



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 22, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Swaminarayan Gurukul-USA - 6/8/16
- B. Sunset Meadows Safety Netting - 6/8/16

IV. PUBLIC HEARINGS

- A. Carnica Auto Detail - 208 W. University Dr. - PC#16-011
Land Use Variation
- B. A.H. Park District - Sunset Meadows Safety Netting - 700 S. Dwyer
Ave. - PC#16-010 (continued from 6-8-16)
PUD Amendment

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Swaminarayan Gurukul-USA - 6/8/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/8/16

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: SWAMINARAYAN GURUKAL-USA-402 S. ARLINGTON HEIGHTS ROAD;
PC# 16-009; LAND USE 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 8th day of June, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRMAN LORENZINI: I would like to call to order the meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?
(Pledge of allegiance.)

CHAIRMAN LORENZINI: It sounds like we have a full house. Okay, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of minutes. We have three meeting minutes to be approved from May 25th, 2016. Any comments or recommendations?

COMMISSIONER GREEN: I'll make the recommendation.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: The next item tonight, we have two public hearings. For those of you who haven't been to one before, just to let you know how it goes, the presenter or the Petitioner will give a short presentation. Staff will give a Staff presentation. Each Commissioner will ask questions. We'll open it up to the public for questions, and then we'll come back to the Commissioners for final deliberation and recommendation.

So, the first item, the Swaminarayan Gurukul, PC# 16-009, is the Petitioner here?

MS. RADADIA: Yes.

CHAIRMAN LORENZINI: Yes, would you come forward? Anybody who's going to testify or give a presentation, would you all come forward and we'll swear you in? Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Okay, thank you. Let's see, could you please state your name and spell it?

MS. RADADIA: Sure. My name is Mira Radadia, M-i-r-a, the last name is R-a-d-a-d-i-a.

CHAIRMAN LORENZINI: There are five conditions attached to the approval. Do you agree to all those?

MS. RADADIA: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Then could you give a brief presentation of your project?

MS. RADADIA: Sure. The Swaminarayan Gurukul is a non-profit, religious-based organization that owns its temple property as well as a vacant small office on the same property. The organization would like to rent out this property to a commercial tenant and use the proceeds from the lease towards its mortgage obligations as well as other expenses. Currently, the attached property is zoned as a residential building, and we would like to use it for a commercial purpose.

CHAIRMAN LORENZINI: Okay, thank you. Sam, would you like to give the Staff report?

MR. HUBBARD: Yes. So, as you've heard, the subject property is in the R-3 Zoning District, so it is a residential zoning district. It's located on the southwest corner of Grove and Arlington Heights Road. As office uses are not a permitted use or a special use in the R-3 Zoning District, the land use variation is required in this instance.

The Applicant has asked for kind of an open-ended approval to allow an unspecified office tenant. Normally, Staff may take issue with kind of an open-ended approval like that, but in this instance, given the small size of the building on the site which is approximately 1,000 square feet, the impact is really not going to be anything significant. So, Staff is comfortable with the request.

The Applicant has submitted a justification for land use variation approval, and Staff does concur that the necessary criteria for approval have been met. However, since there is no off-street parking located on the site, as you can kind of see in this aerial, a variation is needed to reduce the off-street parking from three spaces to zero for this proposed use. Because the neighboring church and parking lot at least can provide for this parking, Staff is comfortable with the variation as proposed. However, we did ask the Petitioner to survey their parking lot to make sure that it did have capacity to accommodate the additional office uses. During a standard workday, we found that there was only a three percent rate of utilization. So, there is significant capacity in the parking lot to accommodate the proposed use.

That being said, we did recommend certain conditions attached to the approval. You know, one, that the church has to provide this parking on their neighboring parking lot. We also asked that employees of the office be required to park in the church parking lot as this would remove the potential for cars parking along Grove Street which can be a tight intersection when going out to Arlington Heights Road. We also recommended that no medical or dental office be allowed here, the reason being that, again, these types of uses have a higher trip generation than a standard business or professional office which would create the potential for more cars parked along Grove Street and further may tighten an already tight intersection there.

Finally, we also recommended that the land use variation be linked to common ownership of the church site and the subject property. This would prevent a situation where for some reason if they come under separate ownership in the future, that if the future owner did not want to honor this shared parking agreement, then the land use variation will become null and void at that point.

So, that pretty much sums up our perspective on this and we're happy to answer any questions.

CHAIRMAN LORENZINI: Okay, can I have a motion to include the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, you can have a seat now. We'll go to the questions from the Commissioners. Jay, would you like to start this one?

COMMISSIONER CHERWIN: Yes. You know, I was actually at the Plat & Sub. The Petitioner answered a lot of our questions there. I'm comfortable at this point and I have no further questions on it. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I was also at the Plat & Sub and I listened to the Petitioner's request. I have one question that I saw on the Staff report. Right now, this corner property is currently zoned residential?

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: But in the Staff report it says that the Village's Comprehensive Plan designates the future use of the subject property as institutional. So, the office use would be allowed in the institutional for future use under the Comprehensive Plan?

MR. HUBBARD: Correct, yes.

COMMISSIONER SIGALOS: Then with this, if you could explain, what would happen if this corner property is sold? That this variation then becomes null and void?

MR. HUBBARD: Yes.

COMMISSIONER SIGALOS: So, as far as the parking agreement and as far as using the church's parking lot both to the west and to the south?

MR. HUBBARD: Correct, yes. If they were to become under separate ownership, yes, we would recommend that that condition be added so that, you know, if there was any conflict between the two uses and new owners, that the land use variation be null and void.

COMMISSIONER SIGALOS: So, the new owner would then have to come back for a variation again?

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: That's all I have. Thank you.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: My questions are more along the lines, it's

similar, but the building itself, there's no restrictions here if the building were to be added on to or altered in any way? I know that the intent, the proposed intent was in general. But it's a really small building on a much bigger parcel that could be expanded, and there is nothing here that says altering the building would also affect the use.

MR. HUBBARD: Correct. Our code does require that if you're expanding on an existing land use variation or special use permit, that you do have to go back before the Board for approval. So, in that case --

COMMISSIONER DAWSON: Any addition, not just, because I know that usually if you go before commissions, if you're adding on more than 50 percent and there's parameters, but you're saying any addition to the building would require that they come back before us?

MR. HUBBARD: Correct.

COMMISSIONER DAWSON: Okay. No further questions.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: For the Petitioner, if you can step up? I have a few questions, just a little bit more background. How did you arrive at this decision to put this into the market or to try to put it into the market? Were you working with some realtors that suggested that it could be used by a particular tenant?

MS. RADADIA: We had received some inquiries from people, asking about renting that for a commercial purpose. But before that, the reason why we sought this land use variation is because the organization faces some level of hardship in paying off its mortgage obligation as well as sustaining the congregation. The organization was started here two years ago and the congregation hasn't been going at the rate that we expect it to, so donations are not enough to sustain the organization as it stands today. So, that was the reason why we decided to look into renting out the property that's right there.

COMMISSIONER DROST: Yes, and it would generate, based on the Plat & Sub, about \$12,000 to \$15,000, \$18,000 a year. What kind of, dealing with realtors or whoever was doing the marketing, what kind of tenants might be interested in the site?

MS. RADADIA: So far, we have received inquiries from a couple of financial planners as well as I think an attorney. So, we are looking to rent this out to somebody who just mostly deals with paperwork, so financial planners, attorneys, real estate agents, accountants, anything like that.

COMMISSIONER DROST: So, it would be more service-oriented as opposed to selling goods?

MS. RADADIA: Right, not retail.

COMMISSIONER DROST: That would generate retail sales on that side.

MS. RADADIA: Correct, service-oriented.

COMMISSIONER DROST: Service-oriented. Inside, take us on a little tour of this 1,000 square-foot facility.

MS. RADADIA: I don't know if I can give you one.

COMMISSIONER DROST: I've never gotten in there. I've passed it a lot of times. But is there, it's just a --

MS. RADADIA: It's pretty small. I haven't been in there in a while, but there is mostly like empty space and a couple of --

COMMISSIONER DROST: Empty space, reading --
MS. RADADIA: Tables and chairs. Yes, it was a reading room for the church.
COMMISSIONER DROST: I saw the heating and ventilating, it's basically got its own sources of --
MS. RADADIA: Yes. It is a stand-alone building.
COMMISSIONER DROST: Yes, so it's stand-alone and can be self-sufficient. So, there won't be much intrusion is the point to finding a service organization to locate on that.
MS. RADADIA: Right.
COMMISSIONER DROST: That's what I was -- yes?
MR. KHATRI: Do you want me to expand on that?
COMMISSIONER DROST: You can.
CHAIRMAN LORENZINI: Yes, come forward please. I'll have to swear you in. Please raise your right hand.
(Witness sworn.)
CHAIRMAN LORENZINI: Would you please state your name and spell it for the court reporter?
MR. KHATRI: Yes. My name is Malin Khatri, and I'm affiliated with the temple.
CHAIRMAN LORENZINI: Could you spell your last name please?
MR. KHATRI: Last name is Khatri, K-h-a-t-r-i.
CHAIRMAN LORENZINI: Okay, thank you.
MR. KHATRI: For the building there, the building has three rooms.
CHAIRMAN LORENZINI: Would you speak into the mic so we can hear?
MR. KHATRI: Yes. It has three rooms and it has one bathroom. So, before, the church was using it for a reading room.
COMMISSIONER DROST: Yes, right, and I just wanted to get that in the record. Basically, that it was all contained, there's plumbing in there.
MR. KHATRI: Yes.
COMMISSIONER DROST: There's heating and ventilating and air conditioning, and so, basically, whoever moves in there, there would be few intrusions into the neighborhood. It will be seamless.
MR. KHATRI: Yes, correct. It has its own utility with this also.
COMMISSIONER DROST: Okay, thanks. That's all for right now.
CHAIRMAN LORENZINI: Thank you, George. Lynn?
COMMISSIONER JENSEN: Yes. I was at Plat & Sub and they've answered all the questions that we had there. So, I don't have anything further.
CHAIRMAN LORENZINI: Mary Jo?
COMMISSIONER WARSKOW: I don't have anything beyond what's already been asked.
CHAIRMAN LORENZINI: Terry?
COMMISSIONER ENNES: Ms. Radadia? I have a couple of questions. I read in the report that the reading room is a requirement of your religion, to have a reading room there. Will you have this at a different part of the facility?

MR. HUBBARD: That was for the previous owner, the Church of Christ, Scientist. That was their requirement.

COMMISSIONER ENNES: Okay. Then another question. Your religious facility, do you have an exemption for property taxes on the facility?

MS. RADADIA: Yes.

COMMISSIONER ENNES: Do you know that if you lease this for commercial use, you will lose the exemption on that part of the property?

MS. RADADIA: Yes.

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

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I was on Plat & Sub and all my questions were answered.

CHAIRMAN LORENZINI: Okay, I don't have any questions at this point. We'll go to the public. What we'll do is start on the north side of the room, go row-by-row, and then come to the south side and we'll go row by row. So, anybody on the north side of the room, the first row, any questions? Next row? Next row? Anybody on this side of the room, questions?

Okay, how about this side of the room, anybody have questions? Yes, sir, would you come forward please? Would you please state your name and spell it for the court reporter? Speak into the microphone.

QUESTIONS FROM AUDIENCE

MR. FARRELL: My name is Chris Farrell, F-a-r-r-e-l-l. I've owned the property on 431 South Evergreen for 35 years. In fact, I was present at the Commission when permission was given to build the property that we're talking about today.

One of the concerns of the folks in the neighborhood is that this would be a buffer zone between commercial and residential property. So, there were certainly some concerns when, you know, the Commission might decide to zone it otherwise. In particular, that it might become kind of a wedge to further commercial development building. So, I just want to express that as a concern of the neighborhood.

We're very, I think I'm speaking for the neighborhood if I say we're very pleased to have the church occupied again after the Christian Scientists left. We would like to see a higher standard of workmanship in the things that are being done on the property. We have seen some things that were poorly built and poorly structured. In some cases, permission wasn't granted to them for some of the things that they did. That's just expressing a concern in the neighborhood. Thank you.

CHAIRMAN LORENZINI: Thank you. As Sam mentioned, the Village has come up with, there's two issues here, the zoning and the improvements. The Village has come up with a master plan. Going back 100 years or 75 years ago, whatever it was, it was in the Comprehensive Plan how the Village should be laid out. The Village has come up with a Comprehensive Plan and it basically designated certain areas to eventually be commercial and then a buffer zone and then residential.

So, as part of the overall Comprehensive Plan, Sam, this property actually should be what?

MR. HUBBARD: It's classified as institutional and within the Institutional District offices are permitted.

CHAIRMAN LORENZINI: So, that's the long-range plan, for this to be consistent and make sense for the way the Village should be laid out. Now, the other thing, as far as improvements to the property, any improvements to the property should receive a permit and approval. So, if things aren't being done properly, that's certainly an enforcement issue and you can certainly call Sam or the Village. If somebody is doing something without a permit, that certainly can be enforced. So, anything else to add, Sam?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: Was there another question? Yes, ma'am. State your name and spell it please.

MS. LEIPPRANDT: Yes, I'm Kate Leipprandt. It's spelled L-e-i-p-p-r-a-n-d-t. I'm a business owner in Arlington Heights, and I actually looked at the property and was interested in leasing in or purchasing. I know purchasing was not an option at the time, and probably not at this point either. But one of my thoughts as you're setting this up is going into the space, my office currently is very nice, wood floors and wonderful techno-building with wonderful windows. Kind of a garden office, very lovely residential office.

When I go into the space, my first thought was I'd love to update that. Of course as someone leasing, I wouldn't be able to really do that upgrade. The bathroom is kind of like a commercial gas station bathroom. I wouldn't be able to, I have probably five clients a week, but I wouldn't be able to have them go in there feeling good. Also, my clients are in the older age group, and the door opens up within ten feet of Arlington Heights Road and some of them have walkers. So, my thought was I want to, you know, make the space disability-friendly as well and just beautify, do gardens and things like that.

So, I can't do that, but I just wanted that to be taken into account as, you know, if it doesn't get leased and it does become something where it's wanted to be sold, that it's possible for someone like me who has been a business owner for 28 years here and has beautiful space, would be able to do something with that, that both the community as well as the business owner are very happy with. You know, everyone has always enjoyed being around us, we've always had great neighbors and things. So, that was my only thought, is to not negate the possibility of a future for this place. It's a wonderful gentleman that you're working with. So, thank you.

CHAIRMAN LORENZINI: Thank you for your thoughts. Any other comments or questions? If not, we'll close the public portion of this hearing and we'll go back for final questions, deliberations or recommendation. Jay, anything else?

COMMISSIONER CHERWIN: No.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: No, I don't have anything further.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: There's someone --

CHAIRMAN LORENZINI: I'm sorry there, I missed you. My apologies, I only saw two hands go up before. So, we're going to have to reopen the public hearing portion of the meeting. State your name please and spell it.

MS. POPPE: My name is Roberta Poppe, P-o-p-p-e. I live at 435 South Evergreen, Arlington Heights. This facility is very, very small. I like the sound of what the lady had to say that's interested in purchasing it. But there is no way you could get four clients in that room with a new bathroom without increasing the size. So, my question is would this building be allowed to be, if she is given the opportunity, to rehab it? Which I'm sure it would have to be, it's been vacant for three years or five years all together probably. At least two while the church has had it. Would she be allowed to increase the size of the structure or must it stay the same and all she does is remodel the bathroom?

CHAIRMAN LORENZINI: I think we answered that already. Sam?

MS. POPPE: Well, we can't hear very good over here maybe.

MR. HUBBARD: Yes. So, no, if they were to want to expand the space, they would need special permission through the same process that we're going through now to ensure that, you know, it was --

MS. POPPE: Is there enough property there? Because the facility, could she improve it or enhance it? Let's say she purchased it, because it has a sign on, it says for sale. What if it gets purchased? How big could she get on that piece of property?

COMMISSIONER GREEN: Sam, if I could jump in? Maybe I can help answer that question. The property doesn't have any parking on the lot. So, if you were to purchase, if they were to peel off and sell this property, whoever buys it would have to provide onsite parking for whatever sized offices there.

So, the reason we're here tonight is that there is no improvement to the property. They don't want to build a parking lot because they have a parking lot and it's a common owner.

MS. POPPE: Correct, great. We don't want them parking on Grove.

COMMISSIONER GREEN: Yes. What's here tonight is as is with the exception of taking three spots from the church parking lot. But it's their parking lot so that's a working thing.

MS. POPPE: Correct. But my question is if that's approved and then the person goes to purchase it, and then they have to have improvements.

COMMISSIONER GREEN: They need to hire an architect and they'll tell them how big the building would be.

MS. POPPE: I know, I know.

COMMISSIONER GREEN: I am architect, I'm kidding you. Then they would know how many parking spaces are needed.

MS. POPPE: I know. I just want to know how big they would be allowed to make it if it were sold.

CHAIRMAN LORENZINI: Well, I think the point is if they want to add on to the building, they have to come back and go through this process all again. Tonight, we're just approving the use for the building --

MS. POPPE: I know but that's --

COMMISSIONER GREEN: It is zoned institutional, so if they're trying to do something else with the property, you'd have to go through a zoning variation for whatever they would like to do.

MS. POPPE: Hope you're watching it.

CHAIRMAN LORENZINI: Thank you. Okay, is there anybody else? Yes, sir, come forward.

MR. FARRELL: Could you just clarify the difference between --

CHAIRMAN LORENZINI: Could you raise your --

MR. FARRELL: Could you clarify the distinction between institutional and commercial? Because at the beginning of this hearing we heard commercial use, and then we hear that it's zoned for institutional use. I'd just like to clarify why those are being used synonymously when they are obviously different.

CHAIRMAN LORENZINI: I'll ask the Planning Department.

MR. HUBBARD: So, the property is actually zoned residential. We have a Comprehensive Plan that, you know, is a roadmap for how we see the Village developing in the future. The zoning as a residential is what governs someone doing anything now. If they want to change that or if they want to adjust that, we look towards what the Comprehensive Plan says which in this case is institutional, and any change to what the zoning is or the allowances on the property, we'd like to see that conform to the Comprehensive and institutional designation shown on the plan.

MR. FARRELL: Okay, but what's been discussed doesn't seem to be, I mean lawyers, office, or whatever, doesn't appear to be institutional.

MR. HUBBARD: The institutional classification does allow for minor, less intrusive uses like offices.

MR. FARRELL: Okay, right.

MR. HUBBARD: You know, not like retail sales.

MR. FARRELL: Or Taco Bell?

MR. HUBBARD: Not, yes, Taco Bell, not allowed within an institutional.

MR. FARRELL: Okay, thanks for explaining that.

CHAIRMAN LORENZINI: Okay, anybody else? If not, we'll close the public hearing portion and go back. Lynn, I think you were next?

COMMISSIONER JENSEN: No, I don't have anything.

COMMISSIONER DROST: Yes, no.

COMMISSIONER WARSKOW: No questions.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-009, a Land Use Variation to allow "offices: business and professional" on the subject property and a Variation to reduce the off-street parking requirements of Section 11.4-2 from three parking spaces to zero parking spaces.

This approval is subject to the following conditions:

- 1. The Petitioner shall provide the required parking for the subject property within their south and west parking lots.**
- 2. The Land Use Variation is only valid while the subject property and abutting parking areas to the west and south (as shown on Exhibit 1) are under common ownership. Should the subject property and abutting parking areas**

3. **come under separate ownership, the Land Use Variation is no longer valid. All employees of any office tenant on the subject property must park in the parking lot owned by Swaminarayan Gurukul church located to the south and west of the subject property.**
4. **"Offices: medical & dental clinics" shall not be allowed on the subject property.**
5. **The Petitioner shall comply with all applicable federal, state, and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, so this is just advisory. The final decision is with the Board of Trustees. Is there a date this is going to go to the Trustees?

MR. HUBBARD: We're tentatively targeting June 20th but we're working on the scheduling for that meeting. We'll communicate with the Petitioner on that.

CHAIRMAN LORENZINI: Okay. Congratulations, you received a unanimous approval.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:54 p.m.)



Item: Sunset Meadows Safety Netting - 6/8/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 6/8/16

Type

Minutes

PLAN

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

COMMISSION

RE: ARLINGTON HEIGHTS PARK DISTRICT - SUNSET MEADOWS SAFETY NETTING;
PC# 16-010; PUD AMENDMENT

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
8th day of June, 2016, at the hour of 7:54 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: We'll go on to the next public hearing which is the Arlington Heights Park District - Sunset Meadows Safety Netting, PC# 16-010. Is the Petitioner here?

MR. ELMAN: Yes. Good evening.

CHAIRMAN LORENZINI: Raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Just please state your name and spell it for the court reporter.

MR. ELMAN: My name is Scott Elman, E-l-m-a-n. I'm the park designer with the Arlington Heights Park District.

CHAIRMAN LORENZINI: Could you give a brief presentation of your project?

MR. ELMAN: Sure. In conjunction with our main project over at Sunset Meadows Park which is the conversion of two natural grass athletic fields and two synthetic field turf athletic fields, we are proposing to install a protective netting system on the north side that runs parallel to Kirchhoff Road. The protective netting system would be 816 feet long by 20 feet high. The reason for this is with the conversion to synthetic turf, the Park District can actually widen the west field to accommodate a full-size soccer field. So, the orientation of the fields will stay the same, but the usage patterns on that west field in particular will probably change a little bit due to us widening it.

There will be probably games going across the field north-south for the smaller kids. We're talking probably up to second grade. Then there will probably be practice going on up to high school age kids for soccer going in that north-south orientation also.

So, with that in mind, our board of commissioners requested that staff investigate and proceed with the installation of this protective netting system to block any errant balls going on to Kirchhoff Road and try to prevent all that we could. We're not going to prevent all of them but we will catch the majority of those.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ELMAN: Thank you.

CHAIRMAN LORENZINI: Sam, Staff report?

MR. HUBBARD: I really don't have too much to add on this one. I mean this property was originally granted PUD approval in 1987. If you look at the graphic on the screen, the original PUD area is shown in the dashed blue line. So, they are amending the PUD in order to receive zoning approval for the proposed safety netting because the original PUD area shown in blue is much larger than the actual area where this proposed improvement will be located. The mailings went out to anyone within 250 feet of that blue line as opposed to just the smaller area along Kirchhoff Road to the north. But as indicated in the aerial, the property bounded by the red line is going to be the area amended for this, and the dashed yellow line is where the fence will go.

It would be about a 20-foot-tall safety netting on top of the existing decorative six-foot-tall fence along Kirchhoff. They are proposing to add two entrances along Kirchhoff as well in the fence which should increase pedestrian mobility and access to the area. You know, I mean Staff is supportive of this proposal. We think it's going to increase safety and, you know, be a benefit for the community. That's consistent with our Comprehensive Plan as well which is parks in this district.

I just have a final kind of example of how this could look. It's really designed to, you know, the poles will match the existing decorative fence being black. The safety netting will be mostly transparent and you can really see through it. You know, we hope it's really not going to have too much of a negative aesthetic impact. So, that's about it.

CHAIRMAN LORENZINI: Thank you. Motion to approve the Staff report into the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, questions from the Plan Commissioners? Lynn, do you want to start this one?

COMMISSIONER JENSEN: I'll wait until we hear from the public before I ask some questions.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Same thing.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I'll wait, too.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I might as well wait to see what the public has to say.

CHAIRMAN LORENZINI: Jay, anything?

COMMISSIONER CHERWIN: I was just going to ask Mr. Elman, you know, if we look at the netting that's available, I think this picture helps in portraying it a little bit. But is this, you know, can you talk a little bit about your decision in terms of what went into identifying what type of netting is necessary and the aesthetics, but I have to say I'm in full approval of the netting.

MR. ELMAN: The Park District has gone out to bid for this and we already have this contractor set up. This is the netting that was specified. It's a one-and-three-quarter-inch opening meant to catch pretty much everything. There will not be, as of now, there will not be lacrosse played on any of the fields. So, this is done, as was specified, in the instance that while there is no program activity going on at the fields, the fields will be open to the public and we don't know what types of usage will be done on the fields at that point. People may play baseball on the fields or they may throw a lacrosse ball or whatever the term is with lacrosse, they might practice some lacrosse.

COMMISSIONER CHERWIN: Would you mind just showing that to the public?

MR. ELMAN: Sure.

COMMISSIONER CHERWIN: Thank you. That's all for now, Commissioner Lorenzini. Thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I just have a, I'll ask for clarification. Are you

adding a 20-foot-tall safety netting on top of the six-foot?

MR. ELMAN: No.

COMMISSIONER SIGALOS: So, 14.

MR. ELMAN: It will run from the ground to 20 feet high. So, it will be 14 feet above the existing.

COMMISSIONER SIGALOS: Above what's there now. So, the safety netting will go --

MR. ELMAN: It will go on the field side.

COMMISSIONER SIGALOS: On the field side of the existing steel fence.

MR. ELMAN: Correct.

COMMISSIONER SIGALOS: The last question, I don't quite understand, at the new entrances you'll have removable velcro netting?

MR. ELMAN: Yes.

COMMISSIONER SIGALOS: How will that work?

MR. ELMAN: Where the openings are, we will, in the safety netting, the safety netting will be individual panels that will be 20 feet high by 48 feet long. In two of those panels, there will be an opening created that will have a velcro type closing structure to keep the netting closed. But in the instance that a ball would go over the protective netting, the person would have to go all the way around the fence. They could open up that velcro doorway which would be seven feet high by four feet wide and go through the opening of the fence to retrieve the ball and come back through and close it off and make sure everything is secured.

COMMISSIONER SIGALOS: So, that velcro will always keep that netting at the entrances closed except when somebody wants to pass through?

MR. ELMAN: Correct.

COMMISSIONER SIGALOS: What is the, I mean it could be open to the elements 365 days a year. How long will that velcro last? I mean is there a better way of fastening that than velcro?

MR. ELMAN: We're going to try it this way. If it fails, we will come up with another solution to that problem. The manufacturer stated that this netting, since there is no horizontal structure to it, there won't be any snow load associated with it. That's why we're leaving it up permanently, year-round I should say, because we feel that the maintenance, the wear and tear of putting them up, taking them up every season will ultimately --

COMMISSIONER SIGALOS: No, I agree with that. I just thought the velcro exposed to sunlight, it's going to deteriorate pretty quickly and then it's just kind of an unsafe condition there at these couple of new entrances.

MR. ELMAN: We will definitely keep an eye on that.

COMMISSIONER SIGALOS: That's all I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: What other areas in Arlington Heights have similar netting close to a residential area? I'm thinking like Arlington Lakes type of residential area has a netting similar to this?

MR. ELMAN: Arlington Lakes has it, and I believe Nickol Knoll Golf Club has it. Other than that, the parks do not have any protective netting.

COMMISSIONER DAWSON: But there are other examples in Arlington Heights of netting going up along the residential area?

MR. ELMAN: Correct. Just, yes, what I recall --

COMMISSIONER DAWSON: No further questions.

CHAIRMAN LORENZINI: George?

COMMISSIONER GREEN: I'll wait for the audience comments.

CHAIRMAN LORENZINI: Sam, could you put up the site plan again? So, where are these openings going to be?

MR. ELMAN: They're going to be approximately midfield on each of the fields.

CHAIRMAN LORENZINI: So, it's just foot traffic, I guess, not cars.

MR. ELMAN: Correct.

CHAIRMAN LORENZINI: All right, that's the only question I had. Let's open it up to the public and anybody who has questions. Let's start on this side of the room. Yes, ma'am, the first row, please state your name and spell your last name please.

QUESTIONS FROM AUDIENCE

MS. LITRENTA: My name is Mary Litrenta, L-i-t-r-e-n-t-o. I have a couple of questions. First of all, pardon my ignorance. What does the PUD stand for?

CHAIRMAN LORENZINI: Planned unit development.

MS. LITRENTA: Okay, so the fence is only going where the yellow is on Kirchhoff?

CHAIRMAN LORENZINI: The netting? Yes. Is that right, Sam?

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: Yes.

MS. LITRENTA: Okay. So, let me, one second here.

CHAIRMAN LORENZINI: Do you have a plan to show us the fields, field layout?

MS. LITRENTA: Yes, thanks.

CHAIRMAN LORENZINI: So, you have the soccer field on the left and the baseball field, or football field on the right. On the left, this is for the smaller kids, the games may go north and south, so you can have two games going on at the same time.

MS. LITRENTA: Right. I'm very familiar with that piece of land. Are you taking down any more trees and bushes? That's my biggest concern, because you guys wiped out a lot of beautiful stuff over there. So, are you going to be taking down anything else? That's my big concern.

CHAIRMAN LORENZINI: The answer is no?

MR. ELMAN: No.

MS. LITRENTA: Okay, and then will there still be hockey rinks in the wintertime on that land?

MR. ELMAN: That is a good question.

CHAIRMAN LORENZINI: Do you mind coming back up?

MR. ELMAN: Sure.

MS. LITRENTA: Thank you.

MR. ELMAN: I am not sure of that. I can find out for you. I believe they are

still going to go in.

CHAIRMAN LORENZINI: Could you speak in the mic?

MR. ELMAN: I believe they still are going to go in but I am not totally sure about it.

CHAIRMAN LORENZINI: Could you get that answer to Sam? Sam, maybe get back?

MR. ELMAN: Yes.

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Thank you. All right, anything?

MS. LITRENTA: One more, I've got something.

CHAIRMAN LORENZINI: Yes, sure.

MS. LITRENTA: So, I have to leave when I'm going to work left or right on Kirchhoff. Is this going to block any visibility to be able to turn and see traffic coming? I don't think so.

MR. ELMAN: No.

MS. LITRENTA: Okay.

CHAIRMAN LORENZINI: Anybody else on the first row? Yes, ma'am, come forward please. State your name and spell it please.

MS. HOPFER: Mary Hopfer, H-o-p-f-e-r. I guess my main concern, I live on Dwyer. I guess my one question is, is this a needs-based or is this just like a precautionary or like what has been the history of, you know, things happening that we have to put a 20-foot net up?

CHAIRMAN LORENZINI: Why don't you explain how the Park District reached this decision?

MR. ELMAN: This is a precautionary thing. The reason being is because we are on the west field meaning we're changing it, kind of changing the usage there. Before, play used to go east-west.

MS. HOPFER: Right.

MR. ELMAN: Well, now since we're widening the west field, we're going to, it's going to be more of a multi-use field where they will hold practices. So, the bigger kids, the high school age kids might be practicing north-south because they only need about 20 yards for practice. Now, we probably will program that west field for the smaller age children up to second grade, again in that north-south direction. So, we might be able to get two, we might be able to get three fields for that one single field.

MS. HOPFER: Okay, so the yellow dotted line is where the netting will come over off of Kirchhoff, is that correct?

MR. ELMAN: It's vertical.

MS. HOPFER: Right, but it's on the Kirchhoff side?

MR. ELMAN: No -- yes, it's on the Kirchhoff side but it will be installed in between the athletic fields and the ornamental fence.

MS. HOPFER: Okay, so are you keeping that ornamental fence up?

MR. ELMAN: Yes. Yes, what's going to happen is we're going to take some sections off the fence, we're going to remove 18 poles of that ornamental fence and we're going to replace it with the bigger poles for the protective netting system. We're doing that because there is limited space over there and there's actually a cable line that runs through there

also. So, we're going to reuse the pole stall, that will be coming off, make it bigger to support a bigger pole, and we're going to reinstall the bigger poles in the same spot as those smaller pole stall. Then we'll reattach the ornamental fence to those bigger poles and then the protective netting will go on the field side at those bigger poles.

MS. HOPFER: So, then basically they can use, just so I'm following this, they can use the field north and south, is that what we're trying to get at?

MR. ELMAN: Correct, and that is the main reason for installing this, so that when they're playing north-south, if they're going to kick the ball over a six-foot-high fence and cause --

MS. HOPFER: Right, and so do you have a cost to that additional project that you're working on? Do you have that figure?

MR. ELMAN: Yes. It's approximately \$80,000.

MS. HOPFER: \$80,000.

MR. ELMAN: Yes.

MS. HOPFER: Thank you.

CHAIRMAN LORENZINI: Anybody, next, anybody else on this side of the room? Yes, ma'am, come forward please. Spell your last name.

MS. REBSAMEN: Laura Rebsamen, R-e-b-s-a-m-e-n. I live on Francis, so this is my backyard. Two of my comments are you said the high school kids only need 20 yards of practice space. That is incorrect because a penalty kick you get 10 yards, so they need more than 20 yards to practice, number one.

Number two is you're talking about opening up the fence on Kirchhoff there and having children access Kirchhoff Road. Now, if you've ever been to the park on a Saturday when there is football, the place is a madhouse. You can hardly even cross the street safely with a family to go to a football game. Now you're going to open up two areas for kids to be able to exit the fenced area to go out onto Kirchhoff to retrieve a ball?

The speed limit on Kirchhoff is 35. People do not do 35 on Kirchhoff. This is a safety hazard for children getting a ball. It's already hard enough to cross Kirchhoff and Dwyer. Not just on a Saturday, to go out for a walk at night even. Those are my two comments.

CHAIRMAN LORENZINI: Okay, thank you. Yes, sir, come forward please.

MR. REBSAMEN: Hi, my name is Jim Rebsamen, spelled R-e-b-s-a-m-e-n. I live at 1307 West Francis. My backyard will look at this fence. So, I just want to know, you know, it sounds like we're having more games going to be played, right? So, in the past, how many documented vehicle accidents have you had from a ball coming across that fence with Arlington Heights Police? Any? Do we know of any documented? I don't.

So, we're proposing this netting on the north side of the fields to protect people or cars, right? What about the walkers that are walking on the south side of the field? Are they going to get hit by a ball when kids are kicking them? I don't know, it's just speculation.

Also, you know, we have a driving range there. There's no netting for Dwyer or the pedestrians walking there either. Anybody can hit a golf ball and shank it. No protection for them either.

Also, it sounds like we're going to have portable goals, and there is no fence locking these goals together I guess. So, who's going to monitor these goals?

Because if you have a portable goal, that means you have sandbags holding the goal down. There's Zack's Law, the boy who got killed in Vernon Hills when the goal fell on him because it wasn't properly secured. So, if these goals are portable and it could move around, that means anybody can move these goals around and also remove the sandbags that the Park District put, so now we have a problem with portable goals out there. Just a thought.

Also, if the net becomes damage, does that mean the fields are not usable? Because, you know, we have severe weather here, we have storms, we have winters, and the nets get damaged. Are we going to stop playing these fields?

I have one more comment. My wife covered the whole thing, so thanks for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on the north side of the room? Yes, sir, come. Last name?

MR. ANDERSON: Paul Anderson, s-o-n. I also live on Francis Drive, next door to the Rebsamens. I guess a couple of questions I would have is what's the proximity of the field now to the net? How far away are they going to be?

MR. ELMAN: It probably would be, it's approximately 15 to 20 feet from the curb line to the existing ornamental fence.

MR. ANDERSON: From the curb line?

MR. ELMAN: Yes, the curb that edges the field.

MR. ANDERSON: Okay, because if you're running with the bigger kids playing parallel to Kirchhoff, I don't see that that would be as much of an issue with a ball flying onto the road. Small kids, you say second graders, I don't know how many second graders can kick a ball, what is that, ten feet over here from over here? Could they clear that distance? Why haven't we considered maybe just a 10-foot fence instead of going 20?

From your picture you had up there, that fence, even though the netting is invisible, it still has a very strong vertical presence. It's probably quite a ways away from any residential area. Also, you've got quite a bit of landscaping and stuff here as a buffer.

So, just based on like the last issue that was presented to you, you talked about commercial having a buffer between it and residential areas, now that you're building this park as a football or a softball or a soccer complex, how is that actually zoned? Is that now considered commercial with those tall structures and buildings and parking lots? Do we need a buffer between that and all of our residential areas? Could that be provided with a green belt along between the fence and the sidewalk and then possibly consider a lower fence?

So, those would be my proposals. I mean it's a great venue over there. The kids have fun. It's kind of fun to listen to the games going on, watch from my yard. I can see hockey games in the wintertime. The lighting over there isn't that much of an issue with, you know, the big trees. It looks kind of surreal the way it luminesces, you know, the skyline over there, it's kind of pretty. That isn't an issue. It's more of cars parking in the parking lots that leave their headlights on. They will shine over our six-foot fence into the living room. So, some kind of a screening with landscaping would really help or enhance the area.

Being a resident, looking at it everyday, it's going to affect our property values. I've seen netting like this before. It gets ratty. The sun is hard on that stuff, the wind is hard on it, it starts to sag. Once it starts to sag, it is then waving in the breeze and then you lose the translucency of the black fence. You can start to see it. Plus, I've seen a lot of trash that gets collected by something like this. The wind blows around here pretty good and a

Walmart bag will stick right in there and hang on for a long time.

So, those are all the concerns I have. Arlington Heights, we're new to the area. We picked it because it was such a pretty community and it seems like the Park Department is doing a good job of integrating themselves into all the various communities. I'd like to see them continue doing that here because we're not the only ones that drive by here everyday and see this. It's all of our neighbors to the north of us, to the east of us, anybody driving through the area, they're going to see this. It's a pretty park over there that you have already.

So, I wouldn't be opposed to it if we could lower it, put buffer in there of some kind. But if you can't do that, then I would have to say that I don't agree with having a fence back there. That's my two cents worth. Thank you for listening, and if you've got questions just let me know.

CHAIRMAN LORENZINI: Thank you. Anybody else on the north side of the room? Yes, ma'am.

MS. NOWAK: Hello, my name is Joanna Nowak, N-o-w-a-k. I also live there right on Dwyer at Church Creek Condominiums. Again, I don't mind the fence, but I think it will be a problem with visibility as you exit out of Dwyer. There was an accident early this week on Monday, and my kids go to Westgate. I think adding a stop sign would be great because just like the lady mentioned, it's hard crossing Dwyer and Kirchhoff, especially with the hospital being there. There's a lot of people driving and they're hardly ever doing 35. So, traffic safety is my biggest concern. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on the north side of the room? Let's go to the other side of the room. Any comments, questions on this? Yes, ma'am, come forward.

MS. BRANCATO: Rose Brancato, B-r-a-n-c-a-t-o. I just need clarification. My backyard is where the field is. I'm right on Yale, right on the opposite side that faces the field. This long, tall netting, is that going to be around my backyard also?

MR. ELMAN: No.

MS. BRANCATO: Is it going to be where that blue dot is there?

CHAIRMAN LORENZINI: No.

MS. BRANCATO: It's not. It's going to be on Kirchhoff?

MR. ELMAN: Yes.

MS. BRANCATO: And where else? Just Kirchhoff?

MR. ELMAN: Just right along Kirchhoff.

MS. BRANCATO: Just on Kirchhoff, okay. The other thing was about the trees that the lady mentioned. Because I'm right there, I enjoy the park, I've loved it since day one that it's been there. I hope that it would not be removed, any more trees. The Kirchhoff opening to me is hazardous to everyone in the community and the kids that are playing ball. I really would be opposed to that.

The netting, is it going to be nice looking? Is it going to deteriorate and look bad? Our community is beautiful. We're trying to keep it as good as it is now. I would be opposed to it but I guess it would be up to everyone else.

But I'm really against the opening on Kirchhoff. It's the safety for the kids, that's really hazardous for everyone, not only for the kids that are playing ball but the younger kids that are in the park, playing in the park. Being that there's an opening there, they

will be able to, you know, run out of there and that would really be dangerous. Thank you.

CHAIRMAN LORENZINI: Thank you. Okay, anybody else? Comments, questions, concerns? Yes, sir.

MR. MAREK: Good evening. My name is Bob Marek, M-a-r-e-k. I live at 610 South Yale. I understand that there is this potential problem with the balls going on to Kirchhoff Avenue. What I guess I'm a little bit, what I wanted to hear more about is the remedy for this problem, and the remedy is a permanent 20-foot fence.

I was able to do some quick Internet research and find out that there are other types of fence available which would not be permanent fence in there. It would be, you know, temporary and generally retractable so that during these seasons when the fields aren't being used, the guys would come out just as they come out and put in the gold posts, put on the padding for everything, do the lines, they would put on those extension poles to get it up to the desired height, and then with a cranking system be able to raise the netting. Then when the, you know, when the football season ends, you know, end of October, you can take it down. When the springtime comes again and soccer starts up, you know, the crew goes out there and raises it up again.

Again, according to what I was reading on the Internet, it suggested that these other alternatives are less costly because, you know, less use. I've heard various other people speak about the effects and impact of weather on the durability of this netting and that there would be cost savings there, you know, extending the life.

Also, to the extent that you are talking about that these fields, again where there is going to be a problem of the balls, when you're turning it from the parallel fields to perpendicular ones, you would only need to put up the fencing for that stretch of Kirchhoff Road. At the moment, you're talking about putting up a monstrosity that runs 900 feet long, 20 feet high, in order to deal with a problem that might only be, you know, 100 feet away. Again, as various people have talked about the height, I haven't heard anything as to what sort of, you know, what consideration was given to the heights. If it's temporary, the 20 feet might work. But again, if these are just the little kids, as pointed out, how are the little tykes going to get the ball up over 20 feet, you know, from 40 feet out?

So, I just would like to know if anybody else on the board is concerned about what alternatives are there to the proposed, you know, deviation, and that I haven't heard. Those are my comments. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, ma'am.

MS. HARRIS: My name is Linda Harris, H-a-r-r-i-s. I actually live on the Orchard Place side of this, but I did go to the hearings when they first started doing nature developments for this park, when they put in the playground and put the fields and everything. One of the considerations at that time was whether there should be an opening on Kirchhoff, to be able to get out and retrieve balls or whatever. I think it was almost a unanimous thought that it was more dangerous to have an opening out onto Kirchhoff than, you know, making it easy to get the balls.

I still think that that's a big problem. I think, and this velcro thing, it seems like it's a lot easier to get out there, kids of all sizes and ages and other people that could be getting through there, you know. Yes, walking around to get the ball on the other side of the fence, sorry about that, and if you've got a 20-foot netting up there, I guess you can't throw it

back if you had somebody stationed out there. But I still think it's a bad idea to have those openings. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this? Okay, if not, we'll close the public portion of this hearing and go back to the Commissioners for final questions and deliberations. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes. There's quite a few questions that have been raised and maybe we could get answers to some of them. A number of the issues went to alternatives that you have considered for the 20-foot net. Would ten-foot netting do it? There's issues relating to the orientation of the fields. What would it mean if you set the orientation the other way where it's parallel to Kirchhoff? You might lose a field or so, but you may not need to put the netting up. There were some issues raised around landscaping and maintenance.

So, I was wondering if you could speak to those issues that were raised by the public.

MR. ELMAN: We have not with the alternatives. We were directed to look at protective safety netting and that's where Staff took it. I'm sorry, the second issue?

COMMISSIONER JENSEN: There were questions around the orientation of the fields.

MR. ELMAN: The orientation, that could be, I believe that could be adjusted. The main portion of that north to south play is going to be, as I said, up to second grade age kids. As far as the high school kids, the practice, you know, I'm sure that could be adjusted. I will talk, I will discuss this issue with our recreations staff and clarify these issues with them and see if an alternative can be considered for this. Again, those high school kids would be only practicing and there are no lines. If there were lines for the games, it would be temporary lines painted onto the field. So, there won't be any kind of indication that there would be a north-south orientation to the field.

COMMISSIONER JENSEN: So, if you were able to change the orientation to run parallel to Kirchhoff, it seems you might be able to consider a shorter fence, maybe not 20 feet but ten feet?

MR. ELMAN: I will bring that up.

COMMISSIONER JENSEN: You had the issue raised, and since you haven't looked at alternatives, it might behoove you to do that, to look at is a retractable --

MR. ELMAN: We did look at retractable.

COMMISSIONER JENSEN: I'm not talking about after every game, I'm talking seasonal.

MR. ELMAN: Right, seasonal, and it was the opinion of the manufacturer that the permanent installation would save wear and tear on their product. So, we went with a permanent installation.

COMMISSIONER JENSEN: Around maintenance of this fence then, what kind of maintenance program do you have?

MR. ELMAN: The Park District maintains all their amenities and all their parks constantly. We will, this will be the main site for athletic field play, soccer and football. We will be maintaining this site.

COMMISSIONER JENSEN: I guess the last issue I will raise at this point is, is there a landscaping option that with the fields running parallel rather than perpendicular to Kirchhoff, that might obviate the need for a net at all?

MR. ELMAN: No. Between the ornamental fence and the sidewalk, there's approximately a foot to 18 inches of grass. On the other side of the sidewalk is public right-of-way. So, we have no jurisdiction into the --

COMMISSIONER JENSEN: At this time, that's all I have.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I don't really have any questions. Just to let you know, I do have concerns as well. I can appreciate the aesthetic impact on the neighborhood, and I can also appreciate the concerns of leaving those openings with only velcro. You have no assurance that somebody is going to close it back up again once they have come through. Then you have young kids who come use the park and they can get through that easily. So, I would like to see you go back and think some more through this plan.

MR. ELMAN: I don't think that issue would, what I'm trying to say is I don't think that would be an issue, the openings in the fence. That is something that we looked at and thought it would be a good idea. But I don't know if that's concrete.

COMMISSIONER WARSKOW: Because concurrently, if somebody does put it over the current six-foot fence, they've got to go around anyways.

MR. ELMAN: They go all the way around, yes, yes.

COMMISSIONER WARSKOW: So, those are my comments.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: My biggest concern is the opening of the fence. I think the neighbors have brought up some great points. I think Lynn enumerated them very well and comprehensively. I would be open to the idea of, if we vote on this and we approve it, that we make those requirements that you address those before the Village Board as to what the options are, what the alternatives are. But I do really appreciate the concern for the safety that would be raised by opening. You know, I liked it when you first said it because I know how, what a pain it is to walk around these fences, but with young kids here, I'd hate to have an opening that just had the velcro. So, that's all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: In the Plat & Sub, I'm the individual who brought up the concerns of the aesthetics of this and the concern that you contact the neighbors and talk to them about what this is going to look like. I asked you to bring pictures here and you have. After seeing what a 20-foot fence looks like, I can honestly say I am not in favor of the aesthetics of this 20-foot fence. I would not want to live across the street and look at that year-round.

CHAIRMAN LORENZINI: Thank you, Bruce. Jay?

COMMISSIONER CHERWIN: Yes, and again I echo the comments about, you know, public concerns, particularly over the safety. Mr. Elman, I wonder, are there alternatives that, you know, we talk about velcro netting, are there alternatives to perhaps keep a more structured gate with an adult level lock on it? So that you have, you know, an adult or older kids maybe access from the inside out, locked up here so you don't have the issue of little kids, you don't have people coming in through that. What do you think about that?

MR. ELMAN: There are always alternatives.

COMMISSIONER CHERWIN: Okay, so maybe that's a middle ground if we can get to it.

MR. ELMAN: Yes.

COMMISSIONER CHERWIN: Yes, there was some talk about the parallel fields, north-south versus east-west. Having a lot of children playing club soccer at many facilities all over Northern Illinois, I've seen a lot of games, and I would actually submit that you will have more balls potentially from the east-west because of the level and the scale and the size of the kids that are playing soccer. At least as many coming over the fence from an east-west game that's a U15 game or above. I mean they go launch the balls in the backyard in some cases. So, I've seen it.

So, with that, I don't think the east-west versus north-south orientation is going to make a difference. You know, we do have a lot of kids and recreational league soccer and travel soccer. I know the Arlington Aces are planning on making a lot of use out of this field for all age levels. So, I think the investment that the Village's Park District is putting into these fields is significant to where they will want to utilize these as much as possible in all orientations. I think that was, as they invested in these fields, that was part of their plan. So, it may be challenging to limit the orientation of these fields, and the size constraint has something to do with it as well. So, I think that will probably be a concern.

You know, I know there were some concerns about a ten-foot fence as maybe an alternative. Again, just from my experience in watching soccer pretty much nightly over the last many years, I don't think that will, you'll still see a lot of balls in the street with a ten-foot fence.

One question I was going to ask, Mr. Elman, is we've been talking a lot of about the westerly field as the main full size soccer field which will give you the large scale games and then several smaller scale fields. The easterly field is going to be striped for a football. Is it also going to be striped as a soccer field? Or is it just going to be used sort of randomly, you'll set up cones, it's not going to be --

MR. ELMAN: Yes. Yes.

COMMISSIONER CHERWIN: All right. Then we talked a little bit about aesthetics. I think if you're going to have a soccer field here, this netting is essential. I don't think, you know, these fields are going to be playable or you're going to have balls going into traffic constantly, so I think if we're going to have these fields this netting is essential.

Is there, you mentioned before about public right-of-way, with potential landscaping buffer. Is that an alternative? If folks are concerned about looking out their backyards into this netting, is there any potential to work with the Village on perhaps a landscaping plan to help ameliorate some of those concerns?

MR. ELMAN: We always work with the Village. We would love to work with the Village on that and we could work with the Village on that definitely.

COMMISSIONER CHERWIN: That's all. Thank you, Mr. Chair.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Can you just clarify? The existing six-foot high metal fences there now, does that have any entrance openings there?

MR. ELMAN: No, not public. It has a gate that's a maintenance gate. It's a 20-foot wide gate that is locked at all times.

COMMISSIONER SIGALOS: But if a football goes over that six-foot fence, so they should walk all the way around?

MR. ELMAN: Exactly.

COMMISSIONER SIGALOS: If they have to do that, the likelihood of a ball

going over a 20-foot fence is minimal. So, I don't see the need for entrance openings in there at all.

I would also chime in with Commissioner Cherwin, to see some kind of trees or something maybe planted in the public right-of-way if that could be worked out with the Village to hide these posts and this netting. When I see these photos, you know, I wouldn't like to live across the street from that.

The other question I have is it sounded like you did not explore some type of retractable netting?

MR. ELMAN: We did. We did explore that.

COMMISSIONER SIGALOS: Okay, but the manufacturer didn't like the idea. Well, with say Soldiers Field when the Bears or the Packers or whoever are going to take a field goal, then up comes the nothing. Once that's done, then they retract the netting. So, maybe something like that could be done during the soccer season or I don't know, to kind of minimize this in conjunction with some landscaping. I mean just what I'm seeing proposed here, I'm not really in favor of it.

COMMISSIONER CHERWIN: Could I just, so I think that the seasons of these fields would be most likely early March when soccer starts. I know the Aces start their practices then and run until maybe early November.

MR. ELMAN: Correct.

COMMISSIONER CHERWIN: So, you're talking about the middle of, four months or so when the fields would be in official use by the clubs. So, it would be, you know, otherwise you're talking eight months of the year when they're not in official use, not to speak of things like hockey or official games or anything like that.

COMMISSIONER SIGALOS: I'm just not convinced that a lot of research was done prior to coming here with this solution, and I'm hearing that you're already taking bids on this for the safety netting. I mean I'm all for safety and protecting children from running off to the street to retrieve a ball or what have you, but I'm not sure if there's not other alternatives. That's all I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: So, along with some of the comments that were made, the thing that was really, that I'm trying to figure out is why is there no netting along the west? Because, is the reason for the netting, my kids don't play soccer so I have really very little experience with soccer, but they play football. We've been on this field a bunch of times. Is the reason for the need of the netting because you're now adding soccer? I mean because football, I don't really see that there is any incidents with the footballs being thrown over.

MR. ELMAN: Yes. Yes.

COMMISSIONER DAWSON: So, it's the soccer, and so, you know, I'm aware of soccer, so I can see the need for it. But it would seem to me though along the west, although I can't, those who live there are probably thinking shut up right now, but you know, that would seem to me to be an area that would need it as well.

MR. ELMAN: There's a considerable buffer along the west side.

COMMISSIONER DAWSON: Is there?

MR. ELMAN: There's, I'm sorry, there's landscaping that runs most of the way along that west side.

COMMISSIONER DAWSON: So, there's kind of enough of a, so I guess

what I was trying to think through my head is, is what we're trying to stop from happening car accidents?

MR. ELMAN: Yes.

COMMISSIONER DAWSON: Because in my mind, I would not want to wait until after there's been horrific car accidents and people have died to put something safe. So, I understand what some people are saying here, but the Village in my opinion typically, they're not doing it here, but typically wait for horrible things to happen before we put up safety. If we're going to be playing soccer here, I would be in favor of putting a fence because the idea, I mean I travel that road a lot. I've got kids in my car when I travel on that road. There's games going on, and if a ball comes in and hits my car and I get into a huge car accident with my children and I was on this board and we said no fence, I don't know, I would have a hard time living with myself.

But I don't see how we don't, other than saying, I don't know that we can, other than telling you you can't have soccer here, I don't see how we can't put a fence there because the risk in my opinion is entirely too great for some sort of horrific car accident.

The other I guess benefit that I have that maybe the other Commissioners don't have is that I grew up at Arlington Heights Golf Course, and I lived there before there was a fence, or before there was a net and after there was a net. Yes, I was a kid so I really wasn't one of the neighbors that were complaining about the fences, but after the fence went up no one even saw it anymore. I mean you get used to it. It didn't, in my mind from what I can tell, it's a similar net.

