



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 10, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Northwest Crossings - 5/27/15

IV. PUBLIC HEARINGS

- A. Northwest Metalcraft - 413 S. Arlington Heights Rd. - PC#15-002
PUD Amendment to Ord. 67-120
- B. Suburban Trim & Glass - 206 W. Campus Dr. - PC#15-005
Land Use Variation

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: Northwest Crossings - 5/27/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 5/27/15 - DRAFT

Type

Minutes

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PLAN

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

COMMISSION

RE: NORTHWEST CROSSINGS - 1421/1501 W. SHURE DRIVE; PC #15-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
27th day of May, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: All right, I'd like to call to order this meeting of the public meeting of the Plan Commission. Would you join us and please rise and say the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN LORENZINI: Thank you. Okay, the next item on the agenda is the approval of meeting minutes from May 13th, Christina Court Subdivision and T-Mobile.

COMMISSIONER CHERWIN: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of Ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. All right, the next item on the agenda of the public hearing, Northwest Crossings. PC# 15-007. Latika, have all the Public Notices been given?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. HORNE: Yes.

CHAIRMAN LORENZINI: Okay, is anybody else beside yourself going to give testimony? If you will, just come forward, raise your hand and we'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, you can have a seat. So why don't you introduce yourselves, spell your name for the court reporter, and your address and give us a brief presentation of what you're here for.

MR. HORNE: Sure, thank you. Good evening, my name is Bob Horne, spelled H-o-r-n-e. And I'm with Torburn Partners, Torburn is the owner of the Northwest Crossings property that we're going to discuss this evening. Our address is 1033 Skokie Boulevard in Northbrook, Illinois.

CHAIRMAN LORENZINI: Thank you. And Latika, have all the Public Notices been given?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay. Please proceed.

MR. HORNE: Thank you. So, I'm here tonight on behalf of Torburn, and I'm here with several members of our team who I'll introduce as they come up in the program. To discuss, really a couple things relating to a property that we call the Northwest Crossings. For many people in Arlington Heights, they call it the Nokia campus or the former Motorola campus. It's a 66, or excuse me, 63.72 acre property that Torburn acquired in June of 2013 from Nokia. And at the time that we acquired that campus, we essentially bifurcated the campus

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into two campuses, the North campus and the South campus.

So, to the South of what's called Cellular Drive, Nokia occupies the property and on the North campus, which is comprised of also several buildings. Torburn retained that property and we're here tonight to talk about the subdivision and the engineering and the design and the development of the North campus property.

So we've been before the Arlington Heights City Council, we've been before the Plan Commission to talk about this project in the context of our vision and our plan. And so we've previously come to Arlington Heights with requests for demolition of certain buildings on the campus. And I can start to take you through some of our chronology of what we've done. So we bought the property in June of '13 and we subsequently, here's an image of where the campus is located. Basically I call it the Southeast quadrant of Dundee and Route 53. And then, and this is the campus in its entirety, the North campus being the, obviously the large building. And then the South campus square, South of Senator Drive, which is now fully occupied by Nokia.

Subsequent to our purchase, we went ahead and divided the property and sold the South campus to Griffin Capital. And subsequent to that sale we requested and went ahead and demolished two buildings on the property. 1475 Shure Drive, and 1441 Shure Drive, the two buildings that are highlighted in orange. And that demolition was done at the time, to really pave the way for why we're here this evening.

And that is because we really kind of envisioned this, a plan that would allow the remaining buildings to be more viable in the marketplace that we're in. So, what we did with this plan is we then created, you know, real visibility for the 1421 building. The 1421 building is a three-story, it's the building to the East. It's a three-story, large floor plate office building of approximately, you know, 70,000 feet per floor.

By demolishing the building, which is shown there, it's just a vacant piece of, a vacant parcel. We really kind of created the opportunity to create what's really needed in this, today's office market, which is large floor plate buildings with very significant parking fields.

So, our current plan as it's shown here, envisions basically reconfiguring and adding a significant amount of parking. Adding a new entrance to the building and really doing very substantial upgrades to the building.

And as part of that we are now at a point where we are negotiating a very significant lease to bring a very significant company to Arlington Heights. And because of that process of that, with this lease and the needs that go with that lease as it relates to

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financing and the, we're basically now at a point where we need to do a subdivision of the North campus property in order to kind of allow the two buildings that remain there, the 1421 building and the 1501 building to stand alone. For, from a financing perspective and just for lease purposes.

So I'm going to, so with that overview, I'm going to talk a little bit about the subdivision. I've got Dean Anthony with Kimley Horn, he is our civil engineer. Dean's a principal and owner of Kimley Horn, one of the most reputable civil engineering firms in our country, to talk about what we're doing at the engineering level of this property. We've been working closely with the Village staff and engineering department on the engineering needs of this site. And then Travis Bridges from OKW Architects is going to give an overview of the design that we're adding to these buildings, or specifically the 1421 building, and then Steve Bauer with Meltzer, Purtill & Stelle, is that right?

MR. ANTONY: Yes.

MR. HORNE: Sorry, Steve is our attorney, who's really handling the nuts and bolts of the subdivision itself and the PV that this property is a part of. So all of our consultants, myself included, are available for questions after this presentation.

CHAIRMAN LORENZINI: Please give your name and spell it, and your address, please?

MR. ANTONY: Dean Antony, A-n-t-o-n-y, Kimley Horn and Associates, we're located at 1001 Warrenville Road in Lisle, Illinois. As Bob mentioned, we're the civil engineers for the project and also providing landscape architecture design. I'm going to review quickly the proposed improvements as it relates to the site. And Travis will cover the building. As Bob mentioned, we are subdividing the property, we provided a preliminary plat of subdivision, you may be able to see this better on your screen. But the proposed property line closely parallels the East face of the 1501 building and since the subdivision line is drawn where it is, it requires a variance from that setback.

As Bob mentioned, we are creating a new field of parking immediately South of the existing building. We're reconfiguring the parking lot to provide efficient layout and sufficient circulation. We are also including, in the parking lot islands, bioswales to handle our storm water quality requirement for the project.

In addition to that, we are removing the lakes between the two buildings, located just West of this building, and East of the 1501 building. In addition to that, we are proposing a surface loading area to service the new improvements to the existing building, 1421. And also there's an outdoor seating area North of that building which is being proposed at this time. You'll also notice in comparing

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and contrasting the two plans, the removal of the parking lot at the very Southwest corner of the North campus. The reason for that is to increase the detention area and detention volume to bring it into conformance with the Village's ordinances.

As I mentioned, we're also providing landscaping, with a significant amount of additional trees being either transplanted and/or new trees being added. A significant amount are being added to the new and expanded detention basin.

I'm going to turn it over to Travis now to talk about the building and the entry.

MR. BRIDGES: Good evening, my name is Travis Bridges with OKW Architects, we're located at 600 West Jackson, Suite 250, in Chicago.

CHAIRMAN LORENZINI: Bridges is spelled?

MR. BRIDGES: B-r-i-d-g-e-s.

CHAIRMAN LORENZINI: Thank you.

MR. BRIDGES: So, with all these new improvements on the site, we're also improving 1421 into a Class A suburban office building. We're providing a new lobby, a new entry, and a new character to the South side to help the new tenants be able to move in and have some identity.

So, on the South side of 1421 we're taking some of the precast panels off, some of the glass, cutting a double height lobby space and filling that with a kirk-wall system and a glass canopy and some proposed signage.

Also, on top of some of these improvements to the exterior, we're going to do further interior improvements by adding a cafeteria and a fitness center to help support the tenants of the building.

With that, that's our presentation for this evening.

CHAIRMAN LORENZINI: Thank you.

MR. HORNE: So I think, as I think back on the times that Torburn has presented to the Village of Arlington Heights, it's been really a consistent story I think, that we've tried to tell. And that is, you know, from the time of our acquisition, we've really had a vision of how we would re-purpose this corporate campus. And I think we've really been following through, I think pretty consistently with the story that we started with.

And that was this vision of the demolition of the buildings and why we did the demolition, to the point where we could position these assets properly in the marketplace to go out and secure high quality companies to really consider this for occupancy. And we put the best leasing team on the, you know, on the job. We've put a great team of consultants to position the asset, and tonight we're here

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really to start the process, to hopefully complete at least the first phase of our execution as it relates to the 1421 building.

And that is, you know, with this process that we're now moving forward for and securing, hopefully securing the approvals of engineering. That will then allow us to really move forward and execute a lease that we're hopeful we will execute. We can't disclose anything at this juncture, in terms of a tenant, but we're confident that the Village will be very pleased with the company that we're trying to bring to Arlington Heights. And we hope with that success at 1421, we'll be back with more stories to tell and more requests to ask to complete the property of 1501, with the work we'll finish with on that property.

CHAIRMAN LORENZINI: Okay, thank you. Latika, I don't think anybody else is coming, do you want to do a quick role call, please?

MS. Bhide: Sure. Commissioner Cherwin?

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson?

(No response.)

MS. Bhide: Commissioner Drost?

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes?

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green?

(No response.)

MS. Bhide: Commissioner Jensen?

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos?

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow?

(No response.)

MS. Bhide: Chairman Lorenzini?

CHAIRMAN LORENZINI: Here. Okay, Latika, do you want to give us a status report, please?

MS. Bhide: Good evening. The Petitioner's that you heard this evening seek an amendment to PUD Ordinances 88-060, and 14-002. They're also seeking a Preliminary Plat of Subdivision to create two lots. The properties are located at 1421 and 1501 West Shure Drive. Along with the PUD amendment and Plat of Subdivision the following variations have been identified. The first is to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1, which is 1501 West Shure Drive.

From the requirement to provide a traffic study and parking analysis, and to allow parking spaces in the front yard in the M-1 District for both lots. As you can see in this area here, the

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site is located on the North side of Cellular Drive which is a private street, and the South side of Shure Drive.

The entire site is approximately 39.6 acres in area. The former Nokia-Siemens property was purchased by Corporate Partners, and as part of the sale of the property, Nokia entered into a 12 year lease for 1455 West Shure Drive which is located on the South side of Cellular Drive. Nokia completed renovations to the building and now relocated by the Southern portion of the campus. Both buildings on the North campus are currently vacant.

With that being said, the Petitioner is actively conversing with the West Shore tenants and they're discussing various options for the property.

As the Plat of Subdivision Committee hearing earlier in the year, they presented three different options for this site. They're now going forward with this option, which is subdividing the property with two lots.

As you can see in the Plat of Subdivision, the Petitioner is proposing to subdivide the property into two lots. Lot 1, which is the West lot, 1501 West Shure Drive will be approximately 21.99 acres in area. And Lot 2, which is the East Lot, will be 1421 West Shure Drive will be 27.63 acres.

There is an atrium that connects the two buildings and that is supposed to be demolished. Additionally, the parking area on Lot 1, in the Southwest corner, which you can see on this slide, will also be removed to expand the detention area. And the Petitioner is proposing to add 428 parking spaces on Lot 2, where 1441 West Shure Drive was previously located. After completion, Lot 1 will have 792 parking spaces and Lot 2 will have 1743 parking spaces.

A Plat of Subdivision was reviewed by Plan Commission and approved by the Village Board. There is an exemption provision in Chapter 29 Subdivision Regulations, which applies to lots that are created which are more than 5 acres. However the exemption doesn't apply if they are either making new streets or access of easement. In this case the REA for Cellular Drive, which is a private drive, needs to be amended, and there are variations associated with the subdivision, which need to be approved by the Village Board and reviewed by the Plan Commission. So this is not an exempt subdivision.

As you can see from this slide here, the two lots meet the minimum lot area, and the lots fit the requirements for the M-1 District. The one variation they're seeking would be for the side yard variation for Lot 1 to reduce it from the required 50 feet to allow zero feet. The staff does not object to the variation because this is -- building.

There are no public improvements that are being required for this project.

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Talking a little more about the traffic and parking, there are about 111 parking spaces that are located at the Southwest corner of Lot 1, as you can see on the slide here, this will be removed.

The Petitioner is also adding 428 parking spaces on Lot 2 where previously 1441 Shure Drive was located. So after the reconfiguration, as I previously said, Lot 1 would have 792 parking spaces and Lot 2 would 1743 parking spaces.

At this time, specific uses for Lot 1 are not known. And because we did not know the specific users, the entire lot was calculated for office use, which is the most restrictive parking calculation.

If calculated using the office ratio. Lot 1 would be deficient 269 parking spaces. The Petitioner had initially indicated that the Reciprocal Easement agreement between the two lots would be established that would allow for shared parking. As a result, staff recommended supporting this variation request since there's a surplus of parking spaces on Lot 2.

However, based on their lease discussions with the potential tenants, they have stated that they will not be able to provide the shared parking. Therefore staff is saying that at this time, the variation request should not be discussed or considered.

What the Petitioner has indicated to us is that going forward, they will either comply with the code required parking based on a specific user, either by adding parking, removing the leasable area or they would seek a PUD amendment on parking variation at a future date when that specific user is identified.

The other variation they are seeking is from the requirement to provide a traffic study and parking analysis. Staff does not object to this variation, basically existing buildings were traditionally used for office users and there is no tenants or reduction of those leasable area on the site, when the 1441 was demolished.

As you can see the site plan, there are two very small portions of parking area both in Lot 1 and Lot 2 which are located within the front yard setback, which is not permitted in the M-1 District. They're seeking a variation from that for the existing parking and staff has no objection to that.

The existing detention basin is located on the West side of proposed Lot 1 is designed to old NWI ordinance standards. The ordinance that would be the previous ordinances as part of their request to demolish 1441 West Shure Drive included a condition that if there was any further redevelopment on the property then the storm water management facilities will be brought up to current standards.

As I stated previously, the parking in the

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southwest corner of Lot 1 is being removed and the detention basin is proposed to be enlarged to provide that were required.

They've provided preliminary engineering, which is acceptable and as part of Final Plat approval, final engineering any detention renovations must be submitted.

The proposed modification, a potential modification, would be adding new office entrance and a canopy for the building at 1421 West Shure Drive, the East lot, and a three-foot high wall for the building at 1501 West Shure Drive. Both of these qualify for a small parking design approval, which is illustrative approval and they've already received that.

To talk a little bit about the landscaping and -- issues, as you can see in the plan here, the trees have arrived and -- the ones that are being proposed to be removed. The original plan identified 67 trees that were proposed to be removed and looking at the replacement ratios, they needed 146 replacement trees.

We let the Petitioner know that it's reasonable that if there are any existing trees on site whether transplanting and the revised plan now provides, proposes only 38 trees to be removed. Based on where the trees that are proposed to be removed, 81 trees are being provided as replacement trees and they are providing 88 replacement trees which are four-inch caliber and are going to have add an additional 35 ornamental trees provided.

As you can see this is the landscaping plans they are providing with the new landscaping in the parking area as well as landscaping around the detention basin.

The last variation, actually the last thing to talk about with landscaping is, a three-foot high screen is required for parking areas that are on public right-of-ways. Since Cellular Drive is a private right-of-way, there are no screening requirements along Cellular Drive. Screening is provided for parking areas on Kennicott and Shure Drive and the parking area along North will be, doesn't have the required screening. However, it's set back from the street, and they're adding a lot of additional trees around the detention basin so that's why screening is not required.

I do have a few pictures of the site here, this is Cellular Drive. The bottom left-hand picture shows the atrium connection between the two buildings with the right-hand bottom shot is of the 1421 building. And then these are among the, the left picture is along Shure Drive, the right one is along Kennicott, and the bottom picture is the construction on Cellular Drive.

That being said the staff recommends approval of the amendment to PUD Ordinances 88-060 and 14-002 and the preliminary Plat of Subdivision to subdivide the property, subject to the following conditions:

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1. That a Final Plat of Subdivision be submitted.
2. They still need to provide us with a Reciprocal Easement Agreement, an REA, which will address cross-access, shared detention and utilities in perpetuity.
3. The Petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, whether it's the removal of the parking or the addition of the parking area. But they will be required to comply with other outside agency requirements as requested by those agencies.
4. They may divide the property in meets and bounds for financing prior to Final Plat. And will complete the Final Plat as soon as possible within the timeframe.
5. There is a requirement for a landscape compliance bond.
6. The signage that was presented as part of this does not meet the requirements of Chapter 30, the Sign Code. So it either must be revised to meet Code or a variation must be sought. And that's a separate process through the Design Commission, which then goes to the Village Board.
6. Lot 1 will comply with all zoning requirements, particularly parking.
7. And then they will comply with all Federal, State and Village Codes, regulations and policies.

That's all I have.

CHAIRMAN LORENZINI: Thank you Latika. Do I have a motion to approve the staff report?

COMMISSIONER DROST: I'll make a motion to approve the staff report.

COMMISSIONER JENSEN: I'll second that.

CHAIRMAN LORENZINI: All in favor?

(Chorus of Ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, quick question for the Petitioner, do you agree with the recommendations just shown?

MR. HORNE: Yes, we do.

CHAIRMAN LORENZINI: Okay, thank you. Okay, Jay, do you want to start questioning?

COMMISSIONER CHERWIN: Okay, sure. In looking at the memorandum I see revisions around parking and I know you guys are going to walk through that a little bit. If you wouldn't mind maybe just elaborating a little bit more on that just so we fully understand. In looking at the square footage of the building and the parking ratios we end up with a pretty lopsided count. I'm just wondering if you could maybe just give us a little bit more information on that.

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MR. HORNE: Sure, well specifically to the 1421, as you say, lopsided is a good statement. We are in the market and talking to various tenants that have very high parking needs and that was really the driver for the approach we're taking with that building and the parking that we're developing to meet that need. As it relates to the 1501 building which, you're right, it's skewed the other direction. I think our plan is really seeking, well, two strategies. One, is the strategy that would have us remove a portion or portions of that building so shrink that building and allow more parking to be constructed on that site.

And so our approach kind of is consistent with what we've discussed with staff would be, you know, we're going to shape that building size to meet the market again. Not dissimilar to demolishing the building on the other part to meet the market. So, we have some interest in the building. Some of them are from users that have less office and more of an industrial application. You know, so if that were to go in that direction then we might meet standards simply by the use. If we went in a pure office direction then we would, you know, we would have to respond with either adding parking in the form of a deck or shrinking the building to respond to that specific requirement.

COMMISSIONER CHERWIN: Thank you.

MR. HORNE: Sure.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I had the same question that the Commissioner had. Then my other question was how did the Plat & Sub Committee meeting, I thought at that time there was some utilities that were shared by both buildings; chiller, water supply. Have those been separated now?

MR. HORNE: They have not been separated yet, but that is the intent. What we would be doing is we would have both buildings operating separate on their own.

COMMISSIONER SIGALOS: So independent of each other?

MR. HORNE: Yes.

COMMISSIONER SIGALOS: That was my only other question beside the parking issue which you've already answered so, thank you.

MR. HORNE: Sure.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, Latika, were there any problems in the past usage with parking?

MS. BHIDE: No, we had no problems.

COMMISSIONER DROST: And as far as the aesthetics of the parking and the landscape plan, that would be continued or improved?

MS. BHIDE: Correct, for the new parking they're adding

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there will be landscaping within that parking area. And then the other end that's where the landscaping will be adding landscaping and trees.

COMMISSIONER DROST: Was there any consideration of overhead lines being able to put those below ground? I know it's not a requirement, but looking at the aesthetics of it.

MR. HORNE: That was something we did not consider.

COMMISSIONER DROST: Because that's one of the things we're sort of promoting in the community and neighborhoods, the overhead lines sometimes become sort of a blight and a safety issue too. Sometimes they need to repair for a continuous, uninterrupted flow of energy, utility service.

How many employees do you expect to occupy this site?

MR. HORNE: Travis, do you know that number?

MR. BRIDGES: I don't --

CHAIRMAN LORENZINI: Would you come up to the microphone to speak so the court reporter can hear you.

MR. BRIDGES: The current we're talking to for the 1421, the three-story office building, is somewhere in the range of about 1500 employees for that building.

COMMISSIONER DROST: How does that compare to the current or past use?

MR. BRIDGES: It's right on kind of where it is.

COMMISSIONER DROST: So there won't be any significant change with the number of employees according to the traffic studies?

MR. BRIDGES: There won't. Yes, there's not going to be any additional changes to what is there.

COMMISSIONER DROST: And the hours of operation, would they be the 9:00 to 5:00 or 8:00 to 10:00, is there going to be weekend use, evening use?

MR. BRIDGES: For 1421 it's going to be an office building so there might be the occasional weekend worker but it's going to be office hours.

COMMISSIONER DROST: Is there going to be a call center for it?

MR. BRIDGES: Not that we know of.

COMMISSIONER DROST: I'm just, you know, trying to get sort of a sense in what the employment and staffing would look like saying you would get this sort of kill edge tenant.

MR. BRIDGES: It's going to be a nice cross-section with an office.

COMMISSIONER DROST: So there is not a sort of a 24/7 use or activity at the site?

MR. HORNE: No, we're still, the lease negotiations we're having are preliminary so I don't know --

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COMMISSIONER DROST: I understand.

MR. HORNE: Yes, so I wish I could answer that question in detail but we haven't been provided that information to know specifically their hours of operation yet.

COMMISSIONER DROST: But you anticipate that it's going to be business?

MR. HORNE: General office use is what the deal that we're specifically working on and intending for that space.

COMMISSIONER DROST: Of the leases that you have, the buildings are not operated during the weekend historically? I know some of the commercial or office --

MR. HORNE: Yes, historically that's correct. And then there's provisions in the lease that say if you need to run after hours of operation here's your charges. And there's different charges to run the chillers on weekends and evenings. So it creates a menu for the tenant that if the tenant has that need they can do it, but it's not, we're not building this lease with the idea that they're going to be there seven days a week.

COMMISSIONER DROST: Because usually they set temperatures down to certain levels.

MR. HORNE: Exactly.

COMMISSIONER DROST: Access and security and those functions when you have larger tenants.

MR. HORNE: Right.

COMMISSIONER DROST: I just want to get a flavor.

MR. HORNE: Well, I know, it's a good question.

COMMISSIONER DROST: I'm just trying to get an idea of what the neighborhood is going to look like.

MR. HORNE: Yes, I understand.

COMMISSIONER DROST: Okay, thanks.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: The only question I have is, is there guaranteed to be a 14 minutes -- or a 15 minute -- you mentioned a deck for the parking garage as a possibility to add additional parking?

MR. HORNE: Yes, I only say that in the context of if a tenant came through the door and said, we want this entire building for a dense office population, how could you solve that for me, Mr. Developer. In that situation because we're deficient on parking we would explore that as an option. I can't tell you as I sit here today if that's an option that we're exploring, because we're not.

I was asked the question of how we would accommodate parking in that building and so that's an option that would only be explored if that user came through the doors with that need.

COMMISSIONER ENNES: Otherwise you're looking at a

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possibility of multi-tenant and possibly reducing the size of the building.

MR. HORNE: Yes.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: You did a good job of narrowing down to one option from which you did at Plat & Sub so you should be commended for that. Question, I guess mainly for Latika, if they find out the usage doesn't bring them to code with parking in Lot 1, and they decide they're going to have to either reduce some of the leasable area or add a parking garage or deck, do they have to come back before the Plan Commission to get that authorized?

MS. BHIDE: They do. They have to come back and seek a new amendment if they're adding say a parking deck or if they're reducing the square footage, or if at that time they have to seek a variation.

COMMISSIONER JENSEN: Okay, and you're aware of that, that's not a big deal for you?

MR. HORNE: Yes, I mean, honestly, it's one step at a time and, you know, hopefully the next time we come through with that request we'll come back with good news and keep building on the story.

COMMISSIONER JENSEN: And one other, this is also for Latika, going to page three of the staff report, you indicate that parkway trees are located within the Kennicott Avenue and Shure Drive right-of-way and the street lights are located along Kennicott Avenue and a portion of Shure Drive and some near drive and do not meet the requirements of the code. Whose responsibility is that to ultimately bring that up to code?

MS. BHIDE: At this time point we'll just treat it as existing non-conforming. If there were to ever be a redevelopment then there would be a redevelopment and use at that time.

COMMISSIONER JENSEN: There will be a Petitioner having to do that as opposed to the builder?

MS. BHIDE: That's correct. But for those streets things are pretty dedicated so we would look any public property, private property.

COMMISSIONER JENSEN: Okay, good. I think it's a good project and I certainly hope it goes forward.

CHAIRMAN LORENZINI: I'm curious how this is going to work. So you're going to divide, you have Lot 1 and Lot 2.

MR. HORNE: Yes.

CHAIRMAN LORENZINI: So with Lot 1 you're going to lease out the building or sell that building to somebody else?

MR. HORNE: So Lot 1 is 1501 and Lot 2 is 1421. So our primary focus is on Lot 2 at the moment with the tenant that we're --

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CHAIRMAN LORENZINI: But are you going to rent space to them or lease it to them?

MR. HORNE: Yes.

CHAIRMAN LORENZINI: And then you're going to do the same thing with the other lot?

MR. HORNE: Yes.

CHAIRMAN LORENZINI: So why do we need a divider? Why don't you just do it all as one?

MR. HORNE: Well, it has a lot to do with our financing and how the banks like the division of the lots, collateral.

CHAIRMAN LORENZINI: Okay, you answered it. And then on the retention pond, you've got quite a large retention pond on one lot and a very small one on the other. Did it make sense at all to decrease the size of one retention pond and add parking there and increase the size of the other retention pond?

MR. HORNE: This detention pond to the west is specific to the north campus. So the detention that's serving to the east, I think, is part of the south campus piece.

CHAIRMAN LORENZINI: Okay, and Latika, just curious, I Item 5, condition five, talks about a landscape pond of 30 percent. I just don't remember seeing a landscape pond before. Why are we asking for bond on this landscaping?

MS. BHIDE: That is a standard requirement. I don't really think that it is a condition, it just is automatically a permanent condition, but we've always for landscaping.

CHAIRMAN LORENZINI: Okay, thank you. Any questions from the audience?

(No response.)

CHAIRMAN LORENZINI: Okay, if not anymore questions from the Commissioners?

(No response.)

CHAIRMAN LORENZINI: No more questions. Do we have a proposal or recommendation?

COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of P.C. No. 15-007, an amendment to the PUD Ordinances 88-060 and to 14-002; a preliminary plat of subdivision to create two lots; a variation from Chapter 28, Section 5.1-17.7, required minimum yards to allows a side yard reduction from 50 feet to allow 0 feet for Lot 1; a variation from Chapter 28, Section 6.12, traffic engineering approval, and to waive the requirement for the traffic study and parking analysis; and a variation from Chapter 28, Section 11.2-11.2 from the requirement of an off-street parking spaces in the M-1 District not be located in the front yard to allow for the existing spaces for Lots 1 and 2 in the

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front yard.

This approval is contingent upon the compliance with the recommendations of the Plan Commission, and the following recommendations detailed in the Staff report dated May 21, 2015:

The Staff development committee has reviewed the Petitioner's request and recommends approval of the amendment to PUD Ordinances 88-060 and 14-002 and a preliminary plat of subdivision to resubdivide the property into two lots. This approval shall be subject to the following conditions:

1. A Final Plat of Subdivision will be submitted.
2. As a condition of approval of the PUD amendment, the Petitioner shall provide a Reciprocal Easement Agreement (REA) for the two lots prior to Final Plat approval. The REA must address cross-access, shared detention and utilities in perpetuity.
3. The Petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, and shall comply with other outside agency requirements, as requested by said agencies.
4. The Petitioner may divide the property in meets and bounds for financing prior to Final Plat approval and shall complete the Final Plat as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Regulations.
5. A landscape compliance bond in the amount of 30 percent of the landscaping costs will be required at the time of building permit along with a tree fee of \$200 per tree identified for preservation.
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations. The signage must be revised to meet Code or a variation must be sought.
7. Lot 1 will comply with zoning requirements, when specific users are known.
8. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: Roll call please.

COMMISSIONER SIGALOS: Could I just ask a question before that?

CHAIRMAN LORENZINI: Sure.

COMMISSIONER SIGALOS: On recommendation two are we

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striking out the shared parking that was in the staff recommendation here in this memorandum?

MS. Bhide: Yes, we should be striking that out.

COMMISSIONER DROST: Okay, so that will be amending recommendation number two in 1-8 with relationship to shared parking?

MS. Bhide: Commissioner Drost, if you could even change that recommendations detail to the staff report.

COMMISSIONER DROST: Okay, to comply with the staff report, good.

CHAIRMAN LORENZINI: Okay, is there anything else? Roll Call vote please?

MS. Bhide: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Drost?

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes?

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MS. Bhide: COMMISSIONER Sigalos?

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Okay, congratulations. This is just a recommendation to the Trustees. They have the final say-so. Is there any date that it's going to go to the Trustees?

