

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: CEC ENTERTAINMENT, INC.
4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Owner: NEW PLAN OF ARLINGTON HEIGHTS, LLC
40 SKOKIE BLVD., SUITE 600
NORTHBROOK, IL. 60062
 Contact Person: DEBORAH SHANNON
 Address: 4441 W. AIRPORT FRWY.
IRVING, TX. 75062
 Phone #: 972.258.5457
 Fax #: 972.258.5534
 E-Mail: DSHANNON@CECENTERTAINMENT.COM

P.I.N.# 03-17-302-074-0000
 Location: 41 W. RAND RD.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: _____ For: _____
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: _____ FOR WITHIN RESTAURANT
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 13,269SF
 # of Units Total: 1
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|--------------------------|-----------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | VILLAGE BUILDING CODE |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | PRESENT ZONING USE |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | REQUESTED ZONING USE |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | SUBDIVISION REQUIRED |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | SIGN CODE |

6. GENERAL COMMENTS:

NO COMMENTS AT THIS TIME

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Deb Pierce
Director PLAN REVIEWER

5-13-15
Date

BUILDING DEPARTMENT

1A

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INSPECTIONAL SERVICES

REFER TO ATTACHED

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Paul B...
Director

5/26/15
Date

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 5/26/15

RE: Chuck-E-Cheeses
41 W. Rand Rd.
PC#15-008 – Round 1

I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. This building will be reviewed as a mixed Assembly use of “A-2”, “A-3” and “Special Amusement” per the 2009 International Building Code, (I.B.C.) .
2. Compliance with the 2009 I.B.C., Section 411, “Special Amusement” is required.
3. Existing fire sprinkler system shall be separated from all other existing tenant spaces thus creating an independent fire sprinkler zone.
4. Emergency voice/alarm communication system shall be completely independent from any other fire alarm system. Any existing fire alarm system serving this space shall be removed in its entirety.

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Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 14, 2015

Subject: 41 W. Rand Rd., P.C. #15-008

With regard to the proposed Special Use, I have the following comment:

- 1) The new sanitary and grease trap will need review by MWRDGC.
- 2) An approved RPZ will need to be installed on the domestic line.

If you have any questions, please feel free to contact me.

C. file

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ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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NORTHBROOK, IL 60062
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 Phone #: 972.258.5457
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P.I.N.# 03-17-302-074-0000
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 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: ANNEX OF ARLINGTON HEIGHTS S.C.
 # of Lots: 1 Current: B-2 Proposed: N/A
 PUD: _____ For: _____
 Special Use: X For: AMUSEMENT DEVICES
 Land Use Variation: _____ For: WALFIN RESTAURANT
 Land Use: _____ Current: _____
 Proposed: _____
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(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS REQUIRED:
- | | YES | NO | COMMENTS |
|--------------------------|-----|----|----------|
| a. Underground Utilities | | | |
| Water | | | X |
| Sanitary Sewer | | | X |
| Storm Sewer | | | X |
| b. Surface Improvement | | | |
| Pavement | | | X |
| Curb & Gutter | | | X |
| Sidewalks | | | X |
| Street Lighting | | | X |
| c. Easements | | | |
| Utility & Drainage | | | X |
| Access | | | X |
2. PERMITS REQUIRED OTHER THAN VILLAGE:
- | | | | |
|--------------|------|---------|--|
| a. MWRDGC | X(?) | b. IDOT | |
| c. ARMY CORP | | d. IEPA | |
| e. CCHD | | | |

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3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES	NO	COMMENTS
	X	
		N/A
		N/A
		N/A
	X	
X		N/A : NO NEW WATER CONNECTION
	X	
	X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A


Jean F. Mull 5/13/15
 Director RECEIVED Date

MAY 04 2015

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #15-008
Chuck-E-Cheese
41 W. Rand Rd.
SU – Restaurant, Arcade
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. An MWRD permit may be required if exterior plumbing, such as a new grease trap, is needed.
13. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.


James I. Massarelli, P.E. Date 5-13-15
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-008

Project Name Chuck E. Cheese

Project Location 41 W. Rand Road

Planning Department Contact Latika Bhide

General Comments

1) Place a fully functional announcator panel inside the main front entrance.

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DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date May 26, 2015 Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Chuck-E-Cheese
41 W. Rand Road
Special Use Restaurant/Amusement Arcade

Round 1 Review Comments


5/18/2015

- 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.
- 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:**
Nothing further.

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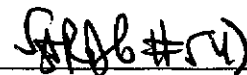
MAY 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #14

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

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 Land Use Variation: _____ FOR THIN RESTAURANT
 Land Use: _____ Current: _____
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1. GENERAL COMMENTS:

See attached.