Yes, no one wanted the change, but then once the net went up, you stop seeing it after a while. That net is literally in everyone's backyard. There is no road across the street and there is no six-foot fence blocking off the view. I mean literally the net went off in everyone's backyard, and so your backyard, you used to look out in this gorgeous golf course and now you look out on this net. But after a while, no one even cared. It didn't hurt property values, it didn't affect anything. In fact, some people liked it because their windows stopped getting knocked out with golf balls.

So, in my opinion, because I have the experience of living somewhere that had a net similar to this, the net doesn't bother me. But to think that we could have a horrific car accident really scares me. So, I would like to know that maybe some more thought went into alternatives, if you could find, I mean I'm not opposed to finding a solution that is more palatable to everybody. But I have to vote in favor for some sort of net unless I can stop you from putting soccer there.

But I know Arlington Heights is in demand and in need for fields. I mean we're short on fields, and I have little kids that want to play games, you know, and there's not enough space. My kids can't get into some of the, they can't sign up because they get full because there aren't enough places to go play. So, I don't know, I guess that was my little soapbox speech. But I'm in favor of the netting. I would just say if it goes forward, between now and the Board, I would like to see more research went into what alternatives might be available.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, I thought we were done talking about 20-foot fences with the end of the presidential primary cycle.

COMMISSIONER GREEN: Just started really.

COMMISSIONER DROST: Yes, well, maybe we can finish this here. But

I'm in favor of really the thoughtful remarks of Mr. Marek and to really look at some alternatives. Sue had some nice comments there, too, taking some more study and make it aesthetically pleasing. I've passed on several locations, Northbrook is one where they've got these really high fences and they don't look really good. So, you have to sort of just balance public safety versus convenience of the community and really the neighborhood and the property values.

I think personally, and maybe Commissioner Ennes can speak to this point, how that could impact property values. But again, I think you've got to go back to the drawing board and you've got to find some ways to compromise this.

CHAIRMAN LORENZINI: Commissioner Ennes, as our resident tax guy, what's your opinion on it?

COMMISSIONER ENNES: You know, when I saw the picture of the fence, I really don't think I'd want that out my backdoor. But on the other hand, I've been at the golf courses in town that have it, and if I lived along the golf course I'd want that fence there so that my balls didn't hit the windows.

I think from a safety standpoint, keeping the balls out of the street is an important thing. That's just the result of having the park there. I really don't know if it would affect the property values that much. When you have parks, you have facilities like this, you have fences like this. It would be nice if we could do some kind of landscaped screening in that green space along Kirchhoff. I think that would help mitigate some of the damage.

MR. ELMAN: Like I said, the Park District would be more than happy to work with the Village on that.

COMMISSIONER ENNES: I think our issue has to be are we going to ask the Park District to come back with some alternatives to us? Or are we going to recommend in whatever position we think?

COMMISSIONER DROST: I think there should be, you know, some more input on part of the citizens here.

CHAIRMAN LORENZINI: Let me make a couple of comments. Right now, the two fields there are two football fields?

MR. ELMAN: Correct.

CHAIRMAN LORENZINI: So, it's the soccer field being added that's really --

MR. ELMAN: They are currently two football fields. I believe they are used for soccer also. The goals are a combination. The goalposts that are there currently, or were there were a combination football/soccer goal. So, they could be used --

CHAIRMAN LORENZINI: Okay. Sam, did the Engineering Department traffic guys say anything about putting up fences?

MR. HUBBARD: They didn't have comments. I would say that our Public Works Division is fairly picky about what type of plantings go in the right-of-way. So, you know, we can certainly examine that alternative, but I'm not sure I would rely on that to be something that's going to provide a really strong screen. I think if anything, you know, we could work on some low-lying shrubs. But certainly large trees that are really going to screen this, I'd be surprised if, you know, given the proximity to Kirchhoff --

CHAIRMAN LORENZINI: No, no, no. My question was more if you put pedestrian gates in the fence at midpoints, is there any concern from the traffic standpoint about pedestrians crossing the street?

MR. HUBBARD: No.

CHAIRMAN LORENZINI: The other concern I had that I didn't hear is when you do put these fences up, I can see people stopping in the middle of Kirchhoff dropping their kids off. This could be a dangerous thing. So, I definitely think putting the gates in is not a good idea.

But the netting on the sketch, this one sketch here, it shows the netting just coming down to the top of the fence. Why would you need the velcro opening then?

MR. ELMAN: No, no. That was, there is a note on there that states, that says that the netting does go all the way down to the ground.

CHAIRMAN LORENZINI: Okay, you're right, it is. Okay, and you know, I think it's a great looking park. I drive there as a citizen. It's really nice looking. I just think this netting is just not going to look good. If I live nearby, I certainly wouldn't want to look at it as some of the other Commissioners have said. Those are my opinions right now. So, any other comments?

COMMISSIONER JENSEN: Yes, a question.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: A question. How do you envision these gates working? Do you see kids going out on the street to retrieve the balls? Or how do you see this?

MR. ELMAN: I hope it wouldn't be kids.

COMMISSIONER JENSEN: But how would we guard against that? Say the ball goes over and all of a sudden they go where the gates are?

MR. ELMAN: We will have some limited staff there when there are programs going on, but not at all times. So, basically, I guess anybody could use them.

COMMISSIONER JENSEN: Well, I think that nobody can be opposed to safety of the kids and traffic and so forth. Of course, the aesthetics are very important. I think Commissioner Drost may have said it best, it doesn't seem to me and maybe for others that you have struck the right balance yet. I think I for one would like to see this come back to the Plan Commission. We'll see what my fellow Commissioners say.

COMMISSIONER WARSKOW: I have a question. What's the timing of any new programs going on that would really be an impetus for having the taller fences? Do you have soccer programs at the high school level right now going on?

MR. ELMAN: At the park currently?

COMMISSIONER WARSKOW: Yes.

MR. ELMAN: I do not believe so. But I can't tell you because I'm not on the recreation side.

COMMISSIONER WARSKOW: Okay, so that would be my question. When we have a concern of let's do something right now to prevent a major car accident on Kirchhoff, I'm all for that. But if there is not the need right now, let's go back and figure out a better plan.

MR. ELMAN: Once the park is reopened, there will be a need.

COMMISSIONER WARSKOW: When is that?

MR. ELMAN: I think they are looking at the beginning of August.

COMMISSIONER WARSKOW: Beginning of August, okay.

COMMISSIONER DAWSON: It sounds like we have some time. The beginning of August is --

MR. ELMAN: Well, it's quickly approaching.

COMMISSIONER DAWSON: I know, but we have another meeting in two weeks.

COMMISSIONER SIGALOS: Right now we're faced with making a decision based on safety or aesthetics, and safety has got to trump aesthetics, but there's going to be at least common ground.

COMMISSIONER GREEN: I have another question, if I can jump in, John. How long has this park been in operation with these two football fields?

MR. ELMAN: We installed these football fields in 2007.

COMMISSIONER GREEN: Okay, so they've been there almost 10 years.

MR. ELMAN: Yes.

COMMISSIONER GREEN: The fact that you're changing the use of the fields is what's bringing the netting up. Has there been any accidents or any mishaps on Kirchhoff Road over the past ten years?

MR. HUBBARD: The Arlington Heights Police Department did take a look at this application, and they said that traffic accidents at this particular location are not a problem.

COMMISSIONER GREEN: Okay, so it's because you're changing the use of the field that obviously this netting you feel is going to be a problem. So, in the past it hasn't been a problem, and in the past ten years we haven't had an aesthetic problem here because there's no netting.

MR. ELMAN: But we also haven't had a full-sized soccer field at the site.

COMMISSIONER GREEN: Well, what I'm saying is that you're introducing something new to the park here, the use of it, and that's creating the problem that poses aesthetics versus safety. I for one am very much in favor of safety, okay, but I'm not necessarily willing to throw it away to have this net there. So, maybe the soccer needs to find a new home or a new orientation or something. So, what I'm trying to get at here is the situation, you are creating the situation that calls for a net and you're creating the situation that's calling the anxiety to the people who live across the street. So, what I'm saying is maybe the solution here is move the soccer to another location or something.

I understand that there's a lot of, you know, younger people here that their kids use them. My kids when they were young, they used all the park facilities and it was a great thing. So, I understand where you're coming from currently, but I just have a real problem with a 20-foot net for the neighbors across the street.

CHAIRMAN LORENZINI: Can I just take a quick poll with the Commissioners? If you want to participate, fine if not. Three questions, do you want a 20-foot, do you want no fence, or do you want something in the middle? So, can I just ask --

COMMISSIONER DAWSON: When you say something in the middle, I don't know if that's appropriate. I think talking about retractable and alternative options, it might still be the same height, but alternative options. I mean I think this picture is doing everyone into service because they don't all look like this.

COMMISSIONER JENSEN: Chairman Lorenzini --

MR. ELMAN: That picture --

COMMISSIONER GREEN: But a retractable option still has permanent poles.

MR. ELMAN: May I say that picture, I couldn't find an application that is similar. This was the closest I could find on the Internet. Our poles are going to be much wider apart. They're going to be 48 feet apart. This appears to be 16 feet at the most apart.

COMMISSIONER JENSEN: Chairman Lorenzini, I think the real issue is then they probably need to go back and consider an array of alternatives that balance the safety and the aesthetics. It could be what Commissioner Green said where we find a different location for the field that's causing the issue, I don't know if that's possible or not, or that we just work through the landscaping and the variety of other issues that's been raised by the public. But I think they really haven't struck the balance, they might want to do that.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER SIGALOS: Can I ask, if the poles are going to be, is it 48 feet apart?

MR. ELMAN: Yes.

COMMISSIONER SIGALOS: So, could something be worked out with the Village with that right-of-way that a tree be planted there every 48 feet to hide these poles? Now all you're looking at is this black netting which is maybe not as bad as these 20-foot-tall black poles. Again, I'm just bringing that up as a possible compromise.

MR. HUBBARD: I think we can work with our Public Works Department. My experience to date is that they are quite restrictive, especially with the large trees along high speed traffic roads because they could be --

COMMISSIONER SIGALOS: 20 feet high is not a very large tree. I mean that's not --

COMMISSIONER DAWSON: I think if you don't know, he's not going to answer that question.

COMMISSIONER SIGALOS: I understand, I'm just throwing it out as a compromise to try to bridge the aesthetics with the safety issue.

COMMISSIONER DAWSON: It seems to me, and I don't know if everyone is in agreement, that we all would prefer that this be looked into some more, and you come back. I don't know if everyone is in agreement with that, but there's a lot of alternatives, a lot of options. I don't feel that they were maybe thoroughly investigated. So, if we could get you on the next agenda, and I would also like to add on to what Lynn said, the need for the use, right? I mean I don't, you know, Commissioner Green, I didn't mean to imply that I think we have to have a soccer field there at all, I'm just saying that I can understand the plight of the Park District because I know that they're limited in there.

So, I think to come back with alternatives after talking and seeing if you could put plantings there, what's the option, and then also, you know, understanding the need for having to have this soccer field here. Because it is a little late, no one came and asked us before you guys decided to do the use, right? I don't believe that anyone did.

The public commentary is closed, sorry.

MS. REBSAMEN: Can I ask a question?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: Well, not at this point, I'm sorry.

MS. REBSAMEN: They opened the questioning for the church.

COMMISSIONER DAWSON: That was an error. That was, anyway, I understand that you're under a time frame, but we really need more information I think. I mean

unless you're happy with it going forward, we can go forward. We can say no and you can go forward without, it doesn't matter. If you'd rather have that, we can --

MR. ELMAN: Well, no. No, I would like to work with the Village, I'd like to work with the residents and everybody to make a compromise solution. I just want a clarification on what kind of alternative systems. I don't know of any alternatives.

COMMISSIONER DAWSON: I have no idea.

CHAIRMAN LORENZINI: Well, one thing I'd like to see is we've had other people come in and showing us views of what it would look like. So, maybe a view from somebody's backyard of what a 20-foot fence would look like versus 15 or a 10. I'd like to see something like that. Maybe some type of landscaping that could be done.

COMMISSIONER DAWSON: This picture really, I don't think is fair. It's doing you a disservice. It looks horrible and I don't think it will look that bad. I don't think it's going to be beautiful but --

COMMISSIONER JENSEN: Mr. Elman --

MR. ELMAN: We will create, yes, we will do a drawing. We have the capabilities of doing a three-dimensional drawing, so we could, sorry, we will create a drawing that will be somewhat, hopefully realistic to show the board what it will look like from various locations within the park and outside.

COMMISSIONER JENSEN: Mr. Elman, I think you have one, you know, one macro alternative proposal you need to explore is do we need to place the soccer field here or are there other places. That's one level, and we'd like to take a look at that or some of us would. The other issue then is you have a whole bunch of things that have been raised by the public and by the Commissioners that you ought to explore. Is there a different way to lay this out? You've got a lot of safety issues around the gates that you want to put into the fence.

So, there are a lot of issues, if you decide to keep, if you think it's the only place you can have those soccer fields, you need to resolve and strike a balance. So, those are the alternatives you need to come back with, a proposal that says, hey, we balanced these a little better.

CHAIRMAN LORENZINI: Is there anything else any of the Commissioners would like to say?

COMMISSIONER ENNES: I have one, just for clarification. From the cement curb at Kirchhoff to the netting fence, how much green space is there now? There's a sidewalk in there I believe?

MR. ELMAN: Correct. There is a five-foot-wide public sidewalk, and I believe the right-of-way is 20 feet from the street curb to the --

COMMISSIONER ENNES: From the curb to the sidewalk?

MR. ELMAN: To the north side of the sidewalk.

COMMISSIONER GREEN: So, basically, what you're saying, the fence is on your property?

MR. ELMAN: Yes, the fence is on our property.

COMMISSIONER GREEN: Okay, the fence is on their property line. When you get outside the fence, you're in right-of-way, because it's a public sidewalk and usually it's a foot. You usually hold the sidewalk away from the property line 12 inches, one foot. Everything from the fence out --

COMMISSIONER ENNES: But is there a possibility of putting landscaping

in the right-of-way?

MR. HUBBARD: We'd have to explore that with our Public Works Division.

COMMISSIONER GREEN: Sam, I'm going to throw out, is it a city right-of-way or is it a state or a county? I mean Kirchhoff Road, is it an Arlington Heights street?

MR. HUBBARD: I don't know whose jurisdiction it's under.

COMMISSIONER GREEN: Because that's who the right-of-way belongs to.

COMMISSIONER ENNES: Okay, so they have to take --

COMMISSIONER GREEN: Yes.

COMMISSIONER CHERWIN: I would also add, it may be worth looking at both sides of the right-of-way because I think either side, the north and the south of Kirchhoff could achieve the same purpose if we're looking at, as long as we're looking at screening. It's an alternative.

One final question I have is the sequencing of your construction schedule, do you have to put the fence up before you lay the fields?

MR. ELMAN: No.

COMMISSIONER CHERWIN: You don't, okay. So, you can access from the north side basically, because you can't access over those fields once they're in, correct?

MR. ELMAN: Correct.

COMMISSIONER CHERWIN: So, I guess back to the original question. These fields can go in with or without the fence, they're already permitted to go in. So, the only question would be when they're being used for soccer are balls going over the fence then.

MR. ELMAN: Correct.

CHAIRMAN LORENZINI: So, it looks like this is going to eventually come back to us. So, if anybody from the public has any other comments or concerns, you can always give them to Sam and he'll give them to us.

So, what do we need at this point? A motion to disapprove?

Continue?

COMMISSIONER JENSEN: Do we continue or disapprove?

COMMISSIONER WARSKOW: Continue.

MR. HUBBARD: You can do both, you could do either.

CHAIRMAN LORENZINI: Do we have a motion to do one or the other?

COMMISSIONER GREEN: I think a continuation would serve them better. They don't have to start the process over again.

COMMISSIONER DAWSON: They wouldn't have to, if we turned it down, they could still go to the Village with all of the comments that we said.

COMMISSIONER GREEN: Right, they can go to the Village.

COMMISSIONER DAWSON: They could be ready at the Village with all of the items that we talked about. But if we continue it, they have to come back here.

CHAIRMAN LORENZINI: I'd rather continue it.

COMMISSIONER DAWSON: I don't disagree, but if he's on a construction deadline, it affords them the ability to go take the risk of not getting an approval and going to the Village having heard all of our comments now, he won't be forced to come back here and then go to the Village. That's all. So, I'm open to either. I'd prefer you come back here.

COMMISSIONER DROST: I think a denial is the most efficient.

COMMISSIONER DAWSON: Right.

COMMISSIONER ENNES: Mr. Elman, do you have a preference?

MR. ELMAN: I would prefer to come back to you.

COMMISSIONER DAWSON: Okay. So, **I'll make a motion to continue.**

I don't really know how to phrase it, but I'm making a motion to continue until the next --

MR. HUBBARD: Our next regular meeting is June 22nd. So, that gives us about five business days to come to a resolution on some of these issues. So, if that's enough time, then the 22nd could be --

CHAIRMAN LORENZINI: 22nd, that's ten business days, right?

COMMISSIONER DAWSON: No, to have enough time to try --

MR. HUBBARD: Right, I mean it's, you know, from the --

COMMISSIONER DAWSON: If you don't, then there's another meeting two weeks later. So, if you don't have enough time --

MR. ELMAN: We'll be back.

COMMISSIONER DAWSON: Okay.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Who was the second?

CHAIRMAN LORENZINI: Lynn.

MR. HUBBARD: All right. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, I'll see you hopefully in a couple of weeks.

MR. ELMAN: Thank you.

COMMISSIONER DAWSON: Wait, no, there's a comment.

CHAIRMAN LORENZINI: There's a comment?

COMMISSIONER CHERWIN: I just said with comment. I just wanted it for the record, I would support the petition as submitted with the condition on not providing a safety access through the Kirchhoff Road fencing.

CHAIRMAN LORENZINI: Any other comments? All right, if not, then we're

done with this public hearing. Any other business? Motion to adjourn?