MS. Bhide: We are aiming for June 1st, but I will confirm that information.

MR. HORNE: June 1st?

MS. Bhide: I'll have to confirm.

MR. HORNE: Okay.

CHAIRMAN LORENZINI: Okay, thank you.

MR. HORNE: Thank you.

CHAIRMAN LORENZINI: Okay, any other business, anybody else? Okay, motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: All right, thank you.

(Whereupon, the meeting was adjourned at 8:10 p.m.)

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

I, ROBERT LUTZOW, 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.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2015.

NOTARY PUBLIC

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Item: Northwest Metalcraft - 413 S. Arlington Heights Rd. - PC#15-002

Department: Planning & Community Development

REQUESTED ACTION

A Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

VARIATIONS REQUIRED

1. A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales within a covered display area on the north side of the proposed storage barn;
2. A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;
3. A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet;
4. A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet;
- 5a. A variation from Chapter 28, Section 6.15-1.2b from the requirement to provide a 4 inch caliper shade tree and the island width, 3 feet instead of 9 feet, for the island immediately the east of the covered display area.
- 5b. A variation from Chapter 28, Section 6.15-1.2b to waive the requirement to provide a 4 inch caliper shade tree within the island in the northwest corner of the east parking lot.
6. A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen to allow 2.5 feet.

7. A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.

8. A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends approval of the Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot and variations 1-5a and 6-8, as stated in the SDC report dated 6-4-2015, subject to the following conditions:

1. A shade tree, 4 inches in diameter, as required by Code should be provided for the island in the northwest corner of the east parking lot.
2. Landscaping should be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.
3. A portion of the Grove Street parkway, adjacent to the building, is paved. The said pavement must be removed and the parkway must be sodded with grass.
4. Any utility meters or structures must be screened with landscaping or another appropriate method of screening.
5. The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notice/Notice Affidavit	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Plat of Survey	Exhibits
Engineering Plans	Exhibits
Architectural Plans	Exhibits
Landscape Plan	Exhibits
Fire Truck Exhibit	Exhibits
Landscape Plan - Color	Exhibits
Elevations - Color	Exhibits

Variation Justification	Correspondence
Parking Counts	Correspondence
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: June 10, 2015
Date Prepared: June 4, 2015
Project Title: Northwest Metalcraft
Address: 413 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Drake Mertes
Dowd, Dowd and Mertes
Address: 701 Lee Street, Suite 790
Des Plaines, IL 60016

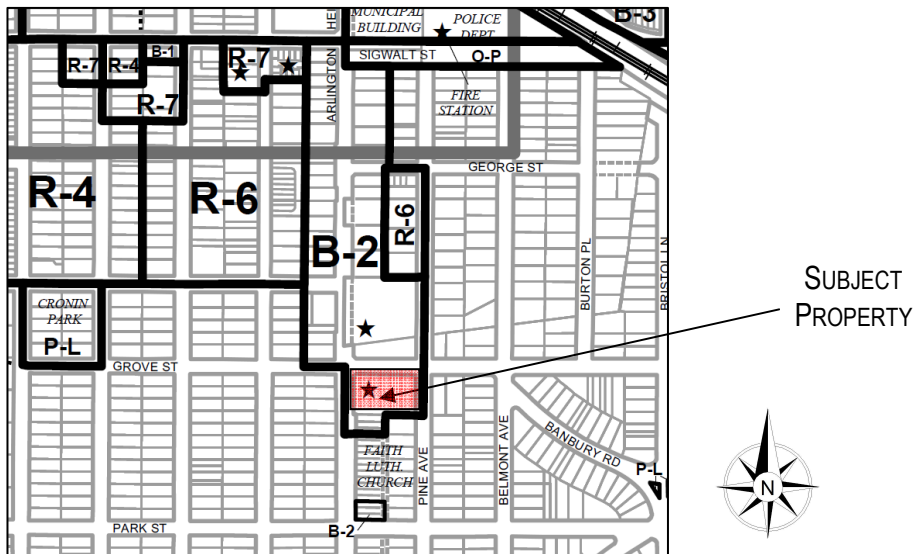
Existing Zoning: B-2, General Business District

Requested Action:

A Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

Variations Required:

1. A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales within a covered display area on the north side of the proposed storage barn;
2. A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;
3. A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet;
4. A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet;
- 5a. A variation from Chapter 28, Section 6.15-1.2b from the requirement to provide a 4 inch caliper shade tree and the island width, 3 feet instead of 9 feet, for the island immediately the east of the covered display area.
- 5b. A variation from Chapter 28, Section 6.15-1.2b to waive the requirement to provide a 4 inch caliper shade tree within the island in the northwest corner of the east parking lot.
6. A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen to allow 2.5 feet.
7. A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.
8. A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.



Surrounding Properties:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial	Commercial
South	B-2, General Business District & R-3, One Family Dwelling District	Commercial and Church Parsonage	Commercial and Single Family Detached
East	R-3, One Family Dwelling District	Vacant Land	Single Family Detached
West	R-3, One Family Dwelling District & B-2, General Business District	Institutional	Institutional and Single Family Detached

Site History/Summary

In 1967, the Village Board approved Ordinance 67-074, which rezoned the subject property, and the property located at the northeast corner of Arlington Heights Road and Grove from 'R-3' to 'B-2'. Said rezoning was "conditioned upon the submission and approval of a planned development pursuant to Subsection 7.5 of the Comprehensive Zoning Ordinance of the Village of Arlington Heights". The Village Board subsequently approved Ordinance 67-120, which approved a planned development for the northeast and southeast corner of Grove and Arlington Heights Road subject to various conditions.

The subject site is 0.99 acres in area and located at the southeast corner of Arlington Heights Road and Grove Street. The property is developed with a two-story commercial building near Arlington Heights Road, a residential structure toward the center of the property and ancillary storage sheds/structures in the southeast quadrant of the site. At this time, the property owner is proposing to tear down the residential structure and storage sheds/structures and build a new 1,680 square foot detached barn-like storage structure with an outside display area and improvements to the parking lot on the east side of the property. The proposed storage barn will serve as a storage facility for Northwest Metalcraft's inventory. A covered display area is proposed as part of the new storage barn which would be used for the outside display area on the north side of the barn building. An amendment to the original Planned Development is required to make the requested site improvements. The proposed improvements which include significant landscaping improvements are a positive change to the site.

Zoning and Comprehensive Plan

The site is zoned B-2, General Business District, with which this use is consistent. Furthermore, the site is designated as Commercial in the Comprehensive Plan. There are a number of variations required based on the proposal presented, which are discussed throughout this report. The Petitioner has submitted a written justification for the variation requests, based upon the following criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Plat and Subdivision Committee Summary

On January 28, 2015, the Plat and Subdivision Committee met to discuss the project. The Committee was, in general, supportive of the project. The Committee felt that the variations requested were acceptable; however some Committee members felt that the petitioner should add landscaping to the island in the northwest corner of the east parking lot.

Site and Landscape Related Issues

The Petitioner is proposing to renovate the existing code-deficient parking lot with a new configuration, new curbing, landscape islands and landscaping. The landscape plan includes landscape screening between the parking lot and the adjacent roadways and a 6' tall fence and landscaping between the proposed parking area/loading area and the residential property to the south. The island in the northwest corner of the rear parking lot is concrete and does not contain any landscaping. The island immediately to the east of the covered display area does not meet the required width - it is 3 feet wide instead of the required 9 feet width and also does not contain landscaping.

Staff supports the variation from the width and landscaping requirement for the island to the east of the covered display area. Staff does not support the variation from the landscaping requirement for the island in the northwest corner of the east parking lot and recommends that landscaping - a 4 inch caliper shade tree and sod be provided. The petitioner has indicated that they would like to seek a variation and not install landscaping due to logistical concerns regarding the rear entrance to the stores in that location.

Therefore the following variations shall be required:

- **A variation from Chapter 28, Section 6.15-1.2b from the requirement to provide a 4 inch caliper shade tree and the island width, 3 feet instead of 9 feet, for the island immediately the east of the covered display area.**
- **A variation from Chapter 28, Section 6.15-1.2b to waive the requirement to provide a 4 inch caliper shade tree within the island in the northwest corner of the east parking lot.**

Per Chapter 28, Section 6.15-2.1, where a rear lot line or side line of a property in a Business District coincides with a side or rear lot line of property in adjacent residential districts, screening along such lot line must be provided. The screening can be a well maintained masonry wall; as defined as brickwork or stonework, a solid wood fence; an offset double row of densely planted landscape material or a landscape berm. The plans indicate both a fence and a row of shrubs along the south property line. The fence and landscaping meet the screening requirement between zoning districts.

Currently, a portion of the Grove Street parkway, adjacent to the building, is paved. In conjunction with these site improvements, staff recommends that the petitioner remove said pavement and sod the parkway, as this is land adjacent to the PUD. The petitioner has indicated that since work is only being done at the rear of the property, they would not remove pavement and sod the parkway.

As part of this project, staff is recommending that landscaping be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street. The petitioner has indicated that since work is only being done at the rear of the property, they would not like to install the landscaping.

Per Chapter 28, Section 5.1-11.1, Conditions of Use, for the B-2 district, all activities except for outdoor eating cafes and outdoor sales of Christmas trees and automobile off street parking facilities permitted or required in this B-2 district must be conducted wholly within an enclosed building. Because a 1,008 square foot outdoor covered display area is being proposed, the following variation is necessary:

- **A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales in within a covered display area on the north side of the proposed storage barn;**

Staff does not object to this variation given the negligible impact of the outdoor display area.

Engineering

With the proposed site improvements, the petitioner will be adding an underground detention beneath the parking area as well as a small surface detention area which is designed as a bioswale/rain garden. The design of the surface detention as a bioswale/rain garden allows for a slower release of stormwater and improved water quality by filtering pollutants and is consistent with sustainable design practices. The applicant is finalizing the required storage capacity for the detention and any difference between the 'storage provided' on site and 'required detention' will be paid as 'Fee in Lieu of'.

Traffic & Parking Issues

The proposed site modifications include an improvement to the parking lot on the east side of the property. The following is the Code required parking for this property:

Table 1: Parking Code Analysis

Use*	Square Footage		Parking Ratio	Parking Required
	Total Floor Area	Total Seating Area		
B&H Liquors	1,500		1 space / 300 SF	5 spaces
Vivi-ki Yoga Studio	1,500		1 space / 250 SF	6 spaces
South China Chop Suey	1,020	Carry-Out Only	1 space / 300 SF	3 spaces
Northwest Metalcraft	16,802		1 space / 600 SF	28 spaces
Storage Building	1,680		One space for each two employees + one space for each vehicle used in the conduct of the enterprise	3 spaces (0 employees + 3 vehicles)
Lucky Junk Retail Shop	1,500		1 space / 300 SF	5 spaces
Total Required				50 spaces
Total Provided				50 spaces
Surplus /(Deficit)				0 spaces

With respect to parking, Village Code requires one parking stall for every 300 square feet of floor area for retail uses and one parking stall for every 600 square feet of floor area for furniture sales. The petitioner has indicated that the entire floor area of Northwest Metalcraft is dedicated to furniture sales. Also, the petitioner has indicated that no employees will be permanently stationed in the barn.

Any PUD amendment that is greater than 5,000 square feet in floor area and located along a major arterial such as Arlington Heights Road is required to provide a traffic study and parking analysis prepared by a qualified professional engineer. Since the proposed storage barn is 1,680 square feet in area, a full traffic and parking study is not required.

The overall PUD includes the multi-tenant commercial property to the north at 333 S. Arlington Heights Road. The Code parking requirement for the property at 333 S. Arlington Heights Road is 37 parking spaces. 27 parking spaces are provided on-site. When a Special Use for Subway was approved for the property in 2013, a variation was approved from the required number of parking spaces to allow 27 spaces. As stated above, the Code parking requirement for the property in question is 50 spaces, which are provided on-site. Therefore, the parking requirement for the overall PUD meets Code.

The applicant has provided parking counts for the property in question. On Saturday at noon 5 out of 8 parking spaces in the lot along the front of the property and 10 out of 44 parking spaces in the rear were occupied. On a weekday at lunch hour 0 out of 8 parking spaces in the lot along the front of the property and 10 out of 44 parking spaces in the rear were occupied. On a weekday at dinner hour 2 out of 8 parking spaces in the lot along the front of the property and 12 out of 44 parking spaces in the rear were occupied. Based on these parking counts, it appears that there is adequate parking to accommodate both sites.

Per Chapter 28, Section 11.2-7, an off-street parking space must be at least nine feet in width and at least eighteen feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas. The length of a parking space can be

reduced to sixteen and one half feet including wheel stop if additional space of one and one half feet in length is provided for car overhang. At least three feet, excluding any car overhang space, is required to be provided for any planting screen. For the eastern most row of parking, only two and one half feet is available for the parking screen, therefore requiring a variation. Staff supports this variation as there is an additional 5 feet available to the east between the sidewalk and the property line.

However, the following variation is required:

- **A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen.**

With respect to loading, two loading berths are required with the proposal. A 35' x 24' loading area is provided to the east of the proposed barn building. The loading area is large enough to accommodate the required 10' x 35' loading berths. Per the Chapter 28, Section 11.6-2, loading berths must be exclusive of aisle and maneuvering space. It appears that the loading berth encroaches into the maneuvering space for the three parking spaces that are located to immediately to the east of the barn building, therefore requiring a variation. Also, per Chapter 28, Section 11.6-1, loading berths cannot be located in the required side yard. Because the property abuts a residentially zoned property to the south, a side yard equal to 10 percent of the lot width - 16.48 feet - is required. The proposed loading berth encroaches into this side setback, therefore requiring a variation. Staff does not object to these variations as the petitioner has indicated that deliveries will take place during normal business hours.

Therefore, the following variations have been identified:

- **A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.**
- **A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.**

Building Issues

The storage barn is proposed to be a detached structure, located 5'-1" from the side lot line, in line with the existing retail building and will create a cohesive south building façade. The barn is subject to the provisions in Chapter 28, Section 6.5, Accessory Structures, and therefore the following variations will be necessary:

- **A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;**
- **A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet;**
- **A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet.**

Staff does not object to these variations given the commercial zoning of the site, the design of the barn, and the enhanced landscaping on the site.

The Design Commission reviewed and approved the proposed improvements at their January 13, 2015 meeting.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends approval of the Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot and variations 1-5a and 6-8, as stated in the SDC report dated 6-4-2015, subject to the following conditions:

1. A shade tree, 4 inches in diameter, as required by Code should be provided for the island in the northwest corner of the east parking lot.

2. Landscaping should be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.
3. A portion of the Grove Street parkway, adjacent to the building, is paved. The said pavement must be removed and the parkway must be sodded with grass.
4. Any utility meters or structures must be screened with landscaping or another appropriate method of screening.
5. The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

June 4, 2015

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 10, 2015 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 15-002, a PUD amendment to Ordinance #67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot. The subject site is located at the southeast corner of Arlington Heights Road and Grove Street at 413 S. Arlington Heights Road, Arlington Heights, IL and legally described as:

That part of the east half of the northwest quarter of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian described as follows: Beginning at the intersection of center line of a bridge and center line of a state road which point is 1410.75 feet north of the southwest corner of the east half of the northwest quarter of Section 32, aforesaid; thence south along the centerline of state road 4.32 chains; thence east 6.32 chains; thence north 5.20 chains; thence south 80 degrees west, along party line, 6.60 chains to the point of beginning, in Cook County, Illinois. Excepting therefrom those parts thereof taken for public purposes by Document numbers 21249082 and 20824619. As part of said request the petitioner is requesting variations from:

a. Chapter 28, Section 5.1-1.1, Conditions of Use, to allow a color sales within a covered display area on the north side of the proposed storage building;

b. Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;

c. Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 20 feet;

d. Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet;

e. Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area;

f. A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planning screen;

g. A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard;

h. A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.

as well as any 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 May 26, 2015 (4408553)

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

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 May 26, 2015 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

Danula Baltz
Authorized Agent

Control # 4408553

RECEIVED

JUN 01 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

I, JAMES J. TINAGLIA hereby certify as follows:

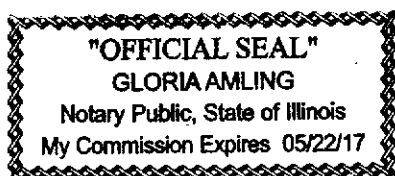
1. That on the 18th day of May, 2015, affiant caused to be mailed in the Post Office of Des Plaines, Illinois, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Signature

Subscribed and Sworn to before me

this 18 day of May, 2015.

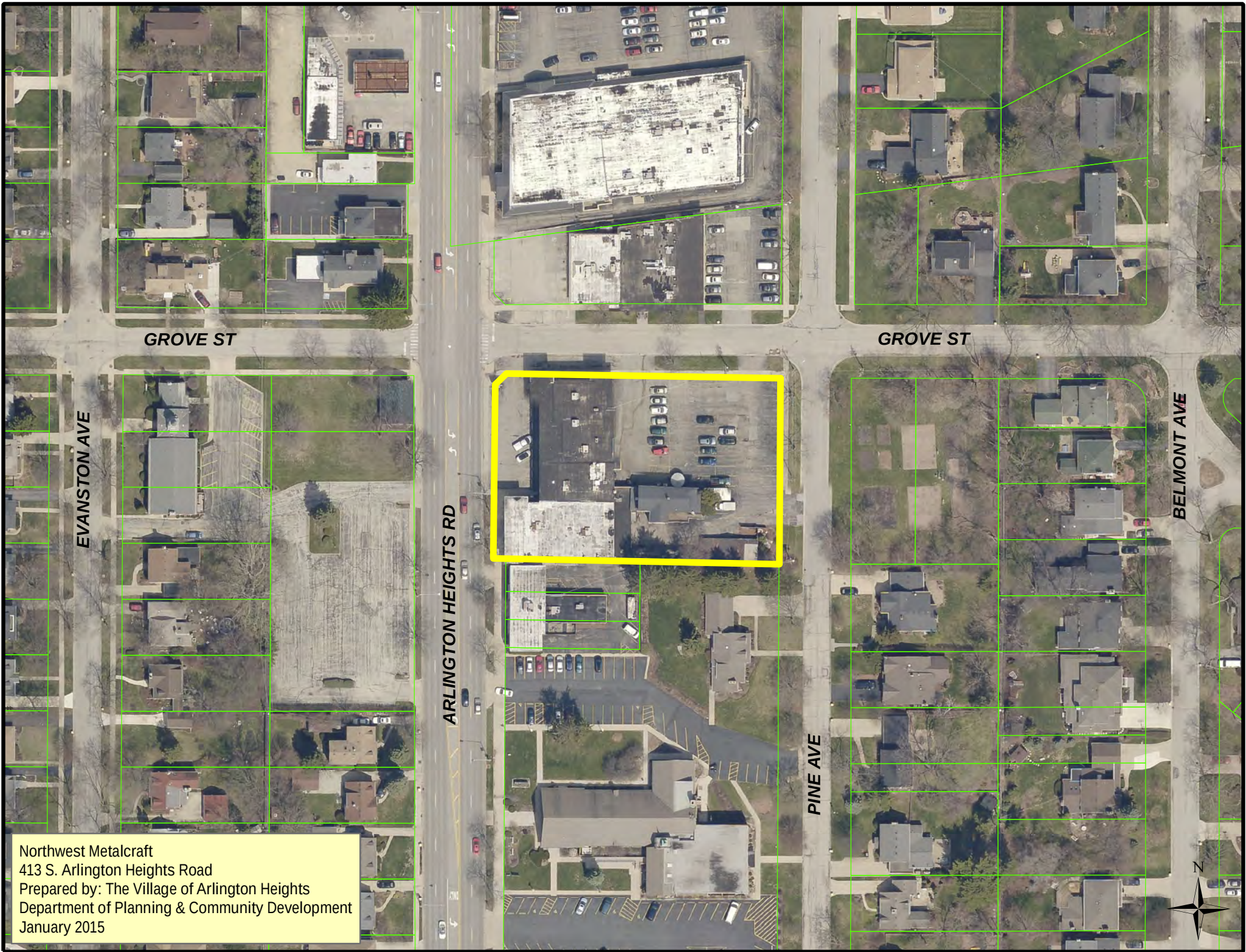
Notary Public



RECEIVED

MAY 20 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



GROVE ST

GROVE ST

EVANSTON AVE

BELMONT AVE

ARLINGTON HEIGHTS RD

PINE AVE

Northwest Metalcraft
413 S. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
January 2015



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

January 28, 2015

Project Title: Northwest Metalcraft
Address: 413 S. Arlington Heights Road
Petitioner: Kelle Bruckbauer
Tinaglia Architects
814 W. Northwest Highway
Arlington Heights, IL 60004

Requested Action:

- A Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

Variations Required:

- A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales in within a covered display area on the north side of the proposed storage barn;
- A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;
- A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 22 feet 5 inches;
- A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet;
- A variation from Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area.
- A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen;
- A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.
- A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.

Attendees: Dan Mayer, Northwest Metalcraft
Roxanne Mayer, Northwest Metalcraft
Kelle Bruckbauer, Tinaglia Architects
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

In 1967, the Village Board approved Ordinance 67-074, which rezoned the subject property, and the property located

at the northeast corner of Arlington Heights Road and Grove from 'R-3' to 'B-2'. Said rezoning was "conditioned upon the submission and approval of a planned development pursuant to Subsection 7.5 of the Comprehensive Zoning Ordinance of the Village of Arlington Heights". The Village Board subsequently approved Ordinance 67-120, which approved a planned development for the northeast and southeast corner of Grove and Arlington Heights Road subject to various conditions.

The subject site located at the southeast corner of Arlington Heights Road and Grove Street is developed with a two-story commercial building near Arlington Heights Road, a residential structure toward the center of the property and ancillary storage sheds/structures in the southeast quadrant of the site. At this time, the property owner is proposing to tear down the residential structure and storage sheds/structures and build a new 1,680 square foot detached barn-like storage structure with an outside display area and improvements to the parking lot on the east side of the property. Previously, in 2013, the Northwest Metalcraft had proposed an approximately 2,100 square feet addition to the Northwest Metalcraft building along with an outside display area and parking lot improvements. The proposed storage barn would serve as a storage facility for Northwest Metalcraft's inventory. A covered display area is proposed as part of the new storage barn which would be used for the outside display area on the north side of the barn building. An amendment to the original Planned Development is required to make the requested site improvements.

Meeting Discussion:

D. Mayer stated that they were looking to construct a storage building on the site. They will be demolishing a couple of buildings, cleaning up the area, make it look better and set it up for display. L. Bhide stated that the project was originally approved in 1967 as a Planned Unit Development and would therefore require a PUD amendment. The petitioner would like to add an approximately 1,680 square foot building with an outdoor display area and reconfigure the east parking lot and stated that there are a few variations associated with this request. She stated that the project came before the Plat and Subdivision Committee before in 2013 and at that time, the project was proposed as an addition to the building. She stated that the current proposal is not much different; expect the storage building is now a detached accessory structure. She stated that some of the variations come from being a detached accessory structure, and a couple of the variations relative to the parking lot. B. Green asked why the design was changed from an attached to a detached structure. D. Mayer said that they did not want to create more holes in the building or add sprinkler systems for the existing building as it would be cost-prohibitive. He stated that they also had fireplaces and would need to worry about venting it (if in the main building) and they also did not want to block the windows. K. Bruckbauer stated that they were also able to add a few parking stalls in the process and the reason they are back is because detaching the building resulted in a number of additional variation and they are hoping to get feedback from the Committee. L. Bhide went through the requested variations. She stated that a variation would be necessary for outdoor sales, which was also required with the earlier request. She described the variations associated with the detached accessory structure – location, area and height of structure. She stated that the petitioner is requesting to waive the landscaping requirement at the northwest corner of the east parking lot. She said that that variation can be eliminated by adding landscaping to that island. D. Mayer stated that the problem is that one of the tenants entrance is located there and putting landscaping would be counterproductive to the walk-in customers. He stated that the tenant had a back entrance and there was a lot of parking in the back lot and a lot of business walks in the back instead of the front. The other variation is for the width of the landscaping island to the east of the display area and staff has no concerns with this request. L. Bhide described the variation for width of the landscape screening along Pine Avenue for the row of parking with 16.5 feet spaces. Staff has no concerns because there is an additional 5 feet before the sidewalk. Lastly, there are 2 variations for loading berths. She stated that staff has asked for additional information as far the number of vehicles used for the business, etc. D. Mayer stated that there would be one truck at this location at most. He said that they have another facility at 1717 E. Davis Street where most of the vehicles are currently parked. He stated that this building was mostly for cold storage and for customers to drop off repairs that are then taken to the warehouse on Davis Street and then picked up from this facility.

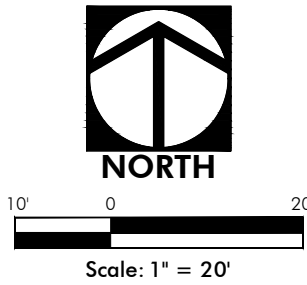
L. Jensen asked if the petitioner also owned the facility where the Subway was. D. Mayer stated that it was. He stated that he recollected that some of the parking on this site was to be made available to the Subway. He asked if they (Subway) ever used that parking. D. Mayer stated that the Subway employees parked in a couple of back stalls and it

has not been an issue so far. L. Jensen said that most variations do not appear to be a concern. L. Bhide said that though there were several variations, the proposal is similar to the previous one. L. Jensen said that he thought this was a good project. J. Cherwin said that he does not have a whole lot of issues with this request. He asked if he (petitioner) thought that a lot of things would accumulate in the covered display area. D. Mayer said that he did not think so. He said that they sell a lot of outdoor products, like outdoor fire pits, outdoor fireplaces, etc. and they cannot display those items indoors. He stated that he did not feel that this would be disruptive. He said that they try to keep it clean now, but the home is about 160-170 years old and (his) parents reside there. He said that they wanted to make it look better, clean up the site and drive the business. J. Sigalos stated that he liked the parking and landscaping for this proposal better. He asked about the detention area and K. Bruckbauer stated that it was a small surface detention area but that most of the detention would be underground. J. Cherwin asked about the impervious surface and K. Bruckbauer said that the impervious surface on the site would be reduced. B. Green asked about if a 16.5 foot parking stall was allowed. L. Bhide said that if a 1.5 foot overhang was available, then a 16.5 foot deep space was allowed. He said that he liked the character of the building. He said that there is not a lot of green space on/near the site and so he questioned omitting the tree in the parking lot. D. Mayer said that they felt that with the sidewalk coming in and the access to the tenant space they felt that they do not need the tree. He said that with the (back) door there, he thought that people would not be able to see (inside) with the tree there. B. Green said that he thought that the tree made the building look better.

