

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: LA ZINGARA RESTAURANT _____

 Owner: SD&S/ARLINGTONHTS, LLC _____

 Contact Person: S. MOKHTARIAN _____
 Address: PO BOX 221 _____
 MOUNT PROSPECT _____
 Phone #: 847-483-0100 _____
 Fax #: 847-483-0102 _____
 E-Mail: STEVEN@SDSPROP.COM _____

P.I.N.# 03-21-402-013-0000
 Location: 2300 E. RAND ROAD _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 3,046 SF
 # of Units Total: _____
 1BR: 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

- a. Underground Utilities
 - Water NO
 - Sanitary Sewer |
 - Storm Sewer |
- b. Surface Improvement
 - Pavement |
 - Curb & Gutter |
 - Sidewalks |
 - Street Lighting |
- c. Easements
 - Utility & Drainage |
 - Access |

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC _____ b. IDOT _____
 - c. ARMY CORP _____ d. IEPA _____
 - e. CCHD _____
- N/A

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?	_____	X	_____
4. SITE PLAN ACCEPTABLE?	_____	N/A	_____
5. PRELIMINARY PLAT ACCEPTABLE?	_____	N/A	_____
6. TRAFFIC STUDY ACCEPTABLE?	_____	N/A	PARKING STUDY
7. STORM WATER DETENTION REQUIRED?	_____	N/A	_____
8. CONTRIBUTION ORDINANCE EXISTING?	_____	X	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING?	_____	X	_____
10. WETLAND EXISTING?	_____	X	_____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____

DATE OF PLANS: _____

Director _____

Date _____

PLAN COMMISSION PC #22-006
La Zingara SUP Amendment
2300 E Rand Rd
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. The Engineering Division has no further comments.



Michael L. Págones, P.E. Date 6/29/22
Village Engineer

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

**La Zingara SUP
2300 E Rand Rd**

Round 1 Review Comments

07/12/2022

The following comments are in response to a SUP Amendment request regarding parking space requirements. This request follows building improvements made to increase restaurant dining area/customer capacity.

1. Character of use:

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 exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and 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. A check of calls for police service reference parking issues or parking lot issues at that shopping complex revealed no results. Each individual address of the businesses in the complex, include La Zingara were individually checked and our records show no calls for service reference parking.

6. General comments:

- 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 attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

a.o / #330

Alexandra Livingston, Crime Prevention Officer
Community Services Bureau

Approved by:

 583
Supervisor's Signature

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1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner ^{JB} 6/16/22
 Environmental Health Officer Date

James McCalister ^{JM} 6/16/22 Direc
 tor Date

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LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	_____	<u>X</u>
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

- 1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Rand Road in order to screen the parking/paved area adjacent to the public way. Provide the required landscaping within the existing planting bed.
- 2) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree located in a landscape island at the end of each parking row is required. There is an existing island adjacent to the drive aisle off of Rand Road where the code required tree is absent.



 Coordinator

6/28/22

 Date

Planning & Community Development Dept. Review

June 29, 2022



REVIEW ROUND 1

Project: La Zingara SUP Amendment
2300 E. Rand Rd.

Case Number: PC 22-006

General:

1. Please provide a written response to Special Use Permit criteria. The written response should directly address the following:
 - a) **That said special use is deemed necessary for the public convenience at this location.**
 - b) **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.**
 - c) **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The provided Parking Survey is acceptable.
3. The following approvals are required:
 - An Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.
 - Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 116 parking spaces where 171 spaces are required by code.

Site:

4. 3-foot tall landscape screening is required along Rand Road adjacent to the parking lot. Please provide a landscape plan showing installation of this screen with a proposed date of installation.
5. 4-inch caliper shade trees are required at the end of each parking row. Please provide a landscape plan showing installation of these trees with a proposed date of installation.
6. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for a bike rack. 3 bicycle parking spaces are required by code for this project.
7. Dumpster enclosures may be required for the dumpsters behind the building if determined necessary by the Health Department.

Prepared by: