	700	28	0.23	0.13	0.12	0.10	0.08	0.06			
P20	1400	47	0.41	0.24	0.20	0.16	0.10	0.08			
P30	1050	71	0.63	0.37	0.32	0.29	0.22	0.18			
P40	1420	95	0.78	0.45	0.40	0.35	0.27	0.20			
P50	1720	115	0.95	0.55	0.48	0.42	0.33	0.24			

HLWPC2

Wallpack® Full Cutoff LED



HLWPC2</

STATEMENT OF COMPLIANCE

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SIGNED: *AS*
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-024865

DATE: 11/30/2026



3 PERMIT REVIEW RESPONSE #3 (SUP) 06/30/2025
BID/PERMIT 02/14/2025

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

TRASH
ENCLOSURE
DETAILS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

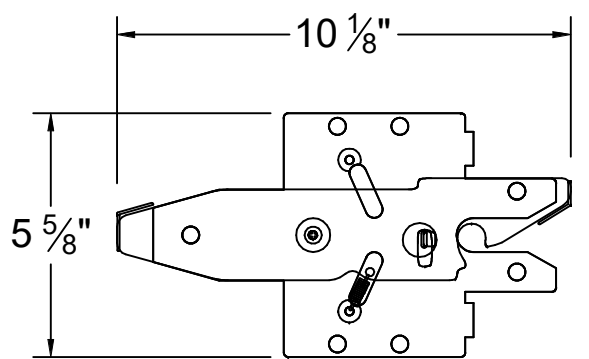
SHEET NO.

3
A1.03

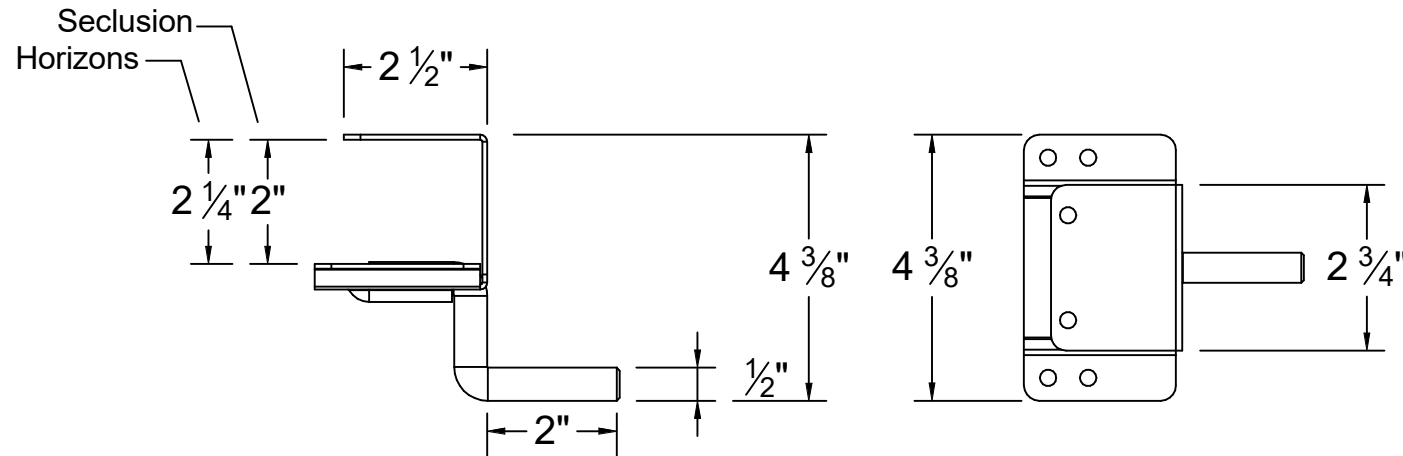
116

Trex® Seclusions®
SYSTEMS

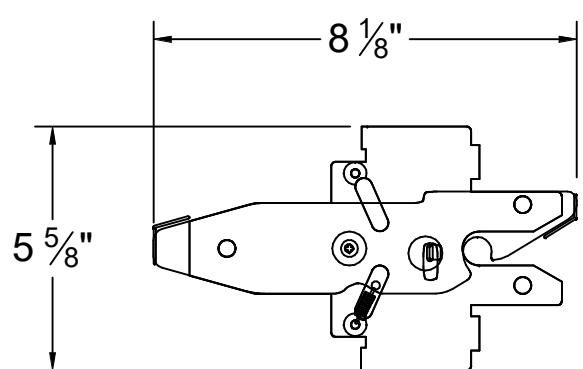
SINGLE GATE LATCH



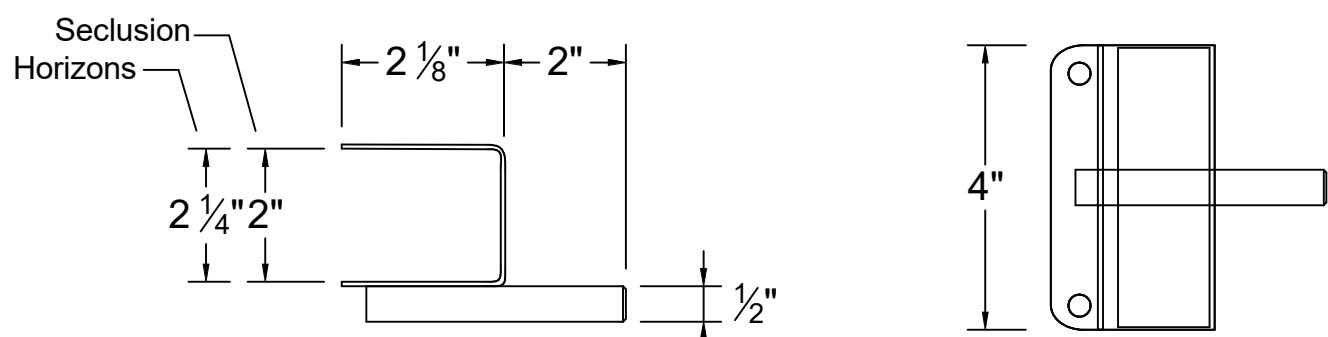
SINGLE GATE STRIKER



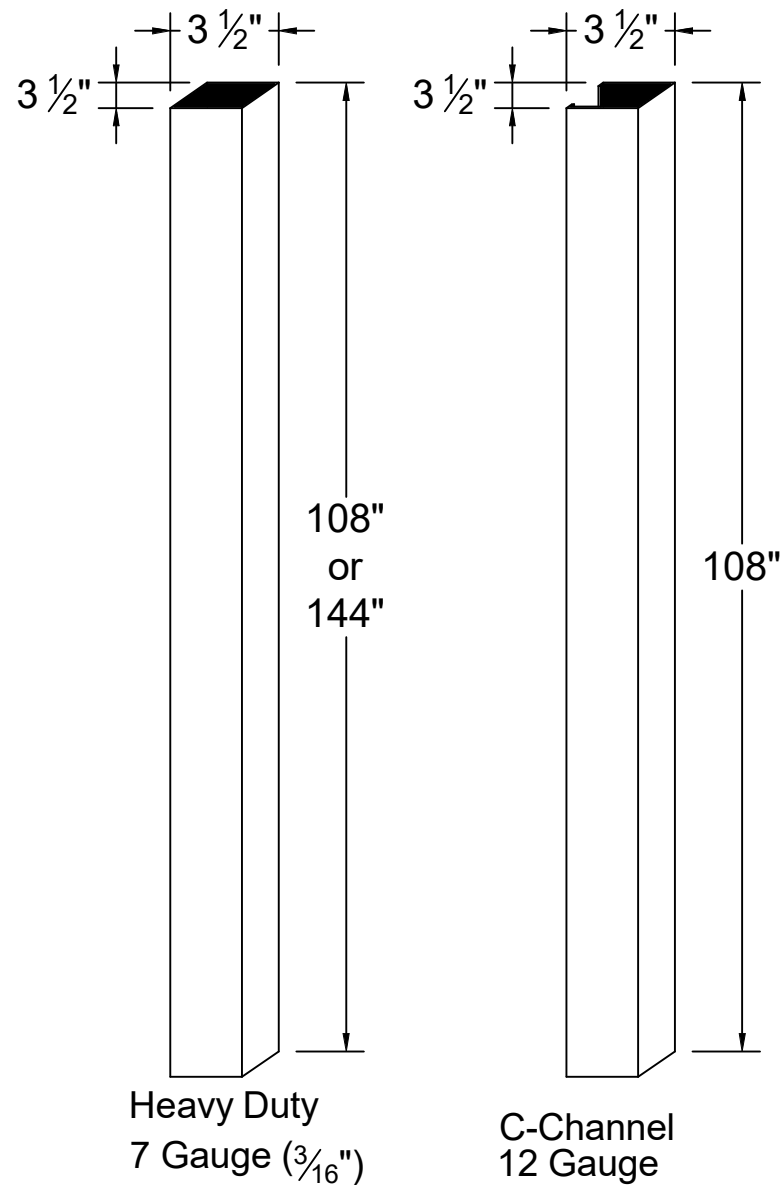
DOUBLE GATE LATCH



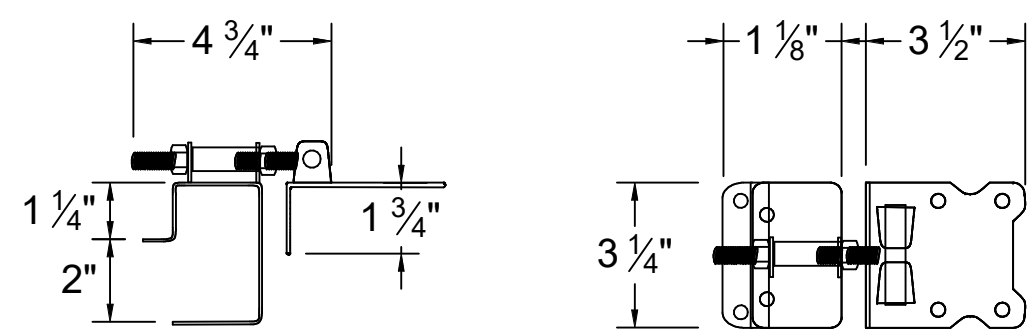
DOUBLE GATE STRIKER



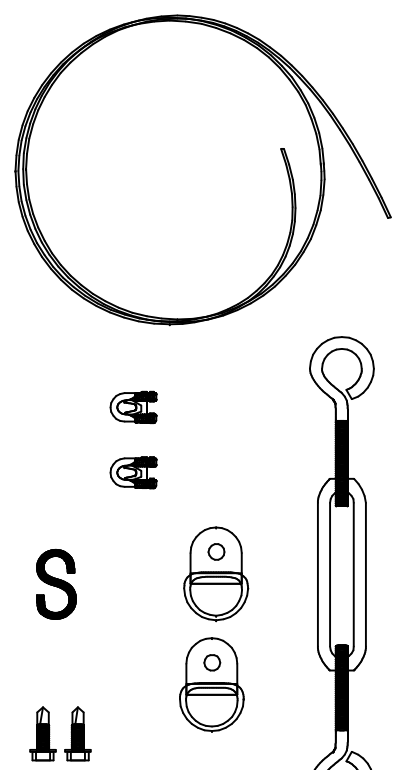
GALVANIZED STEEL GATE
POST STIFFENER



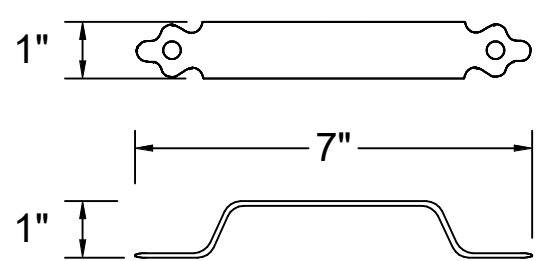
ADJUSTABLE HINGE



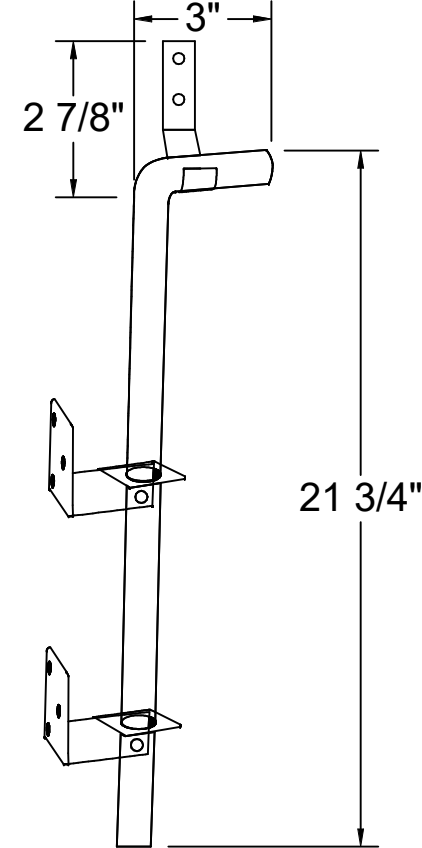
OPTIONAL:
ANTI-SAG CABLE KIT



GATE HANDLE



DROP ROD ASSEMBLY



NOTES:

1. ALL TREX GATE HARDWARE IS BLACK POWDER COATED STAINLESS STEEL.
2. #14 SELF-DRILLING SCREWS ARE INCLUDED WITH HARDWARE.
3. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
4. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
3. DRAWING NOT TO SCALE.

010923

Trex® Fencing
SYSTEMS

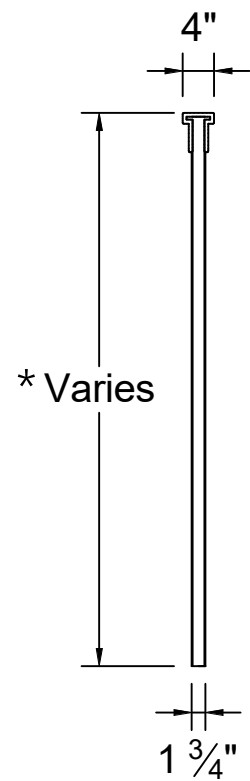
FDS
FENCE
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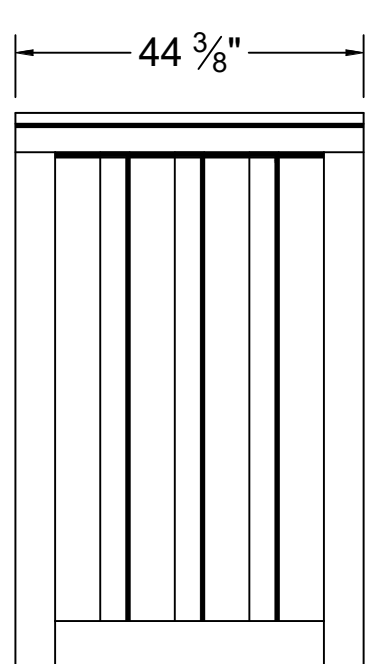
115

Trex® Seclusions®
SYSTEMS

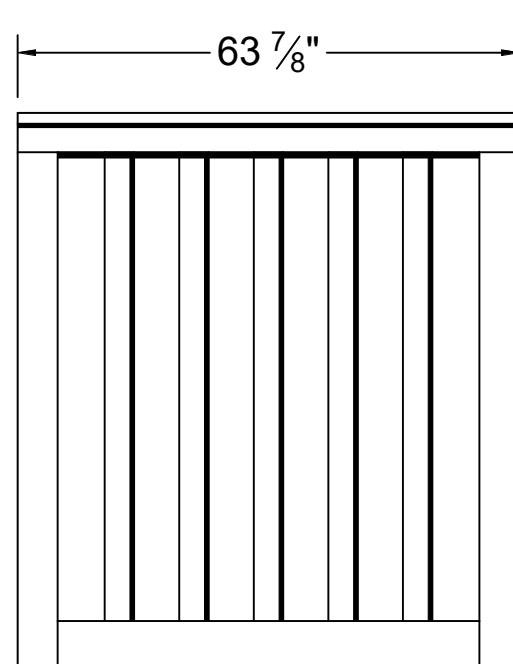
SIDE VIEW



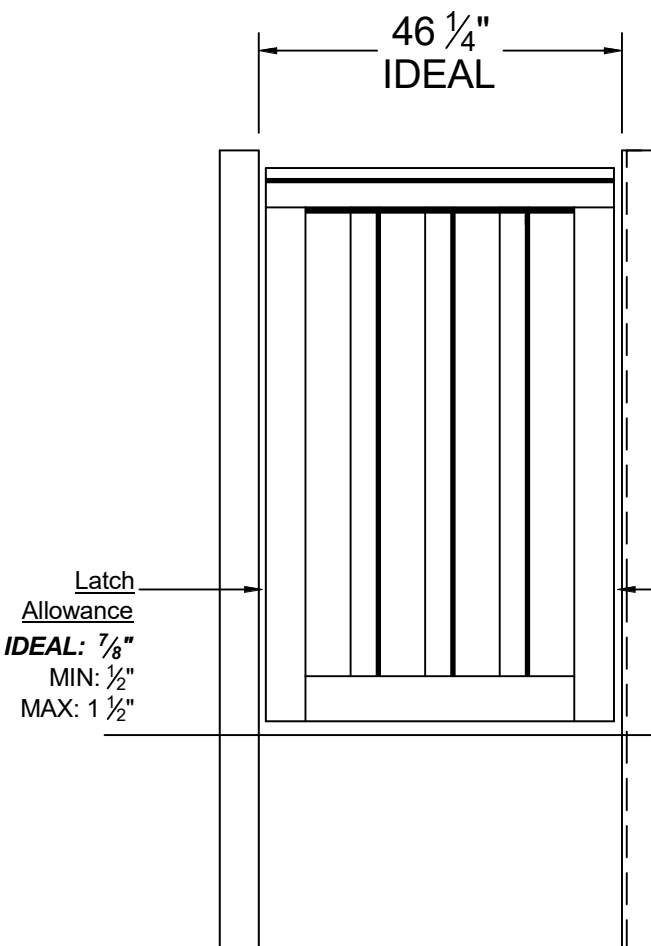
STANDARD PANEL



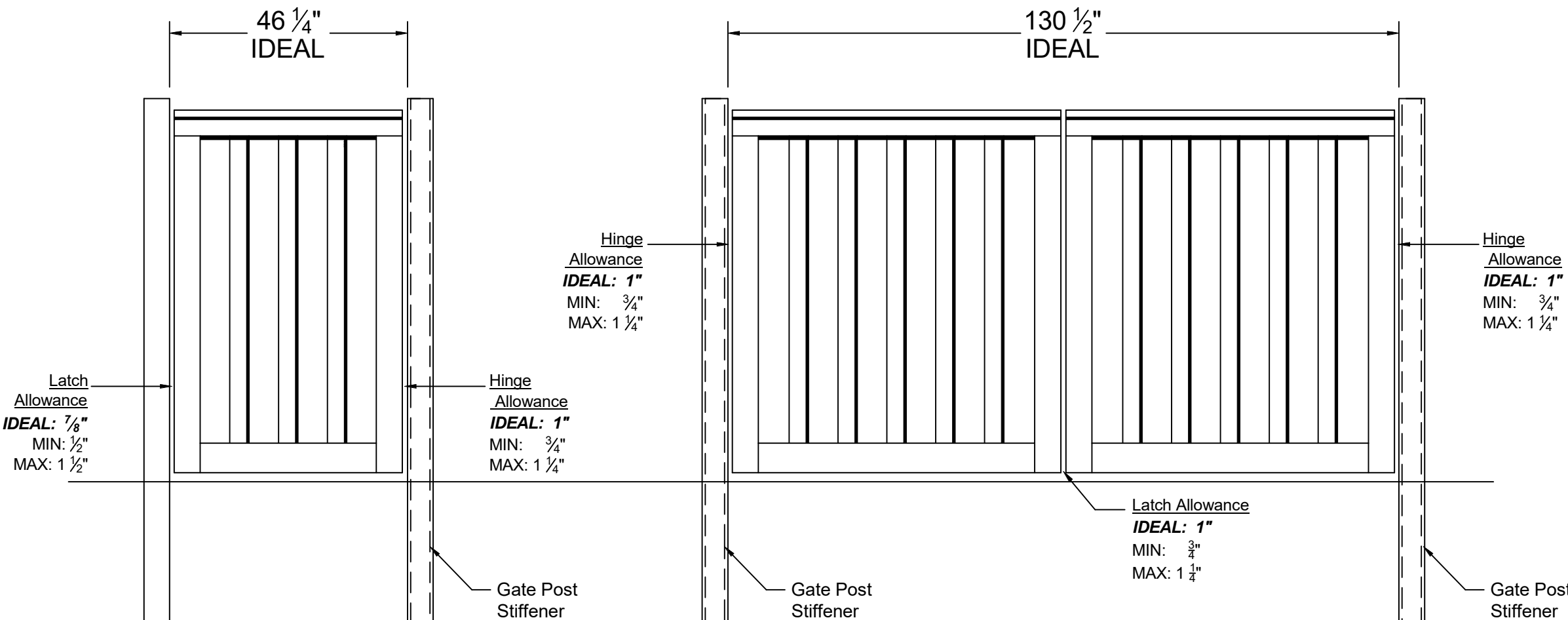
LARGE PANEL



SINGLE GATE OPENING



DOUBLE GATE OPENING



*

3'	34 1/2"
4'	46 1/2"
5'	58 1/2"
6'	70 1/2"
7'	82 1/2"
8'	94 1/2"

NOTES:

1. GATES ARE BUILT WITH A WELDED INTERNAL 1 1/4" SQUARE (16 GA.) GALVANIZED STEEL FRAME.
2. REFER TO TREX FENCING GATE HARDWARE SHEET FOR HARDWARE SPECIFICATIONS.
3. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
4. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
5. DRAWING NOT TO SCALE.

010923

Trex® Fencing
SYSTEMS

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A B C D E F G H I J
K L M N O P Q R S
T U V W X Y Z 1 2
3 4 5 6 7 8 9 0

Legend Height	Arrow Size	a
6' (1.8 m)	Small	2.9 (74)
8' (2.4 m)	Large	3.8 (96)

The space between adjacent letters or numerals should be approximately 3 (75) for 6' (1.8 m) legend and 4 (100) for 8' (2.4 m) legend.

LETTER AND ARROW GRID SCALE

a

a

Legend Height

Arrow Size

a

6' (1.8 m)	Small	2.9 (74)
8' (2.4 m)	Large	3.8 (96)

The space between adjacent letters or numerals should be approximately 3 (75) for 6' (1.8 m) legend and 4 (100) for 8' (2.4 m) legend.

LETTER AND ARROW GRID SCALE

ILLINOIS Department of Transportation

APPROVED January 1, 2015

ENGINEER OF OPERATIONS

APPROVED January 1, 2015

ENGINEER OF DESIGN AND ENVIRONMENT

86-1-1 (02/08)

TYPICAL PAVEMENT MARKINGS

(Sheet 2 of 3)

STANDARD 780001-05

4' (1.2 m)

10' (3 m)

33 (838)

33 (838)

5'-9" (1.75 m)

8' (2.4 m)

24 (600)

24 (600)

20'

Direction of View

Edge of Pavement

LANE-REDUCTION ARROW

Right lane-reduction arrow shown.
Use mirror image for left lane.

20' (6 m); urban
50' (15 m); rural
(between arrow and word or between words)

ONLY

8' (1.8 m); urban
8' (2.4 m); rural

WORD AND ARROW LAYOUT

30 (750)

16'-6" (5 m)

30 (750)

10' (3 m)

6' (200)

6' (200)

WRONG WAY ARROW

36 (914)

3'-4" (1.04 m)

INTERNATIONAL SYMBOL OF ACCESSIBILITY

3'-4" (1.0 m)

8'-0" (2.4 m)

3'-4" (1.02 m)

8'-0" (2.4 m)

SHARED LANE SYMBOL

3'-4" (1.0 m)

8'-0" (2.4 m)

3'-4" (1.02 m)

8'-0" (2.4 m)

BIKE SYMBOL

(Arrow is optional.)

TYPICAL PAVEMENT MARKINGS

(Sheet 3 of 3)

STANDARD 780001-05

1 PAVEMENT MARKING DETAILS
1/2" = 1'-0"

QARGO COFFEE

THE HOH GROUP, INC.
ARCHITECTS | ENGINEERS
623 COOPER COURT
SCHAUMBURG, IL 60173
(312) 346-8181

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT, CODE ENFORCEMENT AND 2016 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED: 
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-024865

DATE: 11/30/2026

LICENSED ARCHITECT/ENGINEER
AMER SASSILA
001-024865
STATE OF ILLINOIS

ANTHONY A. FITZPATRICK
062-05413
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

EXPIRES 11/30/2025

3 PERMIT REVIEW RESPONSE #3 (SUP) 06/30/2025
REV. BID/PERMIT 02/14/2025

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE INTERIOR BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

PROJECT NO. 5892

PAVEMENT STRIPING DETAILS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.  A1.04

Page 274 of 363

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT, CODE ENFORCEMENT AND 2018 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED: *AS*
ARCHITECT/ENGINEER
ILLINOIS REGISTRATION NO.: 001-024865
DATE: 11/30/2026



3	PERMIT REVIEW RESPONSE #3 (SUP)	06/30/2025
REV.	ISSUE DESCRIPTION	DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

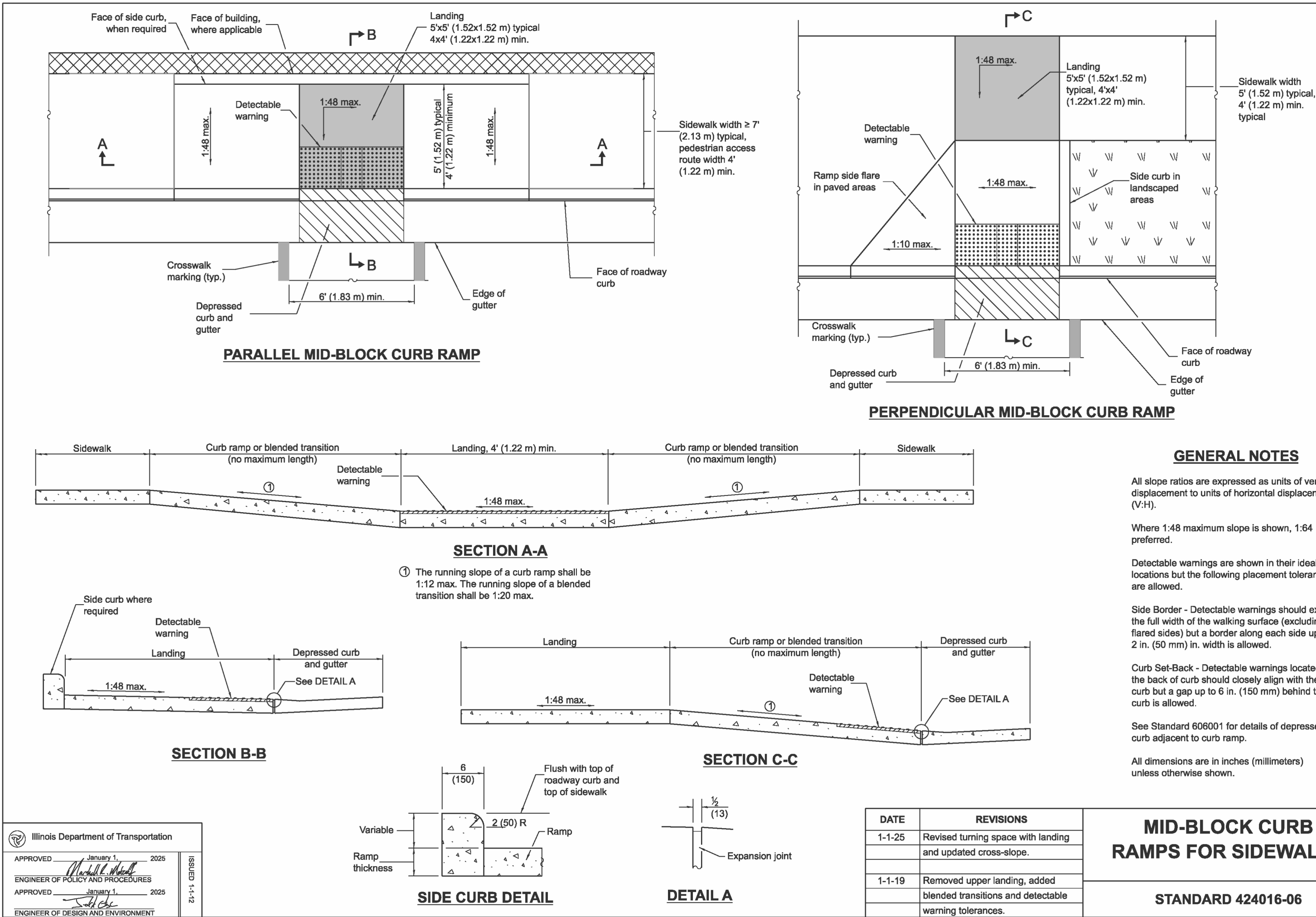
PROJECT NO. 5892

ADA CURB
DETAILS

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

3
A1.05



STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, MANDATED BY THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT, CODE ENFORCEMENT AND 2016 THE ILLINOIS ACCESSIBILITY CODE, 71 ILCS ADM. CODE 400.