RECOMMENDATION

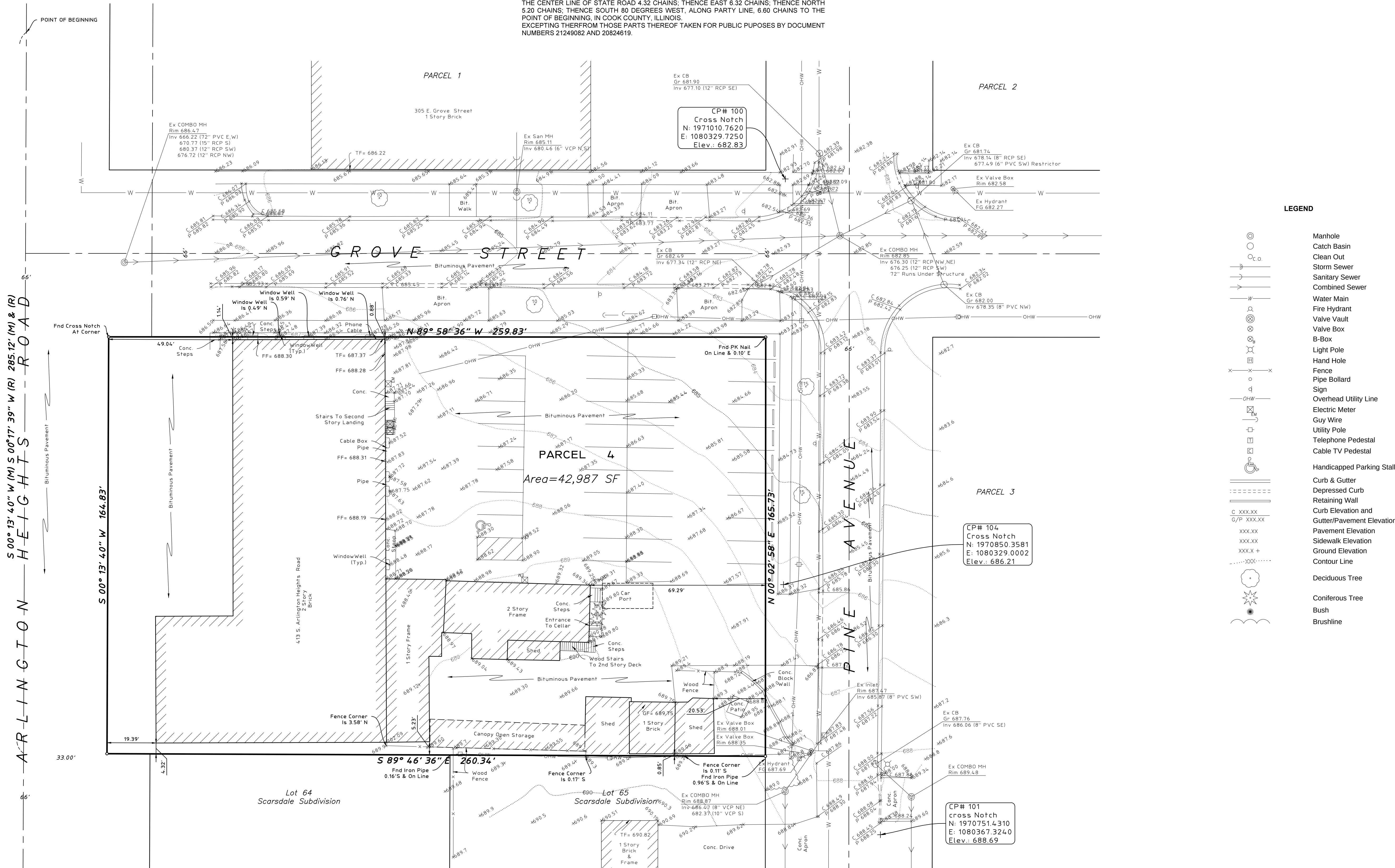
The Plat & Sub Committee agreed that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder



LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF CENTER LINE OF A BRIDGE AND CENTER LINE OF A STATE ROAD WHICH POINT IS 1410.75 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, AFORESAID; THENCE SOUTH ALONG THE CENTER LINE OF STATE ROAD 4.32 CHAINS; THENCE EAST 6.32 CHAINS; THENCE NORTH 5.20 CHAINS; THENCE SOUTH 80 DEGREES WEST, ALONG PARTY LINE, 6.60 CHAINS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THOSE PARTS THEREOF TAKEN FOR PUBLIC PURPOSES BY DOCUMENT NUMBERS 21249082 AND 20824619.



LEGEND

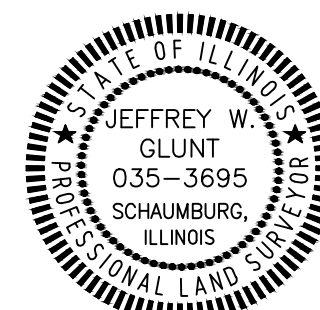
- Manhole
- Catch Basin
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Combined Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Overhead Utility Line
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Cable TV Pedestal
- Handicapped Parking Stall
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Brushline

Surveyor's Notes:

- Field work was completed on September 26, 2013.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(Cors96) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Benchmark

Site Benchmark
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 682.83



State of Illinois }
County of Cook } SS:

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois October 3, 2013

By: _____ Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers and Land Surveyors
1304 N. Plum Grove Road
Schaumburg, Illinois 60173

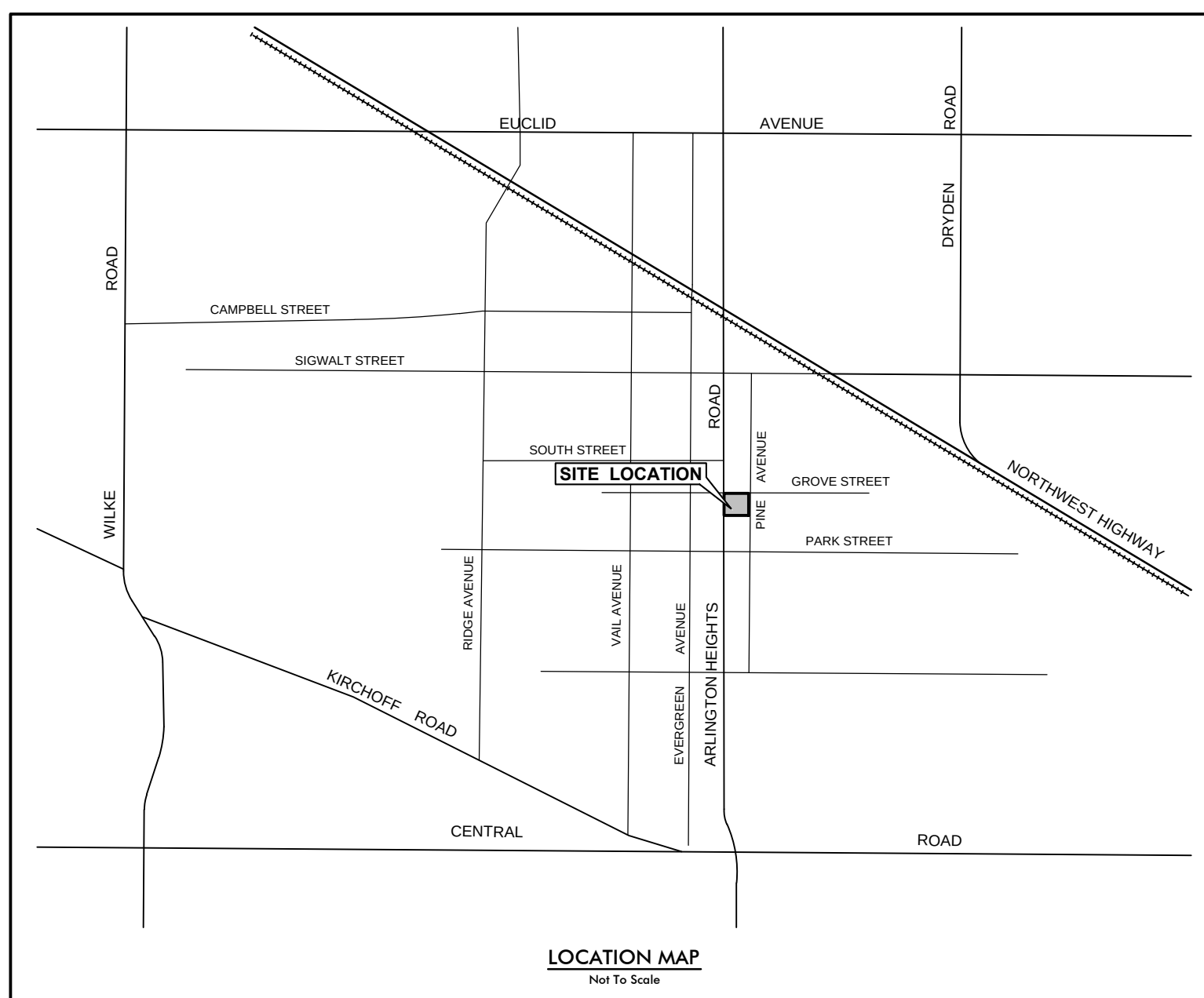
Tel: 847/394-6600 Fax: 847/394-6608

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

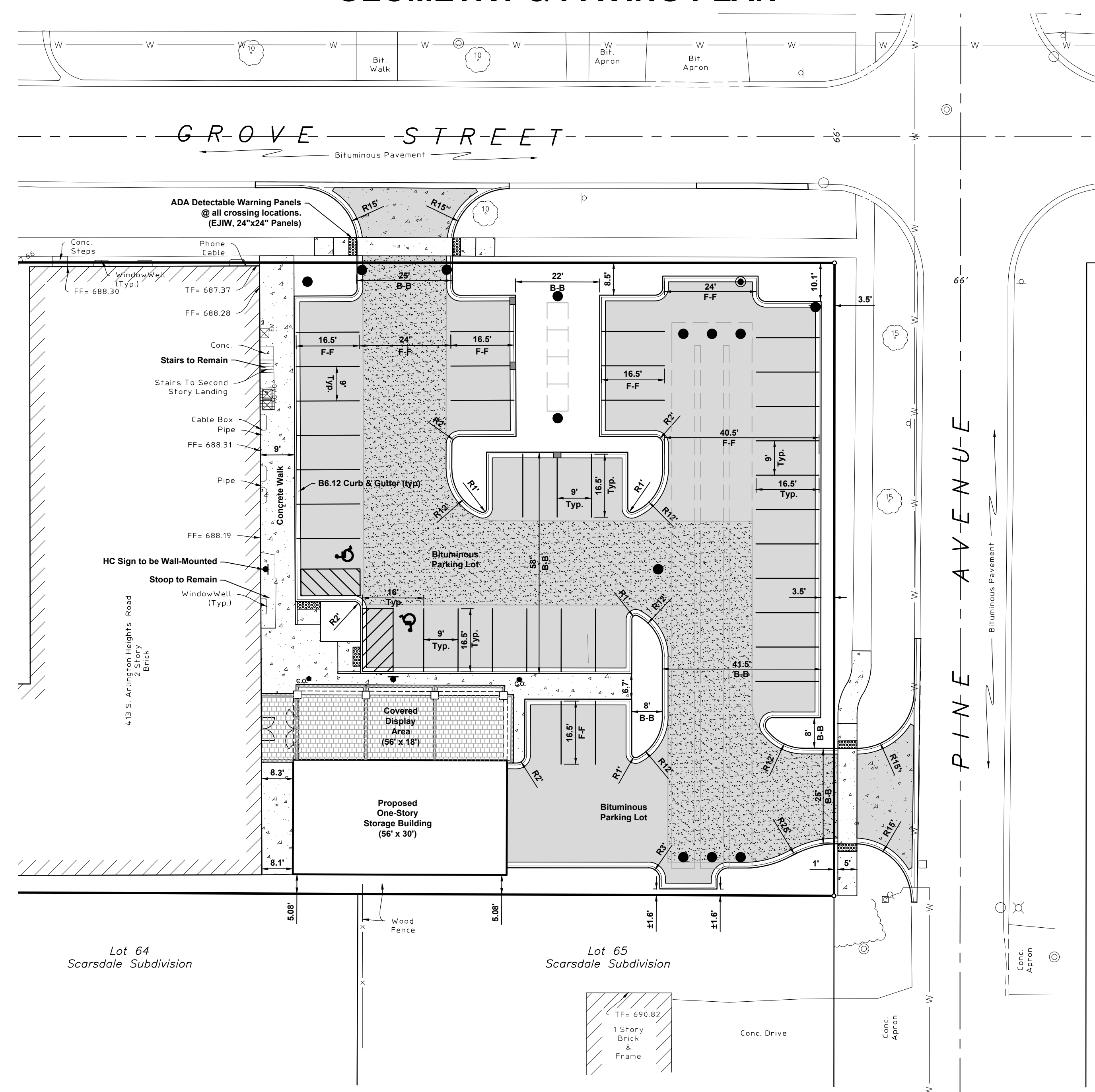
BOUNDARY & TOPOGRAPHIC SURVEY
NORTHWEST METALCRAFT
413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

Project Manager: MLA
Engineer: JWG
Date: 10-3-2013
Project No. 13144
Sheet 1

EXISTING CONDITIONS



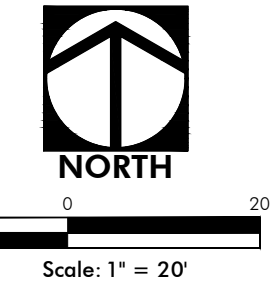
GEOMETRY & PAVING PLAN



PAVING LEGEND	
	Bituminous Pavement (Standard)
	Bituminous Pavement (Heavy Duty)
	Concrete Driveway Apron
	Concrete Sidewalk

DIMENSION LEGEND	
B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb

IMPERVIOUS COVERAGE CALCULATIONS			
PROJECT AREA =		29,665	
EXISTING		PROPOSED	
STRUCTURES	9,417	STRUCTURES	7,775
PARKING LOT	18,873	PARKING LOT	16,141
MISCELLANEOUS	148	WALK	1,765
TOTAL IMPERVIOUS	28,438	TOTAL IMPERVIOUS	25,681
% IMPERVIOUS	95.9%	% IMPERVIOUS	86.6%
		NET DECREASE	-2,757

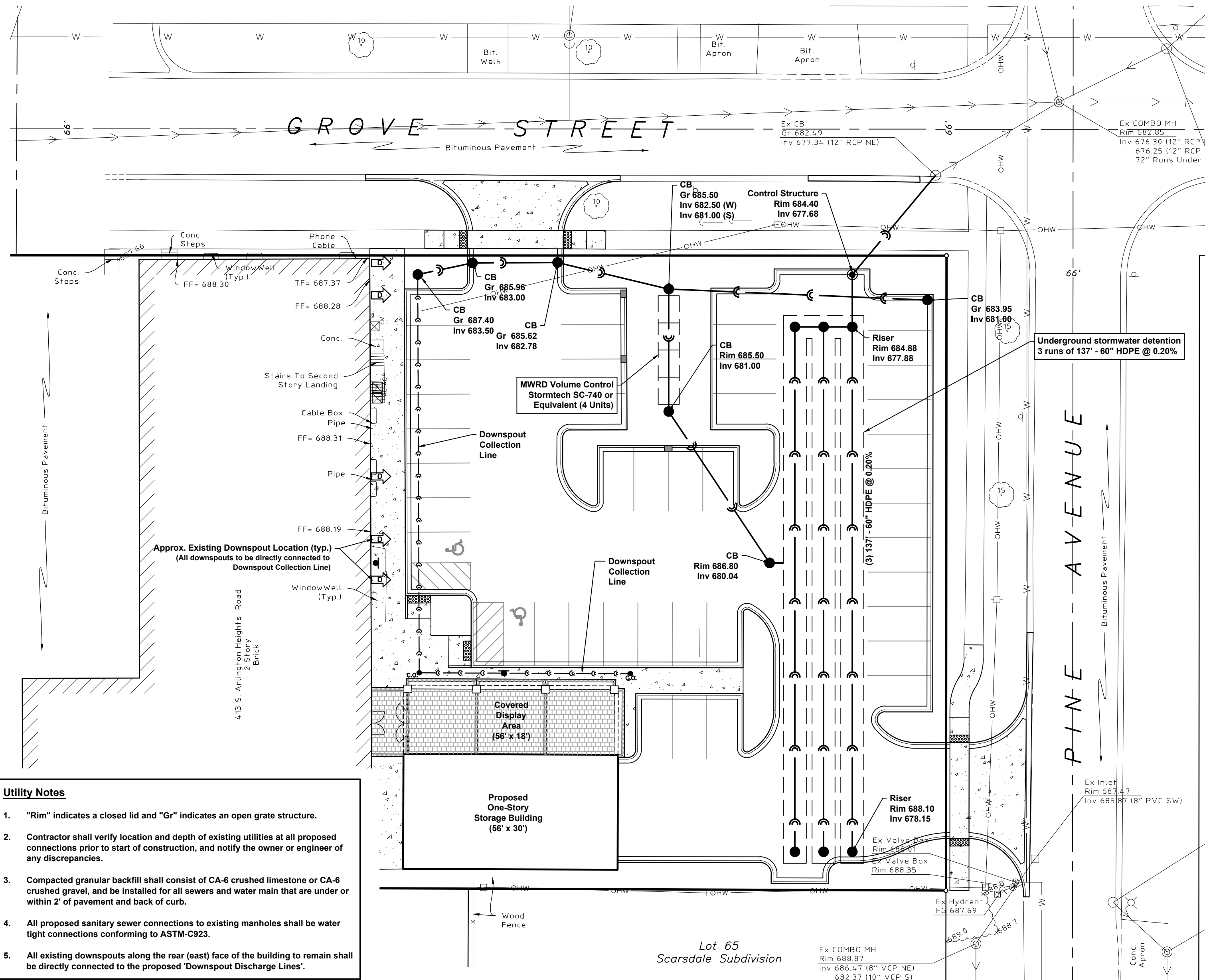


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consulting engineers • land surveyors
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Illinois Professional Design Firm License No. 184-003142
www.haegerengineering.com

**EXISTING CONDITIONS /
GEOMETRY & PAVING PLAN**
**NORTHWEST
METALCRAFT**
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: M L A
Engineer: J A C
Date: 12/04/2014
Project No. 13-144
Sheet 1

UTILITY PLAN



- Utility Notes**
- "Rim" indicates a closed lid and "Gr" indicates an open grate structure.
 - Contractor shall verify location and depth of existing utilities at all proposed connections prior to start of construction, and notify the owner or engineer of any discrepancies.
 - Compacted granular backfill shall consist of CA-6 crushed limestone or CA-6 crushed gravel, and be installed for all sewers and water main that are under or within 2' of pavement and back of curb.
 - All proposed sanitary sewer connections to existing manholes shall be water tight connections conforming to ASTM-C923.
 - All existing downspouts along the rear (east) face of the building to remain shall be directly connected to the proposed 'Downspout Discharge Lines'.

MWRD VOLUME CONTROL REQUIREMENT

Proposed "New Impervious" Area	4,725 sf
Does not include areas of parking lot removal & replacement	
Total Volume with 1" Rainfall	394 cf
Provided Volume in Infiltration Trench	
Stormtech SC-740 Chambers*	70 cf per Unit 4 units 280 cf Storage
Includes 6" stone bedding around unit	
CA-7 Stone around Chambers	421 cf 36% Porosity 152 cf Storage
Storage in voids (36%)	
TOTAL VOLUME	432 cf Storage

REQUIRED DETENTION (Based on Allowable Release Rate)

Total Tributary Area (A) =		0.88 Ac.						
Arlington Heights Detention Calculations								
Developed Runoff Coeff.								
Impervious Area =		0.575 ac						
Penurious Area =		0.106 ac						
Impervious Runoff Coefficient =		0.95						
Penurious Runoff Coefficient =		0.50						
Combined Runoff Coefficient =		0.88						
Release Rate per acre (Q _p) =		0.18 cfs/ac.						
Site Release Rate (Q _s) =		0.123 cfs						
100 yr. 24 hr storm (in) =		7.58 inches (Bulletin 70)						
V = AT(CI-Q)								
V = Volume of storage, in acre feet								
A = Total tributary drainage area, in acres								
C = Runoff coefficient								
I = 100-year storm intensity, in inches per hour								
T = Duration of storm, in hours								
Q = Release rate, in cubic feet per second per acre								
100-Year Storm								
Runoff Coefficient, C	Storm Duration, T (hours)	Rainfall Intensity, I ₁₀₀ (in/hr)	Drainage Area, A (Ac)	Inflow Rate, Q ₁ (cfs)	Release Rate, Q ₂ (cfs)	Storage Rate, Q ₃ (cfs)	Storage Required, V (cu-ft)	Q ₃ /I ₂ (Ac-ft)
0.88	0.08	11.37	0.88	6.82	0.123	6.69	0.04	
0.88	0.17	9.36	0.88	5.61	0.123	5.49	0.08	
0.88	0.25	8.19	0.88	4.91	0.123	4.79	0.10	
0.88	0.50	5.61	0.88	3.36	0.123	3.24	0.13	
0.88	1.00	3.95	0.88	2.14	0.123	2.01	0.17	
0.88	2.00	2.20	0.88	1.32	0.123	1.20	0.20	
0.88	3.00	1.62	0.88	0.97	0.123	0.85	0.21	
0.88	6.00	0.95	0.88	0.57	0.123	0.45	0.22	
0.88	12.00	0.55	0.88	0.33	0.123	0.21	0.21	
0.88	18.00	0.40	0.88	0.24	0.123	0.11	0.17	
0.88	24.00	0.32	0.88	0.19	0.123	0.07	0.13	
TOTAL STORAGE REQUIRED =				0.223 Ac-ft		(based on Allowable Release Rate)		

ACTUAL RELEASE RATE (Based on 2" Min. Restrictor)

Orifice Sizing			
Cd	0.61		
Orifice Area	2.00 in		
Invert of Orifice	677.68		
Center of Orifice	677.68		
100 Year Release			
Elev.	Head	Orifice Discharge	
677.60	0.00	0.000	
678.00	0.32	0.000	
679.00	1.32	0.123	
680.00	2.32	0.163	
681.00	3.32	0.195	
682.00	4.32	0.222	
683.00	5.32	0.246	
683.15	5.47	0.250	
Head = Stage less Center of Orifice			
Orifice Discharge = C _d x (2 x g x H) ^{1/2} x Area			
*683.15 = top of 60" pipe at upstream end			
ACTUAL RELEASE RATE @ HWL 683.15 =		0.250 cfs	

REQUIRED DETENTION (Based on Actual Release Rate)

Total Tributary Area (A) =		0.88 Ac.						
Arlington Heights Detention Calculations								
Developed Runoff Coeff.								
Impervious Area =		0.575 ac						
Pervious Area =		0.106 ac						
Impervious Runoff Coefficient =		0.95						
Pervious Runoff Coefficient =		0.50						
Combined Runoff Coefficient =		0.88						
Release Rate per acre (Q _p) =		0.18 cfs/ac						
Actual Release Rate (Q _a) =		0.250 cfs						
100 yr. 24 hr storm (in) =		7.58 inches (Bulletin 70)						
V = AT(CI-Q)								
V=		Volume of storage, in acre feet						
A=		Total tributary drainage area, in acres						
C=		Runoff coefficient						
I=		100-year storm intensity, in inches per hour						
T=		Duration of storm, in hours						
Q=		Release rate, in cubic feet per second per acre						
100-Year Storm								
Runoff Coefficient, C	Storm Duration, T (hours)	Rainfall Intensity, I ₁₀₀ (in/hr)	Drainage Area, A (Ac)	Inflow Rate, Q ₁ (cfs)	Release Rate, Q ₂ (cfs)	Storage Rate, Q ₃ (cfs)	Storage Required, V (cu-ft)	Q ₃ /I ₂ (Ac-ft)
0.88	0.08	11.37	0.88	6.82	0.250	6.57	0.044	
0.88	0.17	9.36	0.88	5.61	0.250	5.36	0.076	
0.88	0.25	8.19	0.88	4.91	0.250	4.66	0.097	
0.88	0.50	5.61	0.88	3.36	0.250	3.11	0.130	
0.88	1.00	3.95	0.88	2.14	0.250	1.89	0.167	
0.88	2.00	2.20	0.88	1.32	0.250	1.07	0.178	
0.88	3.00	1.62	0.88	0.97	0.250	0.72	0.190	
0.88	6.00	0.95	0.88	0.57	0.250	0.32	0.159	
0.88	12.00	0.55	0.88	0.33	0.250	0.08	0.080	
0.88	18.00	0.40	0.88	0.24	0.250	0.04	0.17	
0.88	24.00	0.32	0.88	0.19	0.250	0.00	0.000	
TOTAL STORAGE REQUIRED =				0.180 Ac-ft		(based on Actual Release Rate)		

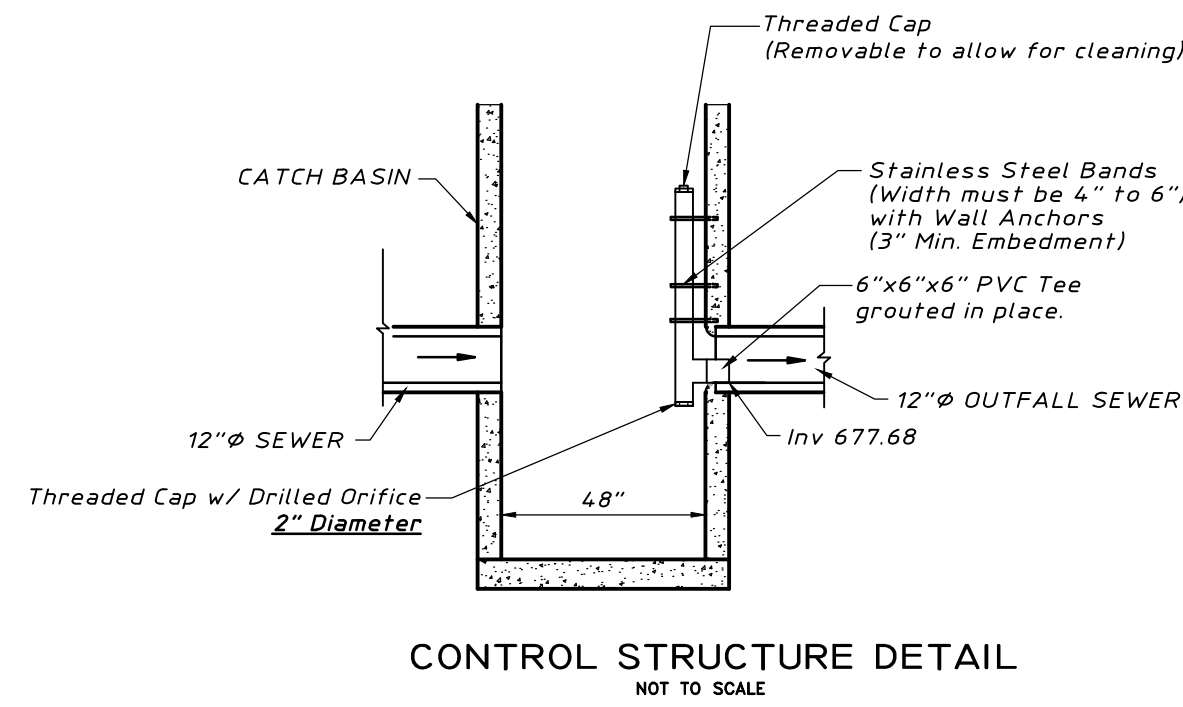
PROPOSED DETENTION STORAGE

PIPE STORAGE CALCULATIONS			
Diameter (in)	Length (LF)	Storage per LF (Cu-Ft/LF)	Total Storage (Cu-Ft)
60	137	19.63	2,690
60	137	19.63	2,690
60	137	19.63	2,690
TOTAL STORAGE PROVIDED =		8,070	