COMMISSIONER GREEN: I'll make the motion.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. We're adjourned.

(Whereupon, the public hearing on the above-mentioned petition
was adjourned at 9:06 p.m.)

DRAFT

24

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, JR., depose and say
that I am a direct record 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.

RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC



Item: Carnica Auto Detail - 208 W. University Dr. - PC#16-011

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a "Motor Vehicle Repair, Major" use within the M-1 District.

Variations Identified

Chapter 28, Section 6.12-1(3) to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer.

Recommendation

The Staff Development Committee reviewed the proposed request and supports the Land Use Variation, subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
Plat & Sub Minutes	Minutes
Site Plan	Exhibits
Plat of Survey	Exhibits
Parking Survey	Exhibits
Justification	Correspondence
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Letters of Support	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 22, 2016
Date Prepared: June 17, 2016
Project Title: Carnica Auto Painting
Address: 208 W. University Dr.

BACKGROUND INFORMATION

Petitioner: Jason Hiselman
Address: 1575 E. Oakton St.
 Des Plaines, IL 60018

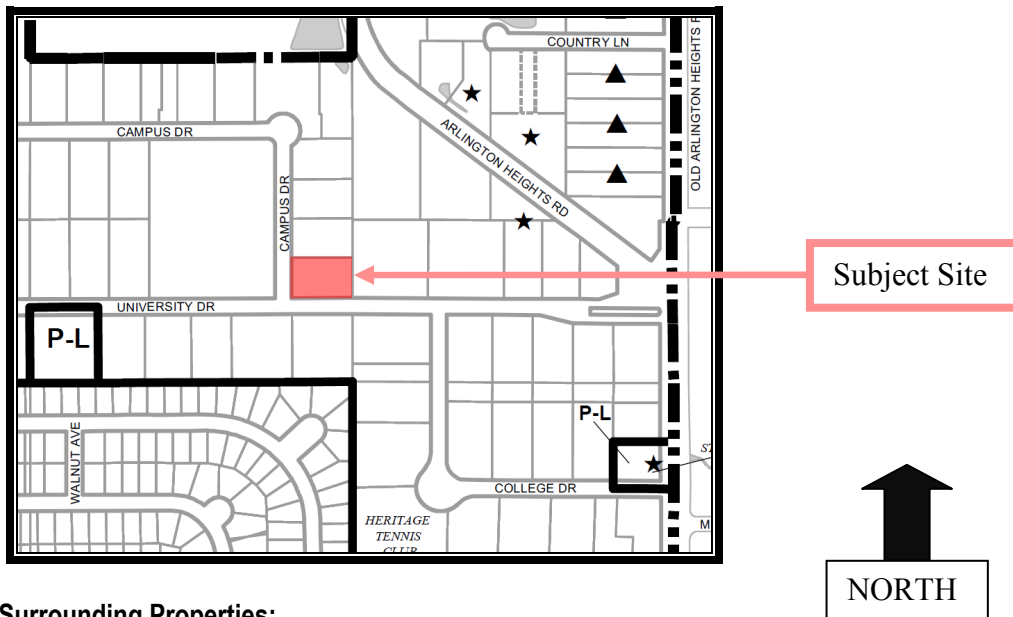
Existing Zoning: M-1, Research, Development, and Light Manufacturing District

Requested Action:

- Land Use Variation to allow a "Motor Vehicle Repair, Major" use within the M-1 District.

Variations Identified:

- Chapter 28, Section 6.12-1(3) to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Industrial Building (vacant)	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Industrial Building (multi-tenant)	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Hillside Towing	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Toyoda Machinery, USA	R&D, Mfg., Warehouse

Background:

The subject property is approx. 0.95 acres in size and is developed with a three-unit industrial building. Two of the units are occupied, with one of the tenants being a sign and graphic design business and the other being a cabinet manufacturer. The remaining vacant space is just under 3,000 sq. ft. in size and would house Carnica Inc. (the Petitioner), should the application be approved.

Carnica Inc. specializes in minor paint repairs on automobiles, including paint damage from rock chips, scratches, bumper dents, and they also perform small panel blends. They do not paint entire cars or perform body work. Their customers are car dealerships and they are not open to the general public. They operate seventeen locations within the Chicagoland area and anticipate a maximum of three employees at the proposed location within Arlington Heights. Hours of operation are between 8:30am – 5:00pm Monday through Friday, and occasionally open on Saturday between 9:00am – 2:00pm. (closed on Sundays).

The main office for Carnica's operations in the northwestern suburban area is located in East Dundee. Technicians arrive there at the beginning of the day and will load a company truck with the necessary supplies needed for their daily paint jobs and will then head towards the Arlington Heights location. On days when the weather is favorable, most painting will actually occur on site at the dealership where the damaged car is located. However, on days with inclement weather, cars needing paint repairs will be driven to the 208 W. University location and painted indoors. If a vehicle is picked up from the dealership and not able to be repainted on the same day, the vehicle will be kept indoors overnight to avoid damages. Once vehicles are painted they are returned to the dealership on that same day. On a busy day, a maximum of 8 vehicles could be painted.

Zoning and Comprehensive Plan

The property is within the M-1, Research, Development, and Light Manufacturing district. As the definition of "motor vehicle repair, major" includes the painting of motor vehicles, the proposed use is classified as a major motor vehicle repair facility. The use classification is not a permitted or special use within the M-1 District, and therefore a Land Use Variation is required.

The Village's Comprehensive Plan designates the future use of the subject property as "Research & Development, Manufacturing, and Warehousing". Given the limited scope of the use, the location of the subject property as not abutting residential areas, and that the surrounding land uses are primarily industrial, the proposed Land Use Variation is consistent with the Comprehensive Plan.

The petitioner has submitted a response to the criteria necessary to demonstrate justification for Land Use Variation approval (see attached). The criteria is summarized below:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Given that the subject property has been vacant for two years, the fact that the use is consistent with the industrial character of the locality, and that the neighboring tenants on the subject property have expressed support for the proposed variation, staff concurs with the petitioner that the necessary standards for approval have been met.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of building or parking lot are proposed. With respect to odors and flammability of materials, all flammable material will be kept within a fire proof cabinet and paint will be applied within a fireproof curtain enclosed "booth" with a dedicated vent and filtration system. The petitioner is aware that any odors detectable outside of the property lines is a violation of the Performance Standards within the M-1 district.

The petitioner has explained that only two of their seventeen locations have experienced issues with odors. In these instances, the odors were detectable by adjacent tenants located within the building and not outside of the property line, and the problem was mitigated through the addition of foam insulation between the units. It should be noted that both existing tenants located on the subject property have submitted letters of support for the proposed Land Use Variation (see attached).

The Building Department has worked in depth with the petitioner to determine if a sprinkler system is required due to the proposed use within the unit. It has been determined that no sprinkler system is required as the space is less than 3,000 square feet. However, the Building Department has made the petitioner aware that certain code requirements regarding the paint booth must be met, and the petitioner has agreed to comply with all building code regulations.

Due to the scope of the proposed use and the location of the property as within a predominantly industrial area and away from residential properties, no landscape updates are recommended.

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Land Use Variations not located along a major or secondary arterial. Since the subject property is located along a collector street, a traffic study is required. The petitioner has asked for a variation to waive this requirement, and given the scope of the proposed use, staff supports this request.

Exhibit I illustrates the code required parking for the existing and proposed uses on the site. Based on this analysis, all parking requirements will be met.

In addition, the petitioner has surveyed the current parking lot to determine present usage and capacity to accommodate the proposed use. The parking lot contains 29 parking spaces (not including interior spaces for automobiles). The maximum amount of cars parked at any one time on the property during the survey was 13 cars, leaving 16 spaces available. The petitioner estimates bringing no more than six cars to the site for painting at any one time, which illustrates that the current site has capacity to accommodate the proposed use.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the Land Use Variation, subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

____ June 17, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I

Space	Use	CODE USE	GROSS SQUARE FOOTAGE	PEAK SHIFT EMPLOYEES	NUMBER OF BAYS	COMPANY VEHICLES USED	PARKING REQUIREMENT	PARKING REQUIRED
216 W University	Graphic Alliance	Production	6,500	5		0	1 space per 2 employees	3
210-212 W University	Vanities Manufacturing, Inc.	Production	6,280	5		0	1 space per 2 employees	3
208 W University	Carnica, Inc.	Auto Service Station	3,080	3	1		1 space per employee plus 3 spaces per bay	6
	Total		15,860					11
	<i>Total Provided</i>							29
	Surplus / (Deficit)							18

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 22, 2016, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 16-011, a Land Use Variation to allow Motor Vehicle Repair, Major, said property located at 208 W. University Avenue, Arlington Heights, IL, legally described as:

LOT 19 IN RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

And other variations as determined necessary by the Plan Commission.

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.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
June 7, 2016 (4442949)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the 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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 6/7/16 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

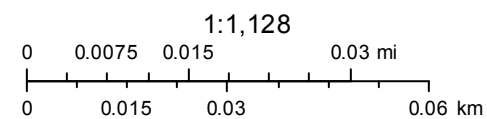
BY Paula Baltz
Authorized Agent

Control # 4442949

208 W University



May 19, 2016



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

May 25, 2016

Project Title: Carnica Auto Painting
Address: 208 W. University Dr.
Petitioner: Jason Hiselman
1575 E. Oakton St.
Des Plaines, IL 60018

Requested Action:

- Land Use Variation to allow Motor Vehicle Repair, Major

Variations Required:

1. None.

Attendees: Jason Hiselman, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is approx. 0.95 acres in size and is developed with a three-unit industrial building. Two of the units are occupied, with one of the tenants being a sign and graphic design business and the other being a cabinet manufacturer. The remaining vacant space is approx. 3,080 sq. ft. in size and would house Carnica Inc. (the Petitioner), should the application be approved.

Carnica Inc. specializes in minor paint repairs on automobiles. They primarily repair paint damage from rock chips, scratches, bumper dents, and they also perform small panel blends. They do not paint entire cars or perform body work. Their customers are car dealerships and they are not open to the general public. They operate 17 locations within the Chicagoland area and they anticipate a maximum of three employees at the proposed location within Arlington Heights. Their hours of operation are between 8:30am – 5:00pm Monday through Friday, and occasionally open on Saturday between 9:00am – 2:00pm. They are closed on Sundays.

Meeting Discussion:

Mr. Hiselman introduced the project and stated that Carnica had been in business for about 25 years and had 17 locations throughout the Chicagoland area. He stated that business specialized in repairing cosmetic paint damage primarily for area dealerships. He said that they liked the location at 208 W. University Dr. and it would function as a satellite shop, with the main shop for this area located in East Dundee. He explained that two to three technicians would start the day in East Dundee and drive their work trucks to the location in Arlington Heights and perform paint repairs there for area dealerships mostly located along Rand Rd.

Commissioner Green asked if staff had anything to add to the discussion.

Mr. Hubbard explained that the property was zoned M-1 and that motor vehicle repair was not a permitted or special use within the M-1 district and so a Land Use Variation was required. He said that staff was relatively supportive of the proposal and had analyzed the site with regards to parking requirements, which appeared to be met. He added that

staff had asked the Petitioner to provide some parking counts for the site to determine if the existing site, based on the other users within the building and their current use of the onsite parking spaces, had the capacity to handle additional automobiles used by Carnica. He noted that the business was not a retail establishment and would generate traffic from customers coming to the site.

Mr. Hubbard explained that odors generated by paint fumes were somewhat of a concern to staff, but that the Petitioner was aware that the business must comply at all times with the Industrial Performance Standards which limited the detection of odors outside of the property lines. He said that all painting would occur in a paint "booth" which would have a filtration and ventilation system designed to reduce odors.

Commissioner Green asked if the paint booth was an EPA requirement.

Mr. Hiselman responded that it was more of an OSHA requirement that they use mostly solvent based paints.

Mr. Hubbard stated that the development was generally consistent with the Comprehensive Plan and was compatible with neighboring uses. He said that staff has asked the petitioner to clarify some items relative to the outside storage of vehicles, and that staff just wanted to make sure that the parking lot didn't appear as a junkyard with the storage of damaged cars and that any storage of cars did not interfere with the parking needs of the other tenants within the building.

Commissioner Cherwin asked if Carnica had ever had any issues at any of their other locations with odors.

Mr. Hiselman responded that he recalled two instances where they've had problems with odors, but it wasn't odors on property lines, but rather odors with other tenants within the building. He stated that in both instances they were able to resolve the issue by installing additional insulation around the walls to help seal off the escape of odors into an adjacent unit.

Commissioner Cherwin inquired into how flammable chemicals were stored within the building.

Mr. Hiselman responded that most repairs were done on site of the dealership with the company vehicles having most of the chemicals, but any chemicals stored within the building would be kept in a fireproof cabinet. He reiterated that most chemicals are kept at the main facility in East Dundee and loaded up onto the trucks at the start of the day. He said that most of the waste chemicals were put back on the truck and returned to East Dundee at the end of the day; they contract with a special waste hauler to safely dispose of the waste chemicals.

Commissioner Sigalos asked if cars would be stored outside.

Mr. Hiselman replied that 90% of their repairs were completed in one day, and many of the repairs were done at the dealership. He said that he didn't anticipate having any more than 6 cars on the site at any one time. He said that any car that was repainted and could not be returned to the dealership that day would be stored within the building overnight. He clarified that they only do minor cosmetic repair and they are not equipped to paint entire cars or do any major body repairs on cars.

Commissioner Jensen asked what percentage of repairs would be done at the dealership as opposed to on the subject property.

Mr. Hiselman answered that it depended on the weather, and if it wasn't raining they would they would perform much of the painting off site. He said that if it was raining all day, the technicians would spend all day indoors doing the work.

Discussion ensued on the specifics of the repair process for scratches and paint chips.

Commissioner Jensen stated that this seemed like a good location for this type of use.

Commissioner Green asked about the storage of hazardous waste on the site.

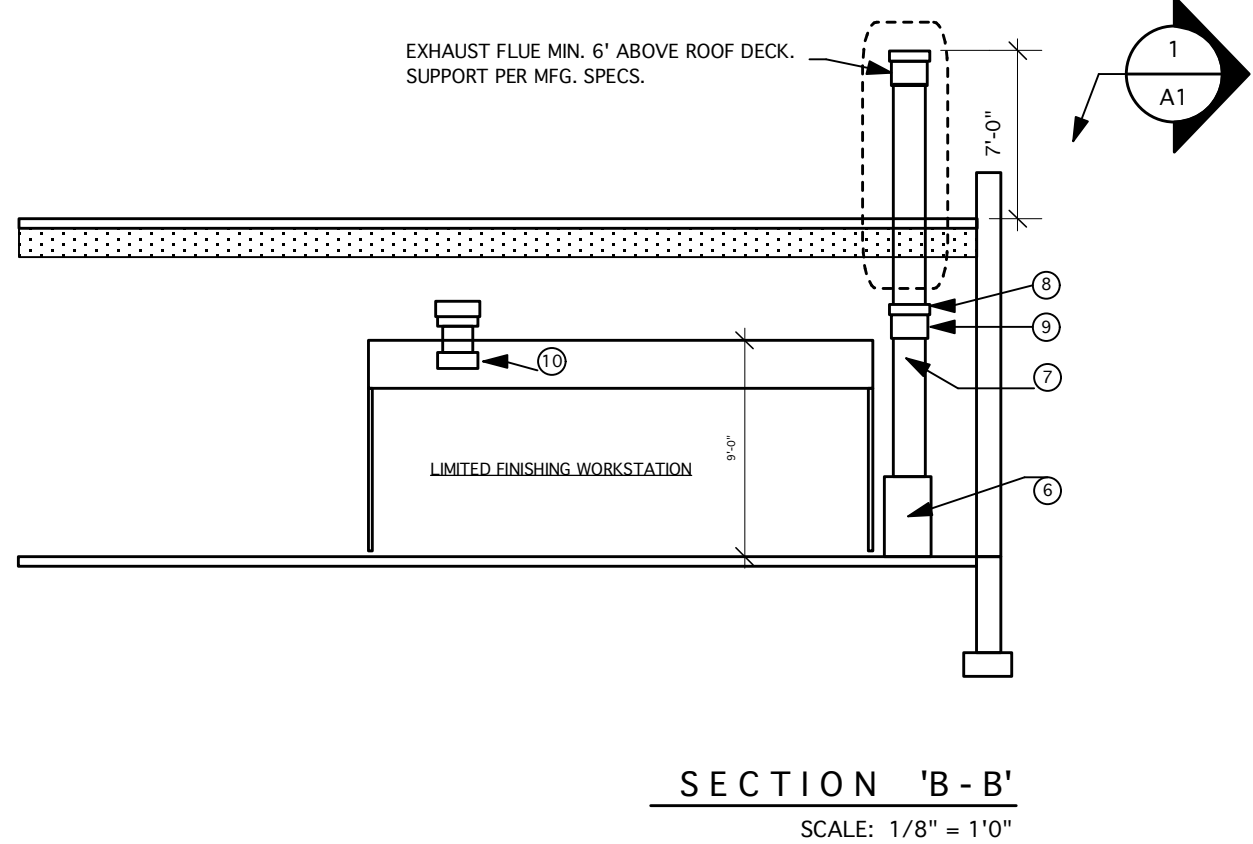
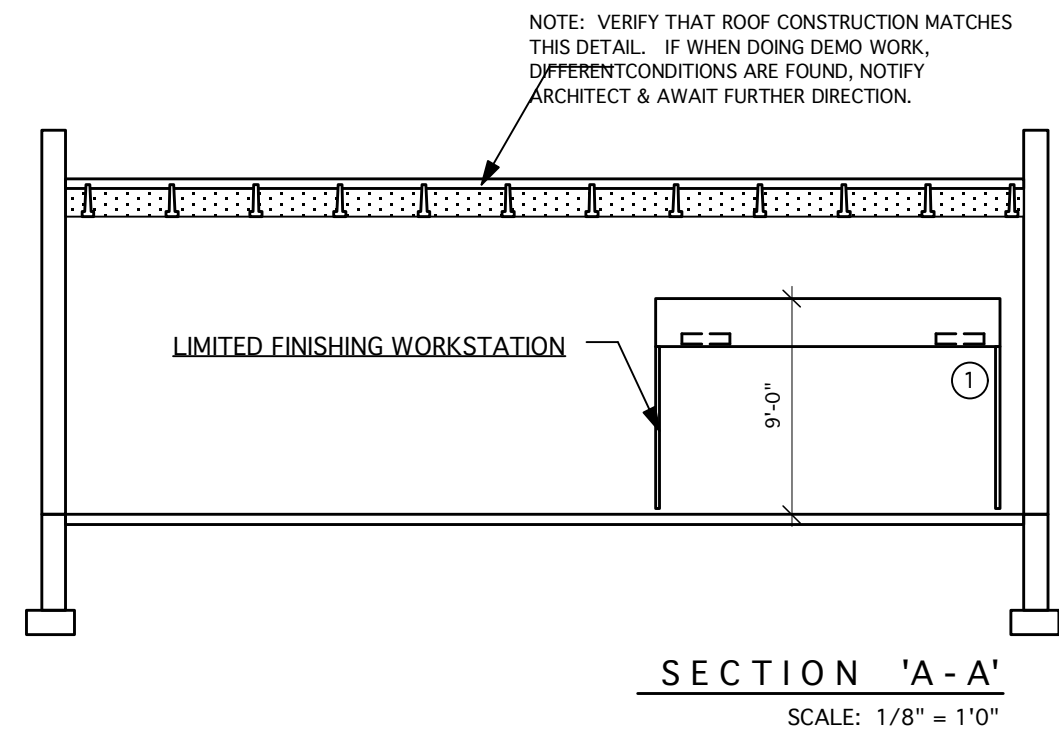
Mr. Hiselman responded that they do reporting to the EPA on all hazardous materials that they purchase, and when the special waste hauler picks up and disposes of waste byproduct, they report on the amounts that they're getting rid disposing. He clarified that they will use less than 1 gallon of paint a day at the proposed facility in Arlington Heights.