SIGNED: *AS*
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-024865

DATE: 11/30/2026



Anthony A. Fitzpatrick
EXPIRES 11/30/2025

4 PERMIT REVIEW RESPONSE #4 (SUP) 8/15/2025
3 PERMIT REVIEW RESPONSE #3 (SUP) 06/30/2025
RD PERMIT 02/14/2025

REV. ISSUE DESCRIPTION DATE

QARGO COFFEE
INTERIOR
BUILDOUT

4 W RAND RD, ARLINGTON HEIGHTS, IL 60004

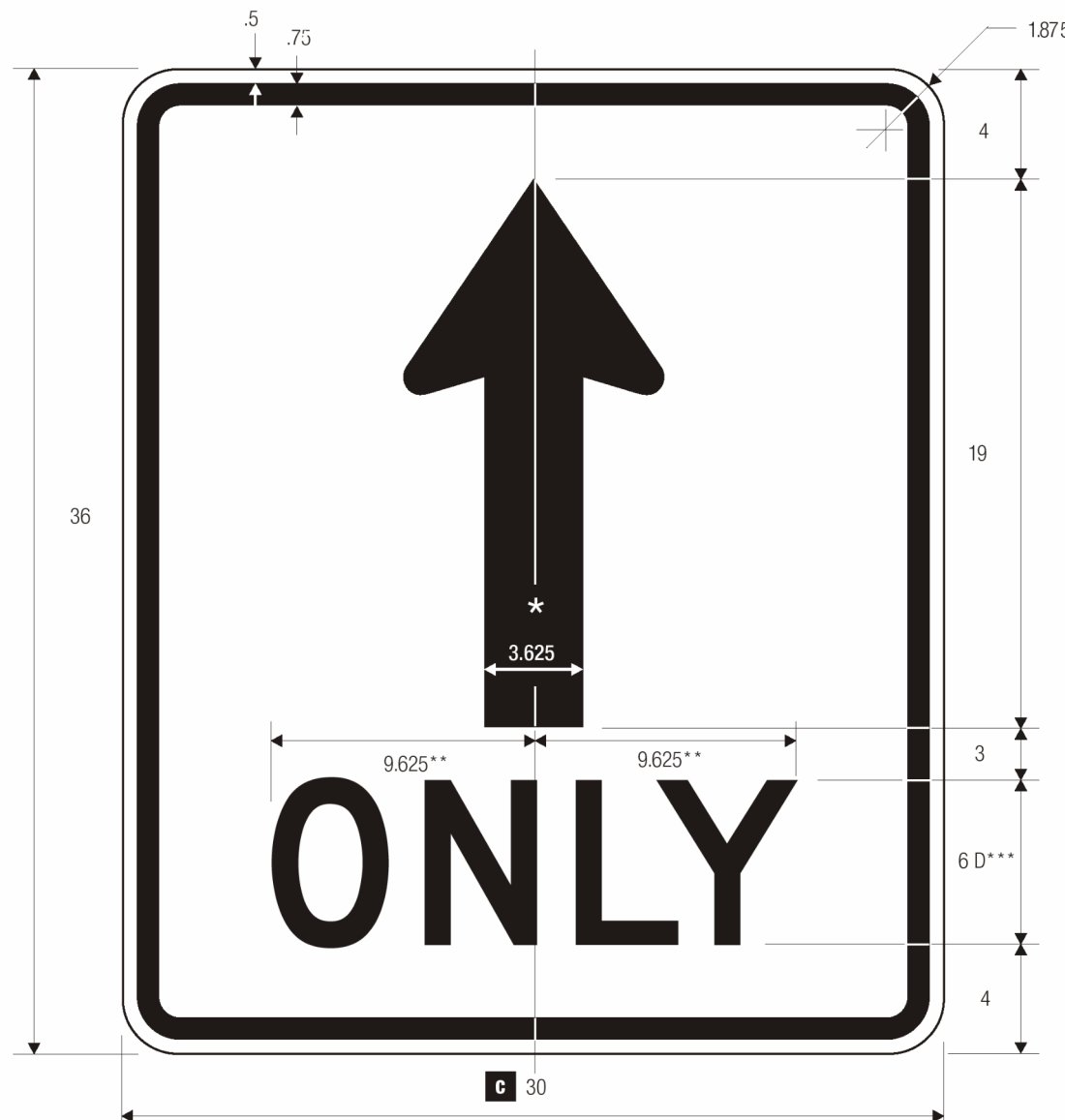
PROJECT NO. 5892

MUTC SIGN
DETAILS & ID
DESIGNATION

DESIGN BY: QARGO
DRAWN BY: JT
CHECKED BY: AS

SHEET NO.

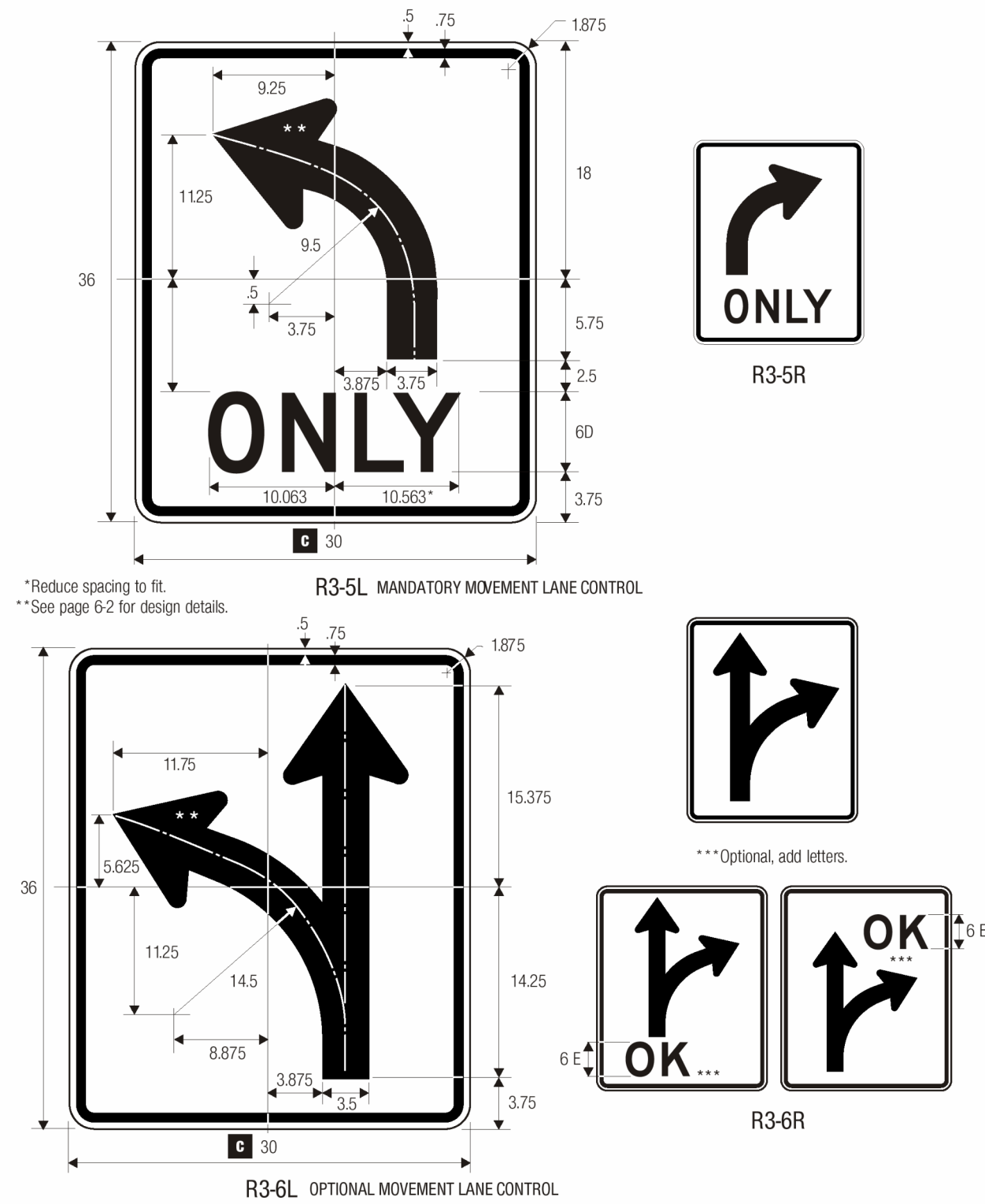
3 A1.06



R3-5a
MANDATORY MOVEMENT LANE CONTROL

COLORS: LEGEND — BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

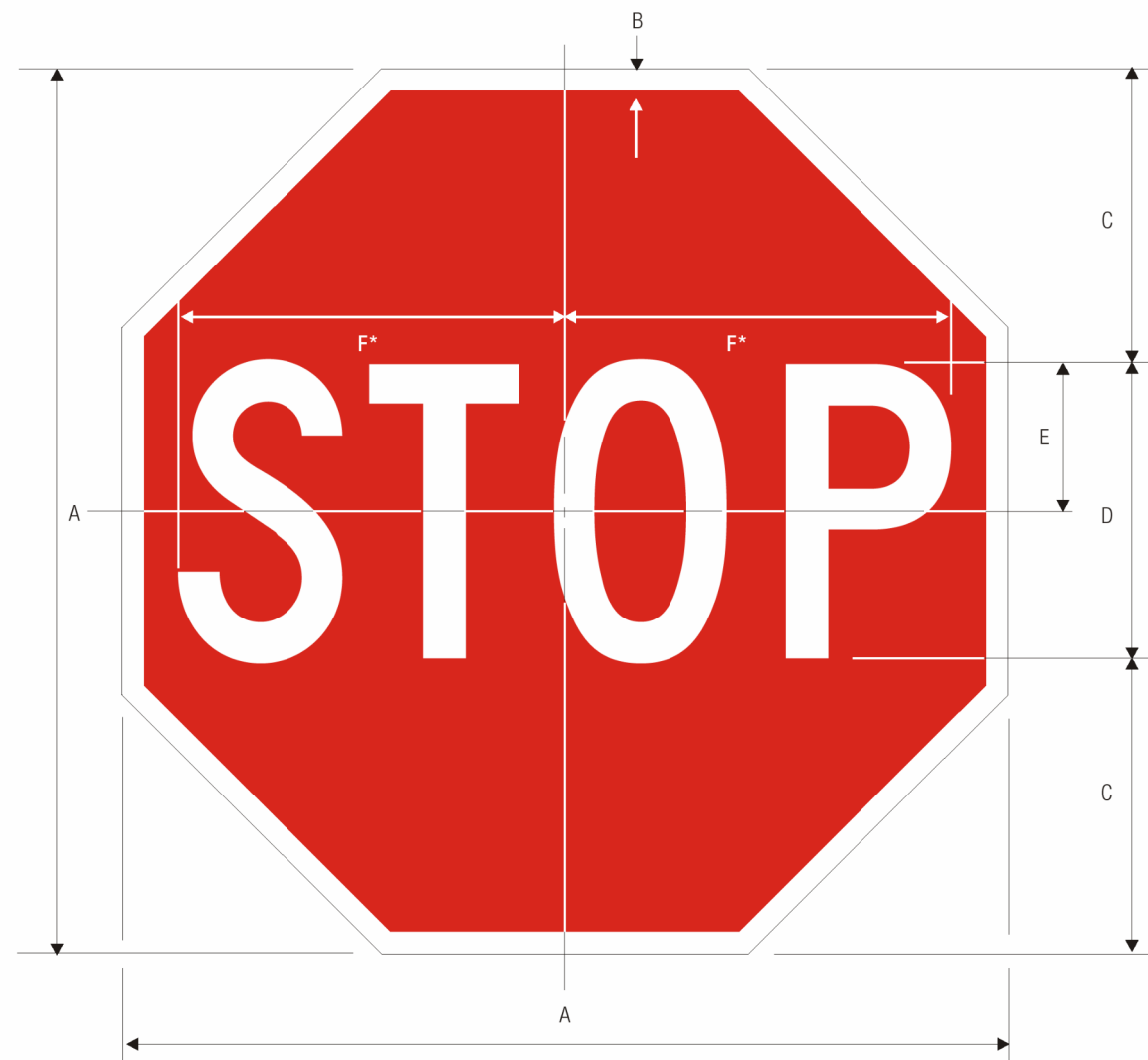
1-28



R3-5L MANDATORY MOVEMENT LANE CONTROL

COLORS: LEGEND — BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

1-27



R1-1
STOP

*Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1



R7-5 NO PARKING

LEGEND — GREEN (RETROREFL) BACKGROUND — WHITE (RETROREFL)



R7-6 NO PARKING

LEGEND — RED (RETROREFL) BACKGROUND — WHITE (RETROREFL)



R7-7 NO PARKING

LEGEND — RED (RETROREFL) BACKGROUND — WHITE (RETROREFL)

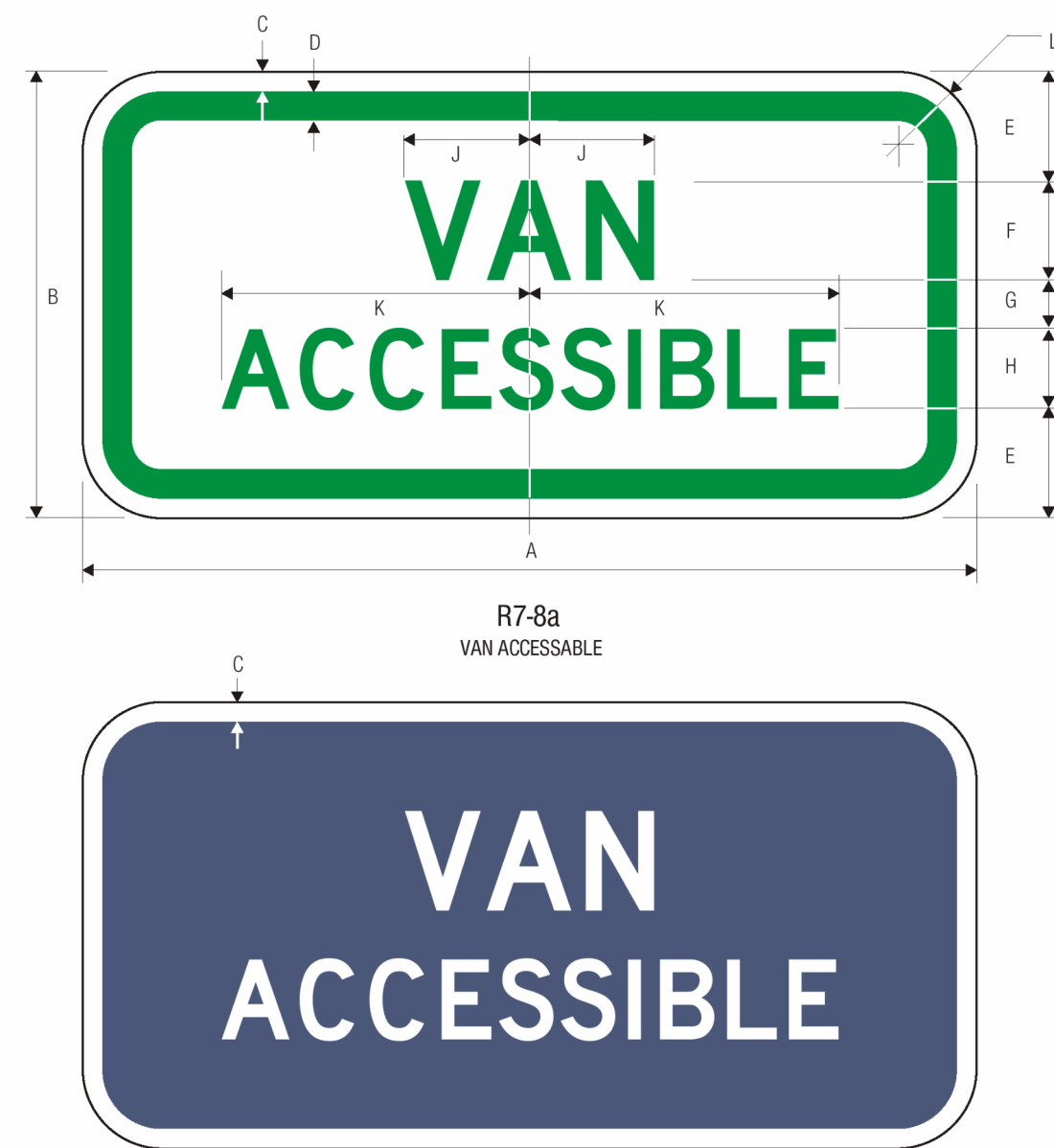


R7-8 NO PARKING

LEGEND — GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND — WHITE (RETROREFL)

*Reduce spacing 50%.
**See page 6-31.
***See page 6-2 for arrow design.

1-92



R7-8a
VAN ACCESSIBLE



R7-8b
VAN ACCESSIBLE

A	B	C	D	E	F	G	H	J	K	L
12	6	.375	.438	1.5	1.5 D	.5	1 D	1.871	3.859	1.5
18	9	.375	.438	2.25	2 D	1	1.5 D	2.493	5.784	1.5

PARKING APPLICATION

COLORS: LEGEND — GREEN (RETROREFLECTIVE) OR BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

DIRECTIONAL APPLICATION

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — BLUE (RETROREFLECTIVE)

1-93



R6-2R
ONE WAY

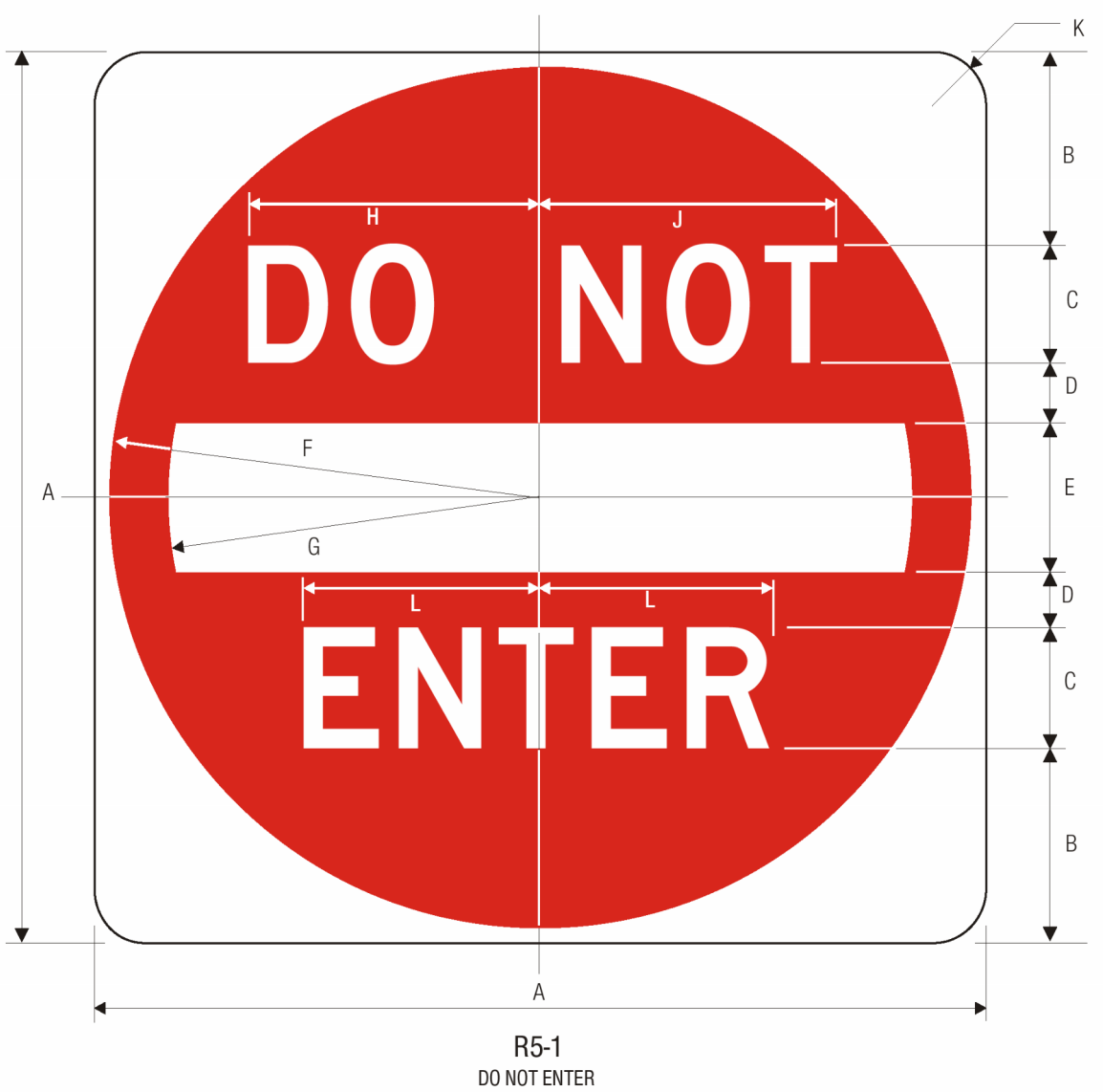
*Series 2000 Standard Alphabets.
**See page 6-2 for arrow design.