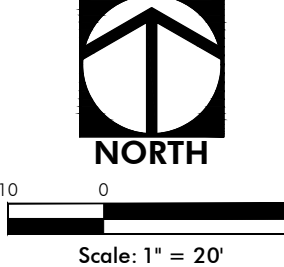
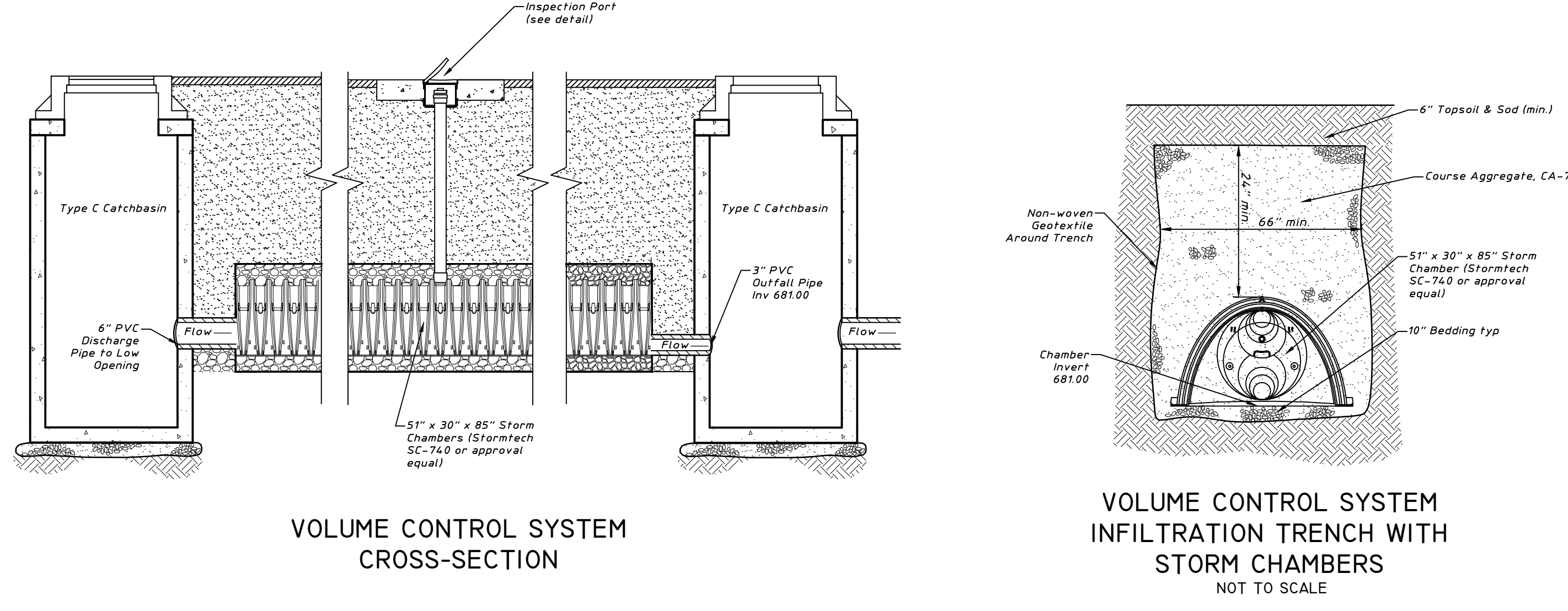
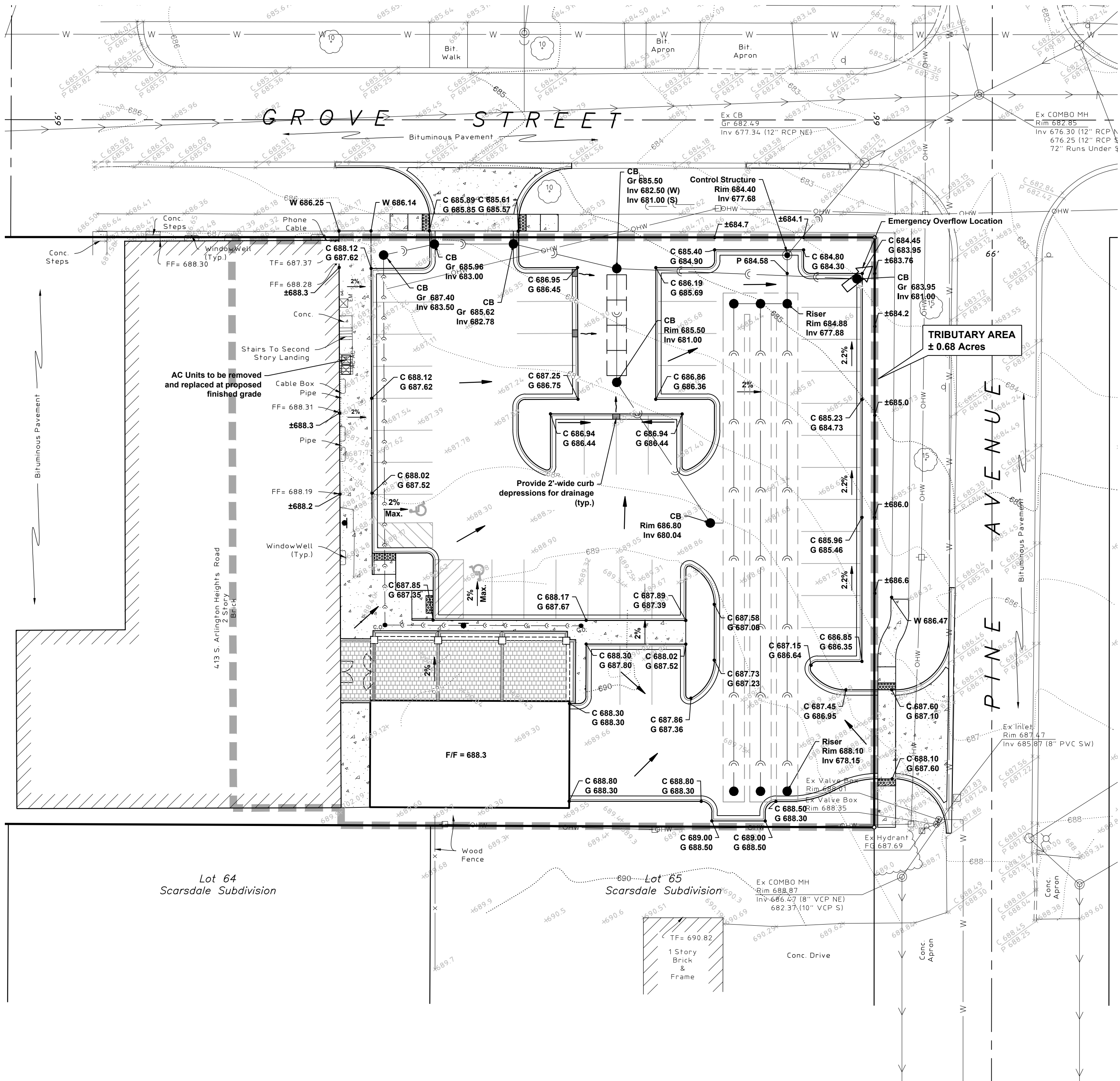
DETENTION SUMMARY

REQUIRED DETENTION (Based on Allowable Release Rate)...	9,700 cu-ft
REQUIRED DETENTION (Based on Actual Release Rate)...	7,935 cu-ft
STORAGE PROVIDED...	8,070 cu-ft

Note:
The Village of Arlington Heights will require a fee in lieu of or to be paid for the difference between the 'storage provided' and the 'required detention (based on allowable release)' at a rate of \$1.00 per cubic foot. The final deficiency and fee amount will be determined during the final engineering phase.



GRADING PLAN



HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003102
www.haegerengineering.com

UTILITY PLAN / GRADING PLAN
NORTHWEST METALCRAFT
ARLINGTON HEIGHTS, ILLINOIS
Project Manager: M L A
Engineer: J A C
Date: 12/04/2014
Project No. 13-144
Sheet 2

BULK SITE DATA	
ZONING DISTRICT ADJACENT ZONING DISTRICTS	B-2 B-2, R-3
LOT SIZE:	42,985 S.F. 0.99 ACRES
EXISTING BUILDING LOT COVERAGE EXISTING BUILDING AREA	11,161 SQ. FT. 22,322 SQ. FT.
PROPOSED BUILDING LOT COVERAGE	12,841 SQ. FT.
EXISTING BUILDING PROPOSED BUILDING	11,161 SQ. FT. 16,800 SQ. FT.
PROPOSED BUILDING AREA	24,002 SQ. FT.
RETAIL, GENERAL RETAIL, FURNITURE & APPLIANCE	5,520 SQ. FT. 16,802 SQ. FT.
NEK STORAGE BUILDING	16,800 SQ. FT.
REQUIRED BUILDING SETBACKS	FRONT YARD EXTERIOR SIDE YARD INTERIOR SIDE YARD REAR YARD NO ZONING RESTRICTIONS NO ZONING RESTRICTIONS 10% OF LOT WIDTH = 16.48' 20'-0" MAXIMUM ALLOWABLE F.A.R. PROPOSED F.A.R. 250% = 101,463 SQ. FT. 55.8% = 24,002 SQ. FT. MAXIMUM ALLOWABLE BUILDING LOT COVERAGE PROPOSED BUILDING LOT COVERAGE NO ZONING RESTRICTIONS 24.4% = 12,841 SQ. FT. MAXIMUM ALLOWABLE BUILDING HEIGHT PROPOSED BUILDING HEIGHT NO ZONING RESTRICTIONS 22'-5"
PARKING REQUIREMENT	1 STALL/300 SQ. FT. RETAIL, GENERAL = 5,520 SQ. FT. / 300 SQ. FT. = 18 STALLS 1 STALL/600 SQ. FT. RETAIL, FURNITURE & APPLIANCE = 16,802 SQ. FT. / 600 SQ. FT. = 28 STALLS STORAGE BUILDING = 1 STALL/2 EMPLOYEES + 1 STALL/VEHICLE 0 EMPLOYEES + 2-3 VEHICLES TOTAL = 3 STALLS
PARKING REQUIRED:	44 STALLS
PARKING PROVIDED:	50 STALLS (INCLUDES 3 HC STALLS)

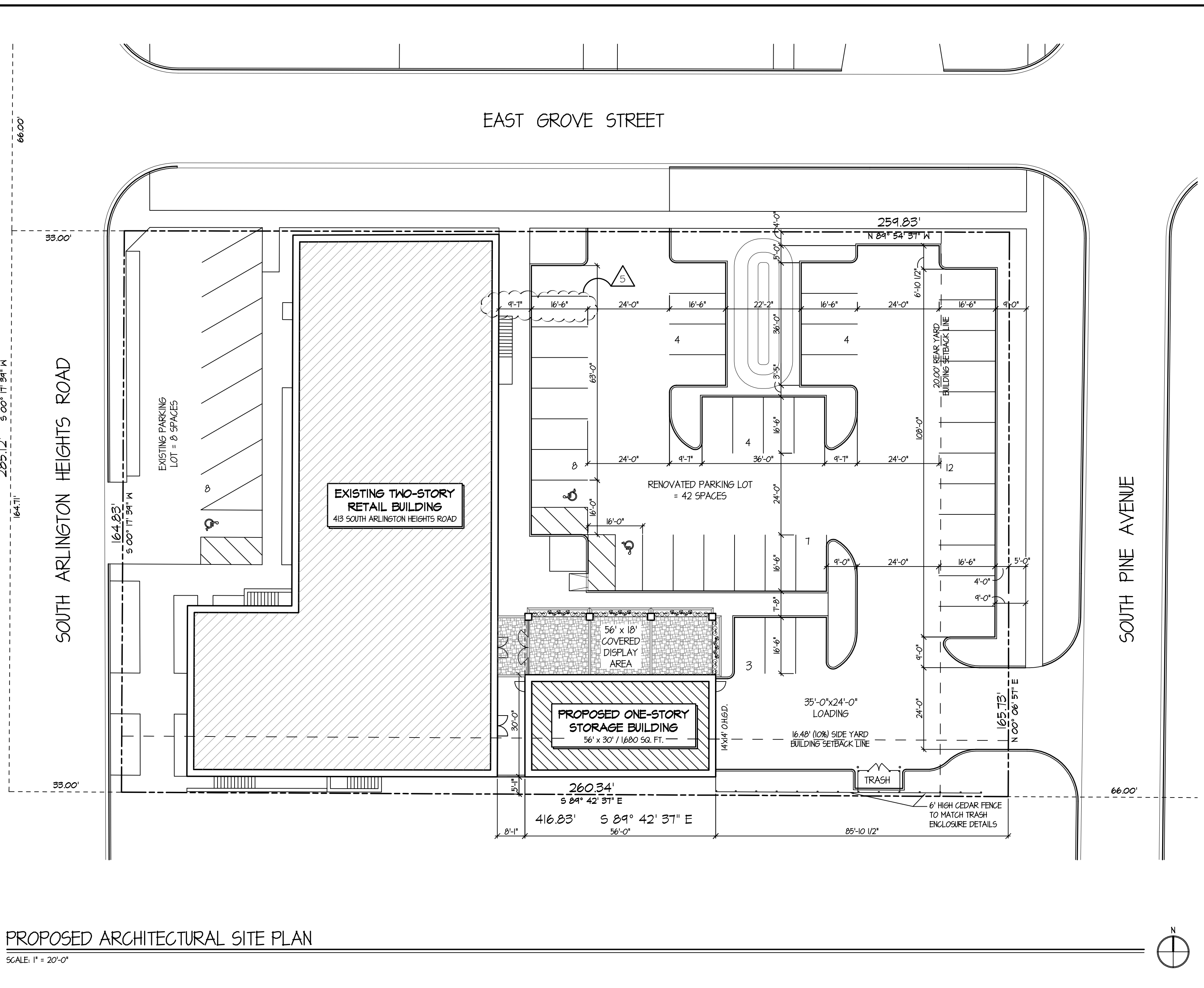
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002 FAX: 847 253 3063

TINAGLIA

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

SCALE: 3/4" = 1'-0"

SCALE: 1" = 20'-0"

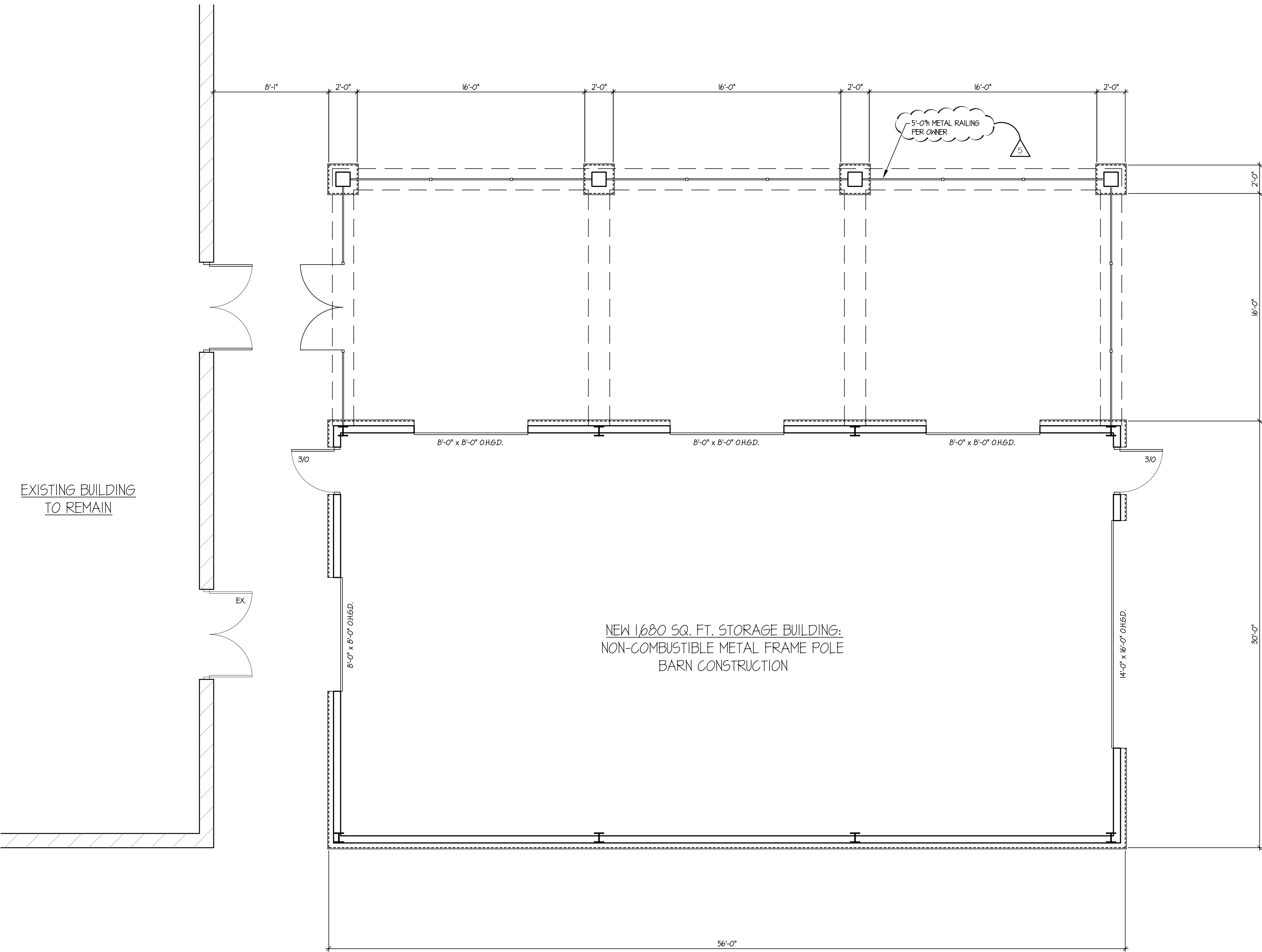
[illegible]

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT, (ILL. REV. STAT. 1985, CH. 111, PAR. 3711 ET SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

JAMES J. TINAGLIA

JOB NUMBER:	372813
LICENSE EXPIRES:	11-30-2016

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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ARLINGTON HEIGHTS • IL 60004
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DATA • 847 253 3063
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ARCHITECTS
P.C.

CLIENT
NORTHWEST METALCRAFT
413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT
GARAGE ADDITION
ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE
PROPOSED FLOOR PLAN

FILE NAME 3728-3P_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB
5	PLAN COMM., REVISIONS	5.13.15	KQB

JOB NO. 372813

SHEET NO. 1.P
OF 7

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NORTHWEST
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413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

PROPOSED
ROOF PLAN

FILE NAME 3728-3P_PC

DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB

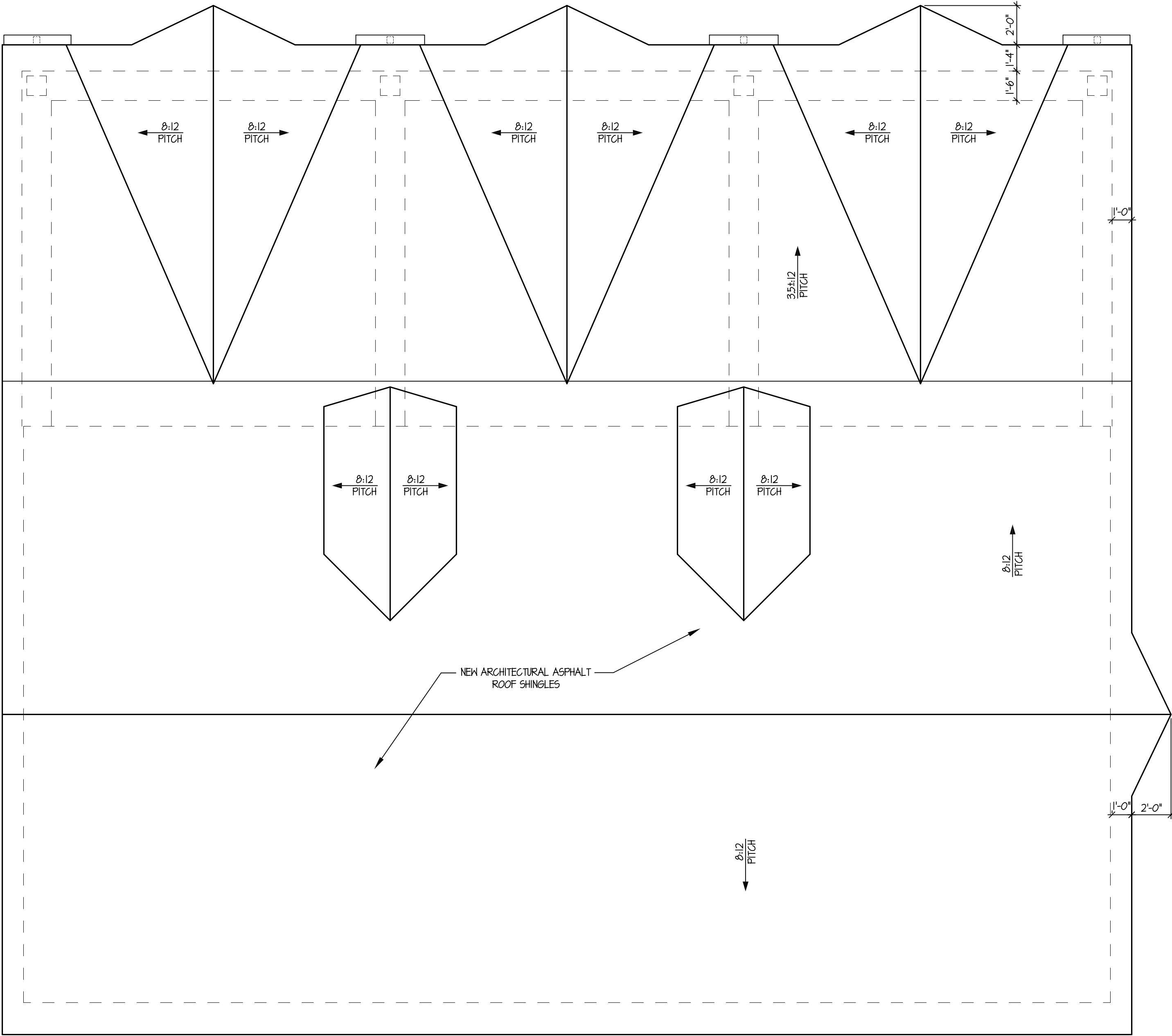
JOB NO. 372813

SHEET NO.
OF 7

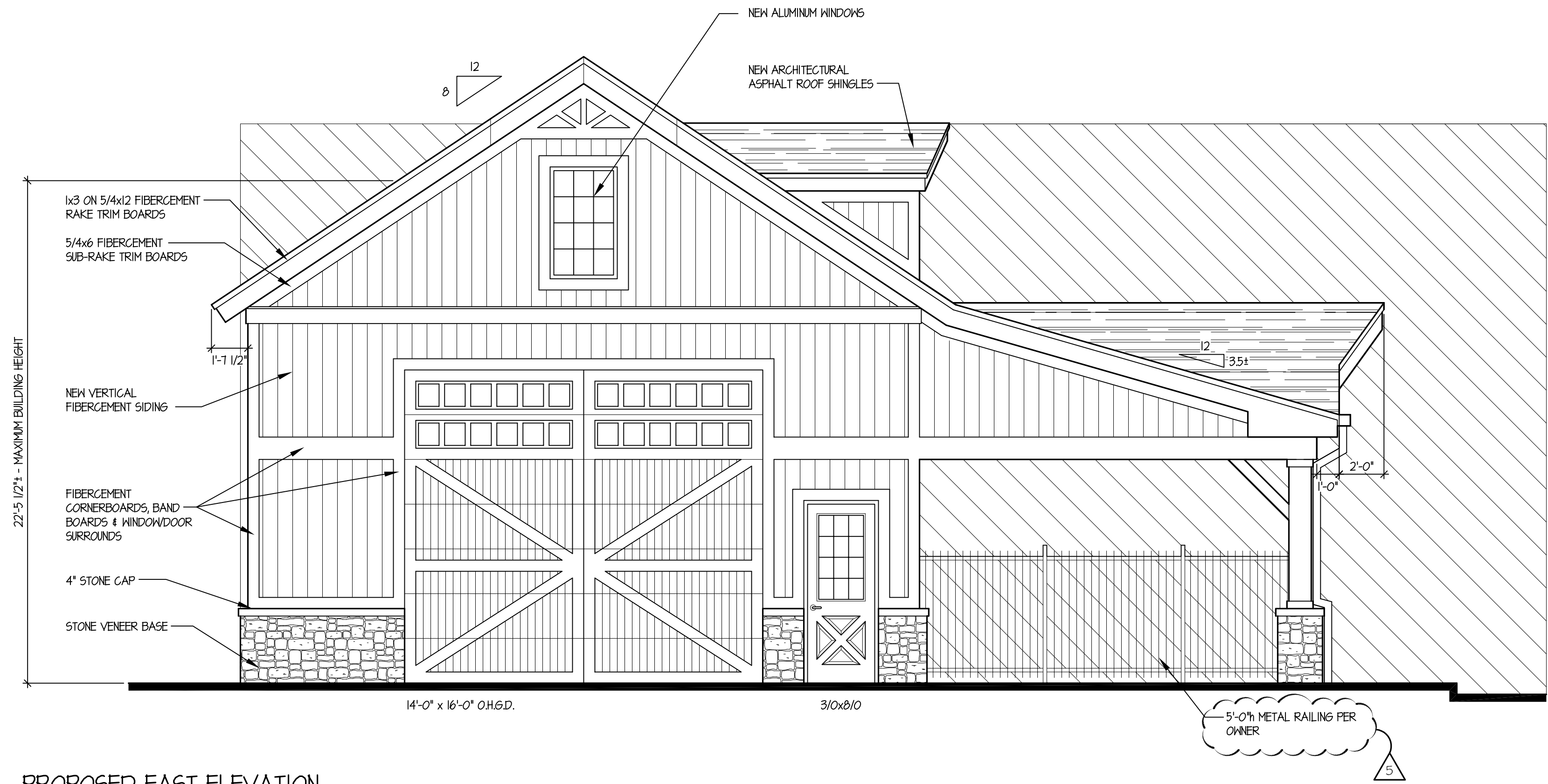
2.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

EXISTING FLAT
ROOF TO REMAIN



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

PROPOSED
ELEVATIONS

FILE NAME 3728-3P_PC

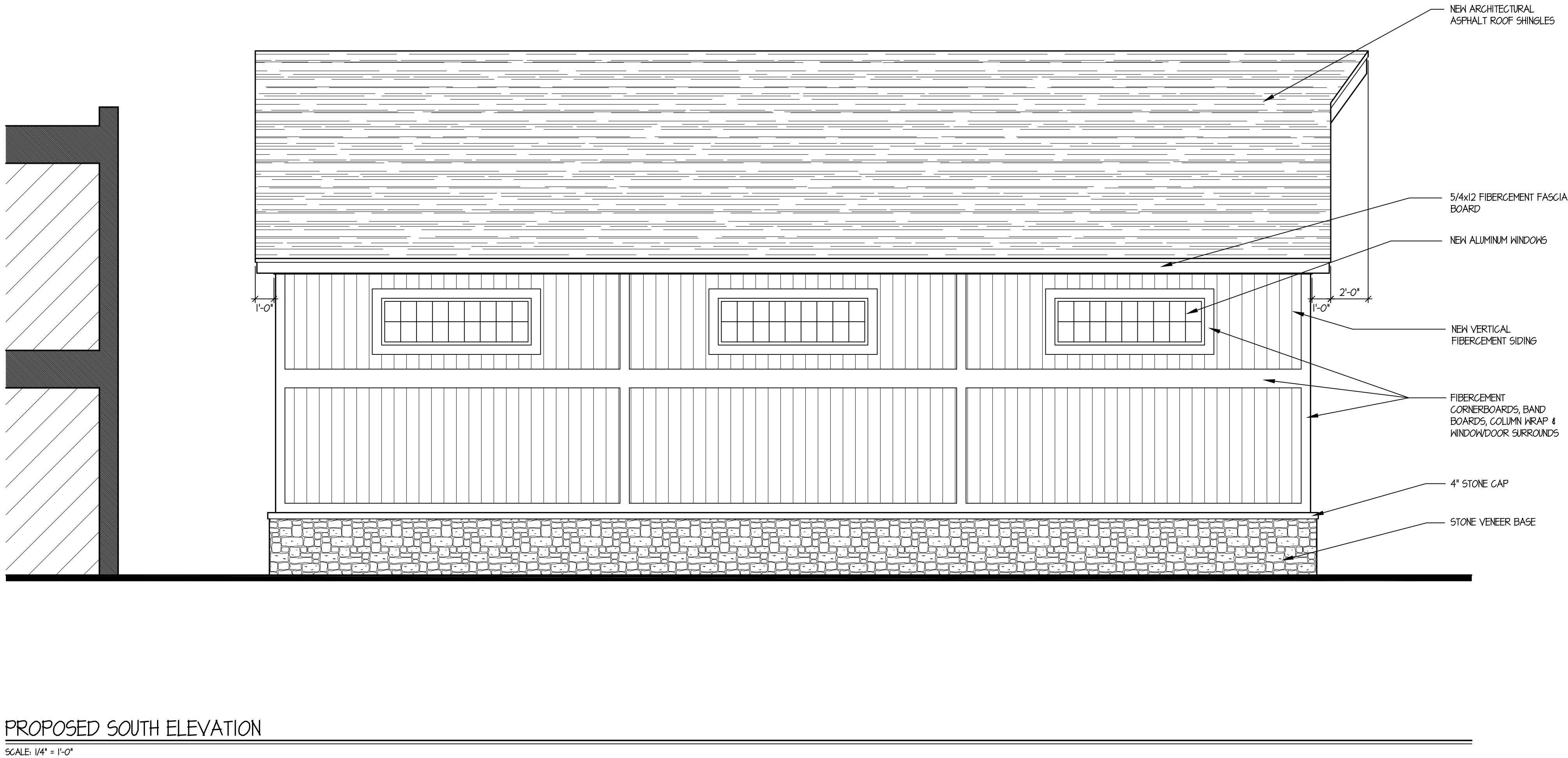
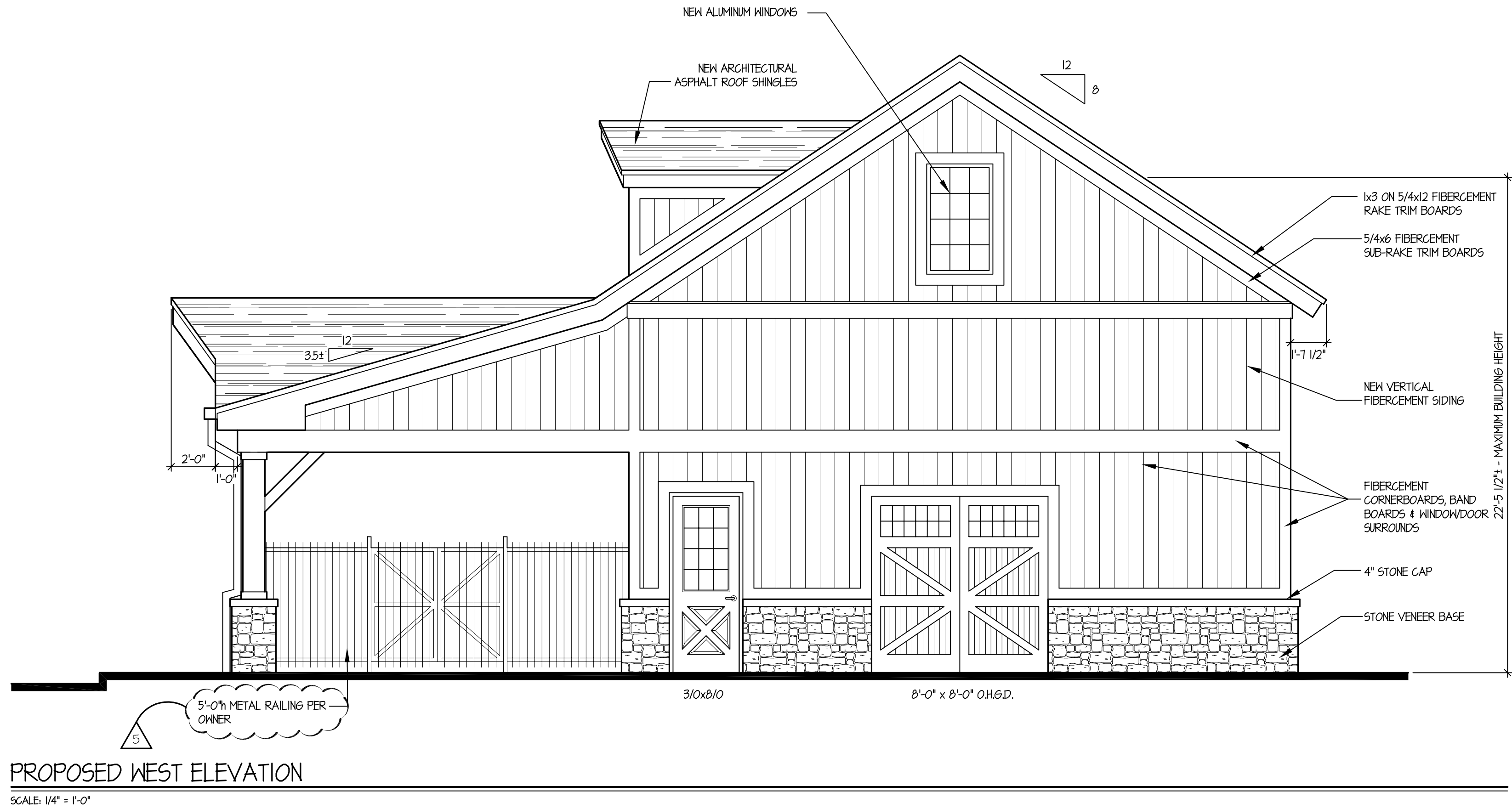
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB
5	PLAN COMM. REVISIONS	5.13.15	KQB