Commissioner Green stated that he had no further questions and that he thought this use was a nice fit in this location and that as long as they met the parking requirements he encouraged the applicant to move forward with the application.

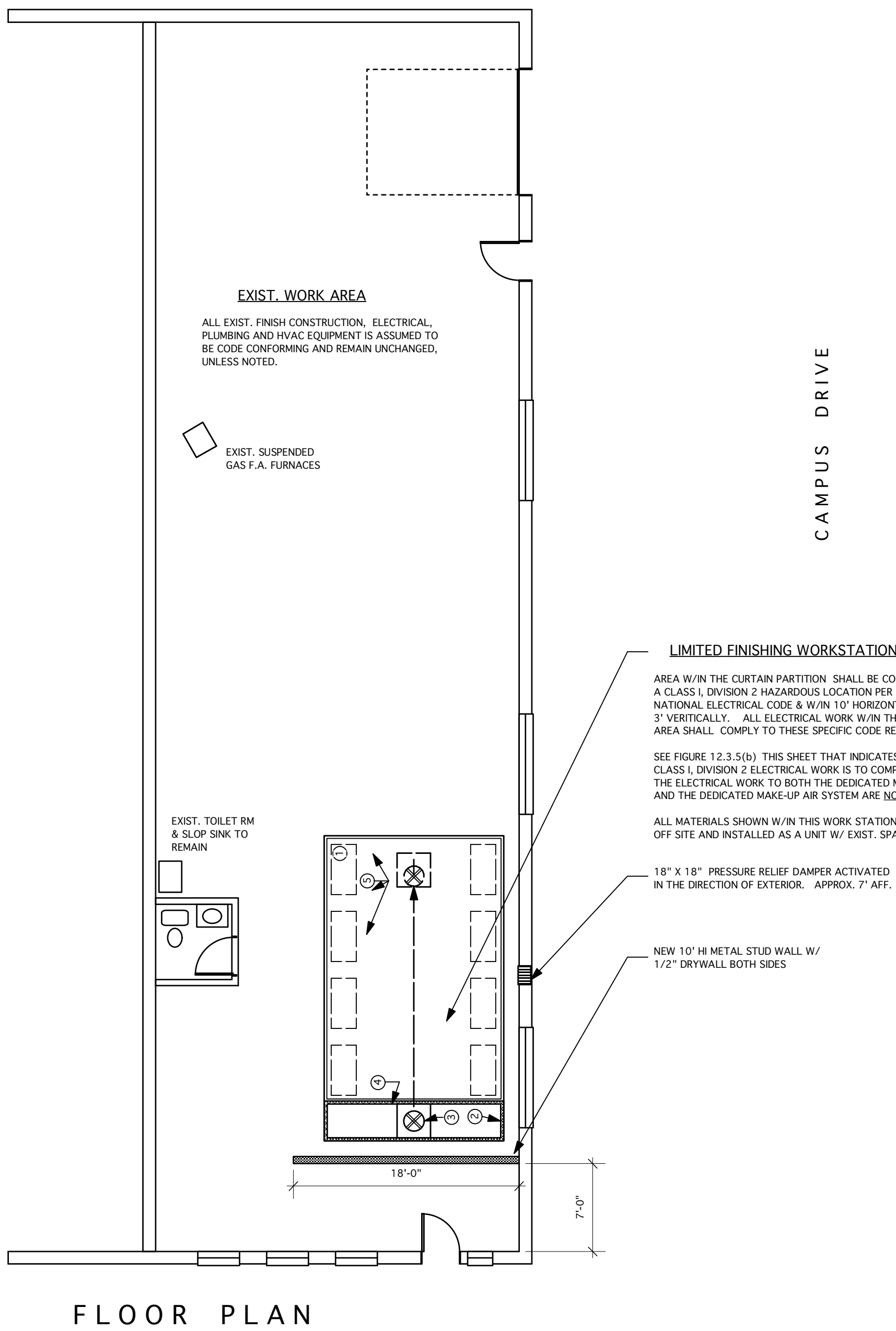
RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

**Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder**



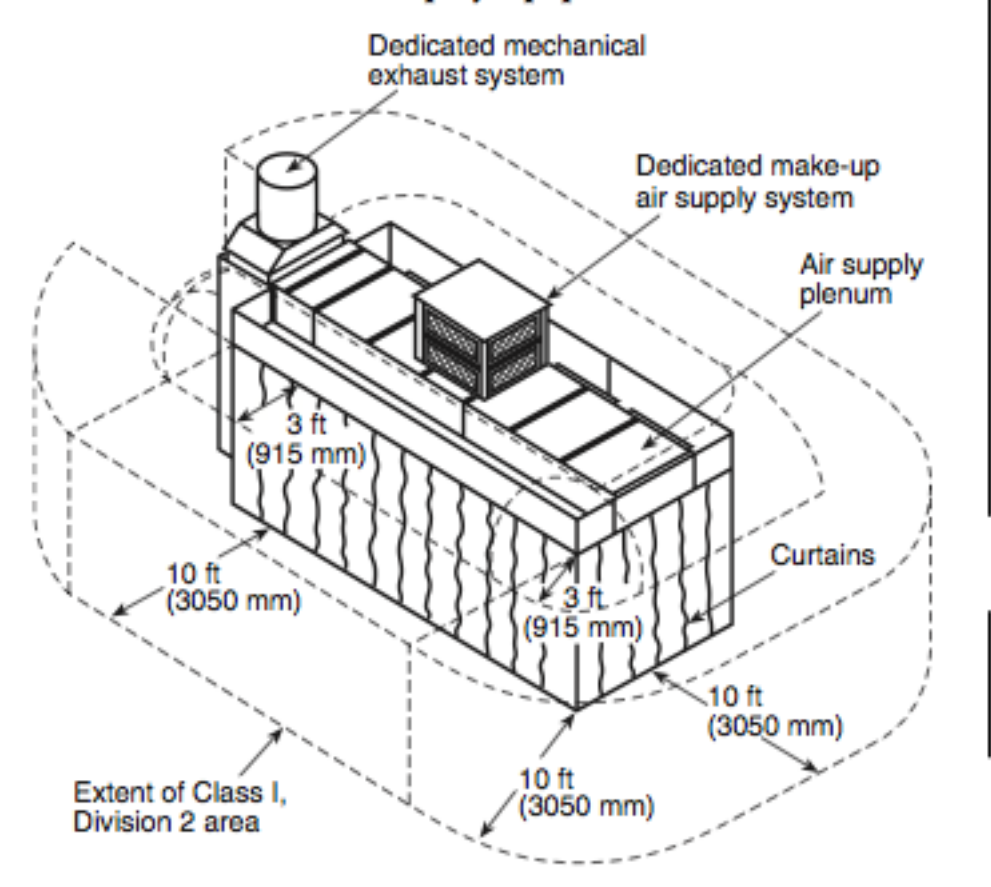
ITEM	QTY.	PART #	DESCRIPTION
1	8	1100-09	LIGHT FIXTURES; FOUR TUBE 48"; 32 WATT FIXTURES MOUNTED BEHIND CLEAR TEMPERED GLASS PANES, ETL LISTED FOR THEIR INTENDED USE & PLACEMENT, (CLASS I, DIVISION 2)
2	ONE LOT		18 GA. GALV. STEEL SHELL, POWDER COAT WHITE
3	ONE	18B10525	18"Ø TUBEAXIAL FAN; RATED FOR 5,000 SCFM EXHAUST @ 1/2" SP; DRIVEN BY A 1 1/2 HP ODP TYPE MOTOR WITH MOTOR COVER 208V/3PH/60HZ
4	16		EXHAUST FILTERS; 20"x20"x2" PAD W/ GRIDS
5	3		SWING DOWN FILTERS W/ BLANKET MEDIA
6	ONE		MANOMETER
7	ONE LOT		EXHAUST DUCT PACKAGE (1) 18"Ø PLAIN PIPE DUCT (36" SECTIONS) (1) 18"Ø PLAIN PIPE DUCT WITH CLEANOUT DOOR (1) 18"Ø CONNECTION RING (1) 18"Ø AUTO DAMPER STACK HEAD (ARV) (1) 18"Ø FLAT ROOF FLANGE W/ STORM COLLAR UNLESS OTHERWISE NOTED DUCTWORK SUPPORT BY OTHERS
8	ONE	18B10525	18"Ø TUBEAXIAL FAN; RATED FOR 5,000 SCFM EXHAUST @ 1/2" SP; DRIVEN BY A 1 1/2
9	ONE		SPECIAL FAN SPACER
10	ONE		DIFFUSER PANEL



SCOPE OF WORK:
WORK INDICATED ON THESE DRAWINGS IS FOR THE INSTALLATION OF A VINYL INDUSTRIAL CURTAIN, PREP STATION AND ACCOMPANYING EXHUST & MAKE-UP AIR VENTING. ALL OTHER SPACES SHOWN ARE ASSUMED TO COMPLY WITH ALL APPLICABLE CODES.
THERE IS TO BE NO CHANGE TO EXISTING HVAC, PLUMBING & ELECTRICAL SYSTEMS OTHER THAN THE INSTALLATION OF THE THE PREP WORK STATION AS DETAILED.

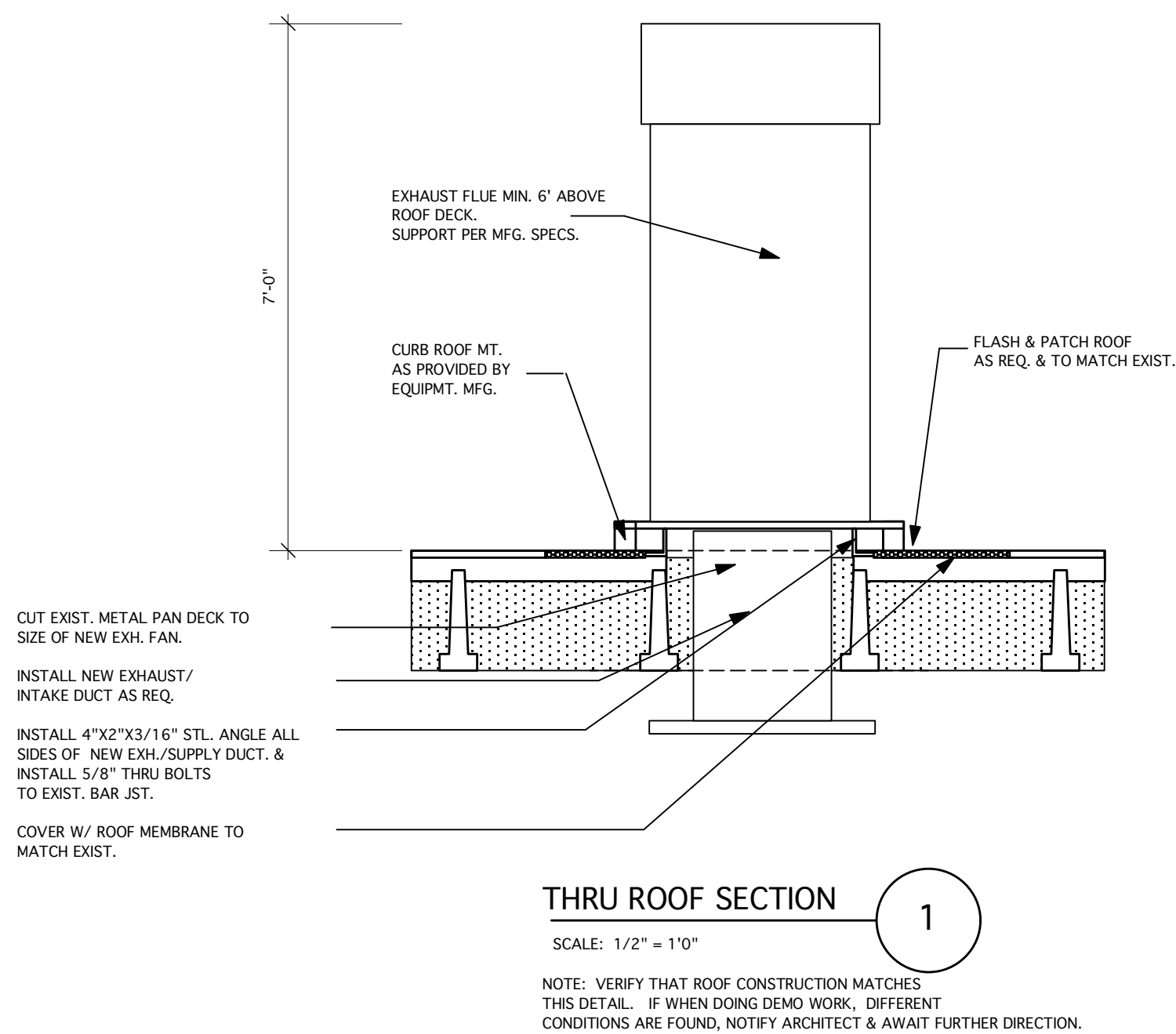
NOTE: THE NEW VINYL CURTAIN ADDS APPROX. 1.2 LBS/LF TO THE LOAD OF THE EXIST. PRECAST CONCRETE DECK & STEEL TRUSS ROOF CONSTRUCTION.
THE EXISTING ROOF CNSTRUCTION CAPABLE OF SUPPORTING THIS ADDITIONAL LOAD.

FIGURE 12.3.5(b) Class I (or Class II) Division 2 locations adjacent to a limited finishing workstation with exhaust ventilation *not* interlocked with spray equipment.



SITE PLAN

SCALE: 1" = 20'



ALL WORK AND MATERIALS USED ON THIS PROJECT SHALL BE PER;

International Residential Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Building Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Mechanical Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Fuel Gas Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Property Maintenance Code, 2012 (adopted 05/08/12, Effective 09/01/12)
IL Plumbing Code, 2004/International Plumbing Code, 2012 (adopted 05/08/12, Effective 09/01/12)
National Electrical Code, 2011 (adopted 05/08/12, Effective 09/01/12)
International Fire Code, 2012 (adopted 05/08/12, Effective 09/01/12)
Tree Preservation Ordinance (adopted 02/14/06)
International Energy Conservation Code, 2012
1997 State of Illinois Accessibility Code

INTERIOR SPACE EQUIPMENT INSTALLATION:
CARNICA AUTO TOUCH-UP
208 W. UNIVERSITY DR., ARLINGTON HEIGHTS, ILLINOIS

FRED POLITO
Architect

1544 Shermer Road
Northbrook, IL 60062

Tel: 847.272.3625
Fax: 847.272.3965

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
FRED POLITO - ARCHITECT.

Exp. Date:

11/30/2016



Architect's Seal

DRAWING DATE:
05/05/16

DRAWING NO.