A	B	C	D	E	F	G	H	J	K	L	M
12	16	.375	.375	2	3 D	1.5	3	3.5	3.722	3.664	3.717
18	24	.375	.625	2.5	5 D	1.5	4.5	5.5	6.244	6.124	6.044
24	30	.375	.625	3	6 D	1.875	6.063	7.063	7.485	7.285	7.325
36	48	.625	.875	4.75	10 D	3.25	9.5	10.5	12.369	12.249	12
48	60	.75	1.25	6	12 D	4	12	14	15	14.571	14.811

N	P	Q	R	S
3.943	3.75	4	1.5	1.5
6.805	6	6.805	2.25	1.5
8.286	8.286	8.926	3	1.5
13.530	13.250	14.290	5	2.25
16.252	16.572	17.853	6	3

COLORS: LEGEND — BLACK
BACKGROUND — WHITE (RETROREFLECTIVE)

1-87

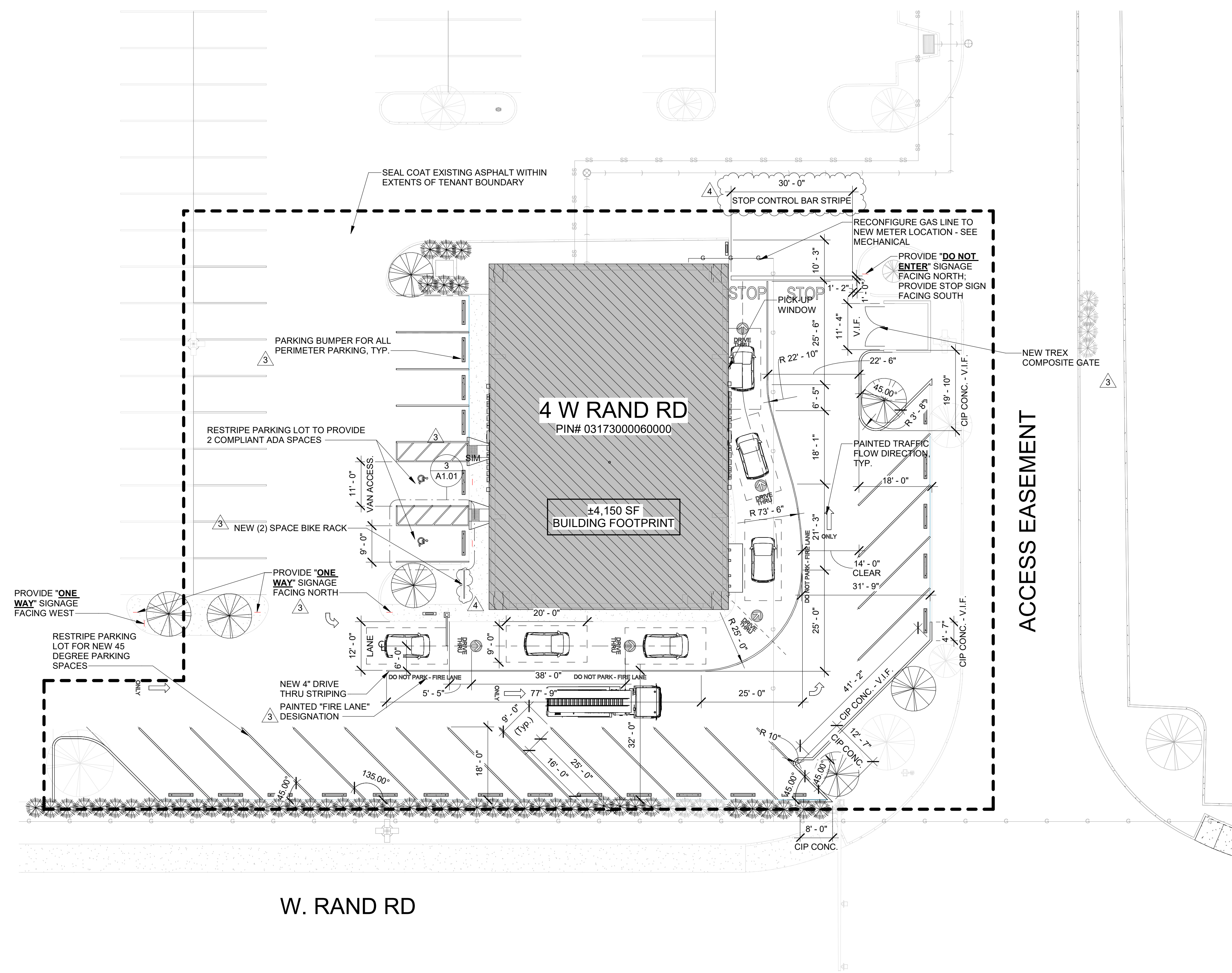
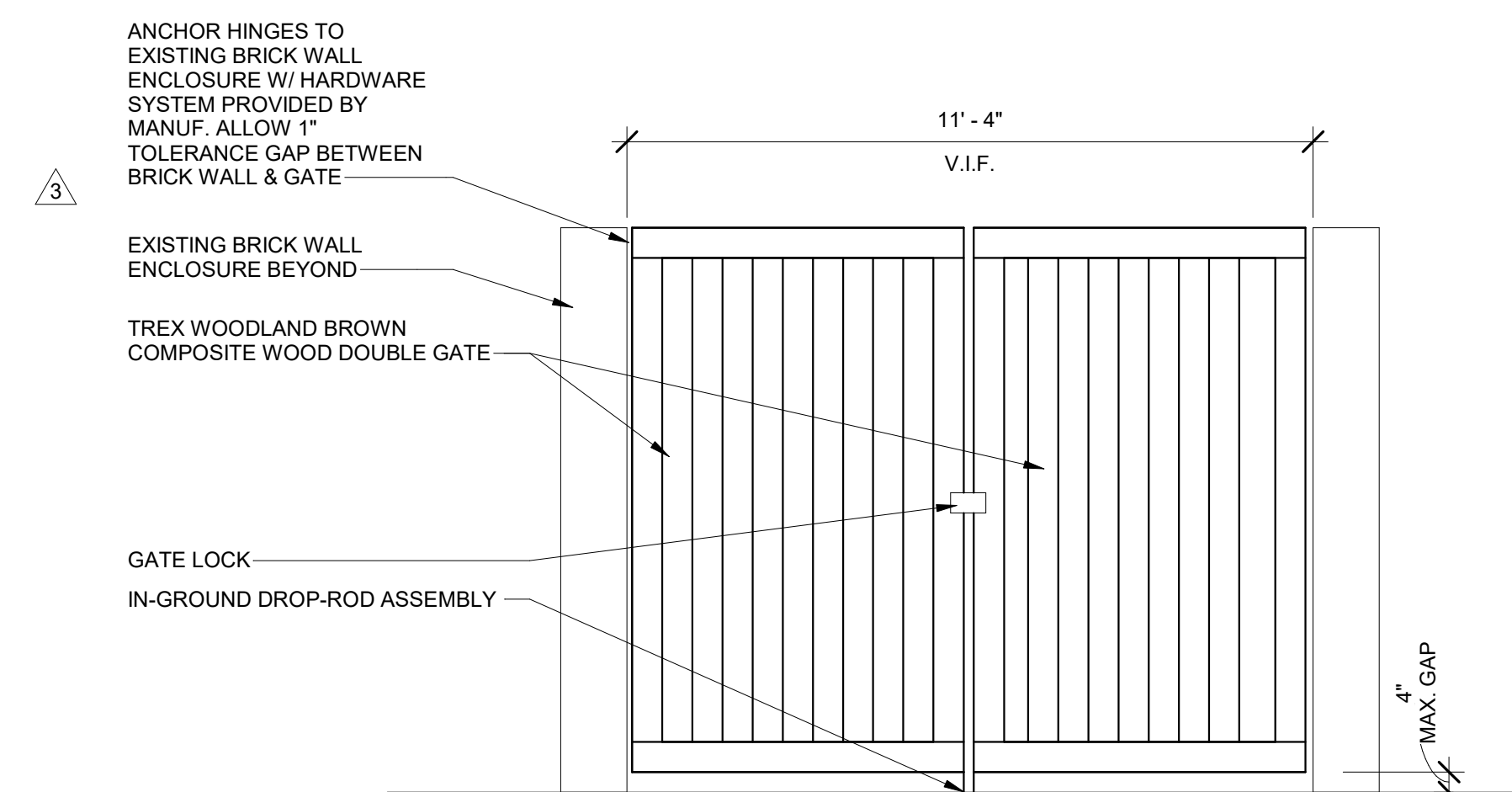
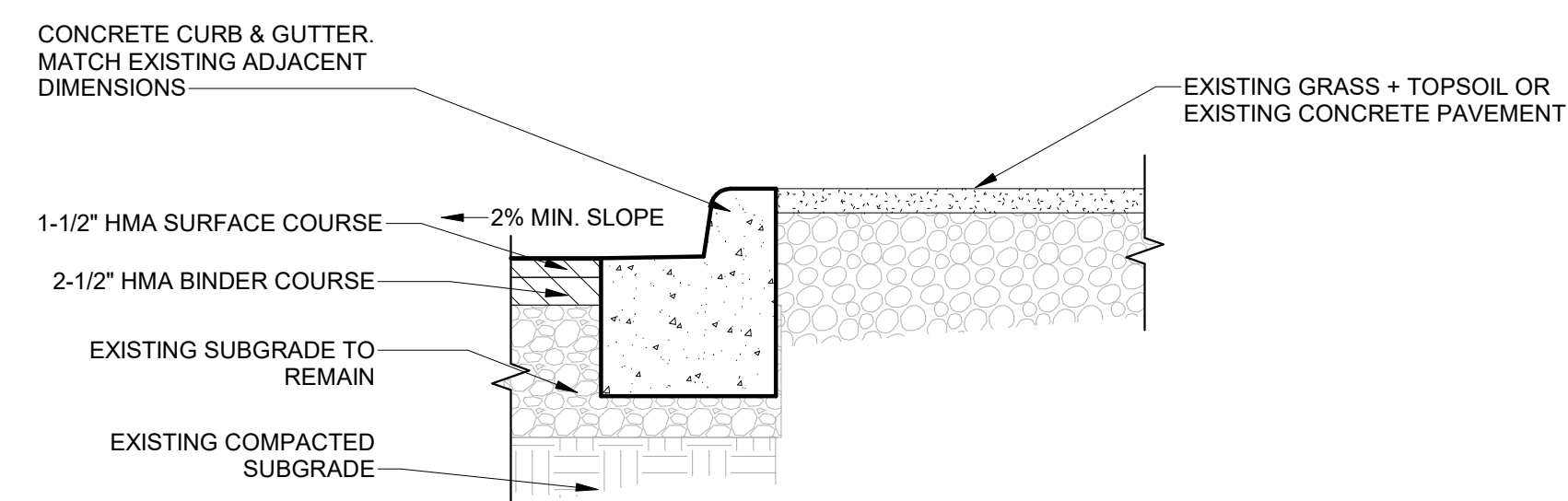
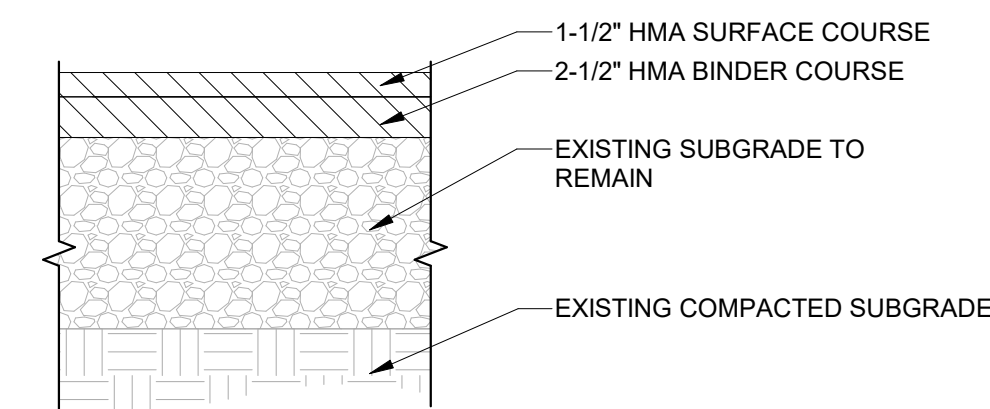
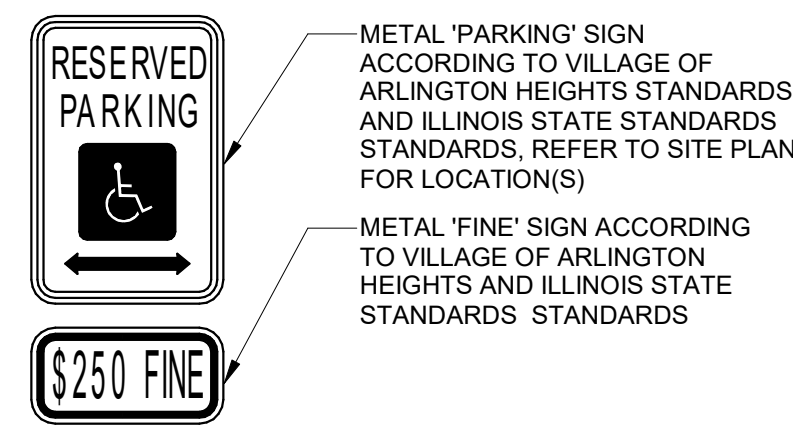
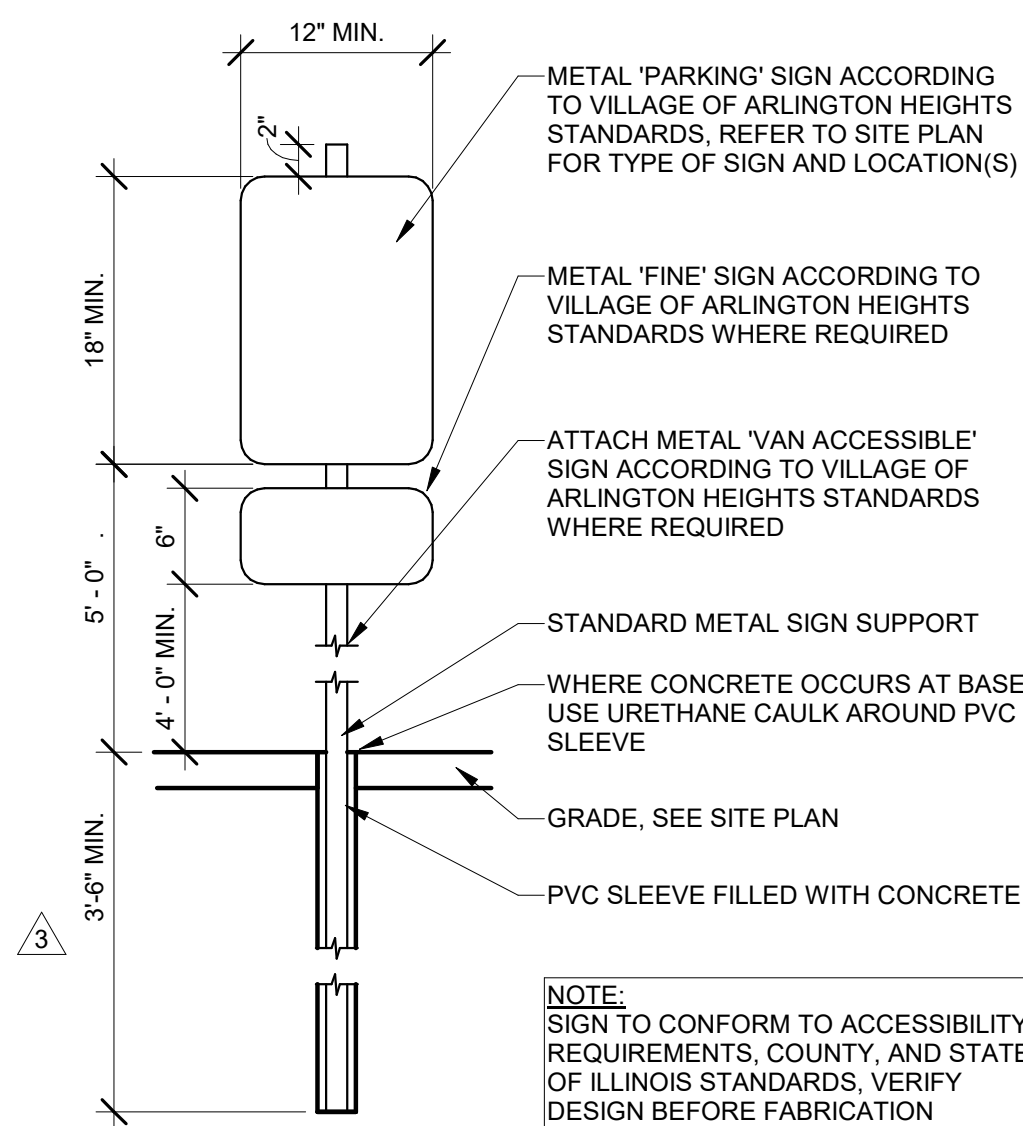
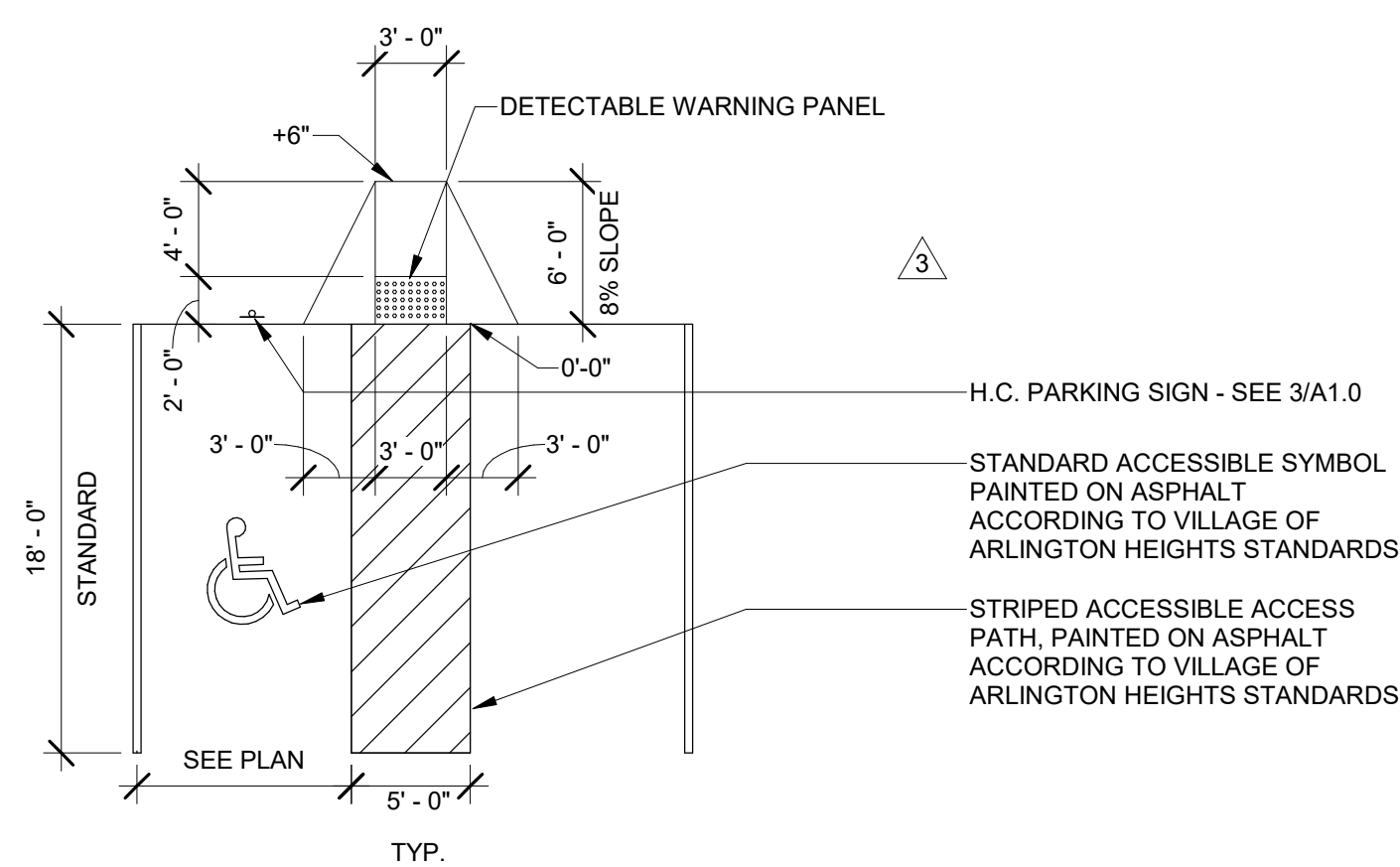


R5-1
DO NOT ENTER

A	B	C	D	E	F	G	H	J	K	L
30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

1-73





Village of Arlington Heights
Interoffice Memorandum

To: Michael Lysicatos, Assistant Director of Planning & Community
From: Ron Weber, AIA, MCP - Director Building & Life Safety
Elliot Eldridge, CBO - Assistant Building Official
Department: Building & Life Safety Department
Project: PCA00023-2024 - Qargo Coffee, 4 W Rand Rd. - PUD
Amendment and Special Use Permit for a restaurant with a
drive-thru
Review Round: Round 1 Review
Date: December 18, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

	YES	NO
1. VILLAGE BUILDING CODE	☒	☐
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

6. GENERAL COMMENTS:

The Building & Life Safety Department has reviewed the Project's Background, the Applicant's Response Letter, the Preliminary Architecture Drawings, and the Renderings dated 11/20/2024, and have no objections to the above referenced PUD Amendment and Special Use Permit for a restaurant with a drive-thru.

Supervisor



-Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00023-2024
Project: Qargo Coffee, 4 W Rand Road
Review Round: Round 1
Date: January 6, 2025

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

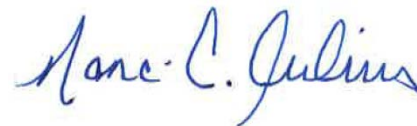
a. MWRDGC.....	☒	d. IEPA.....	☐
b. IDOT.....	☐	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS..... YES ☐ NO ☒ _____
4. SITE PLAN ACCEPTABLE..... YES ☐ NO ☒ _____
5. PRELIMINARY PLATE ACCEPTABLE..... YES ☐ NO ☐ N/A _____
6. TRAFFIC STUDY ACCEPTABLE..... YES ☒ NO ☐ _____
7. STORMWATER DETENTION REQUIRED..... YES ☐ NO ☒ _____
8. CONTRIBUTION ORDINANCE EXISTING..... YES ☐ NO ☒ _____
9. FLOOD PLAIN OR FLOODWAY EXISTING... YES ☐ NO ☒ _____
10. WETLAND EXISTING..... YES ☐ NO ☒ _____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00023-2024
Qargo Coffee
4 W Rand Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:
- Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree
13. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case Engine 114. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
15. If an exterior grease trap is required for the change in use for the building, an MWRD permit will be required.
16. Staff concurs with KLOA's recommendation to provide:
- a) Wayfinding signage to guide vehicles to the entrance of the drive-through lane.
 - b) Vehicles exiting the drive-through lane should be under stop sign control.
 - c) Provide a "Do Not Enter" sign placed at the exit of the drive-through lane facing north.



Nanci C. Julius, P.E.
Village Engineer

January 6, 2025

Date

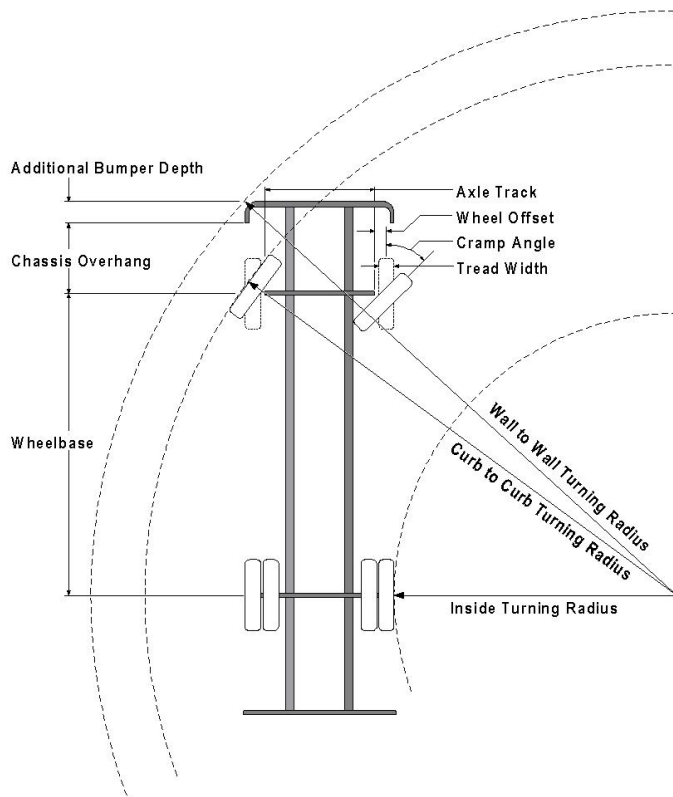


Turning Performance Analysis

01/13/2019

Bid Number: 624
Department: Arlington Heights, IL

Chassis: Velocity Chassis (Big Block), 2010
Body: Pumper, Medium, Aluminum, 2nd Gen



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	26 in.
Front Overhang:	104 in.
Wheelbase:	201.5 in.

Calculated Turning Radii:

Inside Turn:	15 ft. 6 in.
Curb to curb:	30 ft. 0 in.
Wall to wall:	35 ft. 5 in.

Category	Option	Description
Axle, Front, Custom	0648752	Axle, Front, Dana, D2200, 22,800 lb
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0521238	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply
Bumpers	0600986	Bumper, 26" Extended, Under Slung, Painted, Xlays/Trays, 12" H, Imp/Vel

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-023
Project: Qargo Coffee at Arlington Plaza – 4 W. Rand Rd
Review Round: Round 1
Date: February 14, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Zoning:

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:
- Planned Unit Development Amendment to add a drive-through lane to the property.
 - Special Use Permit to allow a Restaurant with a drive-through on the property.
 - Additional zoning actions may be identified based on a response to these comments.
8. Specifically list the variation being requested in your Justification Letter. Respond to the four criteria for approval for variations, not the proposed land use. The Justification Letter responds to how Urban Air is consistent with the variation criteria, which is not applicable in this application. Revise the Justification Letter to identify and justify the variation request specifically. The variation identified by staff based on this review are as follows:
- Variation to Chapter 28, Section 10.4-4 to reduce the parking requirement. Parking requirement to be verified with an updated tenant list. The petitioner

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

shall provide information to staff to verify parking requirements (see the Parking section below).

General:

9. Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will review the list of PINs received to comply with public notice requirements for the Plan Commission public hearing.
10. In the Written Justification for SUP, provide a response to how the restaurant and drive-through comply with each individual criterion. (i.e. the Restaurant and Drive-through use is deemed necessary for the public convenience at this location because...). This
11. A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.
12. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.

Business Operations/Floor Plan:

13. Provide additional business information such as the proposed hours of operation, number of employees, delivery hours & operation, etc. to the Project Narrative.
14. Provide information on trash pick-up. Will the trash enclosure as currently placed be able to function adjacent to a one-way drive?

Building & Design

15. A separate building permit will be required for any associated signage.
16. No action required; please acknowledge this comment: the Design Commission application will run concurrently with this Plan Commission application. Please note that if any site changes occur with the Plan Commission application that significantly impact the design of the building, further Design Commission or Staff review may be required at the discretion of the Village.

Site & Landscaping

17. Provide a detail for the trash enclosure including materials and the replacement gate. The enclosure and gate must be constructed of opaque materials to screen the bins.
18. Provide a landscape & tree preservation plan. The landscape plan needs to show existing and proposed landscaping and call out plantings. The tree preservation plan needs to show existing trees to be protected and existing trees to be removed.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

19. Provide a photometric plan showing existing and proposed site/building lighting and level levels by footcandle. Ensure the accessible route is shown on the photometric plan.
20. Call out the overhead clearance bar and drive-through signage.
21. Per Engineering, provide a stop bar and stop control at the end of the drive-thru.
22. Call out the ordering speaker and menu. Stacking for the drive-through shall be identified from behind this ordering speaker (5 cars).
23. Show one-way striping adjacent to the angled spaces.
24. One-way signage is needed where the drive aisle changes from two-way to one-way.
25. One-way, do not enter signage is required at the end of the one-way drive. See the site plan for details on the locations of one-way signage.

Parking & Traffic

26. The dining area square footage used to calculate the parking requirements for this application is 1,401 s.f. as measured on the scaled floor plan. If this appears incorrect, please provide a response to this comment and staff will re-review.
27. A Traffic Impact Study was provided and reviewed for adequacy. No further changes are required at this time.
28. A Parking Study was not provided and a variation was not requested with this submittal. A Parking Study is required for any application with a drive-thru amendments as discussed in the CPRC Staff Report.
29. The parking requirements for the shopping center are shown below. Note this table has been updated to reflect the recently approved Urban Air land use in unit 11C; however, a variation to reduce the parking requirement is not required. The Urban Air application was approved to reduce the requirement of parking spaces provided by 7*.

Unit	Use	Square Area	Parking Square Footage	Divider	Parking Required
1	L Electronics	900	900	300	3
2	Shiny Nail	900	900	250	4
3	Barks in Style Pet Grooming	1,200	1,200	300	4
4	Lions Tae Kwon Do	3,000	1,500	50	30
5	Foot Nirvana	3,000	3,000	250	12

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

6	Sandra Rossi Beauty School	9,800	9,800	1/emp; 0.5/student	58
7	Community Threads	22,100	22,100	300	74
8	China Buffet	6,750	3,240	45	72
9,10	Treasure Hunt Deals	17,875	17,875	300	60
11A	Planet Fitness	22,002	22,002	250	88
11B	Five Star Furniture and Outlet	45,300	45,300	600	76
11C	Urban Air	66,992	66,992	30% occupancy of Rec facility; 1 space per 45 of restaurant; 1 space per 300 s.f. of amusement device arcade	332
11D	VACANT	26,435	26,435	300	88
12 --21	Harlem Furniture	27,700	27,700	600	46
22	America's Best Vision Center	4,000	4,000	300	13
23	Harvest Fresh Grocery & Café	23,472	23,472	300	78
24	North Arlington Barber Shop	900	900	250	4
25	Fifth Ave. Sushi	2,100	902	45	20
	Village Bank and Trust	7,896	7,896	300	26
28	VACANT	4,000	4,000	300	13
29	VACANT	2,614	2,614	300	9
30	Available (Pad)		0	45	0
31	Qargo Coffee	4,150	1,401	45	31
	TOTAL	303,086			1,147*
	Parking Provided				1,139
	Parking Surplus/(Deficit)				6

30. Bicycle parking spaces are required with this application. Show the location and design of bicycle parking spaces (2 required) with your next submittal. Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook.