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[Signature] 5-20-15
 Environmental Health Officer Date

[Signature] 5/20/15 Direc
 tor Date

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Plan Review

Address: Chuck-E-Cheese
41 W. Rand Road
Special Use for a Restaurant, Amusement Device Arcade
P.C. #15-008
Round 1

Submitted to: Laitika Bhide, Planning & Community Development

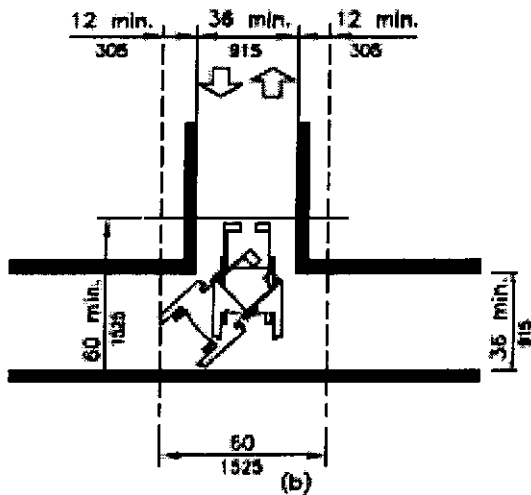
Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 *David Robb*

Date: May 15, 2015

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A9.0

The "Kid Check" near the main entrance appears to lack adequate wheelchair maneuvering space required for an accessible route, per IAC Section 400.310(a).



T-Shaped Space For 180° Turns

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DEVELOPMENT DEPARTMENT

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7

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Petitioner: <u>CEC ENTERTAINMENT, INC.</u> <u>4441 W. AIRPORT FRWY.</u> <u>IRVING, TX. 75062</u>	Location: <u>41 RAND RD.</u> Rezoning: _____ Current: _____ Proposed: _____ Subdivision: <u>ANNEX OF ARLINGTON HEIGHTS S.C.</u> # of Lots: <u>1</u> Current: <u>B-2</u> Proposed: <u>N/A</u> PUD: _____ For: _____
Owner: <u>NEW PLAN OF ARLINGTON HEIGHTS, LLC</u> <u>40 SKOKIE BLVD., SUITE 600</u> <u>NORTHBROOK, IL. 60062</u>	Special Use: <u>X</u> For: <u>AMUSEMENT DEVICES</u> Land Use Variation: _____ For: <u>WITHIN RESTAURANT</u>
Contact Person: <u>DEBORAH SHANNON</u> Address: <u>4441 W. AIRPORT FRWY.</u> <u>IRVING, TX. 75062</u>	Land Use: _____ Current: _____ Proposed: _____
Phone #: <u>972.258.5457</u> Fax #: <u>972.258.5534</u> E-Mail: <u>DSHANNON@CECENTERTAINMENT.COM</u>	Site Gross Area: <u>13,269SF</u> # of Units Total: <u>1</u> 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | SUBDIVISION REQUIRED? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached.

 5/27/2015 Date

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DEVELOPMENT DEPARTMENT

Planning Department Comments (PL15-008, Chuck-E-Cheese, 41 W. Rand Road)

7. The property is zoned B-2, General Business District. The use is classified as Restaurant-Amusement Device Arcade which is defined as "... an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices." A Restaurant-Amusement Device Arcade is permitted with the approval of a Special Use in the B-2 district.
8. The following variations are necessary:
 - a. Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study

Please provide a written justification for the zoning variations above that addresses the following criteria:

 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
9. Per Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements, "No person shall operate any restaurant-amusement device arcade on any premises within 200-lineal feet of any church, hospital, building operated exclusively as an elementary or high school, or residential zoning district as measured from the public entrance of a restaurant –amusement device arcade to the lot line of said church, school, public park, hospital or residential zoning district, unless such premise was licensed as a restaurant-amusement device arcade before the establishment of the church, school, public park, hospital, or zoning district." At the Plat and Subdivision Committee meeting, the petitioner indicated that that public entrance was 228 feet (as the crow flies) from the residential property. Please confirm in writing that the public entrance for the restaurant is more than 200 feet from the adjoining residential use.
10. Per Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements, "There shall be a limitation of 30% of the total floor area for use by coin-operated amusement devices." Per the information submitted by the petitioner, the lease area is 13,263 SF. Therefore the arcade area is limited to 3,979 SF. Per the information submitted by the applicant, the arcade area is 3,680 SF. The restriction on floor area is met.
11. Per Chapter 28, Section 5.1-11.2, Permitted Uses, Additional Requirements, "Each ordinance authorizing a special use shall contain the specific maximum number of amusement devices allowed based upon a recommendation by the Plan Commission and approval by the Village Board of Trustees." Please provide information regarding the maximum number of amusement devices proposed for this location.
12. Per Chapter 28, Section 11 Off-Street Parking and Loading, 96 parking spaces are required for Chuck-E-Cheese. Based on the uses at the Center, there is a surplus of 60 parking spaces at the Annex. Also, the parking study by KLOA concludes that the parking supply within the Annex will be sufficient to meet the parking needs of Chuck-E-Cheese.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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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	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

NO COMMENTS


 Coordinator _____ Date 5/27/15

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