JOB NO. 372813

SHEET NO.
OF 7

3.P



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NORTHWEST METALCRAFT
413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

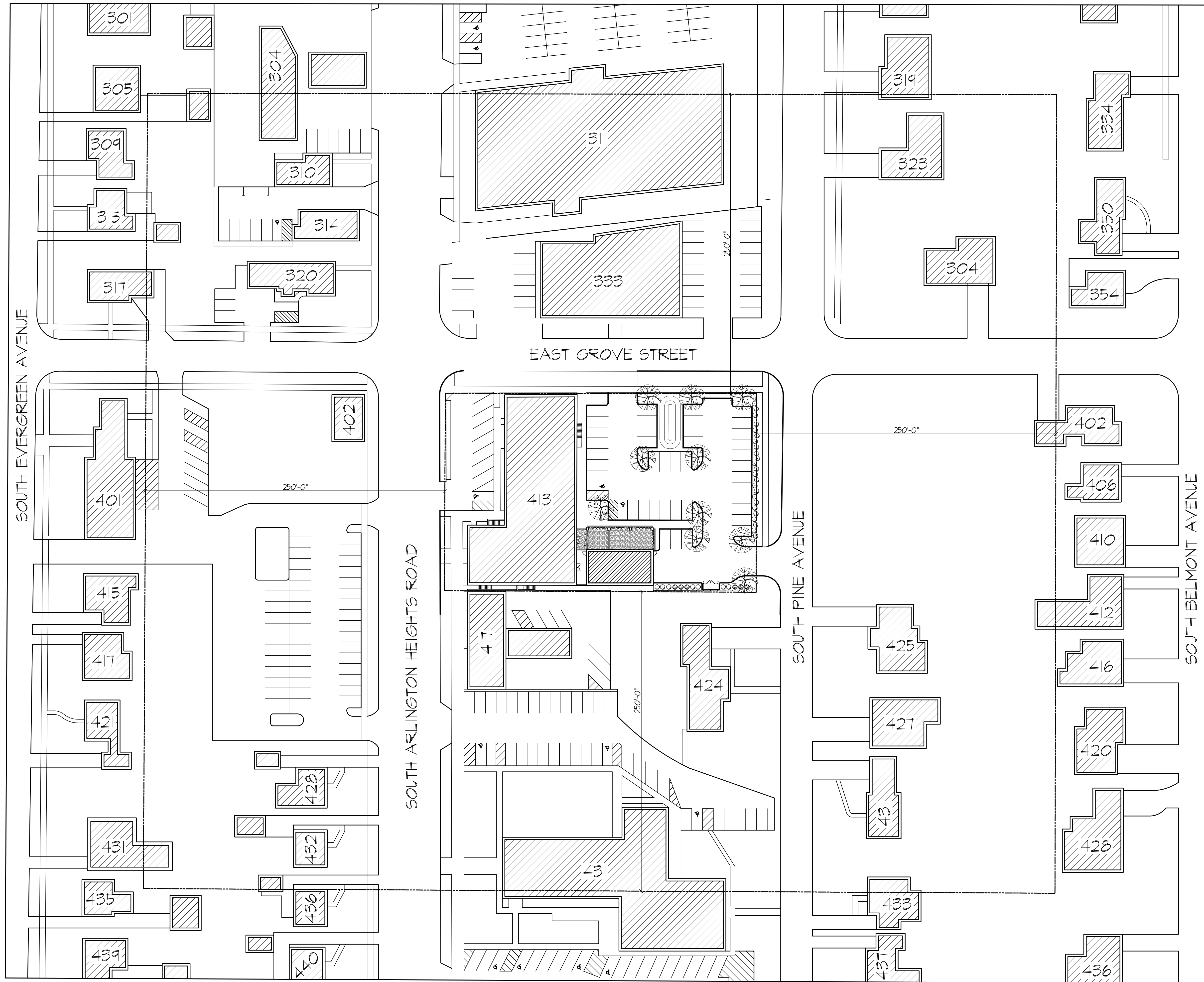
PROPOSED ELEVATIONS

FILE NAME 3728-3P_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB
5	PLAN COMM. REVISIONS	5.13.15	KQB

JOB NO. 372813

SHEET NO. 4.P
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413 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL. 60005

PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

**CONTEXTUAL
SITE PLAN**

FILE NAME 3728-SP_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	10.16.14	KQB
2	CLIENT REVISIONS	10.30.14	KQB

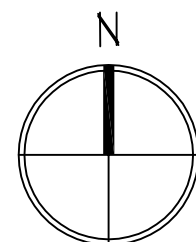
JOB NO. 372813

SHEET NO. 5.P
OF 7

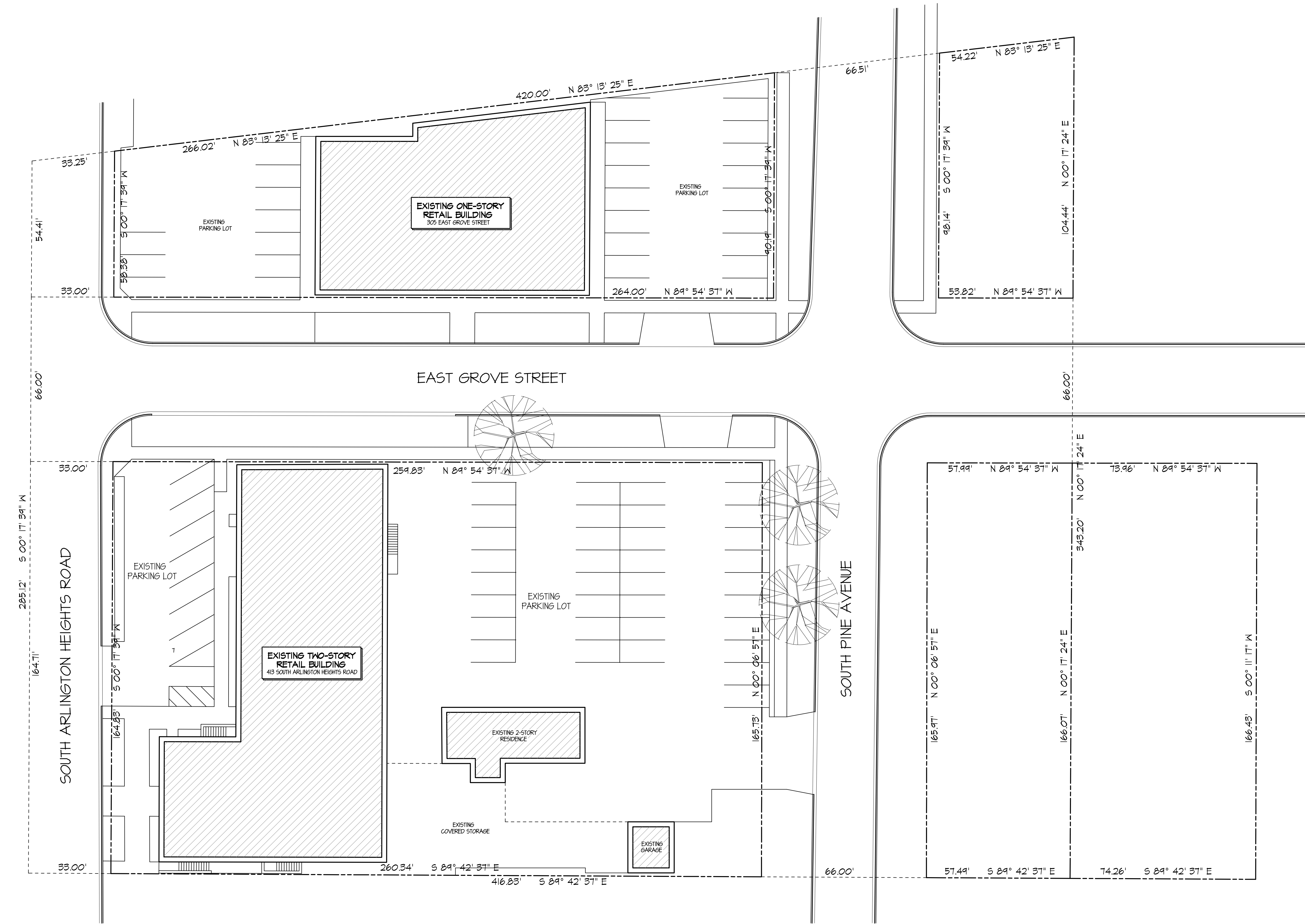
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

CONTEXTUAL SITE PLAN

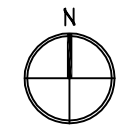
SCALE: 1" = 40'-0"



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EXISTING ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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PROJECT

GARAGE ADDITION

ARLINGTON HEIGHTS, ILLINOIS 60004

DRAWING TITLE

**EXISTING
SITE PLAN**

FILE NAME 3728-3P_PC
DRAWN BY KQB DATE 2.19.14

NO.	REVISED PER	DATE	BY

JOB NO. **372813**

SHEET NO.
OF 7

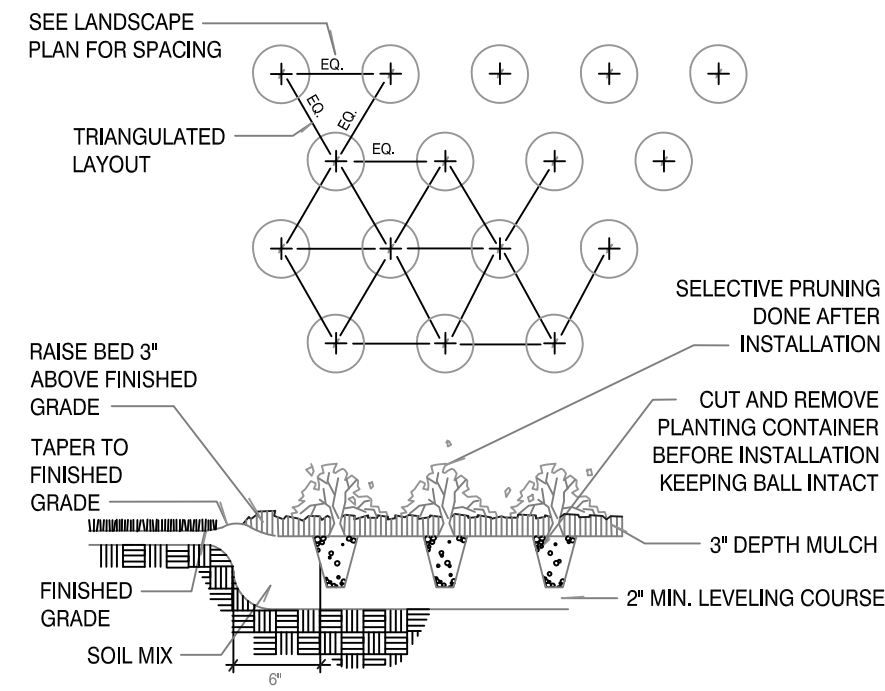
EX.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

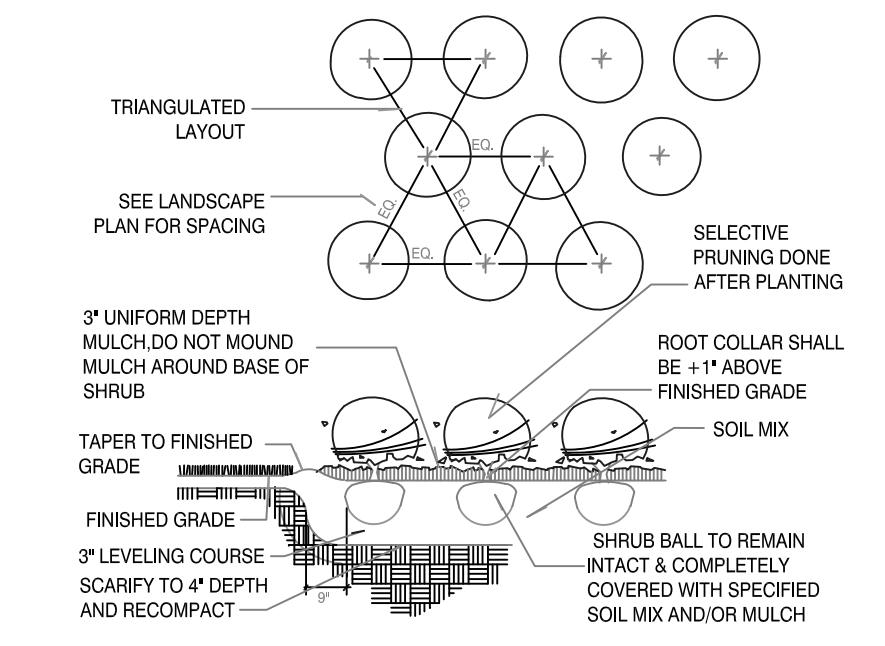
Northwest Metalcraft Plant List

Trees			
ID	Botanic Name	Common Name	Installation Size
AF	Acer x freemanii 'Sienna'	Sienna Glen Freeman Maple	4" Cal.
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	4" Cal.
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	4" Cal.
Shrubs			
AM	Aronia melanocarpa var. Elata	Black Chokeberry	24" BB
CA	Cotoneaster acutifolius	Peking Cotoneaster	36" BB
EA	Euonymus alatus 'Compactus'	Compact Burning Bush	48" BB
JC	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	36" BB
RA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 Cal.
RM	Rosa 'Melpoque'	Pink Meldiland Shrub Rose	2 Gal.
SL	Spiraea 'Little Princess'	Little Princess Spiraea	18" BB
TE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	4" BB
TO	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	5" BB
Perennials			
asp	Astilbe chinensis 'Pumilla'	Chinese Astilbe	#1
cag	Carex glauca	Blue Sedge	#1
cvz	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Tickseed	#1
hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1
lsb	Iris sibirica 'Bonnie's Blue'	Blue Siberian Iris	#1
pac	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1
sph	Sporobolus heterolepis	Prairie Dropseed	#1

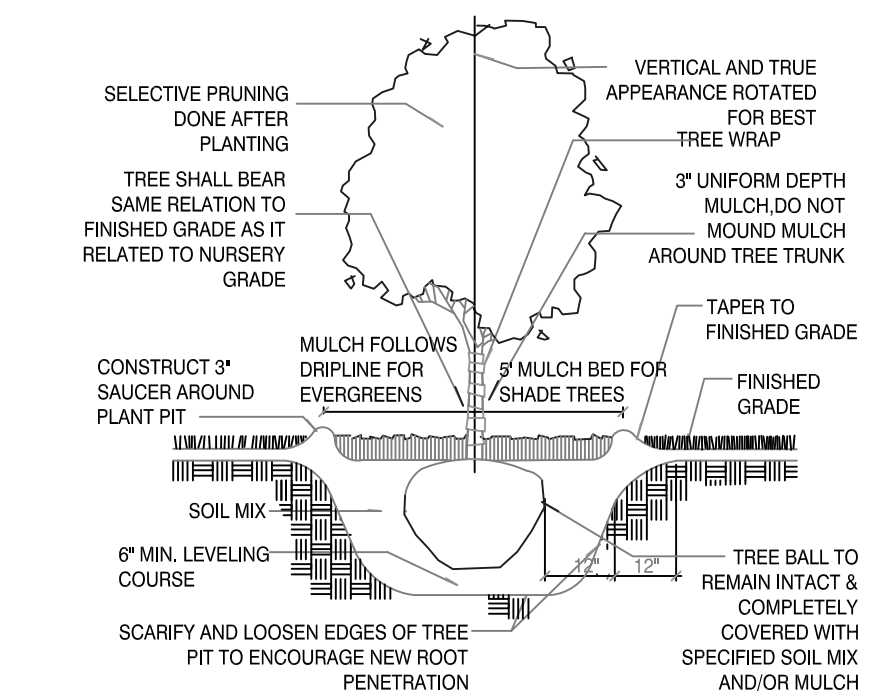
B1 Plant List
SCALE: NTS



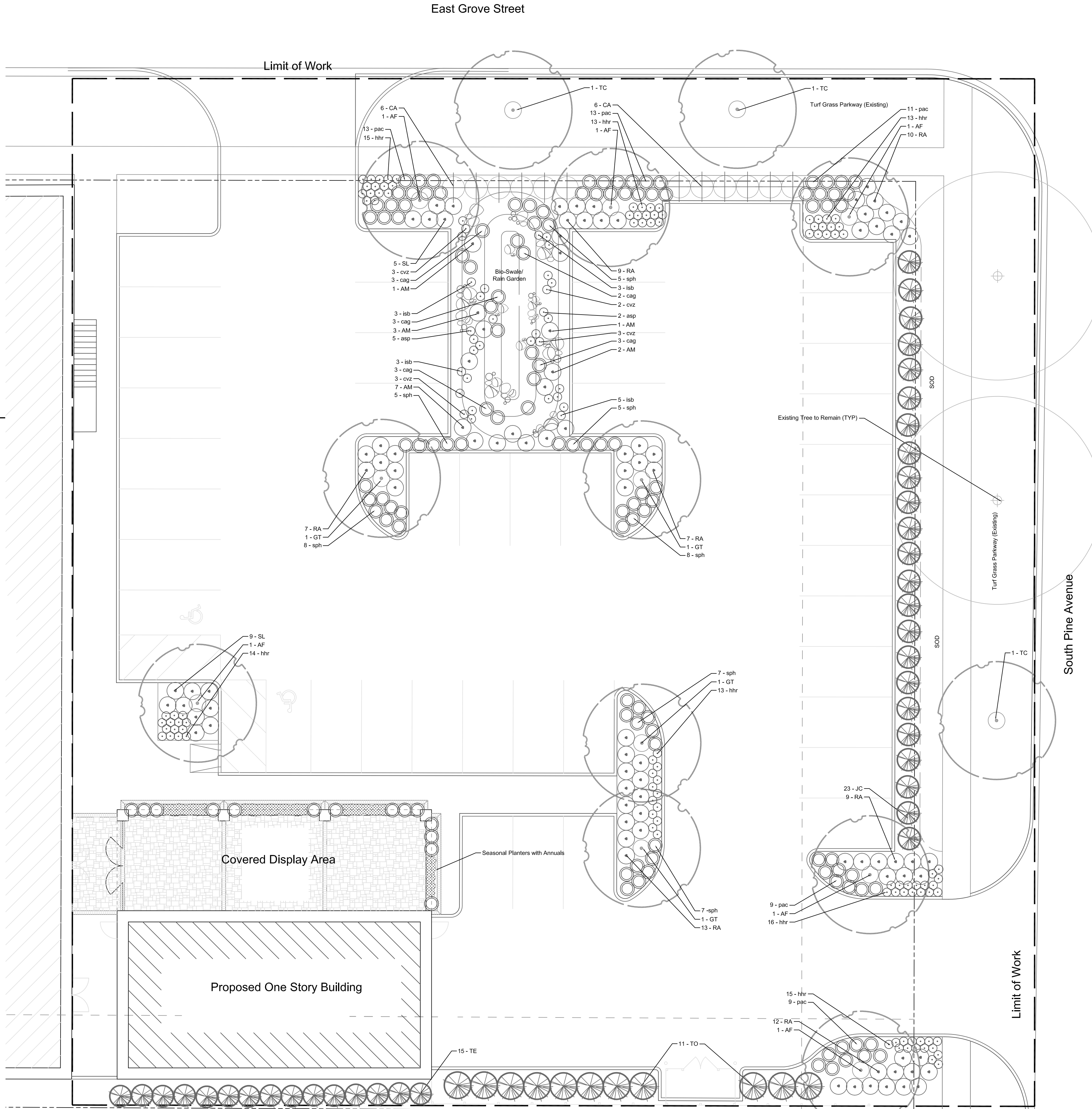
C2 Perennial Planting Detail
SCALE: NTS



D2 Shrub Planting Detail
SCALE: NTS



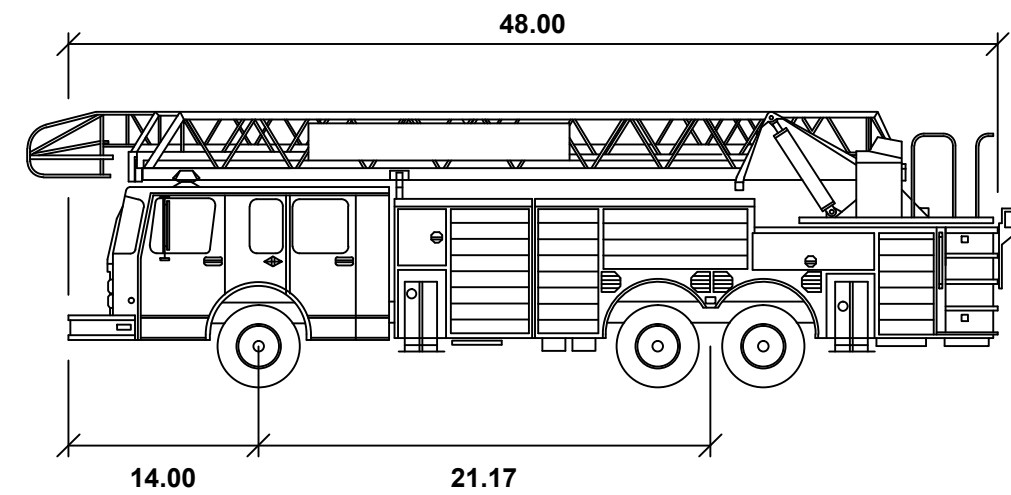
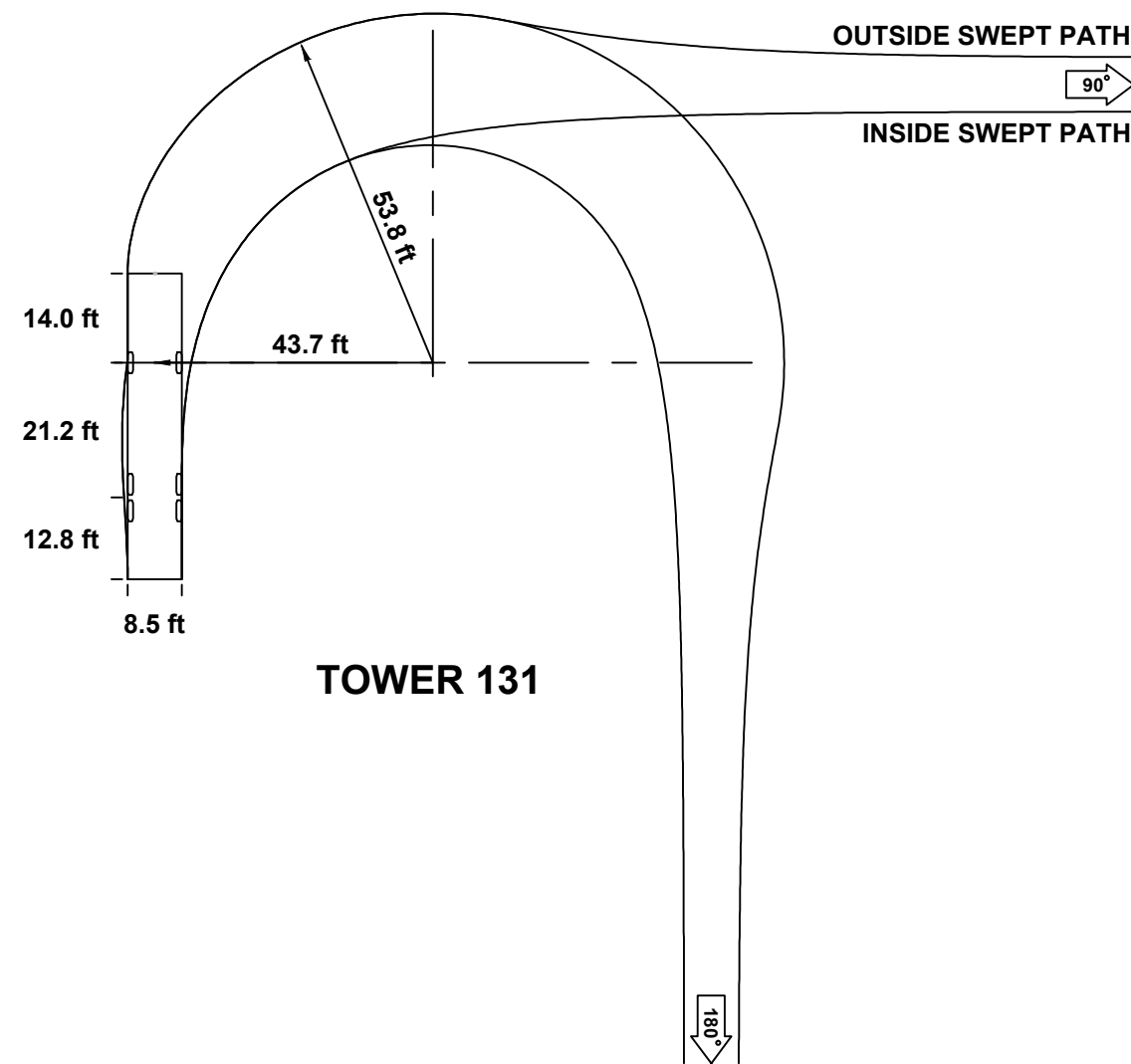
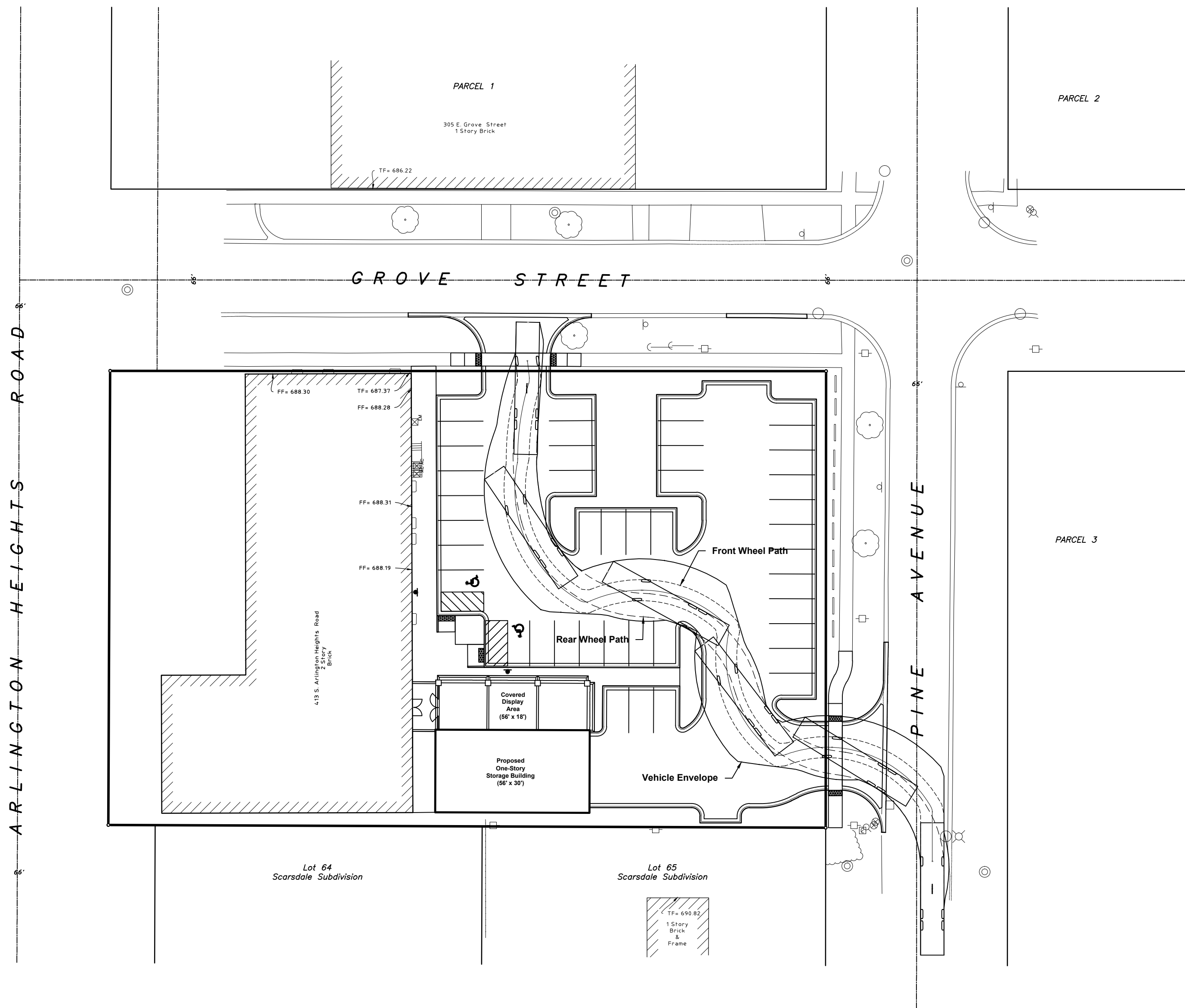
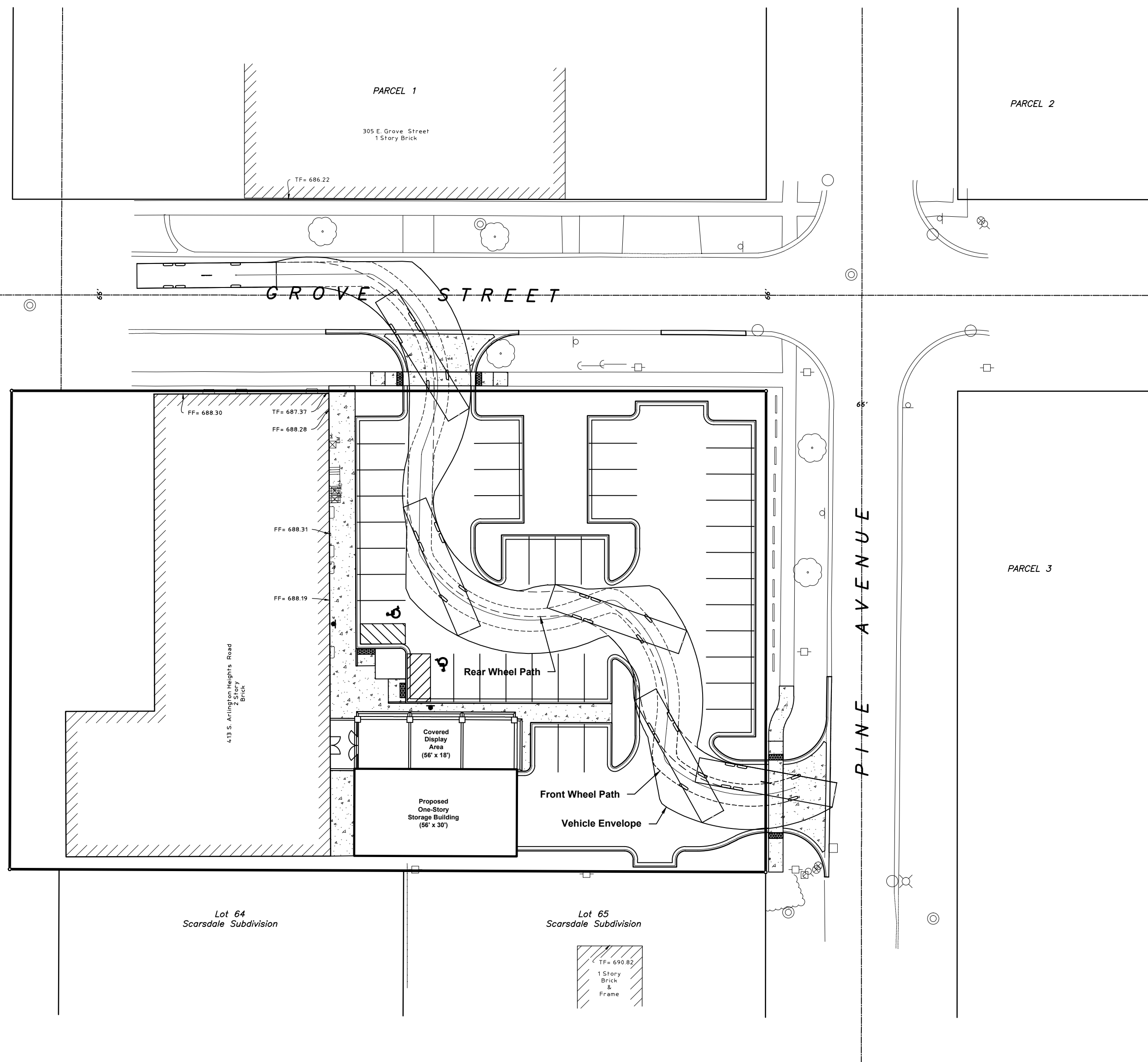
E2 Tree Planting Detail
SCALE: NTS



E1 Planting Layout Plan
SCALE: 1" = 10'

Northwest Metalcraft
413 South Arlington Heights Road
Arlington Heights, Illinois 60005

No.	Comment	Init.	Date
1	Submittal	RK	12-3-2014
2	Design Com. Revisions	RK	2-13-2015
3	Planning Com. Revisions	RK	5-5-2015
Date: 12-03-2014			
Drawn By: Rick Kile			
Job No. 1401			
Sheet No. L100			



TOWER 131	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 3.0
Steering Angle	: 29.0



Landscape Plan

Northwest Metalcraft

413 South Arlington Heights Road
Arlington Heights, Illinois 60005

KDG

Kile Design Group, LLC
107 North Kaspar Avenue
Arlington Heights, IL 60005
rkile@kiledesigngroup.com (847) 814 8213
kiledesigngroup.com

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ARCHITECTS



PROPOSED EAST ELEVATION
NORTHWEST METALCRAFT
ARLINGTON HEIGHTS, ILLINOIS

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PROPOSED NORTH ELEVATION
NORTHWEST METALCRAFT
ARLINGTON HEIGHTS, ILLINOIS

DOWD, DOWD & MERTES, LTD.
ATTORNEYS AT LAW
701 LEE STREET, SUITE 790
DES PLAINES, ILLINOIS 60016-4549

JAMES J. DOWD
(1949-1993)

DANIEL J. DOWD

DRAKE D. MERTES

TELEPHONE:
(847) 827-2181

March 6, 2015

FACSIMILE:
(847) 574-7516

WRITER'S E-MAIL ADDRESS:
draken@att.net

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APR 02 2015

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights
Department of Planning and
Community Development
33 Arlington Heights Road
Arlington Heights, IL 60005

Attn: Mr. Bill Enright, Deputy Director,
Planning and Community Development

Re: Northwest Metalcraft PUD

Dear Mr. Enright:

In connection with the above captioned matter, please be advised that we represent the owner of the property DMDS, LLC and its tenant Northwest Metalcraft, Inc., in regard to their PUD amendment petition.

As required by local ordinance, the Petitioner must provide written justification for any zoning variation requested, specifically:

1. That 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; and
2. The plight of the owner is due to unique circumstances; and
3. The variation, if granted, will not alter the essential character of the locality.

It is our opinion that all of the variations requested, both as to the site and landscape related issues and the building structure issues are interrelated and relate to our client's desire to acquiesce to the neighborhood's request to remove the old objectionable structures which are currently used for storage. The Plan provides for razing five existing structures and replacing with one, detached storage building and demonstration area. As part of the project, the parking area is being completely redone and vastly increasing the green spaces as required by code.

In regards to Criteria Number 1, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-2 district because it will lose most if

DOWD, DOWD & MERTES, LTD.

March 6, 2015

Page 2

not all of its existing storage. As it is, by reaching a compromise with the Village in requesting the variances, storage will be reduced from a 4307 square-foot foot print to a 1680 square-foot foot print.

As for Criteria Number 2, our client's plight is unique in that the site is already developed with a mix of a newer commercial building structure and frame storage structures (old farm house and sheds) which pre-date the commercial retail space by at least fifty years. Furthermore, current code would not permit an accessory storage building greater than 300 square feet.

As for Criteria Number 3, the essential character of the locality will not be altered due to the fact that the property is already zoned commercial, the Village Comprehensive Plan contemplates continued commercial use and the current permitted use under the PUD will be maintained without expansion of the business enterprise. The character of the locality will actually be enhanced due to the upgraded parking facilities incorporating more green space and vegetation as required by current code. Moreover, the building elevation of the new structure, along with the vastly reduced footprint of the storage facility will greatly improve the value of surrounding properties.

Based on the foregoing, we respectfully submit for your consideration the proposed project and suggest that a finding be made that it meets the zoning variation requirement justifications necessary for approval.

Sincerely

A handwritten signature in black ink, appearing to read "Drake D. Mertes", with a stylized, cursive script.

Drake D. Mertes

cc: Mr. Dan Mayer
James Tinaglia



Northwest Metalcraft Studio, Inc.

413 S. Arlington Heights Road, Arlington Heights, IL 60005-1982
Tel: 847-253-1905 Fax: 847-253-7165
www.nwmetalcraft.com

03/26/15

This is a parking lot analysis for 413 S Arlington Heights Rd

Count was done for front lot and back lot:

Saturday 03/21/15:

5 out of 10 spaces were filled in front lot

10 out of 44 spaces were filled in rear lot

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DEVELOPMENT DEPARTMENT

Wednesday 03/25/15 (Lunch-Noon)

0 out of 10 spaces were filled in front

10 out of 44 spaces were filled in rear lot

Wednesday 03/25/15 (6:00pm)

2 out of 10 spaces were filled in front

12 out of 44 spaces were filled in the rear

Our #3 trucks are usually here at any point in time.

As far as employees that will be using the back barn premises, will include primarily people that will load up customers with merchandise that was purchased from us, or customers dropping off product that needs to be repaired. We will use this facility primarily for cold storage. It will not have employee permanently stationed in the barn. We will not have more than 2 or 3 people in there at any one time. We will take deliveries from our trucks and customers vehicles during regular business hours, that are as follows: M,W & F 9-6pm T & Th 9-8pm Sat. 9-5pm Sun 10-5pm (most of the truck will be ours from 9-5 M-F)

As far as garbage pick up goes, it usually is picked up between 10-1pm M-F. Hopefully this should answer all of your questions.

Any other questions please feel free to call me.

Thank you, Dan Mayer

41

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-002
Petitioner: Northwest Metalcraft, Inc.
413 S. Arlington Heights Road
Arlington Heights, IL 60005
Owner: DMDs, LLC
413 S. Arlington Heights Road
Arlington Heights, IL 60005
Contact Person: Drake Mertes - Dowd Dowd & Mertes
Address: 701 Lee Street, Suite 790
Des Plaines, IL 60016
Phone #: 847-827-2181
Fax #: 847-574-7516
E-Mail: drakemertes@sbcglobal.net

P.I.N.# 03-32-115-007-0000
Location: 413 S. Arlington Heights Road
Rezoning: Current: B-2 Proposed: B-2
Subdivision:
of Lots: Current: Proposed:
PUD: ☒ For: 1,650 sf Storage Bldg
Special Use: For:
Land Use Variation: For:

Land Use: Current:
Proposed:
Site Gross Area: 42,985 sq. ft
of Units Total:
1BR: 2BR: 3BR: 4BR:

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

INSPECTIONAL SERVICES

SEE ATTACHED COMMENTS

RECEIVED

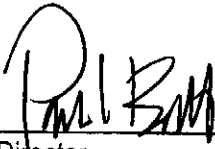
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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Director

4/16/15
Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 4/16/15
RE: Northwest Metalcraft
413 S. Arlington Heights Rd.
PC#15-002 – Round 1

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

1. The new structure is being identified as a “storage” building. What will be the storage commodity? Is there any intention of making this a showroom or a place where the public will have access?
2. The building and outside covered display area shall be protected by an automatic fire sprinkler system per Village amendment to code section 903.2 of the 2009 International Building Code (I.B.C.). This system shall be monitored by a fire alarm system. Location of fire department connection shall be coordinated with the Fire Department.
3. Indicate construction type of structure in accordance with 2009 I.B.C.
4. Indicate how compliance with Section 705 for exterior walls will be met with a building separation of 8.1 feet as well as the distance to lot line of 5.08 feet.

Memorandum

To: Latika Bhide, Development Planner

From: Cris Papierniak, Assistant Director of Public Works

Date: April 27, 2015

Subject: 413 S. Arlington Heights Road, PC #15-002



With regard to the proposed PUD Amendment, I have the following comments:

1. Engineering will need to verify the proper volume detention for underground storage comparable to a 10-year rain event.
2. It isn't clear where water or sewer will be provided for the proposed storage building. Before any further comments, I will need a set of civil site plans.
3. Verify condition of catch basin that outlet control is tying into. Size and condition must be adequate or replacement is required.
4. Is there a photometric? Are parking lights proposed?

Thank you for the opportunity to comment on this permit application.

C: file

LF

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-002
 Petitioner: Northwest Metalcraft, Inc.
413 S. Arlington Heights Road
Arlington Heights, IL 60005
 Owner: DMDS, LLC
413 S. Arlington Heights Road
Arlington Heights, IL 60005
 Contact Person: Drake Mertes - Dowd Dowd & Mertes
 Address: 701 Lee Street, Suite 790
Des Plaines, IL 60016
 Phone #: 847-827-2181
 Fax #: 847-574-7516
 E-Mail: drakemertes@sbcglobal.net

P.I.N.# 03-32-115-007-0000
 Location: 413 S. Arlington Heights Road
 Rezoning: Current: B-2 Proposed: B-2
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: ✓ For: 1,650 sf Storage Bldg
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current:
Proposed:
 Site Gross Area: 42,985 sq. ft.
 # 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 X Street Lighting X

c. Easements

Utility & Drainage XAccess X

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DEVELOPMENT DEPARTMENT

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MAR - 9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

2. PERMITS REQUIRED OTHER THAN VILLAGE:

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

YES NO COMMENTS

 X
 SEE COMMENTS
 N/A
 NOT PROVIDED
X
 X
 X
 X

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?

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEGER ENGINEERING
 DATE OF PLANS: 12-4-14

James J. Marshall 4/16/15
 Director Date

PLAN COMMISSION PC #15-002
Northwest Metalcraft
413 S. Arlington Heights Road
PUD Amendment
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

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

13. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
14. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus. Attention shall be given to the sweep of the vehicle overhangs when cross referenced to the landscape plan.

16. Fire lanes adjacent to buildings must have a minimum pavement width of 26'. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
17. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
18. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal.
19. The concrete sidewalks shall be constructed through the driveways (8" thick concrete). The curbs shall stop on both sides of the sidewalk and not run through the sidewalk.
20. The new sidewalk at the east driveway shall be constructed 1' off the ROW, per code, and taper out to meet the existing sidewalk.
21. Vehicles parking directly in front of the new covered display area will overhang the curb and sidewalk, given the 16.5' parking stall depth. The sidewalk along there is very narrow and there is a handicap sign shown in the middle of the walk. Is this walkway intended for pedestrian movements or simply as hardscape?
22. The western row of parking stalls along building is shown as 18' deep. Without wheel stops, the vehicles will overhang the sidewalk. Consider moving the curb east 1.5' to make the stalls 16.5' deep and widen the sidewalk.
23. The detention control structure must be located on private property.
24. The Village's detention requirements are not based on disturbed area, but on the entire property. Provide calculations for the Village's required storage volume based on the entire site.
25. Show where the existing building downspouts drain. As many as possible should be routed to the detention system.


James J. Massarelli, P.E. 4/16/15
Director of Engineering Date

Attachments:

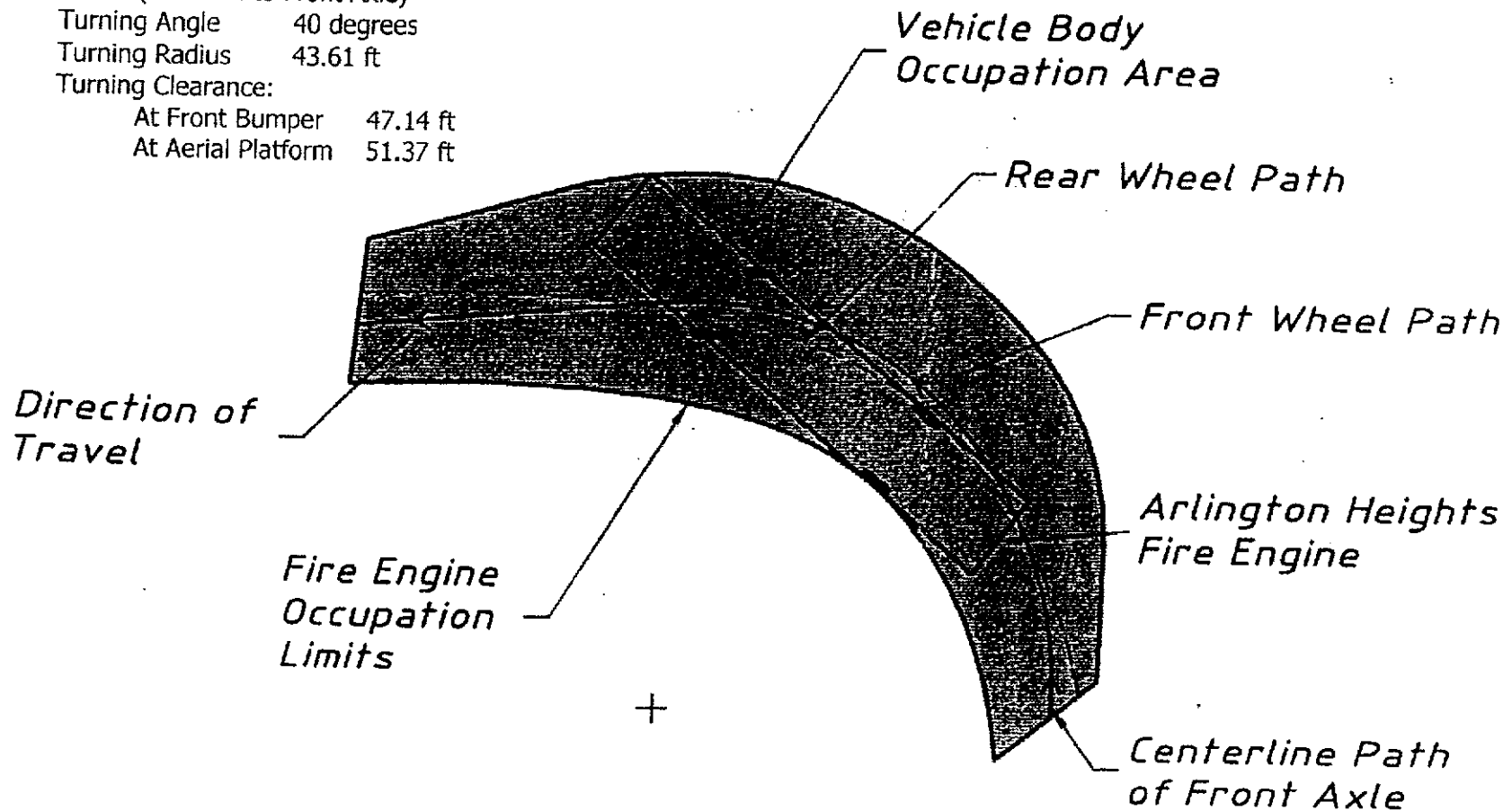
Fire Apparatus Tower 131 Specifications (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-002

Project Name

Northwest Metalcraft

Project Location

413 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

Please follow the comments presented by Paul Butt with the Building Department for the Village.

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

Date May 4, 2015

Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

**Northwest Metalcraft
413 S. Arlington Heights Road**

Round 1 Review Comments

04/15/2015

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The walkway between the existing building and the proposed storage building should be illuminated for employee safety and to deter 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:

- Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

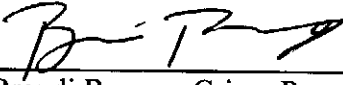
- The fencing depicted in the architectural drawings is ideal to deter or keep criminal activity away from / out of the covered porch area and should be considered.

- Consider adding a fence between the existing building and the storage building to prevent southern access to the walkway.

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APR 16 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-002
Petitioner: Northwest Metalcraft, Inc.
413 S. Arlington Heights Road
Arlington Heights, IL 60005
Owner: DMS, LLC
413 S. Arlington Heights Road
Arlington Heights, IL 60005
Contact Person: Drake Mertes - Dowd Dowd & Mertes
Address: 701 Lee Street, Suite 790
Des Plaines, IL 60016
Phone #: 847-827-2181
Fax #: 847-574-7516
E-Mail: drakemertes@sbcglobal.net

P.I.N.# 03-32-115-007-0000
Location: 413 S. Arlington Heights Road
Rezoning: Current: B-2 Proposed: B-2
Subdivision:
of Lots: Current: Proposed:
PUD: ☒ For: 1,650 sf Storage Bldg
Special Use: For:
Land Use Variation: For:

Land Use: Current:
Proposed:
Site Gross Area: 42,985 sq ft
of Units Total:
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP

4/8/15

Environmental Health Officer

Date

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MAR - 9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister

4/8/15

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Northwest Metalcraft, Inc. _____
 413 S. Arlington Heights Road _____
 Arlington Heights, IL 60005 _____
 Owner: DMDS, LLC _____
 413 S. Arlington Heights Road _____
 Arlington Heights, IL 60005 _____
 Contact Person: Drake Mertes - Dowd Dowd & Mertes _____
 Address: 701 Lee Street, Suite 790 _____
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 Fax #: 847-574-7516 _____
 E-Mail: drakemertes@sbcglobal.net _____

P.I.N.# 03-32-115-007-0000 _____
 Location: 413 S. Arlington Heights Road _____
 Rezoning: _____ Current: B-2 Proposed: B-2 _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ☒ For: 1,650 sf Storage Bldg _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 42,985 sq. ft. _____
 # of Units Total: _____
 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 attached

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MAR -9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 4/21/15 Date

Planning Department Comments, Northwest Metalcraft (PL15-002, 413 S. Arlington Heights Road, Round 1)

7. The property at 413 S. Arlington Heights Road is zoned B-2. The property was developed as a Planned Unit Development. Therefore, a PUD Amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot is required.
8. The following variations are necessary:
 - a) Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales within a covered display area on the north side of the proposed storage building; - *Staff does not object to this variation.*
 - b) Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard; - *Staff does not object to this variation.*
 - c) Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet; - *Staff does not object to this variation.*
 - d) Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet. - *Staff does not object to this variation.*
 - e) Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area. - *Staff does not support the variation from the landscaping requirement for the island in the northwest corner of the east parking lot and recommends that landscaping be provided. Staff supports the variation from the width and landscaping requirement for the island to the east of the covered display area.*
 - f) A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen. - *Staff does not object to his variation as there is an additional 5 feet available to the east between the sidewalk and the property line.*
 - g) A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard. - *Staff does not object to this variation.*
 - h) A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces. - *Staff does not object to this variation.*
9. It appears that the proposed fence along the south property line 6'-2" to the top (similar to the garbage enclosure). Please provide details of the proposed fence along the south property line. Per Chapter 28, Section 6.15-2.2, screening between zoning districts cannot exceed 6 feet. Please revise so that fence is 6 feet tall. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated.

10. The total code required parking for this site is calculated as:

Use*	Square Footage		Parking Ratio	Parking Required
	Total Floor Area	Total Seating Area		
B&H Liquors	1,500		1 space / 300 SF	5 spaces
Yoga Studio	1,500		1 space / 250 SF	6 spaces
South China Chop Suey	1,020	Carry-Out Only	1 space / 300 SF	3 spaces
Northwest Metalcraft	16,802		1 space / 600 SF	28 spaces
Storage Building	1,680		One space for each two employees + one space for each vehicle used in the conduct of the enterprise	3 spaces (0 employees + 3 vehicles)
Used Merchandise	1,500		1 space / 300 SF	5 spaces
Total Required				50 spaces
Total Provided				50 spaces
Surplus /(Deficit)				0 spaces

* Please confirm that the tenant list is accurate.

11. The applicant has indicated that 3 vehicles will be stored on-site? Where will the vehicles be stored? What type of trucks will be stored? How many deliveries are estimated to be made to the site?
12. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.
13. Note that per Chapter 28, Section 5.1-11.1g, all deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, are not permitted between the hours of 10:00 p.m. and 7:00 a.m.
14. It appears that the fence for the outdoor display area is 6 feet tall. Fences cannot exceed 5 feet in height and must be semi-open. Please revise.
15. The landscape screening between the parking lot and the adjacent roadways must be 36 inches at planting. Please indicate accordingly on plan.
16. The Euonymus shrubs along the south property line should be changed to Juniper per the Design Commission recommendation.
17. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.

Northwest Metalcraft
413 S. Arlington Heights Rd.
PC #15-002
April 17, 2015

1. Pursuant to Chapter 28, Section 6.15, the ends of all parking rows must include a 4 inch caliper shade tree. Please provide a shade tree in the northwest corner along East Grove Street and a shade tree to the east of the covered display area. In addition to the shade tree in the northwest corner along East Grove, it is recommended that shrubs and perennials be incorporated within the island.
2. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated.
3. Along East Grove a portion of the parkway is currently paved. The paved parkway should be restored to turf.
4. Consider incorporating landscaping at the base of the existing ground sign which is located at the corner of Arlington Heights Road and East Grove Street.
5. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.
6. 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.

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APR 21 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

TINAGLIA

A R C H I T E C T S

May 13, 2014

Ms. Latika Bhide
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

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MAY 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: 413 S. Arlington Heights Road; PC #15-002
1st Round Departmental Review Comments

Ms. Bhide,

The following is in response to the Village of Arlington Heights Plan Review letter received on April 27, 2014. You will find an item by item response to the comments brought forth in the review, as well as 10 sets of revised drawings as requested.

Building Department

No Comments.

Building Department – Fire Safety

1. *The new structure is being identified as a "storage" building. What will be the storage...*
The public will not have access to the storage building. The structure will be used to store items that will be serviced off-site or which are waiting for pickup by customers.
2. *The building and outside covered display area shall be protected by an automatic fire...*
Code research and dialog with Paul Butt and the Building Department is ongoing and current. The petitioner will continue to work with each department in order to appropriately solve and satisfy the requirements for automatic fire sprinkler and alarm systems.
3. *Indicate the construction type of the structure in accordance with 2009 I.B.C.*
Building construction type will be IIB.
4. *Indicate how compliance with Section 705 for exterior walls will be met with a building...*
Code research and dialog with Paul Butt and the Building Department is ongoing and current. The petitioner will continue to work with each department in order to appropriately solve and satisfy the requirements for building separation and fire resistance ratings.

Public Works Department

1. *Engineering will need to verify the proper volume detention for underground storage...*
Full detention design and calculations will be submitted to the Engineering Department for review and approval during the final engineering phase.