Village of Arlington Heights Interoffice Memorandum

To: Dan Osoba, Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00023-2024
Project: 4 W Rand Road
Review Round: Round 1 Review
Date: January 6, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	N/A	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

- 1.) Provide a detailed landscape plan.
- 2.) Provide 4 inch caliper shade trees at the ends of all parking rows (Chapter 28, Section 6.15b).
There are islands where the code required tree is absent.
- 3.) Along Rand Road, a three foot high screen is required (Chapter 28, Section 6.15a). Infill in front of the business with salt/drought tolerant landscaping where the plant material is absent.
- 4.) On the landscape plan, identify the brick pavers as shown in the renderings.
- 5.) All mechanical units must be screened with landscaping or other appropriate methods of screening.

Food Establishment Plan Review Manual

2016 Version

As recommended by the Conference for Food
Protection, Plan Review Committee



TABLE OF CONTENTS

Preface	4
Introduction	4
Definitions.....	5
Contents and Format of Plans and Specifications.....	6
Menu Review and FOOD Flow	7
Menu and FOOD Processes.....	7
Preventative Tools for the FOOD Establishment.....	11
Facilities to Maintain Product Temperature.....	12
Refrigeration Storage Calculations	12
Walk-in Cooler/Freezer.....	13
Reach-in Refrigerators	14
Reach-in Freezers.....	14
Blast Chillers/Rapid Chill Units.....	14
Refrigerated Worktables.....	14
Refrigerated Processing Rooms	14
Display Storage Refrigerators	14
Customer Service Display Units/Cold Buffet Units	14
Ice Machines	15
General Cooking/Hot Holding.....	15
Stovetops and Grills	15
Ovens	15
Combi-Steamer	16
Rice Cooker/Warmer	16
Kettle.....	16
Rotisserie.....	16
Small Appliances	16
Fryers.....	16
Hot Tables	16
Customer Service Display Units/Hot Buffet Units	16
Equipment and Installation	17
Floor-Mounted Equipment	17
Counter-Mounted Equipment	18
Other	18
Ware washing Facilities	20
Manual Ware washing	20
Mechanical Ware washing.....	21
Plumbing.....	21
Water Supply.....	21
Hot Water Supply.....	22
Sewage Disposal Grease Interceptors/Traps	22
Backflow Prevention	22
Hygiene Facilities	23

Handwashing	23
Toilet Rooms	24
Storage	25
Dry Storage Calculations	26
Poisonous and Toxic Material Storage	26
Clean Equipment, Utensils and Linen Storage.....	26
Lighting	26
Intensity	26
Protective Light Shielding	27
Finishes	27
Floors.....	27
Walls.....	27
Ceiling.....	28
Coving.....	28
Pest Control	29
Building	30
Windows	30
Delivery, Customer and Toilet Room Doors	30
Insect Control Devices	31
Mechanical Ventilation	31
Mechanical Ventilation Requirements	31
Mechanical Hood Systems	31
Model Plan Review Application	Appendix A
Regulatory Compliance Review List	Appendix B
Model Calculations	Appendix C
Plan Review Web links	Appendix D

PREFACE

The FOOD Establishment Plan Review Manual was developed to assist the REGULATORY AUTHORITY and architects, FOOD consultants and other interested professionals in the plan review process when proposing to build or remodel a FOOD ESTABLISHMENT. However, it does not establish regulatory requirements and the recommendations contained herein are not intended to supplant, or otherwise serve as, the rules and regulations applicable to FOOD ESTABLISHMENTS in a given Federal, State, local, or tribal jurisdiction.

- This Manual is intended as a training tool for individuals responsible for conducting plan reviews and can be used in Food and Drug Administration (FDA)-sponsored training courses on Plan Review.
- Is intended to be consistent with the recommendations of the FDA as contained in the FDA 2013 Food Code. The FDA Food Code contains requirements for safeguarding public health and ensuring FOOD is unadulterated and honestly presented when offered to the consumer. Terminology with respect to the word “shall” is based on the recommendations within the FDA Food Code.
- Was developed by the Conference for Food Protection’s 2014-2016 Plan Review Committee to update the 2008 Plan Review for Food Establishments Document.

INTRODUCTION

The plan review process presents a unique opportunity to discuss and prepare a proper foundation that will enable a FOOD ESTABLISHMENT to be successful, remain in compliance over time, and protect public health. Quality plan review, process improvement and the dedication to providing excellent customer service are high priorities for this Manual. Plan review assists in providing greater uniformity, technical assistance, and is essential for customer success and avoiding future establishment problems. Poor design, repair, and maintenance will compromise the functionality of the PHYSICAL FACILITIES and its operations. Plan review is intended to ensure PHYSICAL FACILITIES and proposed operational processes are properly designed and sanitary practices implemented in order to serve their intended purposes.

The plan review process provides the REGULATORY AUTHORITY with the opportunity to complete an effective evaluation of a FOOD ESTABLISHMENT’s ability to ensure the following:

- Minimum standards are met for the protection of environmental health and safety of the public.
- Prevention of environmental health related illness and promote public health.
- Minimum standards are met for the sanitary design, facility layout, operational and product flow, menus, construction, operation and maintenance of regulated establishments, PREMISES, and surroundings.
- Food Code violations are eliminated prior to construction or implementation.
- Conditions are corrected and prevented that may adversely affect persons utilizing regulated establishments.

- Technical assistance is provided to industry to establish organized and efficient operations.
- Meets consumer expectations for the safe operation of a permitted FOOD ESTABLISHMENT.

No establishment is to be constructed and no major alteration or addition is to be made until detailed plans and specifications for such construction, alteration or addition have been submitted to and APPROVED by the REGULATORY AUTHORITY.

The REGULATORY AUTHORITY may impose specific requirements and provisions in addition to the requirements contained in codes that are authorized by law that are necessary to protect against public health hazards or nuisances. The REGULATORY AUTHORITY shall document the conditions that necessitate the imposition of additional requirements and the underlying public health rationale.

The function of plan review, construction inspections, pre-operational inspections, and the permit approval process is to provide a comprehensive overview of proposed operations with an emphasis on contents of plans, EQUIPMENT specifications, architectural design, and operational procedures. The end goal of the plan review process is to prevent foodborne illness resulting from poor sanitary facility design and/or floor plans, and, where applicable, when the process is based on menu, FOOD preparation, and FOOD product flow.

DEFINITIONS

The following definitions as used in this document are intended to assist in the understanding of this manual.

Definitions found within the FDA Food Code have been identified in CAPS within this document. A link to the FDA Food Code is included for your reference.

<http://www.fda.gov/FOOD/GuidanceRegulation/RetailFOODProtection/FOODCode/ucm374275.htm>

“Easily Disassembled Equipment” means EQUIPMENT that is accessible for cleaning and inspection by:

- (1) Disassembling without the use of tools, or
- (2) Disassembling with the use of handheld tools commonly available to maintenance and cleaning personnel such as screwdrivers, pliers, open-end wrenches, and Allen wrenches.

“Flashing” means an impervious sheet of material placed in construction to prevent water penetration or direct flow of water.

“Service Sink” means a curbed cleaning facility or janitorial sink used for the disposal of mop water and similar liquid wastes.

CONTENTS AND FORMAT OF PLANS AND SPECIFICATIONS

Proper plan review submittal with EQUIPMENT listed and located on floor plans as well as specifications for finish and plumbing schedules will highlight potential problems on paper while allowing for modifications to be made before costly purchases, installations, and construction are performed.

All facilities, systems, processes, and menus, when applicable, will be evaluated to determine minimum operational requirements. Refer to Appendix A for a copy of the Plan Review Application.

The following is a summary of what should be included in the plan submittal:

- Legible plans at minimum of 11 x 14 inches in size drawn to scale (scale - ¼ inch = 1 foot)
- Proposed menu, seating capacity, and projected daily meal volume for the FOOD ESTABLISHMENT.
- Provisions for adequate rapid cooling, including ice baths and refrigeration, and for hot and cold-holding of TIME/TEMPERATURE CONTROL for SAFETY (TCS) FOOD.
- Location of all FOOD EQUIPMENT. Each piece of EQUIPMENT must be clearly labeled, marked, or identified. Provide EQUIPMENT schedule that identifies the make and model numbers and listing of EQUIPMENT that is certified or classified for sanitation by an ANSI accredited certification program (when applicable). Elevation drawings may be requested by the REGULATORY AUTHORITY.
- Location of all required sinks: HANDWASHING SINKS, WAREWASHING sinks, Utility Sink and FOOD preparation sinks (if required).
- Auxiliary areas such as storage rooms, garbage rooms, toilets, basements and/or cellars used for storage or FOOD preparation.
- Entrances, exits, loading/unloading areas and delivery docks.
- Complete finish schedules for each room including floors, walls, ceilings and coved juncture bases.
- Plumbing schedule including location of floor drains, floor sinks, water supply lines, overhead waste-water lines, hot water generating EQUIPMENT with capacity and recovery rate, backflow prevention, and wastewater line connections.
- Location of lighting fixtures.
- Source of water and method of SEWAGE disposal.
- A color coded flow chart may be requested by the REGULATORY AUTHORITY demonstrating flow patterns for:
 - FOOD (receiving, storage, preparation, service);
 - UTENSILS (clean, soiled, cleaning, storage); and
 - REFUSE (service area, holding, storage, and disposal).
- Storage of Employee Personal Items.
- Ventilation.

MENU REVIEW AND FOOD FLOW

The menu review and the flow of FOOD through the FOOD ESTABLISHMENT are integral parts of the plan review process. The menu or a listing of all of the FOOD and beverage items to be offered at the FOOD ESTABLISHMENT must be submitted as part of the plan review application to the REGULATORY AUTHORITY.

As with the inspection process, the plan review process should focus on the FOOD and its flow through receipt, storage, preparation and service. The source and quantity of FOOD to be served should be reviewed along with the preparation and post-preparation operations. It is imperative to have knowledge of this information so that a proper assessment of the PHYSICAL FACILITIES can be made.

The food that flows through retail FOOD ESTABLISHMENT operations can be placed into the 3 following processes:

- **FOOD PROCESSES WITH NO COOK STEP**
 - **Receive – Store - Prepare – Hold – Serve**
(Other processes may occur, but there is **NO cooking step**)
 - Examples: Salads, deli meats, cheeses, sashimi, raw oysters
- **FOOD PREPARATION FOR SAME DAY SERVICE**
 - **Receive – Store - Prepare - Cook – Hold – Serve**
(Other processes may occur, including thawing)
 - Examples: Hamburgers, fried chicken, hot dogs
- **COMPLEX PROCESSES**
 - **Receive – Store - Prepare – Cook – Cool – Reheat – Hot Hold – Serve**
(Other processes may occur, but the key is repeated trips through the temperature danger zone)
 - Examples: Refried beans, leftovers

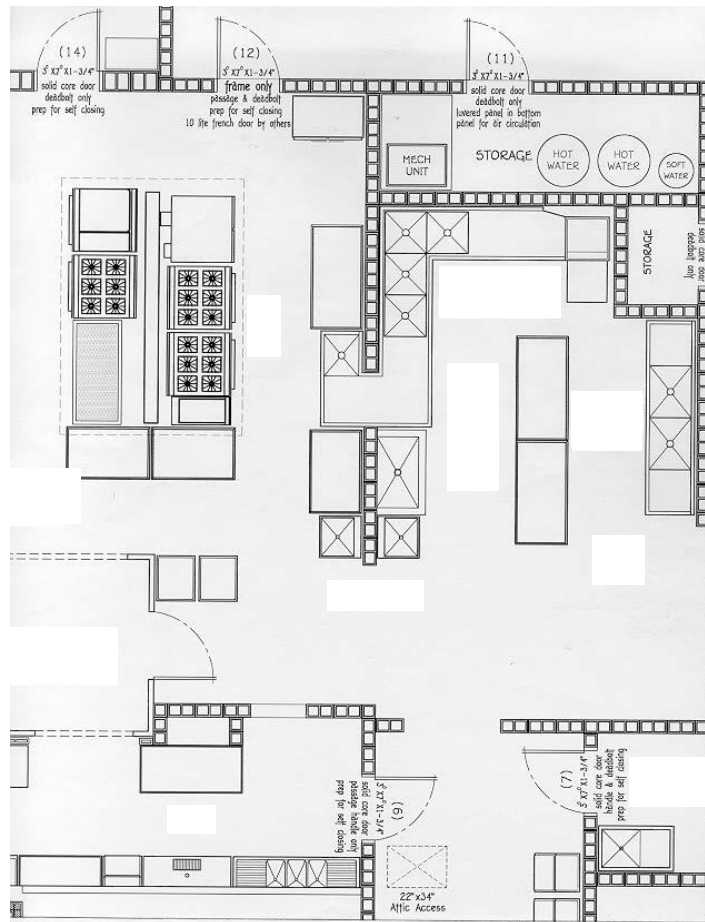
Knowledge of how the FOOD is intended to flow through the FOOD ESTABLISHMENT is very useful since the CRITICAL CONTROL POINTS for each process remain the same regardless of the individual menu ingredients.

Special attention should be given to the review of complex FOOD processes which involve:

- Multiple ingredients being assembled or mixed
- TIME/TEMPERATURE CONTROL FOR SAFETY(TCS) FOODs
- FOODs which will be prepared or held for several hours prior to service
- FOODs requiring cooling and reheating
- Multiple step processing (passing through the Time Temperature Danger Zone,

135°F - 41°F more than once)

The process approach can be described as dividing the many flows in a FOOD ESTABLISHMENT into broad categories, analyzing the risks, and placing manager controls on each grouping of FOOD processes. These groupings will also impact the facility design; FOOD flow; and the numbers, types, function and placement of EQUIPMENT.



The drawing above is an example of a fixture plan submitted for plan review. It is a handy tool when following the FOOD process as described by the FOOD ESTABLISHMENT operator or their representative.

Layout, flow and menu (including FOOD preparation processes) should be major considerations to help facilitate an operator's Active Managerial Control (AMC) of the risk factors for foodborne illness. Strategic layout and placing of facilities and EQUIPMENT will separate different FOOD preparation processes, a major step towards preventing contamination of FOOD that may result from poor personal hygiene, contaminated EQUIPMENT, and improper holding temperatures. Adequate and convenient storage will also enhance operations.

The menu for a FOOD ESTABLISHMENT dictates the space and EQUIPMENT requirements for the safe preparation and service of various FOOD items. The menu will determine if the proposed receiving and delivery areas, storage area, preparation and handling areas, and thawing, cooking and reheating areas are available and adequate to handle the types and volumes of FOODs being prepared and served.

When reviewing the menu, it is important to evaluate the flow patterns for the preparation of the FOOD to be sure that the lay-out of the facility provides an adequate separation of raw ingredients from READY-TO-EAT FOODs, and that the traffic patterns are not crossing paths with waste items and other sources of contamination. Cross contamination can be minimized when the flow of FOOD is considered during plan review.

With a proper understanding of the menu and flow, the plans for FOOD ESTABLISHMENTS can be reviewed to help assure that the FOOD items being considered can be protected during all aspects of the FOOD operation.

FOOD Process and Steps Required

NO COOK

**SAME DAY
SERVICE**

**COMPLEX
PROCESSES**

Receive	Store	Prepare	Cook	Cool	Reheat	Hold	Service
X	X	X				X	X
X	X	X	X				X
X	X	X	X	X	X	X	X
Receive	Store	Prepare	Cook	Cool	Reheat	Hold	Serve
Thermometer	Dry Storage	Preparation Tables	EQUIPMENT	Preparation Sink	Fryers	Refrigerators	Cold Holding Facilities
	Refrigerated Storage	Cutting Boards	Fryer	Ice Bath	Oven	Ice	UTENSILS
	Frozen Storage	UTENSILS	Oven	Blast Chiller	Grills	Cold Holding	Hot Holding Facilities
	Thermometer	Hand wash Sinks	Broiler	Shallow Plans	Burners	Hot Holding	
		Preparation Sinks	Grill	Refrigerators	Griddle	FOOD Warmers	
		Refrigerators	Cook Top	Chill Sticks	Other	Thermometer	
			Griddle	Thermometer	Hand wash Sink	Hand wash Sinks	
			Other	Hand wash Sink			
			Thermometer	Preparation Table			
			Hand wash Sink	Other			

Anticipated EQUIPMENT needs

PREVENTIVE TOOLS FOR THE FOOD ESTABLISHMENT

Active Managerial Control (AMC)

To effectively reduce the occurrence of foodborne illness risk factors, operators of FOOD ESTABLISHMENTS must focus their efforts on achieving active managerial control. The term "active managerial control" is used to describe industry's responsibility for developing and implementing FOOD safety management systems to prevent, eliminate, or reduce the occurrence of foodborne illness risk factors.

Elements of an effective FOOD safety management system may include the following:

- Certified FOOD protection managers who have shown a proficiency in required information by passing a test that is part of an accredited program
- Standard operating procedures (SOPs) for performing critical operational steps in a FOOD preparation process, such as cooling.
- Recipe cards that contain the specific steps for preparing a FOOD item and the FOOD safety critical limits, such as final cooking temperatures, that need to be monitored and verified.
- Purchase specifications

HACCP

Hazard Analysis and Critical Control Points (HACCP) plays a vital role in proper FOOD ESTABLISHMENT design. However, the risk management tool is not considered a "stand-alone" FOOD safety system. Design and construction are essential pre-requisites and must be put in place prior to the implementation and operation of effective FOOD production practices. The purpose of quality plan review is to ensure that FOOD ESTABLISHMENTS are safe, sanitary, and efficient. Proper design, construction, and HACCP principles work to achieve these purposes and minimize the aforementioned hazards.

Effective HACCP principles are essential to a successful FOOD ESTABLISHMENT and begin with the design and layout of the facility, monitoring the FOOD flow throughout the establishment, from delivery, storage, preparation, cooking, service and consumption. A well-designed progressive FOOD flow system will minimize cross-contamination and maximize efficiency in an establishment.

Good manufacturing policies or practices, standard operating procedures (SOPs), and documentation are essential to an establishment's HACCP-based FOOD safety program and control over potential hazards. HACCP policies specifically address requirements set out in the FDA Food Code. Additional standards or good retail practices are required as foundation for FOOD safety and are detailed in the FDA Food Code. Examples include employee hygiene, employee restriction or exclusion, general sanitation, design, etc. HACCP/VARIANCE under the Plan Review & Construction Program is responsible for the review of HACCP procedures and VARIANCE applications in order for establishments to conduct specialized operations.

The FDA Food Code requires an APPROVED HACCP PLAN to be in place for some specialized processes not listed under §3-502.11. A formal HACCP PLAN review is required and needs to be APPROVED prior to conducting these operations. For information on creating a HACCP PLAN, contact the local regulatory plan reviewer or visit one of these informational hyperlinks: [FDA Guidance to Implement HACCP Systems](#) or [USDA HACCP Guidelines](#).

FACILITIES TO MAINTAIN PRODUCT TEMPERATURE

Refrigerators and freezers are required to maintain TCS FOOD at or below 41°F and 0°F (frozen) respectively. It is recommended that refrigerators be maintained between 36°F and 38°F. All refrigeration units must have numerically scaled indicating thermometers accurate to $\pm 3^\circ\text{F}$. Sufficient refrigeration and freezers shall be provided to support the intended menu. Consideration must be taken with the placement and installation of refrigeration units to allow for adequate ventilation. Air circulation within refrigeration and freezer units should not be obstructed and should allow for an even and consistent flow of cold air throughout the units

Refrigeration and freezer storage involves five major areas:

1. Storage for short-term holding of perishable and TCS FOOD.
2. Long-term storage.
3. Storage space for quick chilling of FOODs.
4. Space for assembling and processing of TCS FOOD.
5. Display storage for customer service.

If TCS foods are prepared a day or more in advance of service, a rapid cooling procedure capable of cooling TCS foods from 135°F to 41°F within 6 hours (135°F to 70°F within 2 hrs.) must be provided. The capacity of the rapid cooling facilities must be sufficient to accommodate the volume of food required to be cooled to 41°F within 6 hours. The location of the rapid cooling facilities (e.g., sinks for ice baths, freezer storage for ice wands, blast chillers) must be identified. Refrigerators and freezers at work stations for operations requiring preparation and handling of TCS foods should be considered. For example, it may be necessary to locate a freezer near the fryer where frozen products will be deep-fried. Refrigeration units, unless designed for such use, should not be located directly adjacent to cooking EQUIPMENT or other high heat producing EQUIPMENT which may adversely impact the cooling system's operation.

A. Refrigeration Storage Calculations

Calculating the amount of refrigeration and freezer space should be based on the menu and expected FOOD volume. The amount and location of refrigeration and freezer EQUIPMENT should complement the FOOD flow of the operation from receiving, storage and FOOD processing, to the point of service.

To plan refrigeration storage, the following items should be considered: menu, type of FOOD

operation, number of meals per day, number of deliveries per week, and adequate ventilation in the areas where the refrigeration systems will be located. When assessing the refrigeration needs, shelving space within the refrigeration and freezer units should be designed to prevent the cross-contamination of FOODs. Separating raw meats and poultry from ready-to-eat FOODs such as produce and prepared FOOD items. Thermometers must be conspicuously located in all units. Thermometer sensing elements should be located near the door

Formulas can be used to estimate refrigerated storage space. To calculate, you will need information on number of meals estimated to be served per day, days between deliveries and storage area availability. Links to example calculators can be found in Appendix C.

B. Walk-in Cooler/Freezer Units

Walk-in units should meet an ANSI accredited certification or equivalent, or deemed acceptable by the Regulatory Authority. A walk-in beverage or beer cooler is not recommended for FOOD storage. APPROVED flooring and integral cove bases need to be provided. Quarry tile, ceramic, and galvanized flooring are not recommended flooring materials for walk-in units. All gaps, cracks, penetrations, seams, and plug holes shall be SEALED SMOOTH and flush with the surface material.

Walk-in units should be installed when there is a need for long-term storage of perishable and TCS FOOD or when cooling space is needed for prepared and cooked FOODs. These coolers should be located near delivery or receiving areas. EASILY CLEANABLE curtain strips are recommended at walk-in doors. This not only helps in maintaining the temperature of the walk-in but also leads to an energy cost savings.

Exterior walk-in unit locations shall be properly designed for exterior installation and consideration given varied environmental concerns. Walk-in units should be designed with a roof, APPROVED overhead waterproof protection, and walkways shall be provided for the transportation of FOOD items. Walk-in units shall be APPROVED by the local building official and are evaluated and APPROVED on a case-by-case basis by the REGULATORY AUTHORITY.

If the walk-in floors will be water-flushed for cleaning or receive the discharge of liquid waste or excessive melt water, the floors should be sloped to drain. If the structure of the walk-in is integral with the building, properly installed floor drains may be installed inside the unit.

Each walk-in unit shall be equipped with lighting that provides 10 foot candles of light throughout the unit when it is full of product. Lights must be properly shielded or shatter resistant.

Condensate lines from walk-in units shall drain to APPROVED floor drains or alternative method APPROVED by the REGULATORY AUTHORITY. Without prior approval floor sinks or floor drain sinks shall not be installed in walk-in units. All walk-in units shall be properly

flushed off and SEALED to the ceiling and side walls. Walk-in units are not to be confused with refrigerated FOOD processing rooms. Refer to Item G-Refrigerated Processing Rooms.

C. Reach-in Refrigerators

These units are for short-term storage of perishable and TCS FOODs. These units should be considered to meet the daily storage demands of the kitchen operation. They are to be conveniently located at points of FOOD preparation and FOOD assembly. These units are not to be considered for the quick chilling of cooked and prepared FOODs.

D. Reach-in Freezers

Freezers are for long-term storage. They are not designed to be used as quick-chill units. These units should be located near delivery and DRY STORAGE AREAs.

E. Blast Chillers/Rapid Chill Units

These units are recommended for use when handling large volumes of FOOD that require quick chilling. A blast chiller is an efficient cooling mechanism for any amount of FOOD to be chilled, and where refrigeration cooling space is limited.

F. Refrigerated Worktables

These units are suggested when the menu includes assembling TCS FOODs. These units provide easy access of FOODs from the top of the unit. These units are not designed for long-term storage of FOOD or cooling.

G. Refrigerated Processing Rooms

These areas (e.g. meat cutting rooms) should be considered when there is extensive handling of cold TCS FOOD. APPROVED hand sinks should be located in these areas.

H. Display Storage Refrigerators

These units are designed to display TCS FOOD under refrigeration. Examples of these units are deli display, fresh fish, and meat and poultry cases.

I. Customer Service Display Units/ Cold Buffet Units

These units are designed for holding FOOD under refrigeration for customer access. They are designed for short-term display and are not designed for the cooling of FOOD. Beverage display coolers are not APPROVED for storing open TCS FOODs.

Cold buffets and salad bars are designed for short-term display. They should be mechanically refrigerated, and have APPROVED sneeze guards with side panel protection.

J. Ice Machines

If ice is to be used as a cooling medium for FOOD and beverage items the unit should be adequately designed and sized to meet all operational needs in an APPROVED location. Ice machines designed for outdoor dispensing will need [National Automatic Merchandising Association](#) (NAMA) certification

K. General Cooking and Hot Holding

Cooking and hot holding units are designed to heat FOOD to a required temperature within a required amount of time for FOOD safety. Cooking and reheating temperatures have been determined using scientific analysis. The time and temperature requirements are based on the pathogens that are likely to be present on the product. It is recommended that the units are commercial grade and meet NSF/ANSI standards. Consideration must be taken with the placement and installation of cooking/reheating/hot holding EQUIPMENT to ensure that proper ventilation and sanitation can occur. Construction of these units should be durable and EASILY CLEANABLE

NOTE: The commercial appliances described in this section are placed under a vent hood to evacuate grease, steam, and fumes, which could pose a potential fire or health risk. Refer to the topic on Ventilation of this Manual or your REGULATORY AUTHORITY for specific requirements.

Units used to heat FOOD are divided into two categories:

1. Cooking/Reheating
2. Hot Holding

All units in use must be able to meet the minimum required heated temperatures outlined in the FDA Food Code, Chapter 3-4 Destruction of Organisms of Public Health Concern. <http://www.fda.gov/FOOD/GuidanceRegulation/RetailFOODProtection/FOODCode/default.htm>

L. Stovetops and Grills

Gas, electric, or wood-burning stoves are used to cook and reheat product in pots or pans. A grill is similar to a stove with the ability to place the FOOD directly over the flame.

M. Ovens

Ovens are thermally insulated chambers used for cooking or reheating FOODs. They can be gas, electric, or wood-burning units.

N. Combination Oven/Steamer (Combi Oven)

A Combi oven/steamer is similar to a convection oven with the ability to produce dry heat, moist heat, or a combination of the two.

O. Rice Cooker/Warmer

The unit is an electric appliance that is capable of cooking rice and then hot holding the rice at 135°F or above. Scoops or ladles for serving may be stored in a running dipper well.

P. Kettle

Kettles are cooking pots used to boil large quantities of FOOD products. The units are generally clean-in-place and should have the necessary tools for sanitation. Adequate floor drains must be present for disposal of spent water.

Q. Rotisserie

Rotisseries are self-contained units that include a heat source and racks for skewers or spits. Beef, pork, or poultry is rotated over the fire to cook the FOOD to the required temperature.