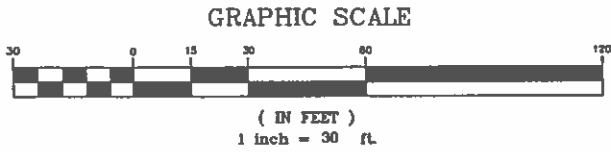
A-1

OF 1

PLAT OF SURVEY

OF PROPERTY DESCRIBED AS

LOT 19 IN RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 2, BEING A RESUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

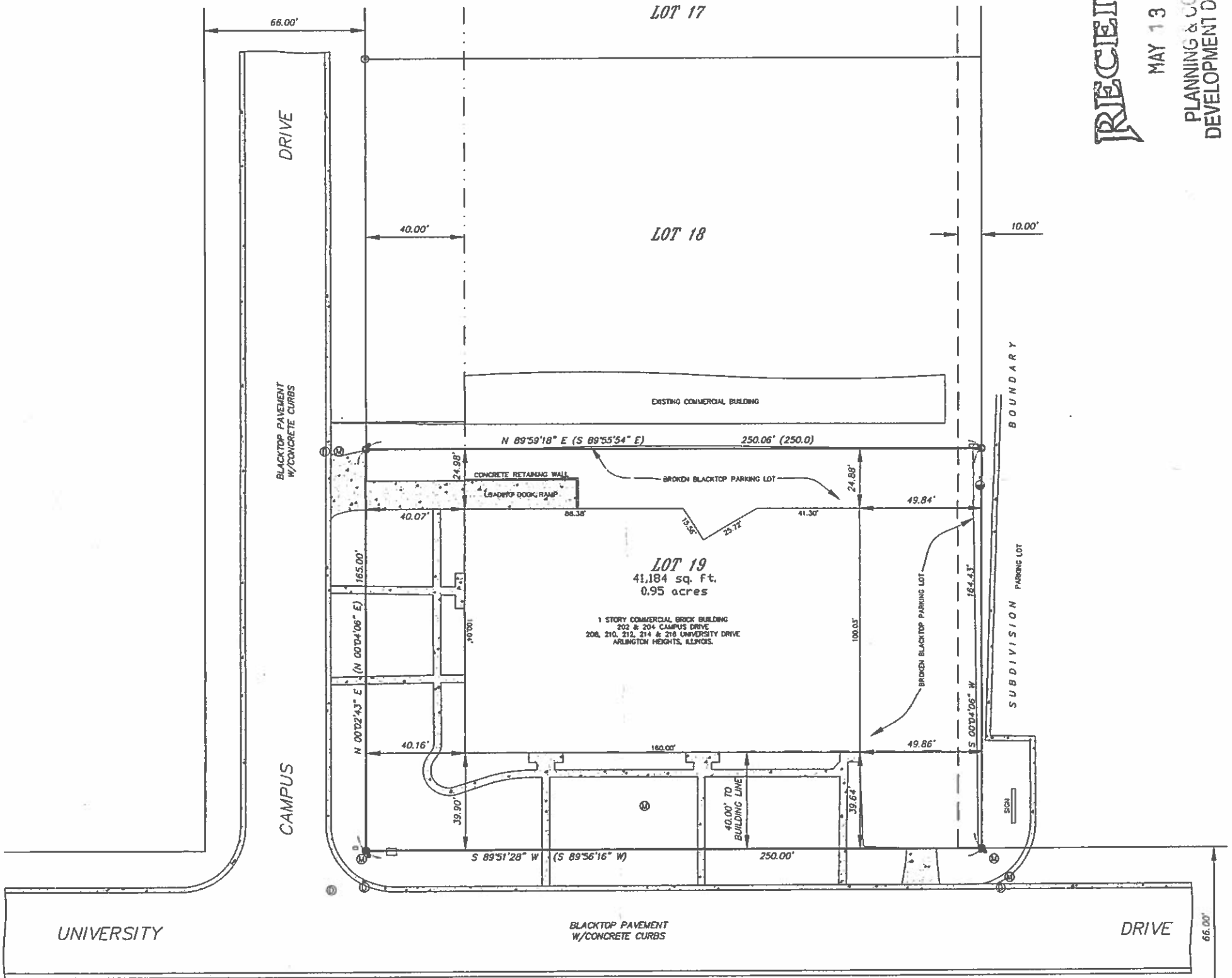


LEGEND	
	FOUND IRON PIPE
	FOUND MAG NAIL
	FOUND IRON ROD
	SET IRON ROD
	ABOVE GRADE UTILITY PEDESTAL
	BELOW GRADE UTILITY BOX
	WELL HEAD
	FIRE HYDRANT
	WOOD SERVICE POLE
	GUY ANCHOR
	MANHOLE
	DRAINAGE INLET
	SURVEYED LINES
	UTILITY EASEMENT LINES
	BUILDING SETBACK LINES
	CONCRETE
	MEASURED DISTANCE/BEARING
	PLATTED DISTANCE/BEARING

RECEIVED

MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



STATE OF ILLINOIS))55
COUNTY OF McHENRY)

I, STEVEN L. ROSSMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3324, HEREBY CERTIFY THAT UNDER MY DIRECTION I HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND THAT ACCORDING TO THE FOUND ARTIFICIAL MONUMENTATION AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NOTE: COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
NO DISTANCE SHOULD BE ASSUMED BY SCALING.
NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.
NO REPRESENTATION AS TO OWNERSHIP, USE, OR POSSESSION SHOULD BE HEREON IMPLIED.
REFER TO ABSTRACT, TITLE OR LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTIONS, EASEMENTS OR BUILDING LINES.
NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

JOB # 151020
DRAWN BY: S.L.R. CHECKED BY: S.L.R. FIELD WORK: 6/5/15 SCALE: 1"=30' SHEET: 1/1 PREPARED FOR: James & Barbara Stubing

BASELINE PROFESSIONAL SERVICES CORP.

P.O. BOX 736
SPRING GROVE, ILLINOIS, 60081

815
385-2217

RAISED CORPORATE SEAL
DENOTES CERTIFIED COPY
COPYRIGHT (c) 2015
BASELINE PROFESSIONAL SERVICES CORP.

PROFESSIONAL
DESIGN FIRM
NO. 184-004015



Your body shop alternative

Carnica Inc. 1575 East Oakton Street Des Plaines, IL 60018

Parking Study for 208 W University Drive

Friday 5/27/2016

	Time	# of vehicles
AM	8:00	3
	8:30	4
	9:00	6
	9:30	7
	10:00	9
	10:30	9
	11:00	9
	11:30	9
PM	12:00	10
	12:30	9
	1:00	10
	1:30	10
	2:00	10
	2:30	9
	3:00	9
	3:30	7
	4:00	8
	4:30	8
	5:00	8
	5:30	8

Tuesday 5/31/2016

	Time	# of vehicles
AM	8:00	5
	8:30	5
	9:00	6
	9:30	9
	10:00	11
	10:30	11
	11:00	11
	11:30	11
PM	12:00	13
	12:30	13
	1:00	13
	1:30	13
	2:00	13
	2:30	11
	3:00	11
	3:30	11
	4:00	11
	4:30	11
	5:00	9
	5:30	10



Your body shop alternative

Carnica Inc. 1575 East Oakton Street Des Plaines, IL 60018

May 12, 2016

Arlington Heights Planning Commission
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RECEIVED

MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To Whom It May Concern,

This letter is to justify a Land Use Variation, and if necessary, a Parking Variation for the property located at 208 W. University Drive. Our business is cosmetic touch-up of automobiles and we currently have 14 locations in Chicago and the surrounding suburbs. We have earned an excellent reputation with our customers and the villages we reside in. Our customers are auto dealers and fleets, not retail. We would not put signage on the building.

208 W. University is ideally located to our customers, has been vacant for 24 months and would be ideal for our company. Our use would be noninvasive to neighboring properties. Continuum Properties (the owner of the property) has informed us that finding a long term tenant has been difficult. We would like a long term relationship with Arlington Heights.

The building consist of 2 other tenants, Graphic Alliance at 216 W. University and Vanities Inc. at 210 W. University. Both have 5 peak employees and are in support of our applied use. There is one parking lot connected to the building that has been recently re-striped and has 29 parking spaces. We would have 3 peak employees, utilizing 2 work vehicles. Employee vehicles will not be present. Dealership vehicles would be kept inside the building except when waiting for transport back to the dealer. Our maximum needs for parking would be 6 spaces. We would not have retail customers.

Thank you for considering our application. Please contact me if I can answer any more questions.

Regards,

Jason Hiselman
Carnica Inc.
847-417-6300

MEMORANDUM

TO: Sam Hubbard, Development Planner, Planning & Community Development

FROM: Deb Pierce, Plan Reviewer, Building Services

DATE: 5/20/2016

RE: 208 W. University Dr., Carnica, Inc. – Land Use Variation

P.C. #: 16-011 – Round 1

I have reviewed the Round 1 submission for the Land Use Variation and have the following comments:

1. Provide manufacturer's cut sheets for the Limited Finishing Workstation.
2. Provide details on the type of fire suppression system (if any) within the workstation.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-07-204-012-0000
Petitioner: Carnica Inc. _____	Location: 208 W. University Dr. _____
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Continuum Properties (Rich Bondarowicz) _____	# of Lots: _____ Current: _____ Proposed: _____
11 W. College Dr. - Unit M _____	PUD: _____ For: _____
Arlington Heights, IL 60004 _____	Special Use: _____ For: _____
Contact Person: Jason Hiselman _____	Land Use Variation: ☒ For: _____
Address: 1575 E. Oakton St. Des Plaines, IL 60018 _____	Auto Repair Major _____
_____	Land Use: _____ Current: _____
Phone #: 847-417-6300 _____	Proposed: _____
Fax #: 847-824-8898 _____	Site Gross Area: .95 acres _____
E-Mail: jasonh@carnica.com _____	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

INSPECTIONAL SERVICES

See attached comments


 Director _____ Date 5/24/16



**Village of Arlington Heights
Building Services Department
Fire Safety Division**

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Don Lay, Fire Safety Supervisor
Subject: Carnica, Inc., 208 University Dr., PC#16-011
Date: May 24, 2016

Sam:

The following information is provided in response to the preliminary plan for the subject property.

The use of the building and any processes must comply with all codes including the International Fire Code. Any application of flammable or combustible paint, varnish, lacquer, stain, fiberglass resins or other flammable or combustible liquid applied by means of spray apparatus in continuous or intermittent processes is subject to the requirements of the International Fire Code as adopted by the Village.

The Fire Code requires that operations for spray-finishing for this particular use as defined in the Code be conducted in a spray room, spray booth or spraying space *approved* for such use as follows:

Spray booths and spray rooms shall be protected by an *approved* automatic fire-extinguishing system complying with the Fire Code and the protection shall extend to exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.

Should the proposed space be defined as a limited spraying space, then the following requirements must be met:

1. The aggregate surface area to be sprayed shall not exceed 9 square feet.
2. Spraying operations shall not be of a continuous nature.
3. Positive mechanical ventilation providing a minimum of six complete air changes per hour and the system shall meet the requirements of the Fire Code for handling flammable vapor areas. Explosion venting is not required.
4. Electrical wiring within 10 feet of the floor and 20 feet horizontally of the limited spraying space shall be designed for Class I, Division 2 locations in accordance with NFPA 70.

For informational purposes I have provided the following definitions as stated in the Fire Code:

Flammable finishes - material coatings in which the material being applied is a flammable liquid, *combustible liquid*, combustible powder or flammable or combustible gel coating.

Limited Spraying Space - area in which operations for touch-up or spot painting of a surface area of 9 square feet or less are conducted.

Spray Booth - A mechanically ventilated appliance of varying dimensions and construction provided to enclose or accommodate a spraying operation and to confine and limit the escape of spray vapor and residue and to exhaust it safely.

Spray Room - A room designed to accommodate spraying operations constructed in accordance with the *International Building Code* and separated from the remainder of the building by a minimum 1-hour *fire barrier*.

This is not inclusive of what may potentially be required as that may only be accomplished during the formal review process.

Should you have any questions or require additional information please feel free to contact me.

z:\memos\planning\208 w university dr pc#16-011.docX

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: Carnica Inc. _____

Owner: Continuum Properties (Rich Bondarowicz) _____

11 W. College Dr. - Unit M _____

Arlington Heights, IL 60004 _____

Contact Person: Jason Hiselman _____

Address: 1575 E. Oakton St. Des Plaines, IL 60018 _____

Phone #: 847-417-6300 _____

Fax #: 847-824-8898 _____

E-Mail: jasonh@carnica.com _____

P.I.N.# 03-07-204-012-0000 _____

Location: 208 W. University Dr. _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: _____

Auto Repair Major _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: .95 acres _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. UTILITIES:			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. SURFACE:			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. GENERAL COMMENTS:			

Asst Director

Date

As Noted per Memo 5-24-16

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 24, 2016

Subject: 200 W. University Dr., P.C. #16-011

With regard to the proposed Land Use Variation, I have the following comments:

- 1) Verify that the floor drains discharge into the sanitary sewer, not the storm sewer.
- 2) If a RPZ is not presently installed at this location, an approved RPZ must be installed.

VAHPW has no further comments at this time

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

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-011
 Petitioner: Carnica Inc.
 Owner: Continuum Properties (Rich Bondarowicz)
11 W. College Dr. - Unit M
Arlington Heights, IL 60004
 Contact Person: Jason Hiselman
 Address: 1575 E. Oakton St. Des Plaines, IL 60018
 Phone #: 847-417-6300
 Fax #: 847-824-8898
 E-Mail: jasonh@carnica.com

P.I.N.# 03-07-204-012-0000
 Location: 208 W. University Dr.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For:
Auto Repair Major
 Land Use: Current:
Proposed:
 Site Gross Area: .95 acres
 # 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 XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC b. IDOT c. ARMY CORP d. IEPA e. CCHD

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 MAY 19 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

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 X X

GENERAL COMMENTS ATTACHED

No FURTHER COMMENTS AT THIS TIME.

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

ACRINE Director

Date

Michael Z. Pagen 5/19/16

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Carnica, Inc.
208 W. University Dr.
Land Use Variation

Round 1 Review Comments

05/23/2016

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.

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.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED

MAY 24 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)	
Address/City	
Telephone Number	
Date Information Obtained	

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name	
Address/City	
Telephone Number	
Cell Number	

Contact #2

Name	
Address/City	
Telephone Number	
Cell Number	

Alarm System

☐ No	
☐ Yes	Phone number:
Alarm Company Name	

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-07-204-012-0000
Petitioner: Carnica Inc. _____	Location: 208 W. University Dr. _____
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Continuum Properties (Rich Bondarowicz) _____	# of Lots: _____ Current: _____ Proposed: _____
11 W. College Dr. - Unit M _____	PUD: _____ For: _____
Arlington Heights, IL 60004 _____	Special Use: _____ For: _____
Contact Person: Jason Hiselman _____	Land Use Variation: ☒ For: _____
Address: 1575 E. Oakton St. Des Plaines, IL 60018 _____	Auto Repair Major _____
_____	Land Use: _____ Current: _____
Phone #: 847-417-6300 _____	Proposed: _____
Fax #: 847-824-8898 _____	Site Gross Area: 0.95 acres _____
E-Mail: jasonh@carnica.com _____	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

Odors may not create a nuisance beyond the property line

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MAY 26 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENTJeff Bohner  5/23/16

Environmental Health Officer

Date

James McCalister 5/23/16 

tor

Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Carnica Inc. _____

 Owner: Continuum Properties (Rich Bondarowicz) _____
 11 W. College Dr. - Unit M _____
 Arlington Heights, IL 60004 _____
 Contact Person: Jason Hiselman _____
 Address: 1575 E. Oakton St. Des Plaines, IL 60018 _____
 Phone #: 847-417-6300 _____
 Fax #: 847-824-8898 _____
 E-Mail: jasonh@carnica.com _____

P.I.N.# 03-07-204-012-0000
 Location: 208 W. University Dr. _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
 Auto Repair Major _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 95 acres _____
 # of Units Total: 3 _____
 1BR: _____ 2BR: 3BR: 4BR: _____

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

YES NO

1. ☒ _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. ☒ _____ COMPLIES WITH THOROUGHFARE PLAN?
3. ☒ _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ ☒ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ ☒ SUBDIVISION REQUIRED?
6. _____ ☒ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see additional comments attached.



Date

Planning & Community Development Dept. Review

May 25, 2016



REVIEW ROUND 1

Project: Carnica Inc. – Land Use Variation for Motor Vehicle Repair, Major
208 W. University Drive

Case Number: PC 16-011

General Notes:

7. The proposed use is classified as “Motor Vehicle Repair, Major”. The proposed use is not classified as a permitted or special use within the M-1 Zoning District. Therefore, a Land Use Variation is required in order to allow the proposed use on the subject property.
8. The proposed use must comply at all times with the Industrial Performance Standards as contained within Section 5.1-17.2 of Chapter 28.
9. The following table illustrates the required on-site parking based on the users on the subject property.

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	PEAK SHIFT EMPLOYEES	NUMBER OF BAYS	COMPANY VEHICLES USED	PARKING REQUIREMENT	PARKING REQUIRED
216 W. University	Graphic Alliance	Production	6,500	5	N/A	0	1 space per 2 employees + 1 space per company vehicle	3
210-212 W. University	Vanities Manufacturing, Inc.	Production	6,280	5	N/A	0	1 space per 2 employees + 1 space per company vehicle	3
208 W. University	Carnica, Inc.	Auto Service Station	3,080	3	1	N/A	1 space per employee plus 3 spaces per bay	6
	Total Required		15,860					11
	<i>Total Provided</i>							29
	Surplus / (Deficit)							18

Based on the above analysis, the site complies with parking requirements for standard parking spaces.

10. Based on the number of parking spaces provided on the site, a total of 2 handicap parking spaces are required. Only 1 handicap space is provided on the site.
11. Per Section 6.12-1(3), a traffic study and parking analysis prepared by a qualified professional engineer or prepared in a manner acceptable to the Village shall be required for all Land Use Variations not located along a major or secondary arterial. Therefore, a variation from this code requirement is requested. The applicant has already provided the necessary justification for Variation approval.
12. The applicant must provide a parking survey showing usage of the parking lot during two weekdays between the hours of 8:00am – 6:00pm.
13. Please clarify the following regarding the exterior parking of automobiles:
 - What is the maximum number of automobiles that you would anticipate bringing to the site for painting on your busiest day?
 - Where would automobiles be parked awaiting repairs?
 - Would you store vehicles onsite awaiting repairs overnight if they could not be painted that day?
 - What is the maximum amount of time you anticipate storing a vehicle onsite?
 - How long do vehicles remain parked on the lot after they are painted?

Prepared by: 

Carnica, Inc
208 W. University Drive
PC 16-011
June 1, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree(Chapter 28, section 6.15).
- 2) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/ paved areas that are adjacent to the public way. Provide 3' high shrubs along University Drive in order to screen the parking area.
- 3) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

**PLAN COMMISSION
RESPONSE TO REVIEW COMMENTS
208 W. University Drive
10.13.16**

PETITIONER: Carnica Inc.
PREPARER: Jason Hiselman/Carnica Inc.