TINAGLIA ARCHITECTS
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
Phone 847.253.0002
Fax 847.253.3063

2. *It isn't clear where water or sewer will be provided for the proposed storage building...*
There are no water or sewer services required for the proposed building, as it is solely to be used for storage purposes.
3. *Verify condition of catch basin that outlet control is tying into. Size and condition must be...*
The condition of the existing catch basin shall be verified during the final engineering phase. Should it be deemed to be inadequate for connection, it shall be removed and replaced accordingly.
4. *Is there a photometric? Are parking lights proposed?*
Because the project is surrounded by residential property, site lighting is not currently being proposed. If, however, site lighting is required/provided it will be flat bottom, sharp cut-off, no wall pack style fixtures will be used, and all will be submitted to the Village for approval.

Engineering Department

11. *The petitioner is notified that these comments are being provided to ensure that the project...*
The petitioner accepts this understanding.
12. *Final engineering plans shall be georeferenced by using State Plane Coordinate System...*
Final engineering plans shall be prepared to georeferenced the State Plane Coordinate System.
13. *Final approval will require final engineering plans including detention calculations showing...*
We understand that final engineering plans and detention calculations will be required for final project approval, and that the underground detention system will need to be designed to proper loading standards. For now, the attached preliminary engineering plans include preliminary calculations on the release rate, as well as the 'required' and 'proposed' detention volumes, to demonstrate that the required volume can be achieved for this site. We also acknowledge the Village's 'fee in lieu of' program as described above, and a note summarizing this has been included within the detention calculations.
14. *When on-site lighting is proposed, provide a site photometric lighting diagram indicating...*
Because the project is surrounded by residential property, site lighting is not currently being proposed. If, however, site lighting is required/provided it will be flat bottom, sharp cut-off, no wall pack style fixtures will be used, and all will be submitted to the Village for approval.
15. *Provide an exhibit to engineering scale showing the turning path of the Fire Departments...*
A Fire Truck Turning Exhibit (AutoTurn Exhibit) has been attached, which includes wheel paths (dashed lines) and vehicle overhangs (solid lines).
16. *Fire lanes adjacent to buildings must have a minimum pavement width of 26'. Fire lanes...*
The widths of the fire lanes were discussed, and it was determined that the current 24' widths as shown are adequate for this site. The main fire lane through the site has now been depicted to incorporate a 'heavy duty' bituminous pavement, as shown on the Geometry & Paving Plan on Sheet 1 of the civil plans. The driveway aprons have also been revised to be concrete as requested. Full details on pavement sections, depths, etc. will be included within the final engineering plans.
17. *Consider including bicycle racks in development plan to encourage alternate modes of...*
Bicycle racks are not currently proposed, but will be considered.

18. *Village standard for ADA required detectable warning panels on public sidewalks is East...*
A call-out has been added to the Geometry & Paving Plan specifying "EJIW, 24"x24" panels" for all ADA detectable warnings.
19. *The concrete sidewalks shall be constructed through the driveways (8" thick concrete). The...*
The concrete sidewalks have now been extended through the driveways as requested. Final pavement thicknesses will be specified within the final engineering plans.
20. *The new sidewalk at the east driveway shall be constructed 1' off the ROW, per code, and...*
The sidewalk at the east driveway has been revised to be 1' off the ROW and shall taper out to meet the existing walk.
21. *Vehicles parking directly in front of the new covered display area will overhang the curb and...*
This narrow area is simply a hardscape and is not intended as a pedestrian walkway.
22. *The western row of parking stalls along building is shown as 18' deep. Without wheel stops...*
The parking stalls along the west end of the site have been revised to 16.5' depths, and the adjacent sidewalk has been widened accordingly. See revised plans.
23. *The detention control structure must be located on private property.*
The detention control structure has been relocated to be within the private property.
24. *The Village's detention requirements are not based on disturbed area, by on the entire...*
This item was discussed with the Village's Engineering Dept., and it was determined that the detention storage must be sized accordingly to account for the area tributary to the system. The property is essentially 'cut' into two separate drainage areas by the existing building, with the front half of the building draining to the west and the rear half draining to the project area (east). There are visible downspouts along both the front and rear of the building, so it can be reasonably assumed that the roof drainage is divided in two. Therefore, the area for which detention shall be provided has been increased to account for the rear half of the existing building.
25. *Show where the existing building downspouts drain. As many as possible should be routed...*
Approximate locations for the existing downspouts along the rear face of the building have been added to the Utility Plan on Sheet 2 of the civil plans. A new 'Downspout Collection Line' has also been added to collect and route these downspouts to the proposed detention system.

Fire Department

No comments received.

Arlington Heights Police Department

1. *The character of use is consistent with the area and is not a concern.*
Noted.
2. *Lighting should be up to Village of Arlington Heights code. The walkway between the...*
Site lighting will be per code, and the walkway will either be properly illuminated or eliminated, if current Building Department comments ultimately come to that conclusion.
- 3-6. **Noted.**

Health Services Department

No comments.

Planning & Community Development Department

1-6. Noted.

7. The property at 413 S. Arlington Heights Road is zoned B-2. The property was developed...
Noted.

8. The following variations are necessary...
Noted.

9. It appears that the proposed fence along the south property line is 6'-2" to the top...
The fence detail has been modified to indicate an overall height of 6'-0". We have looked at alternate locations for the trash enclosure and believe that its current location is the correct one for this site.

10. The total code required parking for this site is calculated as...
Noted.

11. The applicant has indicated that 3 vehicles will be stored on-site? Where will the vehicles be...
There will be a maximum of 3 vehicles used for the operation of the business; however, none of these vehicles will be stored on-site. These vehicles will be used for deliveries to and from the storage facility, and will be stored at an off-site location. The loading dock and adjacent parking stalls will be used as necessary. The number of deliveries to the site varies on a day to day basis, as needed, and will comply with scheduling per the Village of Arlington Heights code requirements.

12. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28...
Because the project is surrounded by residential property, site lighting is not currently being proposed. If, however, site lighting is required/provided it will be flat bottom, sharp cut-off, no wall pack style fixtures will be used, and all will be submitted to the Village for approval.

13. Note that per Chapter 28, Section 5.1-11.1g, all deliveries and loading related activities...
Noted.

14. It appears that the fence for the outdoor display area is 6 feet tall. Fences cannot exceed...
The height of the outdoor display fence was not indicated on the plans. The plan has been modified to indicate a maximum 5'-0" height per code requirements. See sheet 3.P.

15. The landscape screening between the parking lot and the adjacent roadways must be 36...
The landscaping has been adjusted. See revised plan.

16. The Euonymus shrubs along the south property line should be changed to Juniper per the...
The Euonymus shrubs have been changed to Arborvitae, an upright evergreen, which will provide screening. See revised plan.

17. *If there are any utility meters or structures, they must be screened with landscaping or...*
No new utility meters or structures have been provided.

Planning & Community Development - Landscape & Tree Preservation

1. *Pursuant to Chapter 28, Section 6.15, the ends of all parking rows must include a 4-inch...*
Noted. The petitioner is seeking a variation for this requirement, due to logistical concerns regarding the rear entrance to the stores in that location.
2. *The trash enclosure is proposed adjacent to the residential district to the south. It is...*
Alternate locations for the trash enclosure have been considered, and we believe that its current location is the correct one for this site.
3. *Along East Grove a portion of the parkway is currently paved. The paved parkway should...*
At this time, work is only being done at the rear of the property.
4. *Consider incorporating landscaping at the base of the existing ground sign which is located...*
At this time, work is only being done at the rear of the property.
5. *If there are any utility meters or structures, they must be screened with landscaping or...*
No new utility meters or structures have been provided.
6. *A landscape compliance bond in the amount of 30% of the landscaping costs will be...*
Noted.

Please feel free to contact our office if you have any questions.

Sincerely,

Kelle Q. Bruckbauer
TINAGLIA ARCHITECTS, INC.

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: <u>P.C.</u> Petitioner: <u>Northwest Metalcraft, Inc.</u> <u>413 S. Arlington Heights Road</u> <u>Arlington Heights, IL 60005</u> Owner: <u>DMDS, LLC</u> <u>413 S. Arlington Heights Road</u> <u>Arlington Heights, IL 60005</u> Contact Person: <u>Drake Mertes - Dowd Dowd & Mertes</u> Address: <u>701 Lee Street, Suite 790</u> <u>Des Plaines, IL 60016</u> Phone #: <u>847-827-2181</u> Fax #: <u>847-574-7516</u> E-Mail: <u>drakemertes@sbcglobal.net</u>	P.I.N.# <u>03-32-115-007-0000</u> Location: <u>413 S. Arlington Heights Road</u> Rezoning: <u> </u> Current: <u>B-2</u> Proposed: <u>B-2</u> Subdivision: <u> </u> # of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u> PUD: <u>✓</u> For: <u>1,650 sf Storage Bldg</u> Special Use: <u> </u> For: <u> </u> Land Use Variation: <u> </u> For: <u> </u> Land Use: <u> </u> Current: <u> </u> <u> </u> Proposed: <u> </u> Site Gross Area: <u>42,985 sq. ft</u> # of Units Total: <u> </u> <u>1BR: 2BR: 3BR: 4BR:</u>
--	---

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

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

- | | <u>YES</u> | <u>NO</u> | | |
|----|---------------|---------------|-------------|---------------|
| 1. | <u>✓</u> | <u> </u> | VILLAGE | BUILDING CODE |
| 2. | <u> </u> | <u> </u> | PRESENT | ZONING USE |
| 3. | <u> </u> | <u> </u> | REQUESTED | ZONING USE |
| 4. | <u> </u> | <u> </u> | SUBDIVISION | REQUIRED |
| 5. | <u> </u> | <u> </u> | SIGN | CODE |

6. GENERAL COMMENTS:

NO COMMENTS

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MAR - 9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

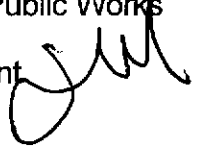
DEB PIERCE
 Director- PLAN REVIEWER

5-19-15
 Date

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent



Date: May 14, 2015

Subject: 413 S. Arlington Heights Rd., P.C. #15-002 round 2

With regard to the proposed PUD Amendment, I have the following comment:

1) VAHPW Utilities has no further comments at this time.

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

C. file

**PLAN COMMISSION PC #15-002
Northwest Metalcraft
413 S. Arlington Heights Road
PUD Amendment
Round 2**

26. The responses made by the petitioner to comments #11-25 are acceptable for preliminary approval.

 5/15/15
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-002

Project Name

Northwest Metalcraft

Project Location

413 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

Round 2

The fire departments code research and communication with Building Department representatives is on-going and current as we attempt to satisfy the project requirements.

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MAY 19 2015

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DEVELOPMENT DEPARTMENT

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

Date May 19, 2015 Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Northwest Metalcraft
413 S. Arlington Heights Road

Round 2 Review Comments

5/18/2015

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

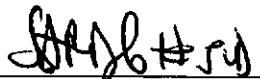
6. General comments:

Nothing further.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED
MAY 19 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-32-115-007-0000
Petitioner: Northwest Metalcraft, Inc. _____	Location: 413 S. Arlington Heights Road
413 S. Arlington Heights Road	Rezoning: _____ Current: B-2 Proposed: B-2
Arlington Heights, IL 60005	Subdivision: _____
Owner: DMDS, LLC _____	# of Lots: _____ Current: _____ Proposed: _____
413 S. Arlington Heights Road	PUD: ☒ For: 1,650 sf Storage Bldg
Arlington Heights, IL 60005	Special Use: _____ For: _____
Contact Person: Drake Mertes - Dowd Dowd & Mertes	Land Use Variation: _____ For: _____
Address: 701 Lee Street, Suite 790	Land Use: _____ Current: _____
Des Plaines, IL 60016	Proposed: _____
Phone #: 847-827-2181	Site Gross Area: 42,985 sq. ft.
Fax #: 847-574-7516	# of Units Total: _____
E-Mail: drakemertes@sbcglobal.net	1BR: _____ 2BR: 3BR: 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres, LEHP  5/14/15
Environmental Health Officer Date

RECEIVED

MAR - 9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister  5/14/15
Director Date

Planning Department Comments, Northwest Metalcraft (PL15-002, 413 S. Arlington Heights Road, Round 2)

7. The property at 413 S. Arlington Heights Road is zoned B-2. The property was developed as a Planned Unit Development. Therefore, a PUD Amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot is required. **No response needed.**
8. The following variations are necessary:
 - a) Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales within a covered display area on the north side of the proposed storage building; - Staff does not object to this variation.
 - b) Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard; - Staff does not object to this variation.
 - c) Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet; - Staff does not object to this variation.
 - d) Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet. - Staff does not object to this variation.
 - e) Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area. - Staff does not support the variation from the landscaping requirement for the island in the northwest corner of the east parking lot and recommends that landscaping be provided. Staff supports the variation from the width and landscaping requirement for the island to the east of the covered display area.
 - f) A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen. - Staff does not object to his variation as there is an additional 5 feet available to the east between the sidewalk and the property line.
 - g) A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard. - Staff does not object to this variation.
 - h) A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces. - Staff does not object to this variation.

No response needed.

9. It appears that the proposed fence along the south property line 6'-2" to the top (similar to the garbage enclosure). Please provide details of the proposed fence along the south property line. Per Chapter 28, Section 6.15-2.2, screening between zoning districts cannot exceed 6 feet. Please revise so that fence is 6 feet tall. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated. **Ok. Fence revised to 6 feet in height.**

10. The total code required parking for this site is calculated as:

Use*	Square Footage		Parking Ratio	Parking Required
	Total Floor Area	Total Seating Area		
B&H Liquors	1,500		1 space / 300 SF	5 spaces
Yoga Studio	1,500		1 space / 250 SF	6 spaces
South China Chop Suey	1,020	Carry-Out Only	1 space / 300 SF	3 spaces
Northwest Metalcraft	16,802		1 space / 600 SF	28 spaces
Storage Building	1,680		One space for each two employees + one space for each vehicle used in the conduct of the enterprise	3 spaces (0 employees + 3 vehicles)
Used Merchandise	1,500		1 space / 300 SF	5 spaces
Total Required				50 spaces
Total Provided				50 spaces
Surplus /(Deficit)				0 spaces

* Please confirm that the tenant list is accurate. Please confirm that the tenant list is accurate.

11. The applicant has indicated that 3 vehicles will be stored on-site? Where will the vehicles be stored? What type of trucks will be stored? How many deliveries are estimated to be made to the site? **Response noted.**
12. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting. **Response noted. No site lighting proposed.**
13. Note that per Chapter 28, Section 5.1-11.1g, all deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, are not permitted between the hours of 10:00 p.m. and 7:00 a.m. **Response noted.**
14. It appears that the fence for the outdoor display area is 6 feet tall. Fences cannot exceed 5 feet in height and must be semi-open. Please revise. **Fence revised to be 5 feet tall.**
15. The landscape screening between the parking lot and the adjacent roadways must be 36 inches at planting. Please indicate accordingly on plan. **OK. Landscaping revised to be 36 inches.**
16. The Euonymus shrubs along the south property line should be changed to Juniper per the Design Commission recommendation. These are changed to Arborvitae. Per discussion with Landscape and Design Planners, this change is acceptable.
17. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening. **Response noted**

Northwest Metalcraft
413 S. Arlington Heights Rd.
PC #15-002
May 26, 2015

1. Pursuant to Chapter 28, Section 6.15, the ends of all parking rows must include a 4 inch caliper shade tree. Please provide a shade tree in the northwest corner along East Grove Street and a shade tree to the east of the covered display area. In addition to the shade tree in the northwest corner along East Grove, it is recommended that shrubs and perennials be incorporated within the island.
2. Staff is recommending that the location of trash enclosure adjacent to the residential be reevaluated.
3. Staff is recommending that the portion of the parkway along East Grove that is currently paved be restored to turf.
4. Staff is recommending that landscaping be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.

T I N A G L I A

A R C H I T E C T S

June 2, 2015

Ms. Latika Bhide
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 413 S. Arlington Heights Road; PC #15-002
2nd Round Departmental Review Comments

Ms. Bhide,

The following is in response to the Village of Arlington Heights Plan Review letter received on May 27, 2015. You will find an item by item response to the comments brought forth in the review as requested.

Building Department

No Comments.

Building Department – Fire Safety

Staff will support the construction of the proposed addition with the following conditions in...

1-5. Noted and agreed.

As mentioned, your variance request will still have to go before the Building Code Review...

Noted.

Public Works Department

1. VAHPW Utilities has no further comments at this time. If you have any questions, please feel...

Noted.

Engineering Department

26. The responses made by the petitioner to comments #11-25 are acceptable for preliminary...

Noted.

Fire Department

1. The fire departments code research and communication with Building Department...

Noted.

Arlington Heights Police Department

1-6. Noted.

Health Services Department

No comments.

Planning & Community Development Department

7-9. **Noted.**

10. *Please confirm that the tenant list is accurate*

The tenant list is accurate as follows:

- **B&H Liquors**
- **Vivi-ki Yoga Studio**
- **South China Chop Suey**
- **Northwest Metalcraft**
 - **Storage Building**
- **Lucky Junk Resale Shop**

11-17. **Noted.**

Planning & Community Development - Landscape & Tree Preservation

1. *Pursuant to Chapter 28, Section 6.15, the ends of all parking rows must include a 4-inch...*

Noted. The petitioner is seeking a variation for this requirement, due to logistical concerns regarding the rear entrance to the stores in that location.

2. *The trash enclosure is proposed adjacent to the residential district to the south. It is...*

Alternate locations for the trash enclosure have been considered, and we believe that its current location is the correct one for this site.

3. *Along East Grove a portion of the parkway is currently paved. The paved parkway should...*

At this time, work is only being done at the rear of the property.

4. *Consider incorporating landscaping at the base of the existing ground sign which is located...*

At this time, work is only being done at the rear of the property.

Please feel free to contact our office if you have any questions.

Sincerely,

Kelle Q. Bruckbauer
TINAGLIA ARCHITECTS, INC.



Item: Suburban Trim & Glass - 206 W. Campus Dr. - PC#15-005

Department: Planning & Community Development

REQUESTED ACTION

A Land Use Variation to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.

VARIATIONS IDENTIFIED

1. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer.
2. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.

RECOMMENDATION

The Staff Development Committee recommends approval of a Land Use Variation to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district and variations from Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer and Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces. This approval shall be subject to the following conditions:

1. This Land Use Variation shall apply to Suburban Trim and Glass only.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Staff Report
Location Map
Legal Notice/Notice Affidavit
Plat & Sub Minutes

Type

Report
Exhibits
Correspondence
Minutes

Plat of Survey
Floor Plan
Parking Counts
Justification
Department Comments
Petitioner Response to Department
Comments

Exhibits
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: June 10, 2015
Date Prepared: June 4, 2015
Project Title: Suburban Trim and Glass
Address: 206 W. Campus Dr.

BACKGROUND INFORMATION

Petitioner: Ron Mueller
Address: 425 E. Rand Road
 Arlington Heights, IL 60004

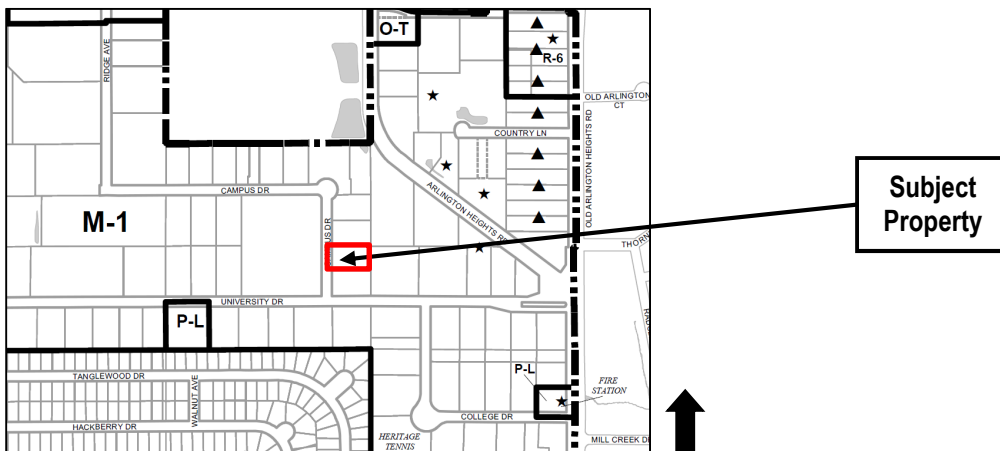
Existing Zoning: M-1, Research, Development and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow “Glass Products Made of Purchased Glass” and “Glass Cutting, Glazing & Sales” in the M-1 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Extended Home Living Services , Venture Capital Funding	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Graphic Alliance, Inc.	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Hillside Auto Body Service	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Toyoda Machinery, USA	R&D, Mfg., Warehouse

Background

The subject property is approximately 0.92 acres in area with a free-standing building totaling approximately 20,500 square feet in area. The existing parking lot is located along the north side of the building and there are 19 parking spaces on-site. The petitioner, Suburban Trim and Glass currently operates at 425 E. Rand Road. The petitioner is interested in relocating their business to this location and will be occupying the entire tenant space.

Suburban Trim and Glass provides custom windows, glass doors, screens, mirrors as well as repair and maintenance services. They also carry parts to repair all brands and types of windows, doors and screens. Because of the variety of products and services they provide, the use is classified as '*Glass Products Made of Purchased Glass*' which is permitted by right only in the "M-2", Limited Heavy Manufacturing district as well as '*Glass Cutting, Glazing & Sales*' which is permitted by right only in the "B-2", "B-3" and "B-4" Business districts. Therefore, a land use variation would be necessary to allow this use within the M-1 district at this location. Currently, the location the business operates out of is zoned "R-1", One-Family Dwelling District. This property (425 E. Rand Road) was built in the County and annexed into the Village as a legal, non-conforming use.

Zoning and Comprehensive Plan

The site is zoned M-1 Research, Development, & Light Manufacturing District. Because the use is not permitted in the M-1 district, therefore a land use variation is required. The petitioner has submitted a written justification based on the following hardship criteria:

- **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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse'. A significant portion of the space will be used to store Suburban Trim and Glass's product, which would be consistent with the Comprehensive Plan.

Plat and Subdivision Committee

On October 8, 2014, the Plat and Subdivision Committee met to discuss the project. Based on the parking counts provided by the applicant, the Committee did not have concerns with the parking variation. The Committee was supportive of this use at this location.

Building, Site and Landscape Related Issues

The petitioner has provided a floor plan which shows the allocation of space. An office and a display/retail area totaling approximately 4,560 square feet is located in the front of the building, on the west side. The office area occupies approximately 16 percent of the floor area and the retail area occupies approximately 8 percent of the floor area. The remaining area will be used for storage and have work benches. The floor plan also shows that vehicles will be stored inside the building. The petitioner had previously indicated that they would like to install an above ground fuel storage tank at this location. However, they will not be pursuing installation of the fuel tank at this time. The Petitioner is not proposing any exterior modifications therefore Design review is not required.



Traffic & Parking Related Issues

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	Code Use	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Retail/ Showroom	Retail Sales	1,550	1 space/ 300 SF	NA	NA	5
Office	Business and Professional Offices	3,010	1 space/ 300 SF	NA	NA	10
Warehouse/ Assembly	Wholesale, Storage & Production	14,329	0.5 space/ employee + 1 per commercial vehicle	10	5	10
Total		18,889				25
				Spaces available		19
				Surplus/(Deficit)		(6)

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation that are not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. Staff supports a variation to not require a full study as the petitioner has provided actual parking counts of their facility at 425 E. Rand Road. The parking counts indicate that the maximum autos parked on the site were 11 on a Wednesday evening. The typical parking demand was 8-9 cars. Given this information, the 19 spaces on site should be adequate.

None the less, the following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**
- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.**

Staff supports this variation as the petitioner has provided parking counts and the traffic volumes are not expected to be significantly different.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district and variations from Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer and Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces. This approval shall be subject to the following conditions:

1. This Land Use Variation shall apply to Suburban Trim and Glass only.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 4, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads



Suburban Trim and Glass
206 W. Campus Drive
Prepared by: Department of Planning &
Community Development
June 2015

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 10, 2015 AT 7:30 P.M.
in the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 15-005, a Land Use Vari-
ation to allow "Glass Pro-
ducts Made of Purchased
Glass" and "Glass Cutting,
Grazing and Sales" in the M-
1 district. The subject site is
located on the east side of
Campus Drive, north of Uni-
versity Drive at 206 W. Cam-
pus Drive, Arlington
Heights, IL and legally de-
scribed as:
Lot 18 in the resubdivision of
Lot 1 in the Arlington Indus-
trial and Research Center,
Unit 2, being a subdivision
of the southeast quarter of
the northeast quarter of Sec-
tion 7, Township 42 North,
Range 11, east of the third
principal meridian, in Cook
County, Illinois
As part of said request the
petitioner is requesting
variations from:
• Chapter 28, Section 6.12-
1.51 Traffic Engineering Ap-
proval, to waive the require-
ment for a traffic study and
parking analysis from a
Certified Traffic Engineer.
• Chapter 28, Section 11.4,
Schedule of Parking Re-
quirements, to allow 19
parking spaces instead of
the required 25 spaces,
as well as any other varia-
tions as determined neces-
sary by the Plan Commis-
sion.
All persons desiring to be
heard shall be given the op-
portunity 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 Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
365-5760, TDD# (847) 368-
5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
May 26, 2015 (4408571)

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

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 May 26, 2015 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


Authorized Agent

Control # 4408571

RECEIVED
JUN 01 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

I, Thomas G. Hellgeth hereby certify as follows:

1. That on the 26th day of May, 2015, affiant caused to be mailed in the Post Office of Arlington Heights, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Thomas G. Hellgeth
Signature

Subscribed and Sworn to before me
this 26th day of May, 2015.

Tamara A. Carlson
Notary Public



Date: May 26, 2015

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for Land Use Variation.

The location of the property is 206 W. Campus Drive, Arlington Heights, IL 60004.

Mosak Properties, LLC is the beneficial owner of the property.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd floor, at 7:30 PM, on Wednesday, June 10, 2015.



Thomas G. Hellgeth, CCIM

Brian Properties, Inc.

on behalf of Petitioner, Ronald Mueller

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, IL 60005 (847)368-5793 (Voice) or (847)368-5980 (Fax) or drobb@vah.com

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

October 8, 2014

Project Title: Suburban Trim and Glass
Address: 206 W. Campus Drive
Petitioner: Ron Mueller
Suburban Trim and Glass
425 E. Rand Road
Arlington Heights, IL 60004

Requested Action:

- A Land Use Variation to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.

Variations Required:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 20 parking spaces instead of the required 26 spaces.

Attendees: Ron Mueller, Suburban Trim and Glass
Michael Schiestel, Suburban Trim and Glass
Ron Mueller Jr., Suburban Trim and Glass
John Sigalos, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject property is approximately 0.92 acres in area with a free-standing building totaling approximately 20,500 square feet in area. The existing parking lot is located along the north side of the building and there are 20 parking spaces on-site. The petitioner, Suburban Trim and Glass currently operates at 425 E. Rand Road. The petitioner is interested in relocating their business to this location and will be occupying the entire tenant space.

Suburban Trim and Glass provides custom windows, glass doors, screens, mirrors as well as repair and maintenance services. They also carry parts to repair all brands and types of windows, doors and screens. Because of the variety of products and services they provide, the use is classified as '*Glass Products Made of Purchased Glass*' which is permitted by right only in the "M-2", Limited Heavy Manufacturing district as well as '*Glass Cutting, Glazing & Sales*' which is permitted by right only in the "B-2", "B-3" and "B-4" Business districts. Currently, the location the business operates out of is zoned "B-2", General Business, with a portion of the property zoned "R-1", One-Family Dwelling District. Therefore, a land use variation would be necessary to allow this use at this location.

Meeting Discussion:

R. Mueller stated that their current location (425 E. Rand Road) was listed for sale and they were looking to relocate to the building at 206 W. Campus Drive. They would need a land variation for the proposed use in the M-1 district. He said their use includes an office, warehouse and small showroom. The building (at 206 W. Campus) is approximately twice in area as compared to their current location. He stated that they are looking to be more proficient and efficient with this relocation with room to grow. He said that they have been in Arlington Heights for 35 years. He said that they are in an industrial area, off the main road, but feel that it (the location) will not affect them. M. Schiestel said that it appears that in the last several years, the necessity for a visible location has dropped, and there is not a lot of foot

traffic coming to the business. He said that they were keeping track of the traffic (as they would be seeking a variation from the requirement to provide a traffic study) as part of the land use variation request. He said that there was not a lot of foot traffic coming to the site. He said that they had not included a weekend day as they are only open for half a day on Saturday and staff is not present. He asked if the Plan Commission was looking for any specific information or had specific concerns with this type of request. J. Sigalos said they would be seeking a variation from the requirement to provide a traffic study and parking analysis would be seeking a parking variation, but that looking at the parking counts, he did not see a concern with that. L. Bhide said that with all the services the business offers, the use is classified both as "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" neither of which are permitted in the M-1 district. She said that staff had asked that parking counts be completed at the current location to understand the parking demand. She stated that per Code the use would be deficient some spaces. Lastly, she said that staff understanding was they were contemplating installing an outdoor fuel tank at this location. She said that they have asked the petitioner to contact the Building Department as soon as possible. R. Mueller stated that they have one (fuel tank) now for their vehicles and they were thinking that they could possibly move it. L. Bhide said that if any proposed fuel tank would remove any parking spaces or was impacting a setback then then they would need to see that information with the Plan Commission submittal. J. Sigalos asked if there were any Code issues with the fuel tank and L. Bhide replied that the Building Department had a checklist and that they would need to meet Code.