R. Small Appliances

Small appliances (table top) include microwaves, Panini press, broilers, and toasters. These units are used to heat FOOD to the required cook or reheat temperature depending on the application.

S. Fryers

Fryers are cooking devices that use oil heated to a high temperature. The hot oil has a flash point that can result in a fire. Follow the manufacturer's instructions for operation, maintenance and cleaning to prevent a fire incident.

T. Hot Tables

Hot tables are gas or electrically heated units that are design to maintain temperature. They should never be used to cook or reheat TCS FOODs. The design should allow for disassembly and deep cleaning of interior surfaces. These units must be able to maintain a minimum temperature of 135°F.

U. Customer Service Display Units/Hot Buffet Units

These are gas or electrically heated units that are designed to maintain temperature. They should never be used to cook or reheat TCS FOODs. They should be constructed of durable and EASILY CLEANABLE materials. The design should allow for disassembly and deep cleaning of interior surfaces. The design should protect FOOD from contamination that could occur from the environment or customers by using sneeze shields or covers. The units must be able to maintain a minimum temperature of 135°F

EQUIPMENT AND INSTALLATION

All EQUIPMENT in a FOOD ESTABLISHMENT must comply with the design and construction standards contained in Chapter 4 of the FDA Food Code. FOOD EQUIPMENT that is certified or classified for sanitation by an ANSI accredited program is deemed to comply with Parts 4-1 and 4-2 of the FDA Food Code.

EQUIPMENT including ice makers and ice storage EQUIPMENT, shall not be located under exposed or unprotected sewer lines, open stairwells or other sources of contamination.

The following EQUIPMENT installation recommendations will help ensure proper spacing and sealing allowing for adequate and easy cleaning.

A. Floor-Mounted Equipment

EQUIPMENT should be mounted on APPROVED lockable casters, gliders or wheels to facilitate easy moving, cleaning, and flexibility of operation whenever possible. Moveable EQUIPMENT requiring utility services such as gas or electrical connections should be provided with easily accessible quick-disconnects or the utility service lines should be flexible and of sufficient length to permit moving the EQUIPMENT for cleaning. If a flexible utility line is used, a safety chain that is shorter than the utility line must be installed. Check with local fire safety and building codes to ensure that such installations are acceptable.

Floor-mounted EQUIPMENT that is not mounted on wheels or casters with the above utility connections should be:

1. Permanently SEALED to the floor around the entire perimeter of the EQUIPMENT. The sealing compound should be pliable and non-shrinking. It should retain its elasticity and provide a water- and vermin-tight joint; or
2. Installed on a solid, SMOOTH, non-absorbent masonry base. Masonry bases and curbs should have a minimum height of 2" and be coved at the junction of the platform and the floor with at least a 1/4" radius. The EQUIPMENT should overhang the base by at least 1" but not more than 4". Spaces between the masonry base and the EQUIPMENT must be SEALED as above; or
3. Elevated on legs to provide at least a 6" clearance between the floor and EQUIPMENT. The legs shall contain no hollow open ends.
4. For EQUIPMENT not readily moveable by one person, spacing between and behind EQUIPMENT must be sufficient to permit cleaning under and around the unit. EQUIPMENT shall be spaced to allow access for cleaning along the sides, behind and above. At least 6" of clear, unobstructed space under each piece of EQUIPMENT must be provided or EQUIPMENT must be SEALED to the floor.
5. If EQUIPMENT is against a wall and is not movable, the EQUIPMENT must be joined to and/or SEALED to the wall in a manner to prevent liquid waste, dust and debris from collecting between the wall and the EQUIPMENT.
6. When EQUIPMENT is joined together, or spreader plates are used between

EQUIPMENT, the resultant joint must be SEALED to prevent liquid waste, dust and debris from collecting between the EQUIPMENT.

Unobstructed and functional aisle and working spaces must be provided. A minimum width of 36" is required by fire and building codes.

All utility and service lines and openings through the floor and walls must be adequately SEALED. Penetrations through walls and floors must be minimized. Exposed vertical and horizontal pipes and lines must be kept to a minimum. The installation of exposed horizontal utility lines and pipes on the floor is prohibited. Any insulation materials used on utility pipes or lines in the FOOD preparation or dishwashing areas must be SMOOTH, non-absorbent, and easy to clean. Electrical units which are installed in areas subject to splash from necessary cleaning operations or FOOD preparation should be water-tight and washable.

B. Counter-Mounted Equipment

COUNTER-MOUNTED EQUIPMENT is defined as EQUIPMENT that is not portable and is designed to be mounted off the floor on a table, counter, or shelf. All COUNTER-MOUNTED EQUIPMENT shall be:

- SEALED to the table or counter; or
- Elevated on APPROVED legs to provide at least a 4" clearance between the table or counter and the EQUIPMENT to facilitate cleaning.

C. Other

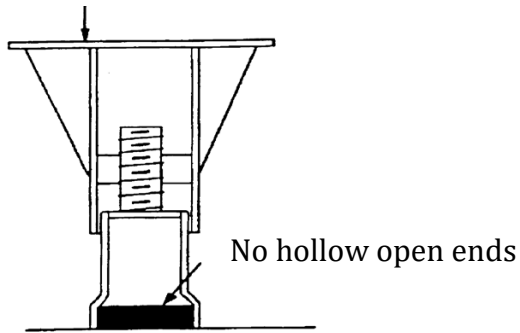
EQUIPMENT that is open underneath, such as drain boards, dish tables, and other tables that are not moveable should be spaced to allow for ease of cleaning or should be SEALED to the wall.

Non-FOOD contact surfaces of EQUIPMENT that are exposed to splash, spillage, or other FOOD soiling or that require frequent cleaning shall be constructed of corrosion-resistant, non-absorbent, and SMOOTH material.

Legs of all EQUIPMENT should not have hollow, open ends.

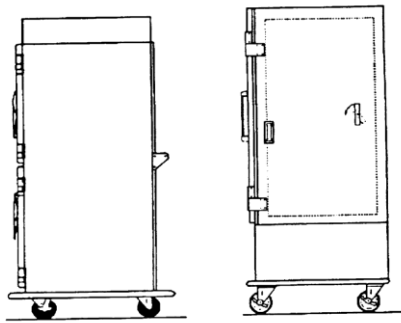
If running water dipper wells are installed, methods for filling and draining the units must be identified.

Equipment sealed to floor



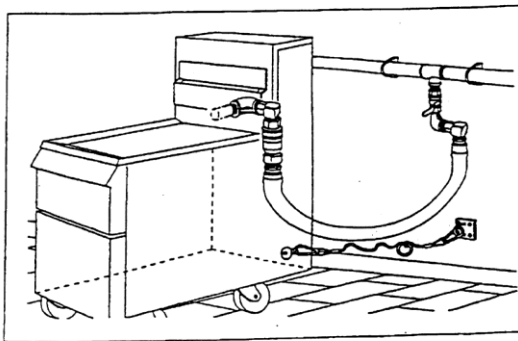
**Elevate
equipment for
effective cleaning.**

**Sanitary Leg
Example**



**Mobile Kitchen
equipment
mounted on
Castor**

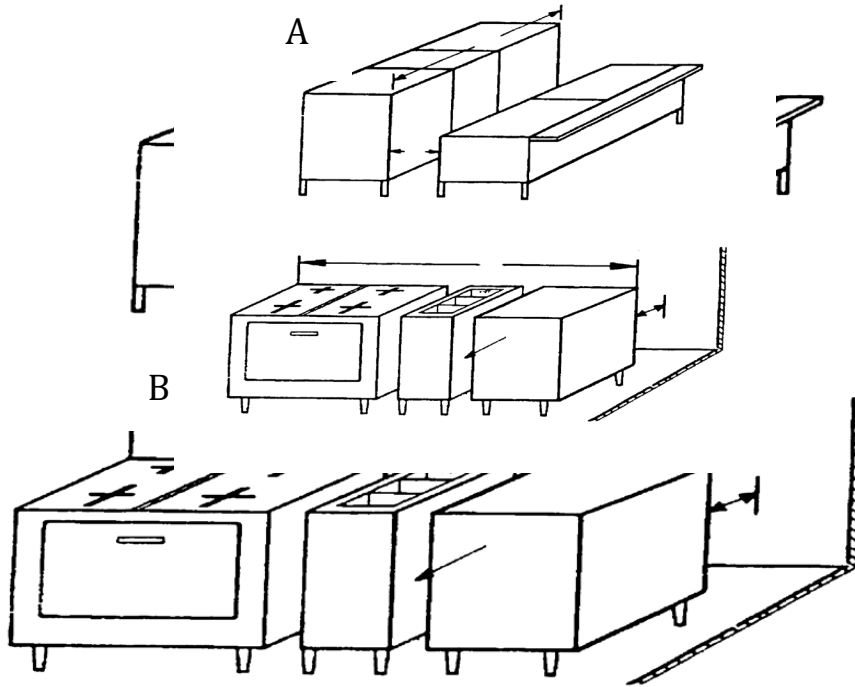
Holding Cabinet & a Reach-in Refrigerator



**Refer to your
Local Regulatory
Authority for Gas
Code
Requirements**

Flexible Gas Connection with Safety Chain

Equipment Spacing



Recommended EQUIPMENT spacing; provided access is available from both ends:

<u>EQUIPMENT Length (A)</u>	<u>Space From Walls and Adjacent EQUIPMENT (B)</u>
4' or less	6"
4' - 8'	12"
8' or more	18"

WAREWASHING FACILITIES

The minimum requirement for WAREWASHING in a FOOD ESTABLISHMENT is a three-compartment sink. A mechanical WAREWASHING machine may be installed in addition to the three-compartment sink.

A. Manual Ware washing

For manual WAREWASHING, a stainless steel sink with no fewer than three compartments must be provided, with the exception that a two-compartment sink may be allowed by the REGULATORY AUTHORITY under certain conditions.

- The sink compartments shall be large enough to completely immerse the largest pot, pan or piece of EQUIPMENT to be used in the establishment that will not be cleaned in-place.
- Each compartment shall be supplied with adequate hot and cold potable running water, temperature of the wash solution shall be maintained at not less than 110°F, or the temperature specified on the cleaning agent manufacturer's label instructions.
- Drain boards, UTENSIL racks or tables large enough to accommodate clean and soiled UTENSILs shall be provided. The drain boards shall be self-draining.
- Adequate facilities for pre-flushing or pre-scrapping EQUIPMENT and UTENSILs must be provided.
- If hot water is used to sanitize EQUIPMENT and UTENSILs, the means for heating the water to 171°F in the 3rd compartment must be identified. The racks for the immersion of EQUIPMENT and UTENSIL must be specified.

B. Mechanical Ware washing

WAREWASHING machines shall be installed in accordance with the manufacturer's recommendations and applicable code requirements. If used, the hot water booster for WAREWASHING machines must be identified during plan review.

Adequate facilities shall be provided to air dry washed EQUIPMENT and UTENSILs. Drain boards, UTENSIL racks or tables must be large enough to allow proper and sufficient air drying of EQUIPMENT and UTENSILs.

Storage facilities shall be provided to store cleaned and sanitized UTENSILs and EQUIPMENT at least 6" above the floor; protected from splash, dust, overhead plumbing or other contamination. The plan must specify the location and facilities used for storing all UTENSILs and EQUIPMENT.

PLUMBING

A. Water Supply

The primary concerns relative to the water supply in a FOOD ESTABLISHMENT are:

1. Ensure the facility is supplied with a safe and adequate water supply, including adequate supply of hot water; and
2. Verify that the water can remain safe while it is in the facility.

Safe Source: Start at the water source. Determine if the water is potable or non-potable. The availability of an APPROVED public water supply must be verified. Any use of a non-public water source (well water) shall comply with local, state, and/or federal laws, and construction and testing standards.

Sufficient potable water: Potable water shall be provided from a source constructed and

operated according to law that meets the peak water demands of the FOOD ESTABLISHMENT.

B. Hot Water Supply:

The hot water supply shall be sufficient to satisfy peak hot water demands of the FOOD ESTABLISHMENT. Hot water for hand washing and most FOOD ESTABLISHMENT uses shall be at least 100°F. Hot water for mechanical WAREWASHING must be boosted up to 150°F-165°F for washing and 165°F-180°F for sanitizing or according to the manufacturer's data plate on the machine. The temperature of the wash solution for spray-type ware washers that use chemicals to sanitize may not be less than 120°F.

The temperature of the wash solution for manual WAREWASHING must be maintained to not be less than 110°F. The water temperature for manual hot water sanitization must be at least 171°F.

Tank less water heaters shall be installed and used in accordance with the manufacturer's recommendations.

For guidance on calculating Hot Water Requirements see Appendix C – Model Calculations

C. Sewage Disposal, Grease Interceptors/Traps

All SEWAGE including liquid waste shall be disposed into a public SEWAGE system or an individual SEWAGE disposal system constructed and operated according to law. Where individual SEWAGE disposal systems are utilized, the location shall be noted on the plans and certification of compliance with state and local regulations shall be provided.

A grease trap/interceptor is a chamber designed for wastewater to pass through and allow any grease to float to the top for retention as the remainder of the wastewater passes through. If used, a grease trap shall be located to be easily accessible for cleaning; FOOD solids entering the grease trap/interceptor should be minimized.

It is recommended that waste water from fixtures or drains which would allow fats, oils, and grease to be discharged be directed to a grease trap/interceptor. Local municipalities/jurisdictions will determine the number and size of grease traps, grease interceptors or catch basins. If installed, grease traps shall be properly spaced so they are easily accessible for servicing and cleaning. Refer to the local municipality/jurisdiction for the installation requirements.

D. Backflow Protection

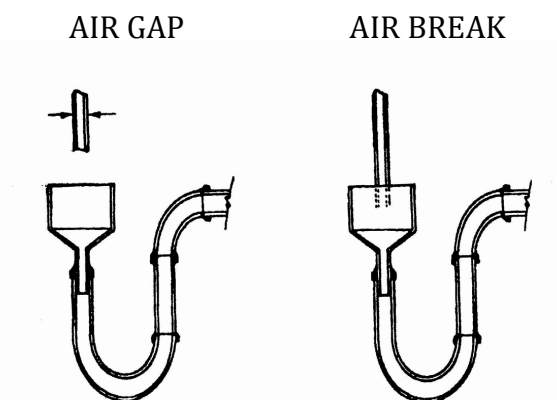
Plumbing shall be sized and installed according to applicable codes. There shall be no cross connections between the potable water supply and any non-potable system or a system of unknown quality. Where non-potable water systems are permitted for purposes such as air conditioning and fire protection, the non-potable water must not contact directly or

indirectly: FOOD, potable water or EQUIPMENT that contacts FOOD or UTENSILS. The piping of any non-potable water system shall be durably identified so that it is readily distinguishable from piping that carries potable water.

A connection to a sewer line may be direct or indirect. A direct connection may not exist between the sewerage system and any drains originating from EQUIPMENT in which FOOD, portable EQUIPMENT, or UTENSILS are placed, except if otherwise required by law. When a WAREWASHING machine is located within 5 feet of a trapped floor drain, the dishwasher waste outlet may be connected directly on the inlet side of a properly vented floor drain trap.

An **indirect connection** may be one of two types, air gap or air break:

1. For a potable water supply, an **air gap** means the unobstructed, vertical air space that separates a potable system from a non-potable system.
2. An **air break** is a waste line from a fixture that discharges used water or liquid waste to a drain where the waste line terminates below flood level.



A connection to a sewer line may be direct or indirect. A direct connection may not exist between the sewerage system and any drains originating from EQUIPMENT in which FOOD, portable EQUIPMENT, or UTENSILS are placed, except if otherwise required by law. When a WAREWASHING machine is located within 5 feet of a trapped floor drain, the dishwasher waste outlet may be connected directly on the inlet side of a properly vented floor drain.

HYGIENE FACILITIES

A. Handwashing

Handwashing is a critical factor to prevent contamination of FOODs. Proper handwashing reduces the amount of pathogens that can be transmitted via cross contamination from raw

FOODs to READY-TO-EAT-FOODS. It is imperative to have adequate numbers and conveniently placed HANDWASHING SINKS to ensure employees are washing hands. It is important that handwashing be done only at properly equipped HANDWASHING SINKS to help ensure that employees effectively clean their hands and minimize contamination of FOOD and FOOD-CONTACT SURFACES.

A HANDWASHING SINK, hand drying device or disposable towels, hand cleanser and waste receptacle shall be located for convenient use by employees who work in FOOD preparation, FOOD dispensing, and WAREWASHING areas.

Nothing must block the approach to a HANDWASHING SINK.

HANDWASHING SINKS must also be located in or immediately adjacent to toilet rooms.

HANDWASHING SINKS shall be of sufficient number and conveniently located for use by all employees in FOOD preparation, FOOD dispensing, and WAREWASHING areas.

HANDWASHING SINKS shall be easily accessible and may not be used for purposes other than handwashing. Sinks used for FOOD preparation, washing EQUIPMENT or UTENSILs, or service (mop) sinks shall not be used for handwashing.

Each handwashing sink shall be provided with hot and cold water tempered by means of a mixing valve or a combination faucet to provide water at a temperature of at least 100°F. If used, self-closing, slow-closing or metering faucets shall be designed to provide a flow of water for at least 15 seconds without the need to reactivate the faucet.

Splash from use of a handwashing sink may not contaminate FOOD, FOOD-CONTACT SURFACES, clean EQUIPMENT or UTENSILs. A washable baffle or barrier may be needed if the handwashing sink is located next to a FOOD preparation area, UTENSIL or EQUIPMENT storage, or FOOD-CONTACT SURFACE and if the space between the handwashing sink and FOOD, FOOD preparation, FOOD-CONTACT SURFACES, and clean UTENSILs and EQUIPMENT does not provide adequate protection.

Similarly, the location of soap and paper towel dispensers at HANDWASHING SINKS must be reviewed during plan review so that their use does not contaminate FOOD, FOOD-CONTACT SURFACES, UTENSILs and EQUIPMENT. In addition, the distance that employees would have to reach the faucet handles, soap and paper towels must be reviewed during plan review to assure that they will have proper access to the HANDWASHING SINKS and will not have to reach across dirty surfaces while washing their hands.

B. Toilet Rooms

Properly functioning toilet facilities must be accessible to employees at all times.

If required by federal, state, local or tribal laws and regulations, toilet facilities must be made available to the customers. If the public toilet facilities are used by employees,

separate toilet facilities may not have to be installed for the employees. Toilet facilities must be made accessible in accordance with the Americans with Disabilities Act (ADA) of 1990.

The floors, walls, and ceiling in toilet rooms shall be SMOOTH and EASILY CLEANABLE. The walls around toilets, urinals, toilet paper dispensers, soap dispensers, and paper towel dispensers should be water resistant and durable for frequent cleaning.

The minimum requirements for toilet facilities shall include:

- **Toilet:** At least one toilet and not fewer than the number of toilets required by law shall be provided. If authorized by law, urinals may be substituted for additional toilets in men's toilet rooms.
- **HANDWASHING SINK:** Each HANDWASHING SINK shall be provided with hot and cold water tempered by means of a mixing valve or a combination faucet to provide water at a temperature of at least 100°F. If used, self-closing, slow-closing or metering faucets shall be designed to provide a flow of water for at least 15 seconds without the need to reactivate the faucet.
- **Handwashing cleanser:** Each HANDWASHING SINK or group of two adjacent HANDWASHING SINKS shall be provided with hand cleaning liquid, powder, foam or bar soap. A dispenser shall be provided for handwashing cleanser provided in liquid or powder form.
- **Hand drying facility:** Each HANDWASHING SINK or group of adjacent HANDWASHING SINKS shall be provided with individual, disposable towels; a continuous towel system that supplies the user with a clean towel; heated-air hand drying device; or hand drying device with air-knife, high velocity air at ambient temperatures.
- **Toilet paper:** A supply of toilet paper shall be provided in a dispenser at each toilet.
- **Waste receptacle:** If disposable towels are used, a waste receptacle shall be located at each sink or group of sinks. At least one covered waste receptacle shall be provided in toilet rooms used by females.
- **Ventilation:** Toilet rooms must be vented to the outside. Mechanical Ventilation shall be installed in toilet rooms according to law. If allowed by law, operable screened windows may be used in lieu of mechanical ventilation devices.
- **Toilet room doors:** Toilet room doors shall be tight-fitting and self-closing.
- **Lighting:** At least 215 lux (20 foot candles) shall be provided in toilet rooms.

STORAGE

A. Dry Storage-

The dry storage space needed depends on the menu, number of meals served between deliveries, frequency of deliveries, and the amount and type of SINGLE-SERVICE ARTICLES to be stored. The location of dry storage should be adjacent to the FOOD preparation area and convenient to receiving. Adequate ventilation should be provided. FOOD should not be

stored under exposed sewer lines. Similarly, a cabinet that is used for the storage of FOOD, shall not be located under exposed or unprotected sewer lines, open stairwells or other sources of contamination. Stationary shelving needs to have a minimum 6" floor clearance.

Shelving, dollies, racks, pallets and skids shall be corrosion-resistant, non- absorbent and SMOOTH. Pallets, racks and skids used for bulk cased or overwrapped items shall be designed to be moved by hand or by conveniently located hand trucks or forklifts. Shelving, dollies, racks, pallets and skids should be spaced away from walls to allow for cleaning and pest monitoring/inspection.

APPROVED FOOD containers with tight-fitting covers and dollies should be used for storing bulk FOODs such as flour, cornmeal, sugar, dried beans, rice and similar.

B. Dry Storage Calculations

Formulas can be used to estimate the amount of dry storage space that may be needed. To determine, you will need information on number of meals estimated to be served per day, days between deliveries and storage area availability. Links to example calculators can be found in Appendix C.

C. Poisonous or Toxic Materials Storage

Designate an area for POISONOUS OR TOXIC MATERIAL storage that is away from FOOD and clean UTENSILS. These include detergents, sanitizers, related cleaning or drying agents and caustics, acids, polishes and other chemicals. Install cabinets, cages, or physically separate shelves for storing chemicals.

D. Clean Equipment, Utensil and Linen Storage

Designate areas for clean cooking UTENSILS, cutting boards, glassware and dishware. Store them at least 6-inches off the floor in a clean, dry location where they will be protected from dust and splash.

LIGHTING

A. Intensity

The light intensity shall be at least 108 lux (10 foot candles) at a distance of 75 cm (30 inches) above the floor, in walk-in refrigeration units and dry FOOD storage areas and rooms during periods of cleaning.

The light intensity shall be at least 215 lux (20 foot candles) at a surface FOOD is provided for consumer self-service such as buffets and salad bars or where fresh product or packaged FOODS are sold or offered for consumption; inside EQUIPMENT such as reach-in

and under-counter refrigerators; at a distance of 75 cm (30 inches) above the floor in areas used for handwashing, WAREWASHING, and UTENSIL storage, and in toilet rooms.

The light intensity shall be at least 540 lux (50 foot candles) at a surface where a FOOD EMPLOYEE is working with FOOD or working with UTENSILs or EQUIPMENT such as knives, slicers, grinders, or saws where employee safety is a factor.

B. Protective Light Shielding

Shielding such as plastic shields, plastic sleeves with end caps, shatterproof bulbs and/or other APPROVED devices shall be provided for all artificial lighting fixtures located in areas where there is exposed FOOD; clean EQUIPMENT, UTENSILs, and LINENS; or unwrapped single-service and single-use articles.

Heat lamps shall be protected against breakage by a shield surrounding and extending beyond the bulb, leaving only the face of the bulb exposed.

FINISHES

A. Floors

Example floor materials are as follows:

- Quarry tile, ceramic tile
- SEALED curbed concrete
- Seamless poured epoxy minimum 3/16-inch thick.
- Commercial-grade sheet vinyl **(no felt backing)**
- Commercial-grade vinyl composition tile (VCT)

Pre-approval from the REGULATORY AUTHORITY should be obtained prior to use of carpet and/or wood.

B. Walls

Example wall materials are as follows:

- Stainless steel
- Ceramic tile
- Aluminum
- Fiber-glassed reinforced panels (FRP)
- SEALED Concrete blocks or bricks
- Epoxy or glazed drywall

C. Ceilings

Example ceiling materials may include wall finish material listed above along with the following:

- EASILY CLEANABLE, non-absorbent ceiling tiles
- Painted drywall

D. Coving

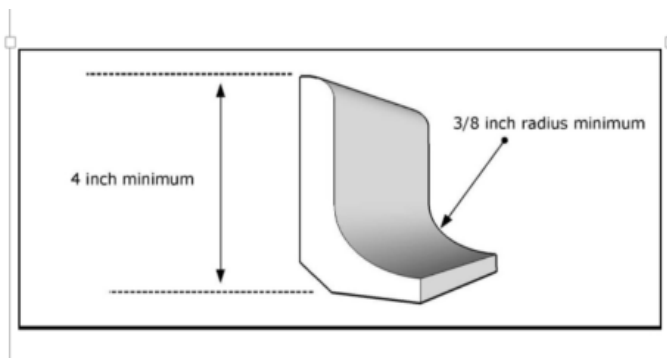
Coving is the floor material found at the base of walls (wall/floor junctures) and is required in most areas of the FOOD ESTABLISHMENT, such as:

FOOD preparation, storage, handling, and packaging areas

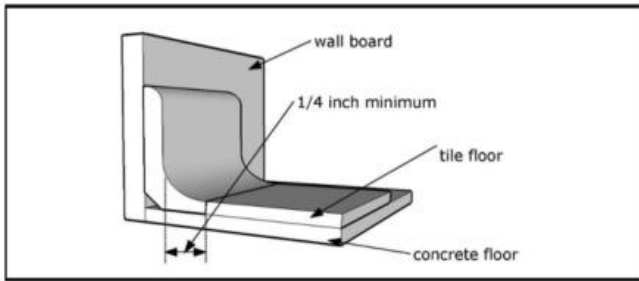
- UTENSIL washing and storage areas
- Interior waste disposal areas (garbage, REFUSE, grease)
- Restrooms
- Hand washing areas
- Janitorial facilities
- Walk-in refrigerator and freezer units (inside and outside)
- Bars (employee side)
- Customer self-serve areas where non-individually prepackaged FOODs or beverages are sold or dispensed (e.g., salad bars, buffets, bulk FOOD sales, beverage stations)
- Employee change and storage areas
- Wait stations

Coved flooring material should extend integrally up the walls. Integral coving is not required in areas used exclusively for dining, point-of-sale, or the storage of UTENSILs or FOODs contained in the original **un-opened** container

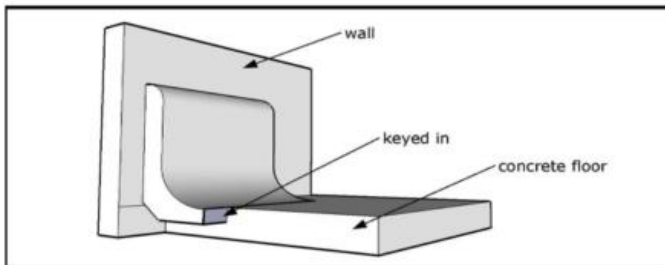
Floor Installation Diagrams



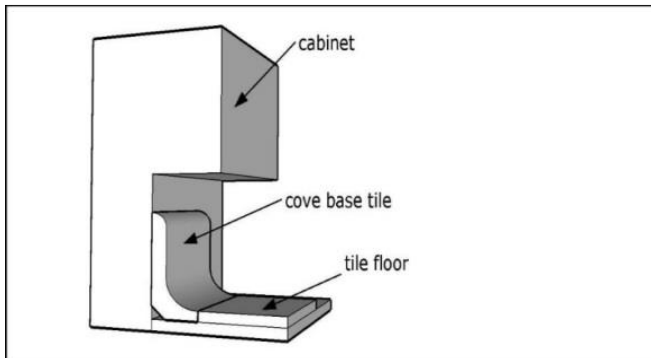
Example of quarry tile cove base.