REGARDING: The following is a narrative response to the Village of Arlington Heights, internal department review comments based on the application submitted on 05.20.16 to request a Land Use Variance to allow Motor Vehicle Repair, Major in the M1 District. Review comments were received on 06.03.16 and 06.09.16.

1. BUILDINGS – PLAN REVIEW

- 1. COMMENT:
Provide manufacturer's cut sheets for the Limited Finishing Workstation.
- 1. RESPONSE:
Manufacturer's cut sheets have been provided.

- 2. COMMENT:
Provide details on the type of fire suppression system within the workstation.
- 2. RESPONSE:
Plans for the code compliant dry-chem fire suppression system within the workstation have been provided.

2. PUBLIC WORKS

- 1. COMMENT:
Verify that the floor drains discharge into the sanitary sewer, not the storm sewer.
- 1. RESPONSE:
Existing floor drain discharges into a triple catch basin and then the sanitary sewer. Drawings will be revised to show locations of the triple catch.

- 2. COMMENT:
If a RPZ is not presently installed at this location, an approved RPZ must be installed.
- 2. RESPONSE:
RPZ will be installed.

3. ENGINEERING

- 1. No Comments.

4. POLICE DEPARTMENT

- 1. COMMENT:
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 to reduce criminal activity.

1. RESPONSE:

The building is well illuminated.

2. COMMENT:

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.

2. RESPONSE:

The form has been filled out and submitted.

5. HEALTH SERVICES

1. COMMENT:

No Comments.

6. PLANNING AND COMMUNITY DEVELOPMENT

1. COMMENT:

What is the maximum number of automobiles that you would anticipate bringing to the site for painting on your busiest day?

1. RESPONSE:

We anticipate a maximum of 8 vehicles on our busiest day. Vehicles that are finished would be exchanged for a different vehicle from a dealership. Maximum amount of vehicles at the location at one time would be 6 on our busiest day.

2. COMMENT:

Where would vehicles be parked awaiting repairs?

2. RESPONSE:

Vehicles awaiting repairs would be kept inside the building or in the adjacent parking lot on the east side of the building.

3. COMMENT:

Would you store vehicles onsite awaiting repairs overnight if they could not be painted that day?

3. RESPONSE:

Usually, our repairs are completed in the same day. On occasion, a vehicle may be kept inside the building awaiting repairs the next day.

4. COMMENT:

What is the maximum amount of time you anticipate storing a vehicle onsite?

4. RESPONSE:

72 hours inside the building is the maximum amount of time we can anticipate a vehicle remaining onsite.

5. COMMENT:

How long do vehicles remain parked on the lot after they are painted?

5. RESPONSE:

Vehicles are returned the same day they are completed.

6. COMMENT:

The ends of all parking rows should include a 4" caliper shade tree. Also, 3' high shrubs should be used to screen the parking areas that are adjacent to the public way.

6. RESPONSE:

We understand that these additional plantings are recommendations and we will work with the landlord to improve the appearance of the property to the best of our ability.

7. BUILDING SERVICES DEPARTMENT, FIRE SAFETY DIVISION

1. COMMENT:

The Fire Safety Division was concerned on how to make sure the Limited Finishing Workstation and the rest of the space would be protected from any possible fire hazard.

1. RESPONSE:

We have worked with the Fire Services Department and concluded that the Limited Finishing Workstation will be installed in compliance with the regulations as stated in the NFPA 33 standard and any other regulation codes that would apply.

2. COMMENT:

Since the building is a change of use the fire Safety Division wanted to determine if a sprinkler system would be necessary.

2. RESPONSE:

After discussion with Don Ley, the Fire Safety Supervisor, it was determined that the space does not require a sprinkler system since the space is less than 3000 sq. feet.

END OF RESPONSES

RECEIVED

MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

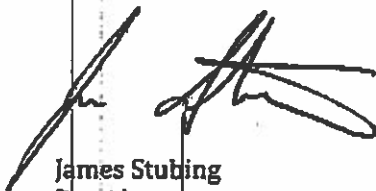
May 12, 2016
Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

To Whom It May Concern,

This letter is in support of the Zoning Use Variation as submitted by Carnica, Inc. for the property located at 208 West University Drive, Arlington Heights. As a tenant of the property, I am in full support of the applied-for use. Their business operations at 208 West University Drive would fit well with our operation.

Please contact me if I can be of any further assistance.

Sincerely,



James Stuhling
President
Vanities Inc.
214 W. University Dr.
Arlington Heights, IL 60004
847-483-0240



216 W. University Drive
Arlington Heights, IL 60004

(847) 253-8400

design@graphicallianceinc.com
www.graphicallianceinc.com

May 12, 2016
Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

To Whom It May Concern,

This letter is in support of the Zoning Use Variation as submitted by Carnica, Inc. for the property located at 208 West University Drive, Arlington Heights. As a tenant of the property, I am in full support of the applied-for use. Their business operations at 208 West University Drive would fit well with our operation.

Please contact me if I can be of any further assistance.

Sincerely,

Eric Grossman
President
Graphic Alliance Inc.
216 W. University Dr.
Arlington Heights, IL 60004
847-253-8400



Item: A.H. Park District - Sunset Meadows Safety Netting - 6/8/16

Department: Planning & Community Development

Requested Action

Amendment to PUD Ordinance 87-052 and Ordinance 05-088.

Variations Identified

Chapter 28, Section 6.13-3(a) to allow a 20' tall fence in the front yard where code limits the maximum height of a fence in the front yard to three feet.

Recommendation

The Staff Development Committee reviewed the proposed request and supports the proposed PUD amendment, subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Memo

Response Letter

Type

Memorandum

Correspondence



Memorandum

To: Chairman Lorenzini and Members of the Plan Commission

From: Sam Hubbard, Development Planner

cc: Charles Witherington-Perkins, Director of Planning & Community Development
Bill Enright, Deputy Director of Planning & Community Development
Randy Recklaus, Village Manager
All Department Heads

Date: June 17, 2016

Re: PC 16-010 – Arlington Heights Park District Safety Netting/Fence

On June 8, 2016, the Plan Commission voted unanimously to continue the public hearing on application PC 16-010 until June 22nd to allow the petitioner additional time to address issues that were raised during the Plan Commission hearing. Staff would like to provide the following summary of the primary issues raised during the meeting on June 8th, which items the Park District must address:

1. Clarify if a different location for the new soccer field can be provided elsewhere on Park District property, which alternative location may eliminate the need for the safety netting along Kirchoff Road.
2. Explore a different orientation to the new fields, which new orientation may eliminate the need for the safety netting along Kirchoff Road or reduce the need for a 20' tall safety net so that a smaller net along Kirchoff Road would be viable.
3. Re-evaluate the need for the two pedestrian gates along Kirchoff Road. If they are necessary, please explore the option for lockable gates or a more secure means to prevent young children from slipping out and chasing a ball across Kirchoff Road.
4. Explore the option of a landscaped area on the outside of the fence to provide some screening to the neighbors across Kirchoff Road.
5. Explore the option of retractable netting that can be easily raised only during games and practices, or a removable netting system that can be taken down at the end of the season.
6. Evaluate if the netting must be 20' in height, or if a shorter version is a viable option.
7. Prepare a graphic that shows the appearance of the netting at different heights as viewed from across Kirchoff Road.

Additionally, the Plan Commission suggested that anyone in attendance during the June 8th meeting, who wished to provide commentary to the Park District, should contact myself to have that commentary forwarded along to the Park District. Staff was contacted by one resident and provided their comments to the Park District. Additionally, staff was contacted by one Plan Commissioner who had forwarded a message received from a resident that lived across Kirchoff Road. Staff has taken into consideration these comments from the community.

On June 15, 2016, the Park District submitted a response to the issue as summarized above. Their response is attached.

Staff believes that that Park District response addresses all of the primary concerns raised during the June 8th Plan Commission meeting. Therefore, staff is recommending approval of application PC 16-010, subject to the following condition, and any other condition(s) that the Plan Commission feels is necessary:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.



June 15, 2016

Sam Hubbard – Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Plan Commission Meeting Comments (June 8, 2016) – Park District
Responses for
Sunset Meadows Park Protective Netting Project

Dear Mr. Hubbard,

Pursuant to the Plan Commission and resident comments and concerns that were heard and discussed at the June 8 meeting, this letter is provided for response.

1. Please clarify if a different location for the new soccer field can be provided elsewhere on Park District property, which may reduce the need for the safety netting along Kirchoff.

The Arlington Heights Park District proudly owns, operates and maintains more than 25 soccer fields, of various sizes, throughout Arlington Heights. This number varies depending on the time of year and the number of participants in the park district in-house and travel programs. The programs are always in need of more fields for practices and games, and the Park District is continually seeking ways to rest and rejuvenate fields by not using all of the fields annually. Needless to say, a tremendous amount of planning and funding goes into determining the locations for fields.

The grass athletic fields developed at Sunset Meadows Park approximately eight years ago were originally intended to serve the soccer and football programs in Arlington Heights. Unfortunately, the fields have not been able to be used to their full extent. The park district has not been able to use the grass fields for programs in the spring and summer because the fields constantly need maintenance by way of reseeding grass and rejuvenating the turf, getting the grass ready for the football program in the fall. Then, the football usage tears up the grass again and the whole process starts all over again, limiting the availability for soccer in spring. This was the main reason for renovating the athletic fields in their current location. By

converting the natural grass to synthetic turf, the new synthetic turf will provide the park district with more availability and flexibility in programming throughout Arlington Heights. It opens the Arlington Aces soccer program to more guaranteed, and much needed, field time for practices and games. The Sunset Meadows location also has existing additional amenities not available at other parks, such as flushable toilets, a large parking lot and a picnic/storm shelter.

2. Please explore a different orientation to the new fields, which new orientation may reduce the need for the safety netting along Kirchoff, or potentially a smaller net along Kirchoff.

The use of the fields has been discussed further with the park district Recreation Department responsible for programming and scheduling field usage. Following are the plans for fall and spring soccer usage at Sunset Meadows:

1. In the Fall - The schedule has not been finalized, but both Soccer and Football will be played on the east and west athletic fields in the fall. The East field will be used for football practices AND games, and the west field will be used for football practices. The west field will be used for older age soccer games and both fields will be scheduled for practices.
2. In the Spring – The soccer program will use both fields for a mix of practices and games.
3. Soccer games played north/south will be limited to ages 11 and under.
4. Older age groups may practice going north/south, but will not be kicking at a goal in that direction.
5. When teams are practicing north/south they will be working on drills that focus on speed, agility, footwork, and endurance.
6. In both the spring and fall, there may as many as three teams practicing on each field at one time, limiting the opportunity for players to kick the ball too powerfully in any one direction.
7. The majority of teams using the Sunset Meadows fields will be part of the Arlington Aces travel soccer program. These teams are led by professional staff coaches vs. parent run house league teams, therefore the AHPD has more control over the plans for practices.

3. Re-evaluate the need for the 2 pedestrian gates along Kirchoff. If they are necessary, please explore the option for lockable gates or a more secure means to prevent young children from slipping out and chasing balls across Kirchoff.

The current proposal includes two (2), 4-foot wide openings (with no gate) along the existing 6-foot tall aluminum fence, to provide access from the park to the parkway along Kirchoff Road. As discussed on June 8, the safety netting was to have Velcro openings at the two (2) proposed fence opening. Currently, the existing fence does not provide openings, and the users have had to retrieve balls by walking around the entire perimeter fence. The Park District has received comments in the past regarding the inconvenience of walking around to retrieve errant balls.

The Park District would like to propose a modification to the opening previously discussed. In lieu of simple 4-foot wide openings in the aluminum fence, the Park District will install 4-foot wide gates at these two (2) locations. The gates will be hinged and latchable. The latch will be mounted at a height (5' above ground) limiting access for small children, only allowing adults to unlatch. The Park District will also work with the netting installer for an alternative to Velcro.

Park District staff will also inform all coaches and team managers in the athletic programs that the gates are intended for adults only.

The Park District is confident the proposed changes will meet the needs of the users and maintain, and even, strengthen the safety aspects of the project.



Proposed latch style, to be installed at 5' above ground.

4. Explore the option of landscaped area on the outside of the fence to provide some screening to the neighbors across Kirchoff.

The 25' wide parkway property located between the public walk and W. Kirchoff Road is owned by the Illinois Department of Transportation (IDOT) and maintained by a special use agreement between IDOT and the Village of Arlington Heights Public Works Department. Prior to, and following, the public hearing on June 8, the Park District contacted both IDOT and the Village Forestry Department regarding the parkway property. It was the intent and goal of the Park District, from the start of the athletic field improvement project, to reincorporate trees in the parkway along Sunset

Meadows Park. Many of the trees were removed by the Village in recent years due to the Emerald Ash Borer and old age. Trees have simply not been replanted on this section of road, to date. It is still the intention of the Park District to have parkway trees planted along this stretch of land. The trees would help to address the concerns regarding the negative aesthetics. The new trees will draw attention away from the netting and soften and “break up” the area, providing a more aesthetic view for drivers along Kirchoff Road and neighbors to Sunset Meadows Park.

The Park District will prepare planting plans for trees to be located 48’ on center (lined up with the netting poles) the entire length of the park along Kirchoff Road. The Park District will work with IDOT and the Village to determine viable tree varieties for this location, including varieties that will not interfere with the existing power lines along Kirchoff Road. The Village of Arlington Heights Forestry Department has agreed to assist with these plantings, and trees will be targeted for planting in the fall of 2016.



Existing parkway trees along Kirchoff Road, just east of Dwyer & Kirchoff intersection. This is the size tree proposed.



Existing parkway looking east along Kirchoff Road.

5. Explore the option of retractable netting that can be easily raised only during games and practices, or a removable netting system that can be taken down at the end of the season.

The park district explored many options to prevent balls from leaving the park and going onto Kirchoff Road. Among the options were various netting and fencing solutions. The decision to install permanent to semi-permanent netting was based on a number of factors.

1. In our research, retractable netting is actually more visible when in use. The retractable style nets tend to be less tight and therefore move and wave in the wind and tend to have more slack and sag. They are just not as aesthetically pleasing as tight, permanent netting.
2. The retractable netting and pulley system is more expensive, and would negatively affect the limited project and Park District budget.
3. The Park District has limited available staff to raise and lower netting based upon usage, including both programmed and drop in usage.
4. Multiple fencing and netting professionals have indicated netting that is raised and lowered has a drastically reduced life span and requires more replacement and repair than permanent or semi-permanent netting. Netting that is repeatedly lowered simply wears out faster.
5. Portable protective netting was a suggestion. However, unless custom made, our research shows portable systems only have a maximum height of ten feet. Portable netting systems come with and without wheels. Either way, with the distances needed to move these, and with the uneven topography surrounding the turf fields, it would make it very difficult for park district staff to place and remove this type of system. Currently there is not a place large enough to store this type of system on-site at Sunset Meadows.

The netting proposed for installation is semi-permanent in nature. The netting can be removed and stored during the winter months, if necessary. However, because of wear and tear and required labor hours, the park district is currently not planning to remove the nets, similar to how golf course protective netting and baseball netting is left up in other residential areas of Arlington Heights.

6. Evaluate if the netting must be 20' in height, or if a shorter version is a viable option.

The new synthetic fields at Sunset Meadows will provide the park district with much needed flexibility of usage. Not only will the fields serve the needs of our soccer and football groups, but the fields will also provide endless potential for other sporting events, clinics, workshops, games and practices.

In previous internal planning discussions, taller netting, as much as 30-feet, was proposed. However, at this time, the park district is confident that 20-foot safety netting will meet the needs of the many potential users and uses at Sunset Meadows. Netting systems that are taller than 20-feet require larger poles such as the 30-foot netting system recently installed at St. Viator High School. The Park District does not feel netting taller than 20-feet is necessary at this location.

Safety is the main concern and driving force for netting along Kirchoff Road, and the park district feels reducing the height below 20-feet could potentially reduce safety of the users on the site and for those driving on Kirchoff Road. The Park District would like to reduce and hopefully eliminate the potential of any accidents along Kirchoff Road.

7. Are there any protective netting systems at other sites, near residential areas, within the Park District?

The Park District is aware of three other existing protective netting locations within residential areas of Arlington Heights. Two of the locations are on the Park District's golf courses; Arlington Lakes Golf Course and Nickol Knoll Golf Course. Both of these courses have permanent netting in several areas of the course, adjacent to homes. Aside from occasional requests for repairs, there have been no complaints about aesthetics.



St. Viator baseball netting

A second protective netting application in Arlington Heights is located at St. Viator High School along their athletic fields, near Frederick Street and Dryden Avenue. The permanent safety netting in this location was recently installed and is over 30-foot high, also in a residential area. Please see the attached photos, and note the size of the poles. The poles at St. Viator High School are more than twice the diameter of the poles proposed at Sunset Meadows.



8. Prepare a graphic that shows the appearance of the netting at different heights as viewed from across Kirchoff Rd.

Please see the attached graphics drawn by our park district Planning Division staff.

Sunset Meadows Artificial Turf Fields
Barrier Net System Perspective View



Sunset Meadows Artificial Turf Fields
20' High Barrier Net System



The Park District understands the concerns of both the Plan Commission and the neighbors to Sunset Meadows Park. We are confident in our research and planning for safety netting at this location. We will continue to maintain the park and its amenities at a high standard, a standard that keeps the Park District in good standing with the Village, our users and our neighbors.

The Park District will be in attendance at the Plan Commission Meeting scheduled for June 22, and hope to gain approval of the safety netting from the Plan Commission at that time.

If you or the Plan Commission need any additional information or have any questions, please feel free to contact me at (847)506-7145.

Sincerely,

Alann Petersen, CPRP
Director of Parks & Planning