J. Sigalos said that he had no concerns with the request. He said that this was a good fit to move to this location, as the business was growing, but staying in Arlington Heights. R. Mueller said that they have a contract pending for both the Rand Road location (to sell) and this location (to purchase). He stated that if the fuel tank was installed a certain way, it would not infringe on the parking space. He said that his vehicle and his son's vehicle are parked inside the loading dock. J. Sigalos asked how many parking spaces they have at their current location. R. Mueller said 23 and described where the parking was. He said that at the new location the company vehicles will be parked indoors. M. Schiestel said that there is a double loading dock with an apron in the front and vehicles could be parked there (on the apron).

RECOMMENDATION

The Plat & Sub Committee agreed that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALTA / ACSM LAND TITLE SURVEY
GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant
 1800 WOODLAND AVENUE • PARK RIDGE, ILLINOIS 60068-1101 • PHONE: 847.676.2400

AFS Athletic Floor Systems
 No 206 Campus Drive, Arlington Heights, IL

Legal Description:

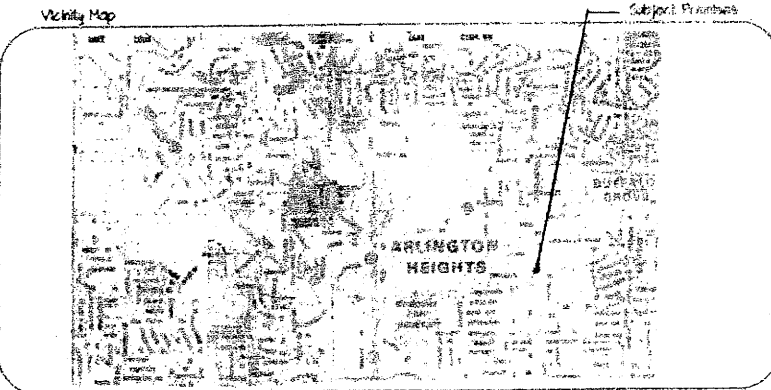
Parcel Real Estate Tax Index No. 054-01-204-01

Lot 10 in the RESUBDIVISION of Lot 1 in the Arlington Industrial & Research Center, Unit 2, being a Subdivision of the Southeast 1/4 of Section 1, Township 42 North, Range 11 East of the 3rd Principal Meridian, in Cook County, Illinois.

Area within Survey: 40,000.0 sq. ft. or 0.9193 acres

There are a total of 13 Parking Spaces including 1 Handicapped Space.

Neighborhood Map



Flood Plain Certification:

An examination of the "Flood Insurance Rate Map" of the National Flood Insurance Program for the area of the Village of Arlington Heights, Illinois, Community Panel No. 00063, Map No. 09 of 092, revised to August 14, 2000.

The National Flood Insurance Program has determined that the area within the survey herein shown lies within its Zone "X", which is defined as an area determined to be outside the 500-year floodplain.

This statement is for flood insurance purposes only and does not necessarily show all areas subject to flooding.

ALTA / ACSM Certification:

County of Cook, State of Illinois.
 GEORGE D. HARKER & ASSOCIATES, hereby certify to MORGAN'S PROPERTY & REAL ESTATE, LLC, that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described herein and that the plat herein shown and the survey upon which it is based were made in accordance with the Triangulation Standard Method of Surveying, as established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 2005 and includes those "Standards of Title 'A' Survey" - "Optional Survey Responsibilities and Specifications" as determined by the client, and meets the Accuracy Standards in effect on the date of this certification.

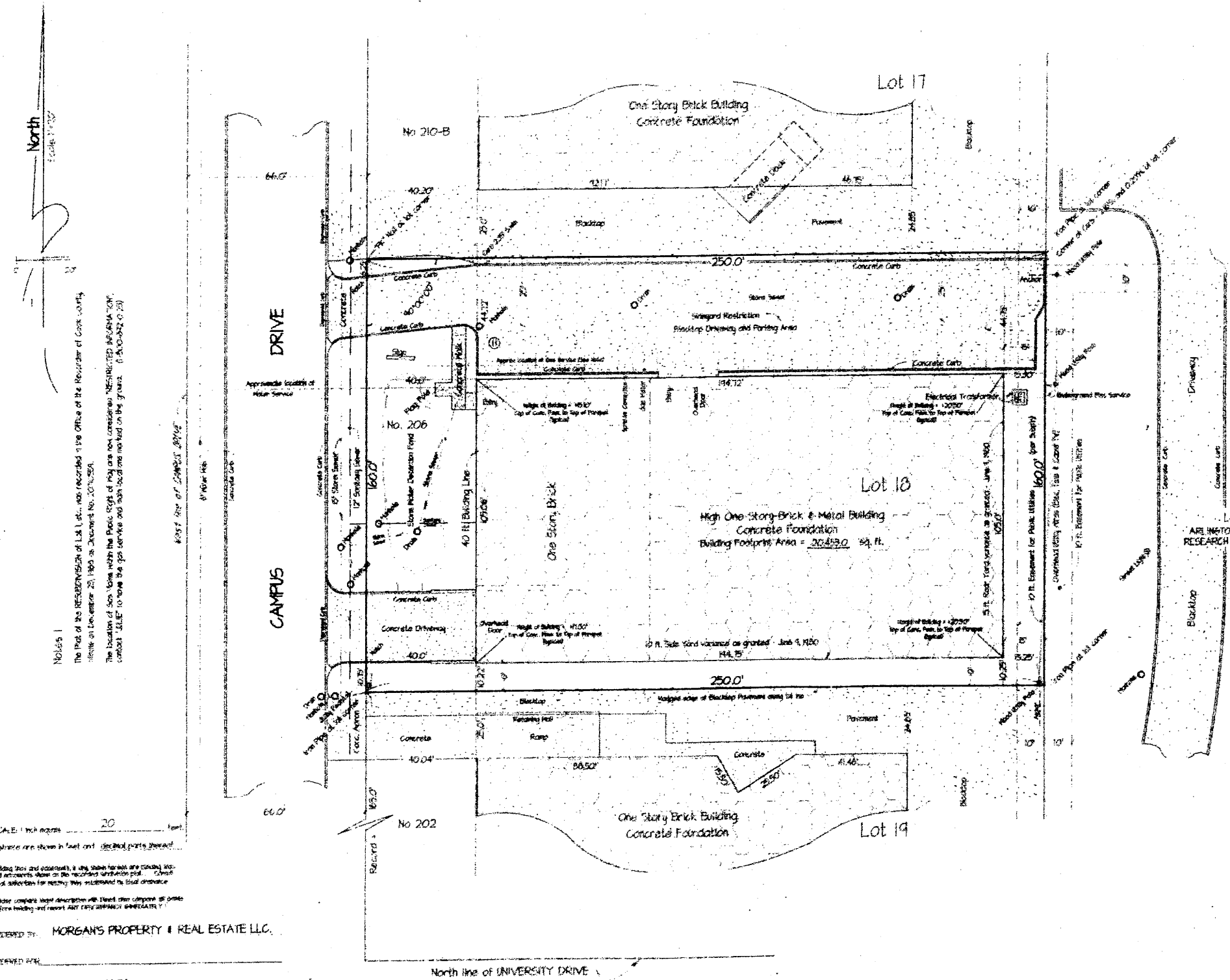
It is further certified that in my professional opinion, as a land surveyor registered in the state of Illinois, the Relative Precision Accuracy of this Survey does not exceed that which is specified.

Also that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements which control land boundaries for ALTA / ACSM Land Title Survey.

Park Ridge, Illinois. Dated this 11th day of September, A.D. 2015.

Referenced to that Contract for the Insurance of the TRIANGULATION TITLE INSURANCE COMPANY, Contract No. 153-00025, with an effective date of August 12, 2001.

GEORGE D. HARKER & ASSOCIATES
 Registered Professional Land Surveyor / Consultant
 [Signature]
 Expires 30 November 2018



SCALE: 1 inch equals 20 feet

Distances are shown in feet and decimal parts thereof.

Building lines and corners, if any, shown herein are shown as they are shown on the recorded subdivision plat. Careful local observation for existing lines and corners is recommended.

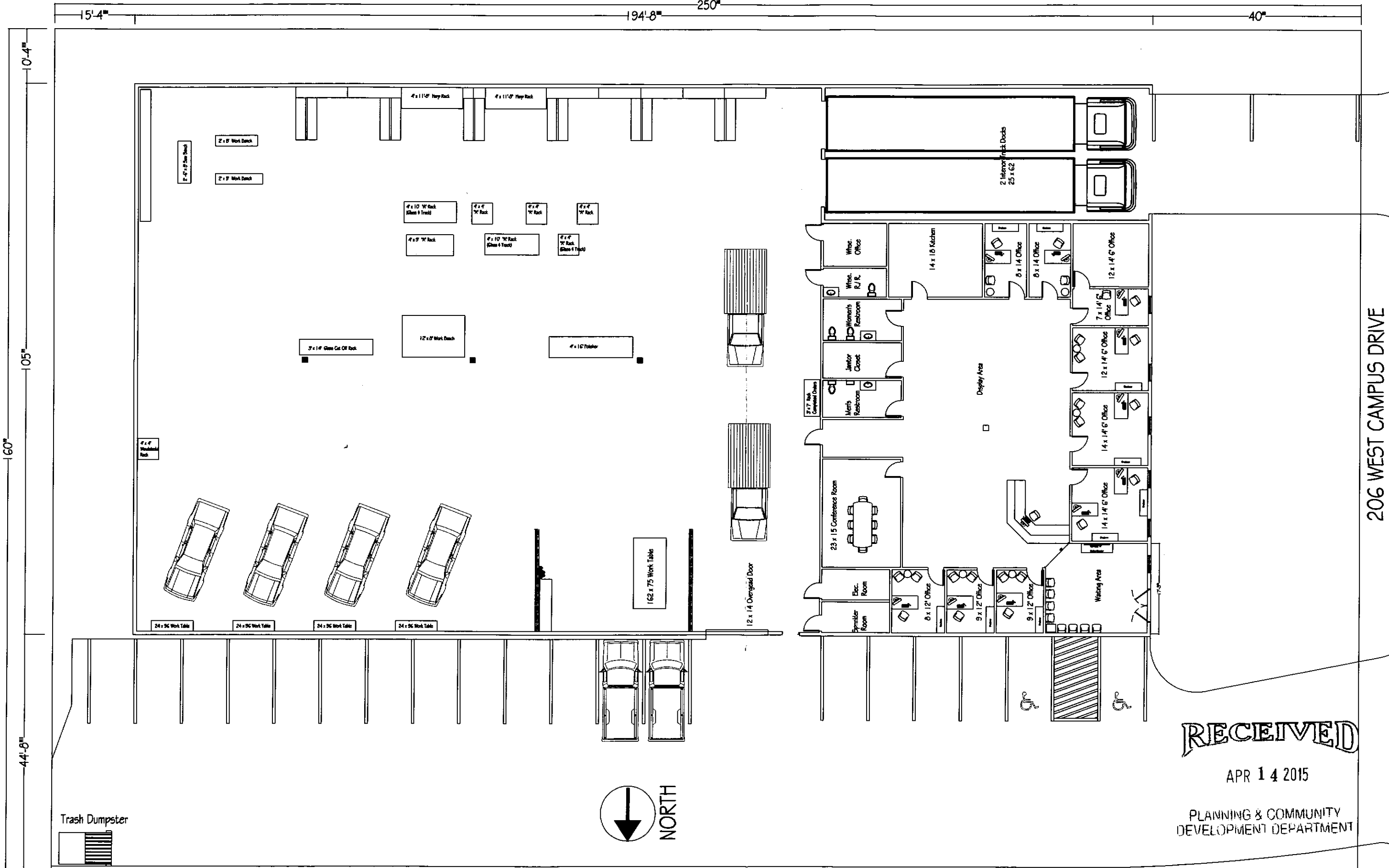
Please complete legal description with block, then compare to plat before recording and record ANY CORRECTIONS IMMEDIATELY.

ORDERED BY: MORGAN'S PROPERTY & REAL ESTATE, LLC.

ORDERED FOR:

PLAT No. 060124 - ALTA

Survey for AFS Athletic Floor Systems, No. 206 Campus Drive, Arlington Heights, IL.



PROJECT NAME: SUBURBAN TRIM & GLASS 206 W. CAMPUS

DATE: 04/03/15

DRAWN BY: Michael Schiestel

SCALE:

detail kitchens
1 WEST COLLEGE DRIVE, SUITE C
ARLINGTON HEIGHTS, IL 60004 - 1954
(847) 253 - 1015

THESE DRAWINGS REPRESENT AN ORIGINAL DESIGN AND MUST NOT BE RELEASED UNLESS A CABINET ORDER HAS BEEN PLACED OR A PROPER DESIGN FEE HAS BEEN PAID

Suburban Trim and Glass
425 E. Rand Rd.
Arlington Hts. IL 60004

Hourly Break Down of Vehicles in Lot
Hourly Totals Include Employee Vehicles

	October 6	October 7	October 8	October 9
	Monday	Tuesday	Wednesday	Thursday
8:00 am	8	9	7	7
9:00 am	10	9	8	9
10:00 am	9	7	9	8
11:00 am	9	8	9	8
12:00 pm	7	9	7	7
1:00 pm	9	8	7	8
2:00 pm	11	8	8	10
3:00 pm	10	10	8	8
4:00 pm	10	10	11	10
5:00 pm	3	3	3	3

Note: Each day there were 7 employee vehicles in the lot.
Customer visits lasted between 5 and 7 minutes

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Justification for Variations in Zoning

206 Campus Dr.
Arlington Hts.

In response to the questions posed to the petitioner.

- ***"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."*** Suburban Trim and Glass provides custom windows, glass doors, screens, mirrors, glass replacement for residential, institutional, and commercial applications. Along with those products they provide service and maintenance in the same field. This property has been vacant for 3 years and was formerly used as a carpet and flooring sales showroom and warehouse. This use is very similar to the previous one.
- ***"The plight of the owner is due to unique circumstances."*** Suburban Trim and Glass has occupied a very visible location for over 35 years in Arlington Hts. Due to growth of the business as well as an offer on their existing property, moving to a new location near their existing one is important for future sustainability. The subject property is located in the closest industrial park and is situated far from residential properties. Suburban Trim and Glass very much wants to stay located in Arlington Hts.
- ***"The Variation, if granted, will not alter the essential character of the locality."*** Across the street from the subject property is a large machinery company and directly behind the property is a vehicle maintenance / towing facility. The operation being proposed does not create noise, dust, or an excess of traffic. This seems to fit well with the industrial park location and the surrounding businesses.
- ***"Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer."*** We have provided a self-administered parking count over a 3 day period per staff request. This site is located in an area where the streets are often blocked to allow for semi-truck deliveries. There is minimal traffic on this street during daytime hours. The use for this property is in the character with the area and will not create a significant amount of additional traffic. Please see the attached parking count.
- ***"Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 20 parking spaces instead of the required 26 spaces."*** In the parking lot there are currently 17 regular spots and 2 handicap parking spot. There is additional parking on the apron of the loading dock that will be used for employee/overflow parking if needed. The use of the loading dock is not needed or necessary with this operation.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-005
 Petitioner: Ron Mueller
Suburban Trim and Glass
 Owner: MOSAK Properties LLC.
 Contact Person: Ron Mueller
 Address: 425 E. Rand Rd.
Arlington Hts. IL 60004
 Phone #: (847) 392-6208
 Fax #: (847) 392-6261
 E-Mail: ron@suburbantrim.com

P.I.N.# 03-07-204-011-0000
 Location: 206 W. Campus Drive
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: To allow "Glass
Products Made of Purchased Glass" in a M-1 dist.
 Land Use: Current: M-1
Proposed: M-1 with var
 Site Gross Area: 40,000 sf
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

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

YES NO

1. ✓ * VILLAGE BUILDING CODE
2. PRESENT ZONING USE
3. REQUESTED ZONING USE
4. SUBDIVISION REQUIRED
5. SIGN CODE

6. GENERAL COMMENTS:

* IF THE ACCESSIBLE PARKING, AS SHOWN ON THE DRAWING, BY DETAIL KITCHENS IS ACCURATE, THE ACCESS AISLE IS NOT PERMITTED TO BE SHARED. EACH ACCESSIBLE PARKING STALL IS REQUIRED TO HAVE AN ACCESS AISLE.

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APR 21 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEB PIERCE
~~Director~~ PLAN REVIEWER

4-21-15
 Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-005
 Petitioner: Ron Mueller
Suburban Trim and Glass
 Owner: MOSAK Properties LLC
 Contact Person: Ron Mueller
 Address: 425 E. Rand Rd.
Arlington Hts. IL 60004
 Phone #: (847) 392-6208
 Fax #: (847) 392-6261
 E-Mail: ron@suburbantrim.com

P.I.N.# 03-07-204-011-0000
 Location: 206 W. Campus Drive
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: To allow "Glass
Products Made of Purchased Glass" in a M-1 dist.
 Land Use: Current: M-1
 Proposed: M-1 with var
 Site Gross Area: 40,000 sf
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

INSPECTIONAL SERVICES

REFER TO ATTACHED COMMENTS

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 APR 28 2015
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Pall RMM
 Director

4/28/15
 Date

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 4/28/15

RE: Suburban Glass and Trim
206 W. Campus Dr.
PC#15-005 – Round 1

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

1. This building is being reviewed as a “mixed use” building of “B”(office), “M”(mercantile/showroom), and “F-1”(moderate industrial) per the 2009 International Building Code(I.B.C.)
2. Provide and a fire alarm system to monitor the existing fire sprinkler system and to provide occupant notification throughout the building in accordance with the 2009 International Fire Code and the 2007 NFPA-72.
3. Will there be any application of flammable spray finishes?
4. Will there be storage of any flammable or combustible liquids? If yes, provide types, quantities and method of storage.
5. Describe any interior alterations that will be performed.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

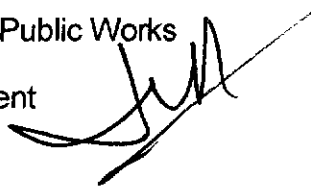
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 22, 2015

Subject: 206 W. Campus Dr., P.C. #15-005



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

1) The backflow prevention device (RPZ) will need to be replaced.

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

C. file

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-005
 Petitioner: Ron Mueller
Suburban Trim and Glass
 Owner: MOSAK Properties LLC.
 Contact Person: Ron Mueller
 Address: 425 E. Rand Rd.
Arlington Hts. IL. 60004
 Phone #: (847) 392-6208
 Fax #: (847) 392-6261
 E-Mail: ron@suburbantrim.com

P.I.N.# 03-07-204-011-0000
 Location: 206 W. Campus Drive
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ✓ For: To allow "Glass
Products Made of Purchased Glass" in a M-1 dist.
 Land Use: _____ Current: M-1
 Proposed: M-1 with var.
 Site Gross Area: 40,000 sf.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____
 Sanitary Sewer _____ X _____
 Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____
 Curb & Gutter _____ X _____
 Sidewalks _____ X _____
 Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____
 Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

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

YES NO COMMENTS

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

GENERAL COMMENTS ATTACHED

No FURTHER COMMENTS AT THIS TIME.

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

John F. Mueller 4/17/15
 Director Date

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PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

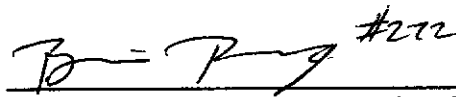
DEPARTMENT PLAN REVIEW SUMMARY

Suburban Trim and Glass
206 W. Campus Dr.
Land Use Variation

Round 1 Review Comments

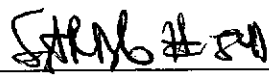
04/15/2015

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems.
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:**
Provide or update the business' emergency contact information with the police department.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

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APR 16 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-005
Petitioner: Ron Mueller
Suburban Trim and Glass
Owner: MOSAK Properties LLC
Contact Person: Ron Mueller
Address: 425 E. Rand Rd.
Arlington Hts. IL 60004
Phone #: (847) 392-6208
Fax #: (847) 392-6261
E-Mail: ron@suburbantrim.com

P.I.N.# 03-07-204-011-0000
Location: 206 W. Campus Drive
Rezoning: Current: Proposed:
Subdivision: # of Lots: Current: Proposed:
PUD: For:
Special Use: For:
Land Use Variation: ✓ For: To allow "Glass
Products Made of Purchased Glass" in a M-1 dist.
Land Use: Current: M-1
Proposed: M-1 with var
Site Gross Area: 40,000 sf
of Units Total: 1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No Comments.

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APR 28 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature]
Environmental Health Officer

4-27-15

Date

[Signature]
Director

4/27/15

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-005
 Petitioner: Ron Mueller
Suburban Trim and Glass
 Owner: MOSAK Properties LLC.
 Contact Person: Ron Mueller
 Address: 425 E. Rand Rd.
Arlington Hts. IL 60004
 Phone #: (847) 392-6208
 Fax #: (847) 392-6261
 E-Mail: ron@suburbantrim.com

P.I.N.# 03-07-204-011-0000
 Location: 206 W. Campus Drive
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 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: To allow "Glass
Products Made of Purchased Glass" in a M-1 dist.
 Land Use: Current: M-1
 Proposed: M-1 with var.
 Site Gross Area: 40,000 sf
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

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

Comments:

PLEASE SEE ATTACHED

[Signature] : 4/29/15 Date

Planning Department Comments (PL15-005, Suburban Trim and Glass, 206 W. Campus Drive)

7. The property owner must sign the Land Use Variation application.
8. A Land Use Variation is required to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.
9. The following variations are necessary:
 - a. Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
 - b. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.
10. Please provide a written justification for the zoning variations above that addresses the following criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
11. The applicant shall provide written confirmation that the operations will not violate the requirements for: noise, smoke and particulate matter, vibration, fire and explosive hazard, odors, noxious odorous matter, & glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.
12. The side yard setback on the south side of 10.2 feet and the rear yard setback of 15.25 feet do not meet the requirement for a side yard (10% of lot width – 16 feet) and rear yard (30 feet). However this is considered existing non-conforming and no action is required at this time.
13. The total code parking for this site is calculated as:

Use	Code Use	Square Footage (SF)	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Retail/ Showroom	Retail Sales	1,550	1,550	1 space/ 300 SF	3	NA	5
Office	Business and Professional Offices	3,010	3,010	1 space/ 300 SF	NA	NA	10
Warehouse/ Assembly	Wholesale, Storage & Production	14,885	14,885	0.5 space/ employee + 1 per commercial vehicle	10*	5	10
Total			19,445				25
					Spaces available		19
					Surplus/(Deficit)		(6)

* Please verify that the number of employees and the number of commercial vehicles on site is accurate.

Therefore, a variation of 6 spaces is needed.

14. Per Section 11.2-10.1, one accessible space is required for parking lots with 1 to 20 parking spaces. The drawing delineates that the access aisle for accessible spaces is shared. This is not allowed. Please revise.
15. The ends of all parking rows must include a landscape island equal in area to one parking space. The existing parking lot does not meet this requirement and is considered non-conforming. No action is required at this time.
16. The trash enclosure on site must be screened from public view.
17. If any exterior modifications are proposed, then a Design review will be required.

7A

P.I.N.# 03-07-204-011-0000
Location: 206 W. Campus Drive
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✓ For: To allow "Glass
Products Made of Purchased Glass" in a M-1 dist.
Land Use: _____ Current: M-1
Proposed: M-1 with var
Site Gross Area: 40,000 sf
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

Coordinator 4/29/15 Date

Department Comment Response

Building Department Comment:

If the accessible parking, as shown on the drawing, by Detail Kitchens is accurate, the access aisle is not permitted to be shared. Each accessible parking stall is required to have an access aisle.

RESPONSE:

One handicap parking stall is required. The second one shown will be changed to a standard parking stall. The existing parking area has only one handicap stall now.

Fire Safety Plan Reviewer Comments:

1. This building is being reviewed as a "mixed use" building or "B" office, "M"(mercantile), and "F-1" (moderate industrial) per the 2009 I.B.C.
2. Provide and a fire alarm system to monitor the existing fire sprinkler system and to provide occupant notification throughout the building in accordance with the 2009 I.F.C. and the 2007 NFPA-72
3. Will there be any application for flammable spray finishes?
4. Will there be storage of any flammable or combustible liquids?
5. Describe and interior alterations that will be performed.

RESPONSE:

1. I have no comment on this.
2. The building, including the fire alarm and fire sprinkler system will be monitored by TECH Systems, Inc. They provided this service while the building was occupied. They will provide monitoring in accordance with the 2009 I.F.C. and the 2007 NFPA-72.
3. There will not be any flammable spray finishes used or stored in the facility.
4. No. There will not be any storage of flammable or combustible liquids.
5. Interior alterations will include new carpeting, baseboard, fresh paint and ceiling tile repair.

Arlington Hts. Fire Department Comment:

Please install a Knox Box for Fire Department access.

RESPONSE:

Before Suburban Trim and Glass occupies the building they will contact LT. Larson to determine the best location for the Knox Box and have it installed.

Public Works Department Comment:

The backflow prevention device (RPZ) will need to be replaced.

RESPONSE:

The RPZ valve was inspected by Tom with Digangi Plumbing Company and deemed to be in good working condition and not necessary to replace. An inspections sticker was placed on the backflow device.

Police Department Comment:

6) Provide or update the business emergency contact information with the police dept

RESPONSE:

1-5) Noted and no comment necessary

6) As soon as the subject property is officially purchased, all updated contact information will be given to the police department.

Engineering Department Comment:

No Comments.

Health Services Department Comment:

No Comments.

Planning & Community Development Department:

7. The property owner must sign the Land Use Variation application.

8. A Land Use Variation is required to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.

9. The following variations are necessary:

a. Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study

and parking analysis from a Certified Traffic Engineer.

b. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.

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

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

b. The plight of the owner is due to unique circumstances.

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

11. The applicant shall provide written confirmation that the operations will not violate the requirements for: noise, smoke and particulate matter, vibration, fire and explosive hazard, odors, noxious odorous matter, & glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.
12. The side yard setback on the south side of 10.2 feet and the rear yard setback of 15.25 feet do not meet the requirement for a side yard (10% of lot width – 16 feet) and rear yard (30 feet). However this is considered existing non-conforming and no action is required at this time.
13. The total code parking for this site is calculated as:
14. Per Section 11.2-10.1, one accessible space is required for parking lots with 1 to 20 parking spaces. The drawing delineates that the access aisle for accessible spaces is shared. This is not allowed. Please revise.
15. The ends of all parking rows must include a landscape island equal in area to one parking space. The existing parking lot does not meet this requirement and is considered non-conforming. No action is required at this time.
16. The trash enclosure on site must be screened from public view.
17. If any exterior modifications are proposed, then a Design review will be required.

RESPONSE:

- 1-6. No Comment necessary
- 7) Attached is the signed application.
- 8) Noted and understood.
- 9) Application for these variations have been filed.
- 10) a. Without this variation, Suburban Trim and Glass will not be able to purchase the subject property or continue their operation.
 - b. The existing location for Suburban Trim and Glass has become too small for its operation. Without this variation the company will be placed in a limiting situation.
 - c. The surrounding industrial park has businesses such as a large manufacturing company and a salvage/vehicle maintenance facility. The proposed variation will not alter the character of the surrounding area in any way.
- 11) This variation will not violate the requirements for noise, smoke, particulate matter, vibration, fire, explosive hazard, odors, noxious odorous matter, glare and or heat.
- 12) Noted and understood.
- 13) The graph shown is correct.
- 14) The drawing will be revised to show only one handicap parking space and when the driveway is stripped it will show this modification.
- 15) Noted. If islands are necessary, this will take away from the available parking spaces.
- 16) Any trash enclosure will be screened from public view.
- 17) The only exterior modification that will be necessary will be screening for a trash enclosure.

Landscape and Tree Preservation Comments:

No Comments.