Example of quarry tile cove base flush with floor.



Example of quarry tile cove base integral to concrete floor.



Example cove base; cabinet toe-kick

PEST CONTROL

All openings to the outside shall be effectively protected against the entrance of insects and rodents. All roller doors, sliding or bi-fold doors, or similar movable wall systems that are not self-closing and create a continuous opening to the exterior must have an effective means of pest control.

Some examples of effective barriers include:

- Solid, tight fitting, self-closing doors.
- Fixed or self-closing screens of #16 mesh or finer.
- Effective air curtains.

Example Air Curtain



This may not apply if a FOOD ESTABLISHMENT opens into a larger completely enclosed structure such as a coliseum, arena, warehouse, shopping mall, superstores, airport, or office building, where the outer openings from the larger structure are protected against the entry of insects and rodents.

A. Building

All masonry or cement foundations must be rodent proof. Seal all openings into the foundation and exterior walls, including openings & penetrations around wall and ceiling penetrations.

Cover all building vents with a minimum #16 mesh screen. Effectively seal all air ducts, skylight, transoms, and other openings to the outside.

B. Windows

Windows that open to the outside must be properly protected with minimum #16 mesh screen, with the exception of service windows.

Drive-thru and walk-up service windows must have effective means to prevent pest entry, to include minimum #16 mesh screens, properly designed and installed air curtains, or other effective means such as self-closing devices (spring-loaded, bump pad, electronic opener, or gravity operated).

C. Delivery, Customer, and Toilet Room Doors

Exterior doors: All outside doors shall be self-closing and tight fitting. Install a door sweep and weather stripping to prevent the entrance of insects and rodents. *Note: Daylight shall not be visible around the perimeter of the door.*

Garage Doors, Roller Doors, and Loading Docks: Garage and roller type delivery doors must be protected against pests. Loading docks shall have properly installed tight fitting dock seals at all loading bays. If the location of one of these doors exposes the kitchen or other FOOD service, air curtains will be required.

Toilet Room (Restroom) doors: All toilet rooms located in or adjacent to a FOOD ESTABLISHMENT shall be provided with tight fitting, self-closing doors. This requirement does not apply to a toilet room that is located outside a FOOD ESTABLISHMENT and does not open directly into the FOOD ESTABLISHMENT such as a toilet room that is provided by the management of a shopping mall.

D. Insect Control Devices, Design and Installation

Insect control devices that are used to electrocute or stun flying insects shall be designed to retain the insect within the device. These devices must not be located above FOOD preparation areas and installed to prevent the contamination of exposed FOOD, clean EQUIPMENT, UTENSILS, and LINENS, from insect fragments

MECHANICAL VENTILATION

A. Mechanical Ventilation Requirements

Commercial cooking or display EQUIPMENT, which produces smoke, steam, grease, mists, particulate matter, condensation, vapors, fumes, odors, or create sanitation or indoor air quality problems, will require a hood.

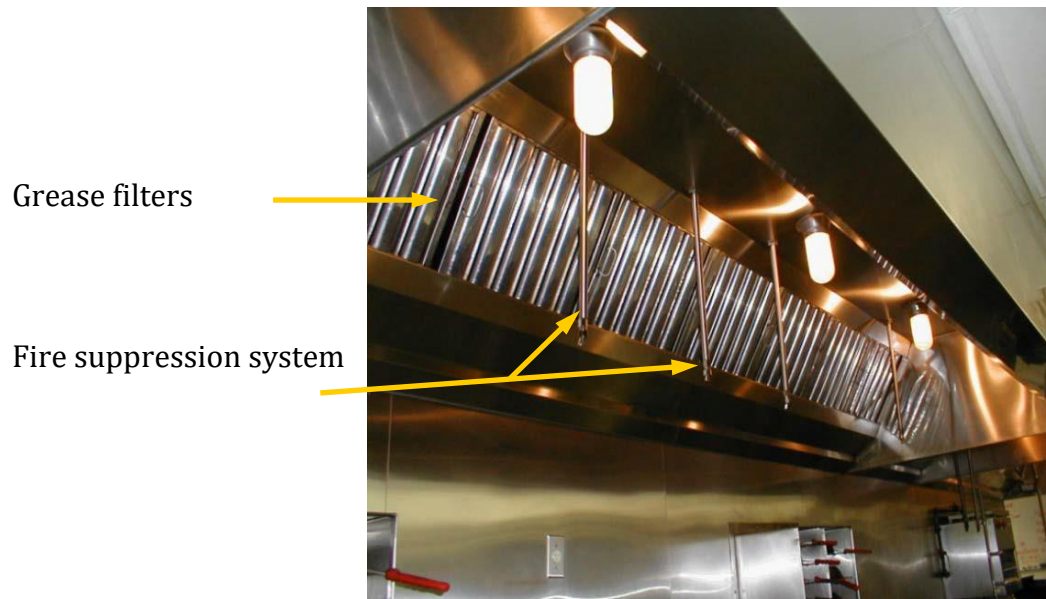
Hoods shall be designed and installed to prevent grease and condensation from collecting on walls, ceilings, and dripping into FOOD or onto FOOD contact surfaces. All hoods should comply with the current International Mechanical Code (IMC) and/or all local building and fire safety codes.

Balancing of the exhaust and make-up air must be ensured so that the system can be operated efficiently.

B. Mechanical Ventilation Hood Systems

Type I hoods are required over EQUIPMENT that produce grease, smoke, excessive steam, heat, condensation, particulate matter, odors, or create indoor sanitation or indoor quality problems. Examples of equipment requiring installation under a hood include: Kettles, pasta cookers, hot plates, salamanders, Mongolian-style grills, gas cooking EQUIPMENT, tableside cooking EQUIPMENT, such as Teppanyaki-style cooking, Tandoori ovens, rotisserie units, Panini grills, etc.

Type I Hood over Cook Line



The National Fire Protection Association provides a resource for FOOD ESTABLISHMENTS to reduce the potential fire hazard of commercial cooking operations. Refer to the NFPA link below or your local/State Fire Protection regulations.

<http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=96>

Type II hoods shall be installed over EQUIPMENT that produce steam, heat, mists, condensation, fumes, vapors, and non-grease laden FOODS.

Type II Hood over WAREWASHING Machine





Vent less Hood Systems or ventilation systems integral to the cooking EQUIPMENT need to be reviewed and APPROVED by the local mechanical code, and other applicable fire safety codes.

Appendix A - MODEL PLAN REVIEW APPLICATION FOR FOOD ESTABLISHMENTS

TYPE OF APPLICATION: ☐ New ☐ Remodel ☐ Conversion		Projected Start Date: _____ Projected Completion Date: _____	
TYPE OF FOOD OPERATION: ☐ Restaurant ☐ Institution ☐ Daycare ☐ Retail food store ☐ Other: _____			
FOOD ESTABLISHMENT INFORMATION			
Name of Establishment: _____			
Establishment Address: _____	City: _____	State: _____	ZIP: _____
OWNERSHIP INFORMATION			
Name of Owner: _____			
Address: _____	City: _____	State: _____	ZIP: _____
Email: _____	Phone Number: _____		
APPLICANT INFORMATION (e.g., ARCHITECT/ENGINEER)			
Applicant Name: _____		Contact Person: _____	
Applicant Mailing Address: _____	City: _____	State: _____	ZIP: _____
Email: _____	Phone Number: _____		
FOOD OPERATION INFORMATION			
Hours/Days of Operation ☐ Sun: _____ ☐ Mon: _____ ☐ Tues: _____ ☐ Wed: _____ ☐ Thurs: _____ ☐ Fri: _____ ☐ Sat: _____	Restaurant Seating Capacity # of Indoor Seats: _____ # of Outdoor Seats: _____ Square Feet of Facility: _____	Type of Service (check all that apply) ☐ On-site consumption ☐ Off-site consumption ☐ Catering ☐ Single-use utensils ☐ Multi-use utensils ☐ Other: _____	Employees Max per shift: _____ Maximum meals to be served ☐ Breakfast _____ ☐ Lunch _____ ☐ Dinner _____
The following documents must be submitted along with this application: ☐ Proposed menu or complete list of food and beverages to be offered (including seasonal, catering and banquet menus) – <i>Standard Operating Procedures or HACCP plans may be required.</i> ☐ Plans must be clearly drawn to scale (minimum 11 x 14 inches in size) and include these items below: - The floor plan must identify: food preparation, serving and seating areas, restrooms, office, employee change room, storage, warewashing, janitorial and trash area. Include location of any outside equipment or facilities (dumpsters, well, septic system-if applicable). - Provide equipment layout and specifications, clearly numbered and cross-keyed with the equipment list. <i>Elevation drawings may be requested by the Regulatory Authority.</i> - Identify handwashing, warewashing and food preparation sinks. - Provide plumbing layout showing the sewer lines, cleanouts, floor drains, floor sinks, vents, grease trap or grease interceptor, hot and cold water lines, and direction of flow to sanitary sewer. - Provide exhaust ventilation layout including location of hood and make-up air returns and ducts, if applicable. - Lighting plan, indicating the exact foot candles for each area as required by the FDA Food Code (§6-303.11). - Finish schedule showing floor, coved base, wall and ceilings for each area shown on the plans. <i>Note: A color coded flow chart may be requested by the Regulatory Authority demonstrating flow patterns for: food (receiving, storage, preparation, service); dishes (clean, soiled, cleaning, storage); trash (service area, holding, storage, disposal).</i>			
Signature: _____		Date: _____	
Print Name: _____		Title: _____	

Appendix B – REGULATORY COMPLIANCE REVIEW LIST

FOOD PREPARATION PROCEDURES

FOOD DELIVERY

1. How often will frozen foods be delivered? ☐ Daily ☐ Weekly ☐ Other: _____
2. How often will refrigerated foods be delivered? ☐ Daily ☐ Weekly ☐ Other: _____
3. How often will dry foods or supplies be delivered? ☐ Daily ☐ Weekly ☐ Other: _____

FOOD STORAGE* - Identify amount of space (in cubic feet) allocated for:

Dry Storage _____; Refrigerated Storage (41°F) _____; Frozen Storage _____; Utensil Storage _____

* Identify on plans where storage will be located.

INSTRUCTIONS: Describe the following with as much detail as possible. Indicate Not Applicable (NA) as appropriate.

PROCESS	IDENTIFY FOOD ITEMS	INDICATE LOCATION AND EQUIPMENT	MEETS CRITERIA (RA to circle and Initial)
Washing FDA Food Code §3-302.15			YES/NO
Thawing FDA Food Code §3-501.13			YES/NO
Cooking FDA Food Code §3-401			YES/NO
Hot Holding Hot food maintained at 135°F			YES/NO
Cooling Time/Temperature Control for Safety food will be cooled to 41°F within 6 hours; 135°F to			YES/NO
Reheating Food must be reheated to a temperature of 165° for 15 seconds within 2 hours			YES/NO

FINISH SCHEDULE

INSTRUCTIONS: Indicate which materials (quarry tile, stainless steel, fiberglass reinforced panels (RFP), ceramic tile, 4" plastic coved molding, etc.). Indicate Not Applicable (NA) as appropriate.

ROOM/AREA	FLOOR	FLOOR/WALL JUNCTURE	WALLS	CEILING	MEETS CRITERIA (RA to circle and Initial)
Food Preparation					YES/NO
Dry Food Storage					YES/NO
Warewashing Area					YES/NO
Walk-in Refrigerators and Freezers					YES/NO
Service Sink					YES/NO
Refuse Area					YES/NO
Toilet Rooms and Dressing Rooms					YES/NO
Other: Indicate					YES/NO
Identify the finishes of cabinets, countertops, and shelving:					

PHYSICAL FACILITIES

INSTRUCTIONS: Explain the following with as much detail as possible. Indicate Not Applicable (NA) as appropriate.

TOPIC	MINIMUM CRITERIA	MEETS CRITERIA Circle and Initial)
Handwashing facilities	- Identify number of the handwashing sinks in food preparation and warewashing areas: ____ Food Preparation ____ Warewashing Area - Type of hand drying device? Disposable towels ☐ Hand-drying device ☐	YES/NO
Warewashing Facilities	MANUAL DISHWASHING - Identify the length, width, and depth of the compartments of the 3-compartment sink: _____ - Will the largest pot/ pan fit into each compartment of the 3-compartment sink? ☐ Yes ☐ No If No, what will be the procedure for manual cleaning and sanitizing of items that will not fit into sink compartments? _____ - Describe size, location and type (drainboards, wall-mounted or overhead shelves, stationary or portable racks) of air drying space: _____ - What type of sanitizer will be used? ☐ Chemical Type: _____ ☐ Hot Water MECHANICAL DISHWASHING - Identify the make and model of the mechanical dishwasher: _____ - What type of sanitizer will be used? ☐ Chemical Type: _____ ☐ Hot Water - Will ventilation be provided? Yes ☐ No ☐	YES/NO
Water Supply	- Is the water supply public or non-public/private? public ☐ non-public/private ☐ - If private, has source been approved? Yes ☐* No ☐ - Attach copy of written approval and/or permit. - Is ice made on premises or purchased commercially? Made on-site ☐ Purchased ☐ - Will there be an ice bagging operation? Yes ☐ No ☐	YES/NO

Sewage Disposal	- Is the sewage system public or non-public/private? public ☐ non-public/private ☐ If private, has the sewage system been approved? Yes ☐* No ☐ Attach copy of written approval and/or permit. - Will grease traps/interceptors be provided? Yes ☐* No ☐ *Identify location on plan.	YES/NO
Backflow Prevention	- Will all potable water sources be protected for backflow? Yes ☐ No ☐ - Are all floor drains identified on the submit floor plan? Yes ☐ No ☐	YES/NO
Toilet Facilities	- Identify locations and number of toilet facilities: _____ - Hot and cold water provided? Yes ☐ No ☐	YES/NO
Dressing Rooms	- Will dressing rooms be provided? Yes ☐ No ☐ - Describe storage facilities for employee personal belongings _____	YES/NO
Linens	- Will linens be laundered on site? Yes ☐ No ☐ If yes, what will be laundered and where? _____ If no, how and where will linens be cleaned? _____ - Identify location of clean and dirty linen storage: _____ - How often will linens be delivered and picked up?	YES/NO
Poisonous/Cleaning Storage	- Identify the location and storage of poisonous or toxic materials - Where will cleaning and sanitizing solutions be stored at workstations? _____ - How will these items be separated from food and food-contact surfaces? _____	YES/NO

Pest Control	• Will all outside doors be self-closing and rodent proof? ☐ Yes ☐ No ☐ NA • Will screens be provided on all entrances left open to the outside? ☐ Yes ☐ No ☐ NA • Will all openable windows have a minimum #16 mesh screening? ☐ Yes ☐ No ☐ NA • Will insect control devices be used? ☐ Yes ☐ No ☐ NA • Will air curtains be used? If yes, where? _____ Note: All pipes and electrical conduit chases must be sealed to prevent rodent access.	YES/NO
Refuse, Recyclables, and Returnables	• Will refuse/garbage be stored inside? ☐ Yes ☐ No If yes, where _____ • Identify how and where garbage cans and floor mats will be cleaned? _____ • Will a dumpster or a compactor be used? ☐ Dumpster ☐ Compactor • Identify locations of grease storage containers: _____ • Will there be an area to store recyclables? ☐ Yes ☐ No If yes, where _____ • Will there be an area to store returnable damaged goods? ☐ Yes ☐ No If yes, where _____	YES/NO

PLAN REVIEW FORMULAS

WALK-IN REFRIGERATED STORAGE

$$\text{Estimated Space Needed (Cu. ft.)} = \frac{\text{Volume per Meal [Cu. ft.]} \times \text{Number Meals Served between Deliveries}}{0.40}$$

NOTE: Only 40% of any walk-in unit actually provides usable space

$$\frac{\text{Estimated Space (Cu. ft.)}}{\text{Height of Cooler (ft.)}} = \text{Size of Cooler Needed (Sq. ft.)}$$

Examples:

1. The number of meals between deliveries = 1000 (100 meals per day X 10 days between deliveries). Volume per meal = 0.1 cubic feet.

$$0.1 \text{ ft}^3 \text{ vol.} \times 1000 \text{ meals} = 100 \text{ ft}^3$$

$$\frac{100 \text{ ft}^3}{0.40} = 250 \text{ ft}^3 \text{ Usable Space Needed}$$

2. The usable space needed for the walk-in is 250 cubic feet. The cooler has a 6 foot high ceiling.

$$\frac{250 \text{ ft}^3 \text{ usable space needed}}{6 \text{ ft ceiling height}} = 41 \text{ ft}^2 \text{ Sized Cooler Needed}$$

REACH IN REFRIGERATED STORAGE

$$\text{Estimated Space Needed (Cu. ft.)} = \frac{\text{Volume per Meal [Cu. ft.]} \times \text{Number Meals Served between Deliveries}}{0.75}$$

NOTE: Only 75% of any reach-in unit actually provides usable space

Example:

1. The number of meals between deliveries = 1000 (100 meals per day X 10 days between deliveries). Volume per meal = 0.1 cubic feet.

$$0.1 \text{ ft}^3 \text{ vol.} \times 1000 \text{ meals} = 100 \text{ ft}^3$$

$$\frac{100 \text{ ft}^3}{0.75} = 133.3 \text{ ft}^3 \text{ Estimated Space Needed}$$

PLAN REVIEW FORMULAS

HOT WATER DEMAND

Gallons Per Hour (GPH) =

$$\frac{\text{Sink Size in}^3 \times 7.5 \text{ gal/ft}^3 \times (\text{Number of compartments} \times 0.75 \text{ capacity})}{1728 \text{ in}^3/\text{ft}^3}$$

OR

$$\text{Sink Size in}^3 \times \text{Number components} \times 0.003255 \text{ in}^3$$

British Thermal Units (BTU) =

$$\frac{\text{GPH} \times \text{°Rise} \times 8.33 \text{ lb/gal of water}}{\text{Thermal Efficiency}}$$

Kilo-Watt (KW) Input =

$$\frac{\text{GPH} \times \text{°Rise} \times 8.33 \text{ lb/gal of water}}{3412 \text{ BTU per KW}}$$

Example:

1. How many BTU's or KW's will the booster heater need to raise the incoming hot water (140°F) to 180°F for the final rinse temperature if the dishwasher requires 64 GPH?

$$\frac{64 \text{ GPH} \times 40\text{°F Rise} \times 8.33}{0.70 \text{ (operating efficiency)}} = 30,464 \text{ BTU}$$

$$\frac{64 \text{ GPH} \times 40\text{°F Rise} \times 8.33}{3412 \text{ BTU per KW}} = 6.2 \text{ KW}$$

PLAN REVIEW FORMULAS

DRY STORAGE

$$\text{Required Storage Area (sq. ft.)} = \frac{\text{Volume per Meal (0.1 cu. ft.)} \times \text{Number Meals between Deliveries}}{\text{Avg. Height of Area (ft.)} \times \text{Fraction of Usable Floor Area}}$$

Example: 7 ft. high ceiling, shelves 6" off the floor, 18" from ceiling
Usable Height 5 ft.

Usable Floor Space:

Depends on door swings, overhead sewer lines, electrical boxes, etc.

Examples:

1. The number of meals between deliveries = 1,000 (100 meals per day X 10 days between deliveries). A **small fraction (3/10ths) of usable storage space** in a store room that has 5 feet in usable height

$$\frac{0.1 \text{ cu. ft.} \times 1000 \text{ meals}}{5 \text{ ft} \times 0.3} = 66.67 \text{ ft}^2 \text{ Required Storage Area}$$

2. The number of meals between deliveries = 1,000 (100 meals per day X 10 days between deliveries). A **larger fraction (6/10ths) of usable storage space** in a store room that has 5 feet in usable height

$$\frac{0.1 \text{ cu. ft.} \times 1000 \text{ meals}}{5 \text{ ft} \times 0.6} = 33 \text{ ft}^2 \text{ Required Storage Area}$$

LINEAR FEET OF SHELVING

$$\text{Linear Feet of Shelving Required (ft.)} = \frac{\text{Volume per Meal (0.1 cu. ft.)} \times \text{Number Meals between Deliveries}}{D \times H \times C}$$

D = Depth of Shelves (ft.)

H = Clearance between shelves (ft.)

C = 80% effective capacity of shelf height

Examples:

1. Assume 400 meals per day and a 10 day storage between deliveries = 4,000 meals.
Volume of 0.1 cu. Ft. per meal, shelf depth of 18 inches, clearance of **12 inches** between shelves and 80% effective capacity of shelf height

$$\frac{0.1 \text{ cu. ft.} \times 4000 \text{ meals}}{1.5 \text{ ft.} \times 1 \text{ ft.} \times 0.80} = 333 \text{ ft. Shelving Needed}$$

2. Assume 400 meals per day and a 10 day storage between deliveries = 4,000 meals.
Volume of 0.1 cu. Ft. per meal, shelf depth of 18 inches, clearance of **18 inches** between shelves and 80% effective capacity of shelf height

$$\frac{0.1 \text{ cu. ft.} \times 4000 \text{ meals}}{1.5 \text{ ft.} \times 1.5 \text{ ft.} \times 0.80} = 222 \text{ ft. Shelving Needed}$$

Appendix D Plan Review Web Links

These links are examples of resources available to the Food Establishment Applicant. The required plan, specifications and information must be approved by the Regulatory Authority to receive a permit to operate a food establishment.

Michigan Department of Agriculture and Rural Development

http://www.michigan.gov/mdard/0%2c4610%2c7-125-50772_45851-59764--%2c00.html

Wisconsin Department of Safety and Professional Services

<http://www.dsps.wi.gov/Plan-Review>

U.S. Food and Drug Administration Food Establishment Plan Review Guide

<http://www.fda.gov/Food/GuidanceRegulation/RetailFoodProtection/IndustryandRegulatoryAssistanceandTrainingResources/ucm101639.htm>

North Carolina Public Health, Environmental Health Section

<http://ehs.ncpublichealth.com/faf/food/planreview/app.htm>

Minnesota Department of Agriculture

<http://www.mda.state.mn.us/food/business/plan-review.aspx>

Conference for Food Protection, Plan Review for Food Establishments

<http://www.foodprotect.org/guides-documents/plan-review-for-food-establishments-2008/>

Public Health – Seattle and King County

<http://www.kingcounty.gov/healthservices/health/ehs/foodsafety/FoodBusiness/permanent.aspx>

Harris County Public Health and Environmental Services

http://www.hcphe.org/divisions_and_offices/environmental_public_health/training_and_resources/information_for_food_establishments/food_establishment/

Florida Department of Health in Volusia County

<http://volusia.floridahealth.gov/programs-and-services/environmental-health/food-hygiene/food-guide.html>

Dan Osoba
Planner I
Planning & Community Development
33 S Arlington Heights Road
Arlington Heights, IL 60005

Subject: Qargo Coffee Interior Buildout – Special Use Permit Review #2 Response
Permit Number # PCA00023-2024; HOH Project #5892

Dear Mr. Osoba,

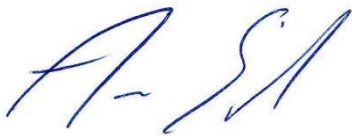
We really appreciate your team's willingness to push this through quicker than the normal turnaround time and we wish to make this process as smooth as possible for your approval.

Please see the following responses to your review comments received on May 29, 2025 regarding the previously submitted drawings by HOH Group, Inc. on May 7, 2025.

The attached exhibit are the comments from the respective agency reviewers and responses to the comments from HOH. We reviewed and addressed every comment provided by the reviewers to the best of our knowledge in compliance with the codes and regulations set forth by the Village of Arlington Heights.

Please contact me if you have any questions about this. We will do everything in our power to respond and provide responses which will help ease the review process for you.

Sincerely,



Amer Sassila, R.A., LEED AP BD+C
Vice President – Director of A/E Services



THE HOH GROUP, INC.

ARCHITECTS ENGINEERS

PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	5/29/2025
Consultant:		HOH		
Comment Response Submitted:		7/15/2025		Response #2
NO.	DWG NO./ SPEC NO./ SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
Planning & Community Development Review Comments				
		Requires Re-submit		
		All contractors are required to have a portal & VAH contractor license		Acknowledged and will be provided by contractors separately
Building Department		Alex Kang		
1	A1.01	(5/31/2025) 1.At least one van-accessible parking space is required. Section: 2018 IBC 1106.5	Alex Kang	Updated sheet A1.01 to provide 1 van accessible parking
2	A1.01	(5/31/2025) 2.Outdoor signage requiring a foundation must have a minimum depth of 42" due to the frost depth.	Alex Kang	Revised dimension on Detail 3/A1.01
Engineering Commercial		Nanci Julius		
11		11.INCOMPLETE. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.	Nanci Julius	Acknowledged
12		12.INCOMPLETE. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection: Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet Projection:Transverse_Mercator False_Easting: 984250.00000000 False_Northing: 0.00000000 Central_Meridian: -88.33333333 Scale_Factor:0.99997500 Latitude_Of_Origin:36.66666667 Linear Unit:Foot_US Geographic Coordinate System: GCS_North_American_1983 Datum:D_North_American_1983 Prime Meridian: Greenwich Angular Unit: Degree	Nanci Julius	Provided on revised sheet A1.00
13		13.INCOMPLETE. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.	Nanci Julius	Provided photometric in this submittal response #2 package
14		14.INCOMPLETE. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case Engine 114. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.	Nanci Julius	Provided in new sheet A1.01B labeled TRAFFIC ANALYSIS
15		15.COMPLETE. If an exterior grease trap is required for the change in use for the building, an MWRD permit will be required. The MWRD permit determination letter has been provided, an MWRD permit is not required.	Nanci Julius	Acknowledged.
16		16.ITEMS a & b INCOMPLETE. Staff concurs with KLOA's recommendation to provide: a)Wayfinding signage to guide vehicles to the entrance of the drive-through lane. b)Vehicles exiting the drive-through lane should be under stop sign control. c)Provide a "Do Not Enter" sign placed at the exit of the drive-through lane facing north.	Nanci Julius	Has been previously provided on sheet A1.01 in Response #1. Provided further clarification in revised sheet A1.01. Also provided "One Way" signage at the southwest end just before entering the drive thru.
17		17.Provide a written response to the comments.	Nanci Julius	Provided in this submittal response #2 package
Zoning Review		Requires Re-submit		

THE HOH GROUP, INC.

ARCHITECTS ENGINEERS

PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	5/27/2025
Consultant:		HOH		
Comment Response Submitted:		7/15/2025		Response #2
NO.	DWG NO./ SPEC NO./ SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
7		7.INCOMPLETE: The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter: a.Planned Unit Development Amendment to add a drive-through lane to the property. b.Special Use Permit to allow a Restaurant with a drive-through on the property. c.Additional zoning actions may be identified based on a response to these comments. i. 2ND REVIEW: A comment response letter was not provided with the 2nd submission as instructed. Provide a written response letter that addresses all of the comments within all of the departmental review letters.	Dan Osoba	Acknowledged; Provided in this submittal response #2 package
8		8.INCOMPLETE: Specifically list the variation being requested in your Justification Letter. Respond to the four criteria for approval for variations, not the proposed land use. The Justification Letter responds to how Urban Air is consistent with the variation criteria, which is not applicable in this application. Revise the Justification Letter to identify and justify the variation request specifically. The variation identified by staff based on this review are as follows: a.Variation to Chapter 28, Section 10.4-4 to reduce the parking requirement. Parking requirement to be verified with an updated tenant list. The petitioner shall provide information to staff to verify parking requirements (see the Parking section below). i. 2ND REVIEW: A revised justification letter including the response to the variation criteria was not provided with the 2nd submission as instructed. Provide a written justification letter for the above variation.	Dan Osoba	There is no longer variation as the proposed plan now has the minimum parking requirements per Chapter 28, Section 10.4-4 in Village of Arlington Heights Municipal Code. Therefore, additional justification letter regarding this matter is not provided in this response package.
9		9.INCOMPLETE: Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights- of-way. Staff will review the list of PINs received to comply with public notice requirements for the Plan Commission public hearing. a. 2ND REVIEW: A list of property owners within 250-feet, excluding rights-of- way was not provided with this review. Provide the list of property owners with the next submission.	Dan Osoba	Southwest Across the Street (Plaza): Brixmor Property Group 200 Ridge Pike, Suite 100 - Conshohocken, PA 19428 Northwest Across Street (Sun Shui Asian Kitchen): Long Drive Development Corporation 4768 Wellington Drive - Long Grove, IL 60047 East Corner at Intersection (Village Bank & Trust): Wintrust Financial Corporation 9700 W Higgins Road, Unit S750 - Rosemont, IL 60018
10		10.In the Written Justification for SUP, provide a response to how the restaurant and drive-through comply with each individual criterion. (i.e. the Restaurant and Drive- through use is deemed necessary for the public convenience at this location because...) a. 2ND REVIEW: The exact same justification letter was uploaded for this review (dated December 5, 2024). Update the justification letter as instructed and resubmit.	Dan Osoba	Revised Justification Letter provided in the submittal response #2 package.
11		11.COMPLETE: A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.	Dan Osoba	Acknowledged
12		12.INCOMPLETE: Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded. a. 2ND REVIEW: A response to these comments was not provided for this review and it appears much of the same documentation was provided for this submission as the first submission. Please confirm why documents and plans were not revised as requested, provide a written response to each item in all department review letters and revise plans and documents accordingly.	Dan Osoba	Acknowledged; Provided in this submittal response #2 package
13		13.COMPLETE: Provide additional business information such as the proposed hours of operation, number of employees, delivery hours & operation, etc. to the Project Narrative.	Dan Osoba	Acknowledged

THE HOH GROUP, INC.

ARCHITECTS ENGINEERS

PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	5/27/2025
Consultant:		HOH		
Comment Response Submitted:		7/15/2025		Response #2
NO.	DWG NO. / SPEC NO. / SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
14		14.INCOMPLETE: Provide information on trash pick-up. Will the trash enclosure as currently placed be able to function adjacent to a one-way drive? a. 2ND REVIEW: This comment was not addressed in the project description, traffic study or on the site plan. Can trash pick-up operations occur in the current configuration adjacent to a one-way drive? Can a garbage truck make the turn around a 13-foot-wide drive aisle to pick up the trash from the south? Provide information on how trash collection will occur in the project description.	Dan Osoba	Trash pickup is intended to be at 6:00 am, approximately one hour before store operation.
15		15.COMPLETE: A separate building permit will be required for any associated signage.	Dan Osoba	Acknowledged
16		16.COMPLETE: No action required; please acknowledge this comment: the Design Commission application will run concurrently with this Plan Commission application. Please note that if any site changes occur with the Plan Commission application that significantly impact the design of the building, further Design Commission or Staff review may be required at the discretion of the Village.	Dan Osoba	Acknowledged
17		17.INCOMPLETE: Provide a detail for the trash enclosure including materials and the replacement gate. The enclosure and gate must be constructed of opaque materials to screen the bins. a. 2ND REVIEW: A detail of the trash enclosure was not provided. Show the detail on the site plans.	Dan Osoba	Provided in revised sheet A1.01 and new sheet A1.03 labeled TRASH ENCLOSURE DETAILS.
18		18.INCOMPLETE: Provide a landscape & tree preservation plan. The landscape plan needs to show existing and proposed landscaping and call out plantings. The tree preservation plan needs to show existing trees to be protected and existing trees to be removed. a.2ND REVIEW: Landscape & Tree Perseveration plans were not provided. Reference the above comment for details on what needs to be provided for review. b.2ND REVIEW: Provide 4-inch caliper shade trees at the ends of all parking rows per Chapter 28, Section 6.15.b. There are islands where the code required tree is absent. c.2ND REVIEW: Along Rand Road, a three-foot-high screen is required per Chapter 28, Section 6.15.a. Infill in front of the business with salt/drought tolerant landscaping where the plant material is absent. d.2nd REVIEW: On the landscape plan, identify the brick pavers as shown in the renderings. e.2ND REVIEW: All mechanical units must be screened with landscaping or other appropriate methods of screening.	Dan Osoba	There is no landscape in the scope as that is the responsibility of the property owner, not the existing tenant. All existing landscape near the tenant boundary is to remain as is and will NOT be removed. A) See new sheet A1.10D labeled LANDSCAPE PLAN. B) 4" caliper trees provided in new sheet A1.10D labeled LANDSCAPE PLAN. C) 36" salt/drought tolerant shrubs provided in new sheet A1.10D labeled LANDSCAPE PLAN. D) The brick pavers will NOT be implemented for this project as those were shown strictly for visual. There was no intention to actually implement them for this project. E) RTU are already concealed below the existing parapet height of the building.
19		19.INCOMPLETE: Provide a photometric plan showing existing and proposed site/building lighting and level levels by footcandle. Ensure the accessible route is shown on the photometric plan. a. 2ND REVIEW: A photometric plan was not provided.	Dan Osoba	Provided photometric in this submittal response #2 package
20		20.COMPLETE: Call out the overhead clearance bar and drive-through signage.	Dan Osoba	Acknowledged.
21		21.INCOMPLETE: Per Engineering, provide a stop bar and stop control at the end of the drive-thru. a. 2ND REVIEW: Stop bar and stop sign were not provided on site plans.	Dan Osoba	Has been previously provided on sheet A1.01 in Response #1. Clarified plans are provided in sheet A1.01C PROPOSED DRIVE THRU SIGNAGE PLAN.
22		22.INCOMPLETE: Call out the ordering speaker and menu. Stacking for the drive- through shall be identified from behind this ordering speaker (5 cars). a. 2ND REVIEW: Call out specifically where customers will order. The site plan indicates a menu, but it is not clear where ordering will occur. Note that vehicular stacking for drive-thru should be identified behind this order window and reflected in a parking study (see Parking & Traffic below).	Dan Osoba	Has been previously provided on sheet A1.01 in Response #1. Clarified plans are provided in sheet A1.01C PROPOSED DRIVE THRU SIGNAGE PLAN.
23		23.COMPLETE: Show one-way striping adjacent to the angled spaces.	Dan Osoba	Acknowledged.
24		24.INCOMPLETE: One-way signage is needed where the drive aisle changes from two- way to one-way. a. 2ND REVIEW: One-way signage needs to be provided at the southwest corner of the site where the drive aisle changes from two-way to one-way traffic.	Dan Osoba	Provided in revised sheet A1.01.

THE HOH GROUP, INC.

ARCHITECTS ENGINEERS

PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	5/27/2025
Consultant:		HOH		
Comment Response Submitted:		7/15/2025		Response #2
NO.	DWG NO. / SPEC NO. / SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
25		25.COMPLETE: One-way, do not enter signage is required at the end of the one-way drive. See the site plan for details on the locations of one-way signage.	Dan Osoba	Has been previously provided on sheet A1.01 in Response #1. Provided further clarification in revised sheet A1.01. Also provided "One Way" signage at the southwest end just before entering the drive thru.
26		26.INCOMPLETE: The dining area square footage used to calculate the parking requirements for this application is 1,401 s.f. as measured on the scaled floor plan. If this appears incorrect, please provide a response to this comment and staff will re- review. a. 2ND REVIEW: Petitioner to verify the dimensions based on the scaled floor plans, which were not provided with this submittal.	Dan Osoba	Dining area is actually 2,000 sf. Therefore, using the divider value of 45 per SF of dining area table provided in the Village comments (from Village municipal code Chapter 28, Section 10.4.4.), we would need 45 parking spaces including ADA parking spaces. Within the tenant boundary on site, there is 46 parking spaces available.
27		27.COMPLETE: A Traffic Impact Study was provided and reviewed for adequacy. No further changes are required at this time.	Dan Osoba	Acknowledged.
28		28.INCOMPLETE: A Parking Study was not provided and a variation was not requested with this submittal. A Parking Study is required for any application with a drive-thru as discussed in the CPRC Staff Report. a. 2ND REVIEW: A Parking Study was not provided and a variation was not requested. A parking study is required for any application with a drive-thru. The parking study shall evaluate the parking demand of the proposal, adequacy of parking in the shopping center, and queuing for the drive-thru behind the ordering window/speaker.	Dan Osoba	See response to comment #26.
29		29.INCOMPLETE: The parking requirements for the shopping center are shown below. Note this table has been updated to reflect the recently approved Urban Air land use in unit 11C; however, a variation to reduce the parking requirement is not required. The Urban Air application was approved to reduce the requirement of parking spaces provided by 7". a. 2ND REVIEW: The Petitioner shall verify the parking square footage based on the scaled floor plans proposed.	Dan Osoba	See response to comment #26.
30		30.INCOMPLETE: Bicycle parking spaces are required with this application. Show the location and design of bicycle parking spaces (2 required) with your next submittal. Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook. a. 2ND REVIEW: Bicycle racks were not provided or shown on the site plans for this submission.	Dan Osoba	Provided on revised sheet A1.01
END				

Village of Arlington Heights

Interoffice Memorandum



To: <Planning Staff Liaison >
From: <Building Department Staff>
Department: Building Department
File Number: <PCA00023-2024>
Project: <4 W Rand Rd>
Review Round: <Round 2>
Date: <5/13/2025>

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OIF THE FOLLOWING?

	YES	NO
1. VILLAGE BUILDING CODE	☐	☐
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

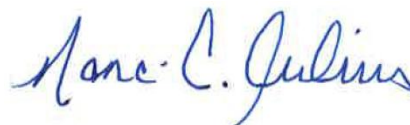
BUILDING PLAN REVIEW COMMENTS:

1. At least one van-accessible parking space is required.
Section: 2018 IBC 1106.5
2. Outdoor signage requiring a foundation must have a minimum depth of 42" due to the frost depth.

PLAN COMMISSION PCA00023-2024

**Qargo Coffee
4 W Rand Road
Round 2**

11. **INCOMPLETE.** The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. **INCOMPLETE.** Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:
- Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree
13. **INCOMPLETE.** When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. **INCOMPLETE.** Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case Engine 114. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
15. **COMPLETE.** If an exterior grease trap is required for the change in use for the building, an MWRD permit will be required. **The MWRD permit determination letter has been provided, an MWRD permit is not required.**
16. **ITEMS a & b INCOMPLETE.** Staff concurs with KLOA's recommendation to provide:
a) Wayfinding signage to guide vehicles to the entrance of the drive-through lane.
b) Vehicles exiting the drive-through lane should be under stop sign control.
c) Provide a "Do Not Enter" sign placed at the exit of the drive-through lane facing north.
17. Provide a written response to the comments.



Nanci C. Julius, P.E.
Senior Civil Engineer

May 16, 2025

Date

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-023
Project: Qargo Coffee at Arlington Plaza – 4 W. Rand Rd
Review Round: Round 2
Date: May 29, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Zoning:

7. **INCOMPLETE:** The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:
- Planned Unit Development Amendment to add a drive-through lane to the property.
 - Special Use Permit to allow a Restaurant with a drive-through on the property.
 - Additional zoning actions may be identified based on a response to these comments.
 - 2ND REVIEW:** A comment response letter was not provided with the 2nd submission as instructed. Provide a written response letter that addresses all of the comments within all of the departmental review letters.
8. **INCOMPLETE:** Specifically list the variation being requested in your Justification Letter. Respond to the four criteria for approval for variations, not the proposed land use. The Justification Letter responds to how Urban Air is consistent with the variation criteria, which is not applicable in this application. Revise the Justification

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Letter to identify and justify the variation request specifically. The variation identified by staff based on this review are as follows:

- a. Variation to Chapter 28, Section 10.4-4 to reduce the parking requirement. Parking requirement to be verified with an updated tenant list. The petitioner shall provide information to staff to verify parking requirements (see the Parking section below).
 - i. **2ND REVIEW:** A revised justification letter including the response to the variation criteria was not provided with the 2nd submission as instructed. Provide a written justification letter for the above variation.

General:

9. **INCOMPLETE:** Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will review the list of PINs received to comply with public notice requirements for the Plan Commission public hearing.
 - a. **2ND REVIEW:** A list of property owners within 250-feet, excluding rights-of-way was not provided with this review. Provide the list of property owners with the next submission.
10. In the Written Justification for SUP, provide a response to how the restaurant and drive-through comply with each individual criterion. (i.e. the Restaurant and Drive-through use is deemed necessary for the public convenience at this location because...).
 - a. **2ND REVIEW:** The exact same justification letter was uploaded for this review (dated December 5, 2024). Update the justification letter as instructed and resubmit.
11. **COMPLETE:** A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.
12. **INCOMPLETE:** Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.
 - a. **2ND REVIEW:** A response to these comments was not provided for this review and it appears much of the same documentation was provided for this submission as the first submission. Please confirm why documents and plans were not revised as requested, provide a written response to **each** item in all department review letters and revise plans and documents accordingly.

Business Operations/Floor Plan:

13. **COMPLETE:** Provide additional business information such as the proposed hours of operation, number of employees, delivery hours & operation, etc. to the Project Narrative.

14. **INCOMPLETE:** Provide information on trash pick-up. Will the trash enclosure as currently placed be able to function adjacent to a one-way drive?

- a. **2ND REVIEW:** This comment was not addressed in the project description, traffic study or on the site plan. Can trash pick-up operations occur in the current configuration adjacent to a one-way drive? Can a garbage truck make the turn around a 13-foot-wide drive aisle to pick up the trash from the south? Provide information on how trash collection will occur in the project description.

Building & Design

15. **COMPLETE:** A separate building permit will be required for any associated signage.

16. **COMPLETE:** No action required; please acknowledge this comment: the Design Commission application will run concurrently with this Plan Commission application. Please note that if any site changes occur with the Plan Commission application that significantly impact the design of the building, further Design Commission or Staff review may be required at the discretion of the Village.

Site & Landscaping

17. **INCOMPLETE:** Provide a detail for the trash enclosure including materials and the replacement gate. The enclosure and gate must be constructed of opaque materials to screen the bins.

- a. **2ND REVIEW:** A detail of the trash enclosure was not provided. Show the detail on the site plans.

18. **INCOMPLETE:** Provide a landscape & tree preservation plan. The landscape plan needs to show existing and proposed landscaping and call out plantings. The tree preservation plan needs to show existing trees to be protected and existing trees to be removed.

- a. **2ND REVIEW:** Landscape & Tree Perseveration plans were not provided. Reference the above comment for details on what needs to be provided for review.
- b. **2ND REVIEW:** Provide 4-inch caliper shade trees at the ends of all parking rows per Chapter 28, Section 6.15.b. There are islands where the code required tree is absent.
- c. **2ND REVIEW:** Along Rand Road, a three-foot-high screen is required per Chapter 28, Section 6.15.a. Infill in front of the business with salt/drought tolerant landscaping where the plant material is absent.
- d. **2nd REVIEW:** On the landscape plan, identify the brick pavers as shown in the renderings.
- e. **2ND REVIEW:** All mechanical units must be screened with landscaping or other appropriate methods of screening.

19. **INCOMPLETE:** Provide a photometric plan showing existing and proposed site/building lighting and level levels by footcandle. Ensure the accessible route is shown on the photometric plan.

- a. **2ND REVIEW:** A photometric plan was not provided.
- 20. **COMPLETE:** Call out the overhead clearance bar and drive-through signage.
- 21. **INCOMPLETE:** Per Engineering, provide a stop bar and stop control at the end of the drive-thru.
 - a. **2ND REVIEW:** Stop bar and stop sign were not provided on site plans.
- 22. **INCOMPLETE:** Call out the ordering speaker and menu. Stacking for the drive-through shall be identified from behind this ordering speaker (5 cars).
 - a. **2ND REVIEW:** Call out specifically where customers will order. The site plan indicates a menu, but it is not clear where ordering will occur. Note that vehicular stacking for drive-thru should be identified behind this order window and reflected in a parking study (see Parking & Traffic below).
- 23. **COMPLETE:** Show one-way striping adjacent to the angled spaces.
- 24. **INCOMPLETE:** One-way signage is needed where the drive aisle changes from two-way to one-way.
 - a. **2ND REVIEW:** One-way signage needs to be provided at the southwest corner of the site where the drive aisle changes from two-way to one-way traffic.
- 25. **COMPLETE:** One-way, do not enter signage is required at the end of the one-way drive. See the site plan for details on the locations of one-way signage.

Parking & Traffic

- 26. **INCOMPLETE:** The dining area square footage used to calculate the parking requirements for this application is 1,401 s.f. as measured on the scaled floor plan. If this appears incorrect, please provide a response to this comment and staff will re-review.
 - a. **2ND REVIEW:** Petitioner to verify the dimensions based on the scaled floor plans, which were not provided with this submittal.
- 27. **COMPLETE:** A Traffic Impact Study was provided and reviewed for adequacy. No further changes are required at this time.
- 28. **INCOMPLETE:** A Parking Study was not provided and a variation was not requested with this submittal. A Parking Study is required for any application with a drive-thru as discussed in the CPRC Staff Report.
 - a. **2ND REVIEW:** A Parking Study was not provided and a variation was not requested. A parking study is required for any application with a drive-thru. The parking study shall evaluate the parking demand of the proposal, adequacy of parking in the shopping center, and queuing for the drive-thru behind the ordering window/speaker.
- 29. **INCOMPLETE:** The parking requirements for the shopping center are shown below. Note this table has been updated to reflect the recently approved Urban Air land use

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

in unit 11C; however, a variation to reduce the parking requirement is not required. The Urban Air application was approved to reduce the requirement of parking spaces provided by 7*.

- a. **2ND REVIEW:** The Petitioner shall verify the parking square footage based on the scaled floor plans proposed.

Unit	Use	Square Area	Parking Square Footage	Divider	Parking Required
1	L Electronics	900	900	300	3
2	Shiny Nail	900	900	250	4
3	Barks in Style Pet Grooming	1,200	1,200	300	4
4	Lions Tae Kwon Do	3,000	1,500	50	30
5	Foot Nirvana	3,000	3,000	250	12
6	Sandra Rossi Beauty School	9,800	9,800	1/emp; 0.5/student	58
7	Community Threads	22,100	22,100	300	74
8	China Buffet	6,750	3,240	45	72
9,10	Treasure Hunt Deals	17,875	17,875	300	60
11A	Planet Fitness	22,002	22,002	250	88
11B	Five Star Furniture and Outlet	45,300	45,300	600	76
11C	Urban Air	66,992	66,992	30% occupancy of Rec facility; 1 space per 45 of restaurant; 1 space per 300 s.f. of amusement device arcade	332
11D	VACANT	26,435	26,435	300	88
12 --21	Harlem Furniture	27,700	27,700	600	46
22	America's Best Vision Center	4,000	4,000	300	13
23	Harvest Fresh Grocery & Café	23,472	23,472	300	78
24	North Arlington Barber Shop	900	900	250	4
25	Fifth Ave. Sushi	2,100	902	45	20
	Village Bank and Trust	7,896	7,896	300	26
28	VACANT	4,000	4,000	300	13
29	VACANT	2,614	2,614	300	9
30	Available (Pad)		0	45	0
31	Qargo Coffee	4,150	1,401	45	31
	TOTAL	303,086			1,147*
	Parking Provided				1,139
	Parking Surplus/(Deficit)				6

30. **INCOMPLETE:** Bicycle parking spaces are required with this application. Show the location and design of bicycle parking spaces (2 required) with your next submittal.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook.

- a. **2ND REVIEW:** Bicycle racks were not provided or shown on the site plans for this submission.

Dan Osoba
Planner I
Planning & Community Development
33 S Arlington Heights Road
Arlington Heights, IL 60005

Subject: Qargo Coffee Interior Buildout – Special Use Permit Review #3 Response
Permit Number # PCA00023-2024; HOH Project #5892

Dear Mr. Osoba,

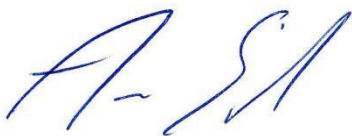
We really appreciate your team's willingness to push this through quicker than the normal turnaround time and we wish to make this process as smooth as possible for your approval.

Please see the following responses to your review comments received on August 4, 2025 regarding the previously submitted drawings by HOH Group, Inc. on July 15, 2025.

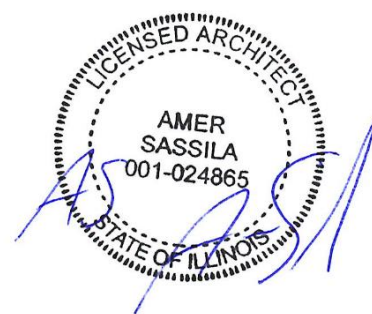
The attached exhibit are the comments from the respective agency reviewers and responses to the comments from HOH. We reviewed and addressed every comment provided by the reviewers to the best of our knowledge in compliance with the codes and regulations set forth by the Village of Arlington Heights.

Please contact me if you have any questions about this. We will do everything in our power to respond and provide responses which will help ease the review process for you.

Sincerely,



Amer Sassila, R.A., LEED AP BD+C
Vice President – Director of A/E Services



PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	8/4/2025
Consultant:		HOH		
Comment Response Submitted:		8/18/2025		Response #4
NO.	DWG NO./ SPEC NO./ SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
Planning & Community Development Review Comments		Requires Re-submit		
		All contractors are required to have a portal & VAH contractor license		Acknowledged and will be provided by contractors separately
Engineering Commercial		Nanci Julius		
13		13.INCOMPLETE. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.	Nanci Julius	Updated photometric in this submittal response #3 package. Provides clarity between overall plaza lighting vs added lighting on exterior wall of building.
14		14.INCOMPLETE. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case Engine 114. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.	Nanci Julius	Provided in new sheet A1.01B1 labeled PROPOSED SITE PLAN - AUTOTURN EXHIBIT. This references the use of the largest garbage/waste management truck in the Autoturn plug-in software.
16		16.ITEMS a & b INCOMPLETE. Staff concurs with KLOA's recommendation to provide: a)Wayfinding signage to guide vehicles to the entrance of the drive-through lane. b)Vehicles exiting the drive-through lane should be under stop sign control. c)Provide a "Do Not Enter" sign placed at the exit of the drive-through lane facing north.	Nanci Julius	Parking Study by KLOA has been provided in this submittal response #4 package. In previous response #3 package, the following sheets: A1.01B PROPOSED SITE PLAN - TRAFFIC ANALYSIS A1.06 MUTC SIGN DETAILS & ID DESIGNATIONS were issued respectively which had the MUTCD signs and ID designations indicated on sheet A1.01B and referenced in sheet A1.06 in response to items a) b) and c). A note has been added at top right corner of revised sheet A1.01B and red boxes were added around the MUTC sign ID numbers on plan in sheet A1.01B to refer to sheet A1.06 for MUTCD signage specifications for further clarity. Sheet A1.06 has been revised to include sign ID# R7-8 to ensure all signs on plan are accounted for.
Zoning Review		Requires Re-submit		
8		8.INCOMPLETE: Specifically list the variation being requested in your Justification Letter. Respond to the four criteria for approval for variations, not the proposed land use. The Justification Letter responds to how Urban Air is consistent with the variation criteria, which is not applicable in this application. Revise the Justification Letter to identify and justify the variation request specifically. The variation identified by staff based on this review are as follows: a.Variation to Chapter 28, Section 10.4-4 to reduce the parking requirement. Parking requirement to be verified with an updated tenant list. The petitioner shall provide information to staff to verify parking requirements (see the Parking section below). i.2ND REVIEW: A revised justification letter including the response to the variation criteria was not provided with the 2nd submission as instructed. Provide a written justification letter for the above variation. ii.3RD REVIEW: based on the responses to comments and this 3rd review, a parking variation will still be required. Additionally, and regardless of the need for a parking variation, a parking study is required per code for any use with a drive-through. This was required per comment 28 and 28(a) in the 1st and 2nd Reviews. Please refer to comment 28(b) for further instruction on the expectations to address these comments.	Dan Osoba	Parking Study by KLOA has been provided in this submittal response #4 package.

PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	8/4/2025
Consultant:		HOH		
Comment Response Submitted:		8/18/2025		Response #4
NO.	DWG NO./ SPEC NO./ SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
18		18.INCOMPLETE: Provide a landscape & tree preservation plan. The landscape plan needs to show existing and proposed landscaping and call out plantings. The tree preservation plan needs to show existing trees to be protected and existing trees to be removed. b.2ND REVIEW: Provide 4-inch caliper shade trees at the ends of all parking rows per Chapter 28, Section 6.15.b. There are islands where the code required tree is absent. i.❑3RD REVIEW: the Petitioner did not provide 4-inch caliper shade trees at all ends of parking rows. INCOMPLETE e.2ND REVIEW: All mechanical units must be screened with landscaping or other appropriate methods of screening. i.❑3RD REVIEW: The Petitioner did not provide screening for landscape equipment or units. INCOMPLETE	Dan Osoba	B) Additional 4" calipher trees provided in revised sheet A1.10D labeled LANDSCAPE PLAN at each end west of the building and island further west near edge of tenant lease area. E) Screening provided in revised sheet A1.10D labeled LANDSCAPE PLAN at the transformer at northwest of the building using same shrubs added along Rand Road.
28		28.INCOMPLETE: A Parking Study was not provided and a variation was not requested with this submittal. A Parking Study is required for any application with a drive-thru as discussed in the CPRC Staff Report. a.2ND REVIEW: A Parking Study was not provided and a variation was not requested. A parking study is required for any application with a drive-thru. The parking study shall evaluate the parking demand of the proposal, adequacy of parking in the shopping center, and queuing for the drive-thru behind the ordering window/speaker. b.❑3RD REVIEW: The information provided and labeled parking study on the site plan does not constitute a parking study as required by code. The parking study shall evaluate the demand of the proposal based on code requirements and ITE trip generation; adequacy of parking in the shopping center (which appears deficient based on the Petitioner's response to comment #26); and queuing demand and capacity for the drive-thru behind the ordering window.	Dan Osoba	Parking Study by KLOA has been provided in this submittal response #4 package.
29		29.INCOMPLETE: The parking requirements for the shopping center are shown below. Note this table has been updated to reflect the recently approved Urban Air land use in unit 11C; however, a variation to reduce the parking requirement is not required. The Urban Air application was approved to reduce the requirement of parking spaces provided by 7*. a.2ND REVIEW: The Petitioner shall verify the parking square footage based on the scaled floor plans proposed. b.❑3RD REVIEW: The Petitioner provided an updated square-footage of 2,000 s.f. of seating area:	Dan Osoba	Parking Study by KLOA has been provided in this submittal response #4 package.
30		30.INCOMPLETE: Bicycle parking spaces are required with this application. Show the location and design of bicycle parking spaces (2 required) with your next submittal. Bicycle parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook. a.2ND REVIEW: Bicycle racks were not provided or shown on the site plans for this submission. b.❑3RD REVIEW: Bicycle racks were provided with this submittal; however, they inhibit the placement of a required shade tree in a parking lot island on the southwestern corner of the building. Relocate the bicycle racks to accommodate this tree placement (note the trees are required to have a minimum of 4-feet of ground clearance).	Dan Osoba	Bike racks moved closer to building so that the racks are away from added trees at southwest corner. This revision is reflected on all plan sheets in this submittal response #4 package.
Landscape Review		Requires Re-submit		

PROJECT REVIEW

Project Name:		Qargo Coffee Interior Buildout	Reviewing Agencies:	Village of Arlington Heights
Project No.:		5892	Reviewed By:	Various
Milestone:		Issued For Permit Review - Special Use Approval	Date Received:	8/4/2025
Consultant:		HOH		
Comment Response Submitted:		8/18/2025		Response #4
NO.	DWG NO./ SPEC NO./ SECTION NO., ETC.	COMMENTS	REVIEW COMMENT BY:	HOH RESPONSES
1		1.)Provide 4 inch caliper shade trees at the ends of all parking rows (Chapter 28, Section 6.15b). There are three islands where the code required tree is absent.	Derek Mach	Additional 4" calipher trees provided in revised sheet A1.10D labeled LANDSCAPE PLAN at each end west of the building and island further west near edge of tenant lease area.
2		2.)All mechanical units must be screened with landscaping or other appropriate methods of screening.	Derek Mach	Screening provided in revised sheet A1.10D labeled LANDSCAPE PLAN at the transformer at northwest of the building using same shrubs added along Rand Road.
		END		

PLAN COMMISSION PCA00023-2024
Qargo Coffee
4 W Rand Road
Round 3

11. **COMPLETE.** The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. **COMPLETE.** Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

13. **INCOMPLETE.** When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

The lighting intensities exceed the allowable limit of 2.0 foot candles for business districts. Provide additional readings to the north, east and west to evaluate where the intensities diminish to 2.0 foot candles, or if the proposed lighting should be shielded.

14. **INCOMPLETE.** Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case Engine 114. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

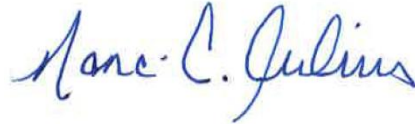
The exhibit provided is not an Autoturn exhibit.

15. **COMPLETE.** If an exterior grease trap is required for the change in use for the building, an MWRD permit will be required. **The MWRD permit determination letter has been provided, an MWRD permit is not required.**

16. **ITEMS a & b INCOMPLETE.** Staff concurs with KLOA's recommendation to provide:
- a) Wayfinding signage to guide vehicles to the entrance of the drive-through lane.
 - b) Vehicles exiting the drive-through lane should be under stop sign control.
 - c) Provide a "Do Not Enter" sign placed at the exit of the drive-through lane facing north.

Provide the MUTCD specifications for the signs, provide a stop bar for the drive-through exit, and provide the wayfinding signage to guide vehicles to the entrance of the drive-through lane.

17. **COMPLETE.** Provide a written response to the comments.



Nanci C. Julius, P.E.
Senior Civil Engineer

August 4, 2025
Date

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba
Department: Planning & Community Development
File Number: PC24-023
Project: Qargo Coffee at Arlington Plaza – 4 W. Rand Rd
Review Round: Round 2
Date: August 1, 2025

COMPLETE: no further action is required

NOTED: partially complete, missing information, or clarification required

INCOMPLETE: not addressed, revisions are required

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Zoning:

7. **COMPLETE:** The following zoning approvals have been requested based on a review of the plans. Please acknowledge these in your response to comments letter:
- Planned Unit Development Amendment to add a drive-through lane to the property.
 - Special Use Permit to allow a Restaurant with a drive-through on the property.
 - Additional zoning actions may be identified based on a response to these comments.
 - 2ND REVIEW:** A comment response letter was not provided with the 2nd submission as instructed. Provide a written response letter that addresses all of the comments within all of the departmental review letters.

- ii. **3RD REVIEW:** the Petitioner provided a response to comments with an acknowledgement of these zoning actions.
8. **INCOMPLETE:** Specifically list the variation being requested in your Justification Letter. Respond to the four criteria for approval for variations, not the proposed land use. The Justification Letter responds to how Urban Air is consistent with the variation criteria, which is not applicable in this application. Revise the Justification Letter to identify and justify the variation request specifically. The variation identified by staff based on this review are as follows:
- a. Variation to Chapter 28, Section 10.4-4 to reduce the parking requirement. Parking requirement to be verified with an updated tenant list. The petitioner shall provide information to staff to verify parking requirements (see the Parking section below).
 - i. **2ND REVIEW:** A revised justification letter including the response to the variation criteria was not provided with the 2nd submission as instructed. Provide a written justification letter for the above variation.
 - ii. **3RD REVIEW:** based on the responses to comments and this 3rd review, a parking variation will still be required. Additionally, and regardless of the need for a parking variation, a parking study is required per code for any use with a drive-through. This was required per comment 28 and 28(a) in the 1st and 2nd Reviews. Please refer to comment 28(b) for further instruction on the expectations to address these comments.

General:

9. **COMPLETE:** Per the Petitioner's Checklist, please provide a list of property owners within 250-feet of the property lines of this development, which excludes the rights-of-way. Staff will review the list of PINs received to comply with public notice requirements for the Plan Commission public hearing.
- a. **2ND REVIEW:** A list of property owners within 250-feet, excluding rights-of-way was not provided with this review. Provide the list of property owners with the next submission.
 - b. **3RD REVIEW:** The Petitioner has provided an updated property owners list. Staff will provide further instructions on public notice when the Plan Commission hearing is scheduled.
10. **COMPLETE:** In the Written Justification for SUP, provide a response to how the restaurant and drive-through comply with each individual criterion. (i.e. the Restaurant and Drive-through use is deemed necessary for the public convenience at this location because...).
- a. **2ND REVIEW:** The exact same justification letter was uploaded for this review (dated December 5, 2024). Update the justification letter as instructed and resubmit.
 - b. **3RD REVIEW:** The Petitioner provided an updated SUP justification letter.
11. **COMPLETE:** A Plan Commission application fee will be invoiced after this review is sent and must be paid prior to acceptance of the second review.

12. **NOTED:** Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.
- a. **2ND REVIEW:** A response to these comments was not provided for this review and it appears much of the same documentation was provided for this submission as the first submission. Please confirm why documents and plans were not revised as requested, provide a written response to ***each*** item in all department review letters and revise plans and documents accordingly.
 - b. **3RD REVIEW:** A response to comments was submitted for this review. Please continue to provide responses to comments on any subsequent review to all review comments.

Business Operations/Floor Plan:

13. **COMPLETE:** Provide additional business information such as the proposed hours of operation, number of employees, delivery hours & operation, etc. to the Project Narrative.
14. **COMPLETE:** Provide information on trash pick-up. Will the trash enclosure as currently placed be able to function adjacent to a one-way drive?
- a. **2ND REVIEW:** This comment was not addressed in the project description, traffic study or on the site plan. Can trash pick-up operations occur in the current configuration adjacent to a one-way drive? Can a garbage truck make the turn around a 13-foot-wide drive aisle to pick up the trash from the south? Provide information on how trash collection will occur in the project description.
 - b. **3RD REVIEW:** The Petitioner has addressed this comment. Trash pickup will occur before business hours at 6:00am.

Building & Design

15. **COMPLETE:** A separate building permit will be required for any associated signage.
16. **COMPLETE:** No action required; please acknowledge this comment: the Design Commission application will run concurrently with this Plan Commission application. Please note that if any site changes occur with the Plan Commission application that significantly impact the design of the building, further Design Commission or Staff review may be required at the discretion of the Village.

Site & Landscaping

17. **COMPLETE:** Provide a detail for the trash enclosure including materials and the replacement gate. The enclosure and gate must be constructed of opaque materials to screen the bins.
- a. **2ND REVIEW:** A detail of the trash enclosure was not provided. Show the detail on the site plans.

- b. **3RD REVIEW:** The Petitioner provided details for the enclosure and gate on A1.01.
18. **INCOMPLETE:** Provide a landscape & tree preservation plan. The landscape plan needs to show existing and proposed landscaping and call out plantings. The tree preservation plan needs to show existing trees to be protected and existing trees to be removed.
- a. **2ND REVIEW:** Landscape & Tree Perseveration plans were not provided. Reference the above comment for details on what needs to be provided for review.
 - i. **3RD REVIEW:** the Petitioner provided a landscape and tree preservation plan. **COMPLETE**
 - b. **2ND REVIEW:** Provide 4-inch caliper shade trees at the ends of all parking rows per Chapter 28, Section 6.15.b. There are islands where the code required tree is absent.
 - i. **3RD REVIEW:** the Petitioner did not provide 4-inch caliper shade trees at all ends of parking rows. **INCOMPLETE**
 - c. **2ND REVIEW:** Along Rand Road, a three-foot-high screen is required per Chapter 28, Section 6.15.a. Infill in front of the business with salt/drought tolerant landscaping where the plant material is absent.
 - i. **3RD REVIEW:** The Petitioner provided landscaping screening along Rand Road. **COMPLETE**
 - d. **2ND REVIEW:** On the landscape plan, identify the brick pavers as shown in the renderings.
 - i. **3RD REVIEW:** The Petitioner indicated that the brick pavers on the renderings were not intended to be constructed and were only for the renderings. They have been removed from the plans. **COMPLETE**
 - e. **2ND REVIEW:** All mechanical units must be screened with landscaping or other appropriate methods of screening.
 - i. **3RD REVIEW:** The Petitioner did not provide screening for landscape equipment or units. **INCOMPLETE**
19. **COMPLETE:** Provide a photometric plan showing existing and proposed site/building lighting and level levels by footcandle. Ensure the accessible route is shown on the photometric plan.
- a. **2ND REVIEW:** A photometric plan was not provided.
 - b. **3RD REVIEW:** The Petitioner provided a photometric plan in compliance with code.
20. **COMPLETE:** Call out the overhead clearance bar and drive-through signage.
21. **COMPLETE:** Per Engineering, provide a stop bar and stop control at the end of the drive-thru.
- a. **2ND REVIEW:** Stop bar and stop sign were not provided on site plans.
 - b. **3RD REVIEW:** The Petitioner has provided
22. **COMPLETE:** Call out the ordering speaker and menu. Stacking for the drive-through shall be identified from behind this ordering speaker (5 cars).

- a. **2ND REVIEW:** Call out specifically where customers will order. The site plan indicates a menu, but it is not clear where ordering will occur. Note that vehicular stacking for drive-thru should be identified behind this order window and reflected in a parking study (see Parking & Traffic below).
 - b. **3RD REVIEW:** The Petitioner provided the menu board and order window location at the south corner of the building.
23. **COMPLETE:** Show one-way striping adjacent to the angled spaces.
24. **COMPLETE:** One-way signage is needed where the drive aisle changes from two-way to one-way.
- a. **2ND REVIEW:** One-way signage needs to be provided at the southwest corner of the site where the drive aisle changes from two-way to one-way traffic.
25. **COMPLETE:** One-way, do not enter signage is required at the end of the one-way drive. See the site plan for details on the locations of one-way signage.

Parking & Traffic

26. **COMPLETE:** The dining area square footage used to calculate the parking requirements for this application is 1,401 s.f. as measured on the scaled floor plan. If this appears incorrect, please provide a response to this comment and staff will re-review.
- a. **2ND REVIEW:** Petitioner to verify the dimensions based on the scaled floor plans, which were not provided with this submittal.
 - b. **3RD REVIEW:** The Petitioner verified the seating area to be 2,000 square-feet, which has been updated on the parking table in comment 29 below.
27. **COMPLETE:** A Traffic Impact Study was provided and reviewed for adequacy. No further changes are required at this time.
28. **INCOMPLETE:** A Parking Study was not provided and a variation was not requested with this submittal. A Parking Study is required for any application with a drive-thru as discussed in the CPRC Staff Report.
- a. **2ND REVIEW:** A Parking Study was not provided and a variation was not requested. A parking study is required for any application with a drive-thru. The parking study shall evaluate the parking demand of the proposal, adequacy of parking in the shopping center, and queuing for the drive-thru behind the ordering window/speaker.
 - b. **3RD REVIEW:** The information provided and labeled parking study on the site plan does not constitute a parking study as required by code. The parking study shall evaluate the demand of the proposal based on code requirements and ITE trip generation; adequacy of parking in the shopping center (which appears deficient based on the Petitioner's response to comment #26); and queuing demand and capacity for the drive-thru behind the ordering window.
29. **INCOMPLETE:** The parking requirements for the shopping center are shown below.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- a. **2ND REVIEW:** The Petitioner shall verify the parking square footage based on the scaled floor plans proposed.
- b. **3RD REVIEW:** The Petitioner provided an updated square-footage of 2,000 s.f. of seating area:

Unit	Use	Square Area	Parking Square Footage	Divider	Parking Required
1	L Electronics	900	900	300	3
2	Shiny Nail	900	900	250	4
3	Barks in Style Pet Grooming	1,200	1,200	300	4
4	Lions Tae Kwon Do	3,000	1,500	50	30
5	Foot Nirvana	3,000	3,000	250	12
6	Sandra Rossi Beauty School	9,800	9,800	1/emp; 0.5/student	58
7	Community Threads	22,100	22,100	300	74
8	China Buffet	6,750	3,240	45	72
9,10	Treasure Hunt Deals	17,875	17,875	300	60
11A	Planet Fitness	22,002	22,002	250	88
11B	Five Star Furniture and Outlet	45,300	45,300	600	76
11C	Urban Air	66,992	66,992	30% occupancy of Rec facility; 1 space per 45 of restaurant; 1 space per 300 s.f. of amusement device arcade	332
11D	VACANT	26,435	26,435	300	88
12 --21	Harlem Furniture	27,700	27,700	600	46
22	America's Best Vision Center	4,000	4,000	300	13
23	Harvest Fresh Grocery & Café	23,472	23,472	300	78
24	North Arlington Barber Shop	900	900	250	4
25	Fifth Ave. Sushi	2,100	902	45	20
	Village Bank and Trust	7,896	7,896	300	26
28	VACANT	4,000	4,000	300	13
29	VACANT	2,614	2,614	300	9
30	Available (Pad)		0	45	0
31	Qargo Coffee	4,150	2,000	45	44
	TOTAL	303,086			1,154
	Parking Provided (Previous Variance Approved per Ord. 25- 010)				1,139
	Parking Surplus/(Deficit)				(15)

30. **NOTED:** Bicycle parking spaces are required with this application. Show the location and design of bicycle parking spaces (2 required) with your next submittal. Bicycle

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

parking spaces shall comply with standards set forth in the Association of Pedestrian and Bicycles Professionals Bicycle Parking Guidelines Handbook.

- a. **2ND REVIEW:** Bicycle racks were not provided or shown on the site plans for this submission.
- b. **3RD REVIEW:** Bicycle racks were provided with this submittal; however, they inhibit the placement of a required shade tree in a parking lot island on the southwestern corner of the building. Relocate the bicycle racks to accommodate this tree placement (note the trees are required to have a minimum of 4-feet of ground clearance).

Village of Arlington Heights
Interoffice Memorandum



To: Dan Osoba, Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00023-2024
Project: 4 W Rand Road
Review Round: Round 3 Review
Date: August 1, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	N/A	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

- 1.) Provide 4 inch caliper shade trees at the ends of all parking rows (Chapter 28, Section 6.15b).
There are three islands where the code required tree is absent.
- 2.) All mechanical units must be screened with landscaping or other appropriate methods of screening.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Plan Commission
9/24/2025

Item: 1821 N. Verde Subdivision - Subdivision Plat Extension -
PC#21-007

Department: Planning & Community Development

Item Description:

Request

The petitioner has requested a second 6-month extension to the Preliminary Plat of Subdivision approval at 1821 N. Verde. Per the Municipal Code, an initial request for extension can be approved by the Village Board. Any subsequent request for further extension is required to appear before both the Plan Commission and Village Board for their consideration.

Recommendation

Staff has reviewed the request and is recommending approval of an extension to Resolution of the Preliminary Plat of Subdivision approval until April 21, 2025. However, staff does not recommend any additional extensions past this date.

ATTACHMENTS:

1. Staff Memo_1821 Verde Ave.-Preliminary Plat Extension-9-24-25
2. 9-10-25 Extension Request Letter
3. Plat of Subdivision



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: September 19, 2025

To: Jay Cherwin, Plan Commission Chair and the Plan Commission

CC: Emily Rodman, Director of Planning and Community Development

From: Rachel Hitzemann, Development Planner

Subject: Request for Preliminary Plat Extension – 1821 Verde Ave.

Project Background:

On April 15, 2024, the Village Board approved Resolution #24-011, which granted Preliminary Plat of Subdivision approval and a lot width variation for a two-lot subdivision for the property located 1821 Verde Ave. As required by the Municipal Code, Preliminary Plat of Subdivision approval is valid for a period of 12 months.

On April 9th 2025, the Village Board approved the petitioner's first request for a Preliminary Plat approval extension. At that time, the Petitioner noted that they were finalizing financial arrangements and would commence the demolition of the garage and start site preparation within 90 days.

Request

The petitioner has requested another 6-month extension to the Preliminary Plat of Subdivision approval. Per the Municipal Code, an initial request for extension can be approved by the Village Board. Any subsequent request for further extension is required to appear before both the Plan Commission and Village Board for their consideration.

The petitioner has explained that this extension is necessary due to the fact that they have not secured a buyer and are still pursuing a buyer or joint venture partner. The garage has not been demolished and site work has not commenced, but the petitioner is in the permit process for these activities. The petitioner has stated that they will remain in compliance with all property maintenance requirements which will be subject to code enforcement.

Recommendation

Staff has reviewed the request and is recommending approval of an extension to Resolution of the Preliminary Plat of Subdivision approval until April 21, 2026. However, staff does not recommend any additional extensions past this date.

Date: September 10, 2025

**Planning and Development Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005**

**Re: Request for Six-Month Extension – Subdivision Approval for 1821 N.
Verde Avenue, Arlington Heights, IL 60004**

To the Members of the Planning and Development Department,

I respectfully submit this request for a six-month extension of the subdivision approval for the property located at 1821 N. Verde Avenue, Arlington Heights, IL 60004.

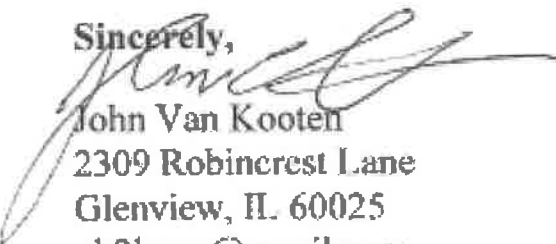
The subdivision of this property remains a priority; however, despite continued efforts, I have not yet secured a buyer or joint venture partner to advance the project. In the meantime, I am working with the Village to remain in full compliance, including coordinating the demolition of the existing two-car detached garage and clearing of the site.

Should I be unable to secure a suitable buyer or development partner during this extension period, I may be required to pivot to selling the property without pursuing subdivision.

I remain committed to responsible property management and compliance with all applicable Village regulations. I respectfully ask for the Department's consideration and approval of this extension request so that I may continue to pursue viable options for the property.

Thank you for your attention to this matter. Please advise if any additional information is required for the record.

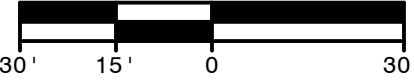
Sincerely,



John Van Kooten
2309 Robincrest Lane
Glenview, IL 60025
ok2lease@gmail.com
(312) 502-0900

FINAL PLAT OF
VAN KOOTEN'S RESUBDIVISION
OF

PIN NUMBERS
03-19-104-001
03-19-104-002



BASIS OF BEARING:
EAST LINE OF N. VERDE DRIVE AS FOUND
MONUMENTED AND OCCUPIED.
N 00°00'00" E (ASSUMED)

*THE ACTUAL REQUIRED EXTERIOR SIDEYARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 31.4' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(c) OF CHAPTER 27 ALLOWS THE EXTERIOR SIDE YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 10 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

**THE ACTUAL REQUIRED EXTERIOR FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 39.1' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(a) OF CHAPTER 27 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

ADDRESS OF LOT 1: _____

ADDRESS OF LOT 2: _____

NOTE: THE EXISTING 30 FOOT BUILDING LINE PER DOCUMENT 16513014 HAS BEEN INCREASED TO 39.1 FEET.

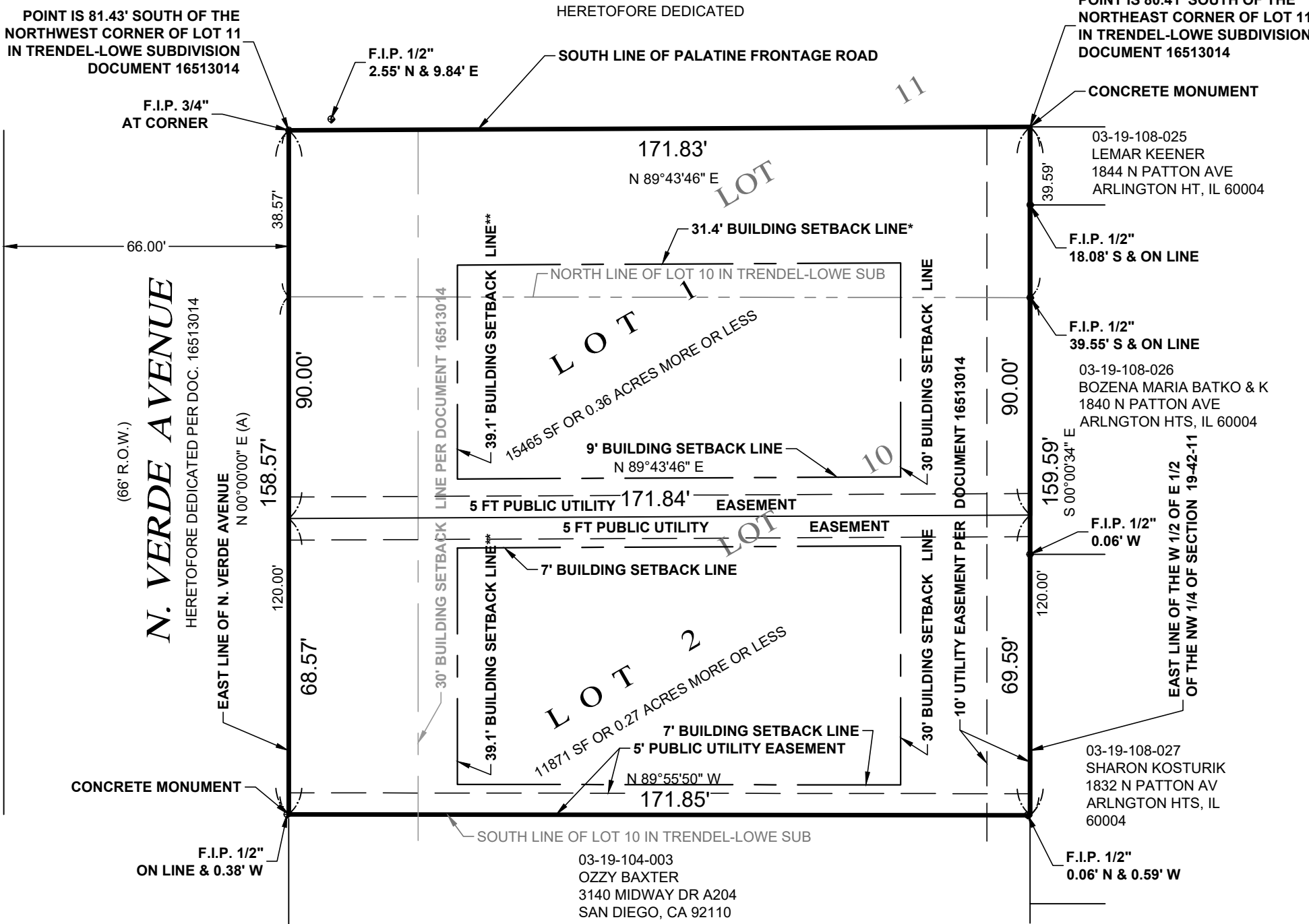
SEND TAX BILL TO:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

SUBDIVIDED BY:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

LOT 10 AND PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16513014 IN COOK COUNTY, ILLINOIS.

LAND AREA = 27,336 SF
OR 0.63 ACRES MORE OR LESS

PALATINE FRONTAGE ROAD



CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

CHAIRMAN _____

SECRETARY _____

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

PRESIDENT _____

VILLAGE CLERK _____

APPROVED BY THE VILLAGE COLLECTOR _____

APPROVED BY THE VILLAGE ENGINEER _____

UTILITY CERTIFICATE

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT JOHN AND ANNIE VAN KOOTEN, AS DEVELOPERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYORS CERTIFICATE WHICH WILL BE KNOWN AS VAN KOOTEN'S RESUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25, TOWNSHIP HIGH SCHOOL DISTRICT 214, AND HARPER COMMUNITY COLLEGE DISTRICT 512, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

BY: _____

DEED OF DEDICATION

WE, THE UNDERSIGNED, JOHN AND ANNIE VAN KOOTEN, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS VAN KOOTEN'S RESUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AN TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIP OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION THEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN VAN KOOTEN AND ANNIE VAN KOOTEN AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS IS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT FO LAND INCLUDED IN THE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____

COUNTY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND ON THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20____

BY: _____

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THIS PROPERTY APPEARS, BY SCALED MEASUREMENT, TO FALL WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0201J WITH AN EFFECTIVE DATE OF 8/19/2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

IRON RODS AND CONCRETE MONUMENTS WILL BE SET AT PROPERTY CORNERS UPON COMPLETION OF MASS GRADING.

DATED, THIS 2ND DAY OF NOVEMBER, A.D., 2023, AT LISLE, ILLINOIS.

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: JOHN & ANNIE VAN KOOTEN



REVISED 11/02/2023

SHEET 1 OF 1
PROJ # 20-10-1003



Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com