



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 25, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Carnica Auto Detail - 208 W. University Dr. - T1553
Land Use Variation
- B. Sunset Meadows Safety Netting - 700 S. Dwyer Ave. - T1555
PUD Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Carnica Auto Detail - 208 W. University Dr. - T1553

Department: Planning & Community Development

Requested Action

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

Variations Identified

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

Recommendation

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

1. The Petitioner shall provide a parking inventory/survey over a two day period (of only weekdays) of the available parking spaces on the subject property.
2. The Petitioner shall clarify what vehicles may be stored on the exterior of the site.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Conceptual Site Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 25, 2016
Date Prepared: May 20, 2016
Project Title: Carnica Auto Painting
Address: 208 W. University Dr.

BACKGROUND INFORMATION

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

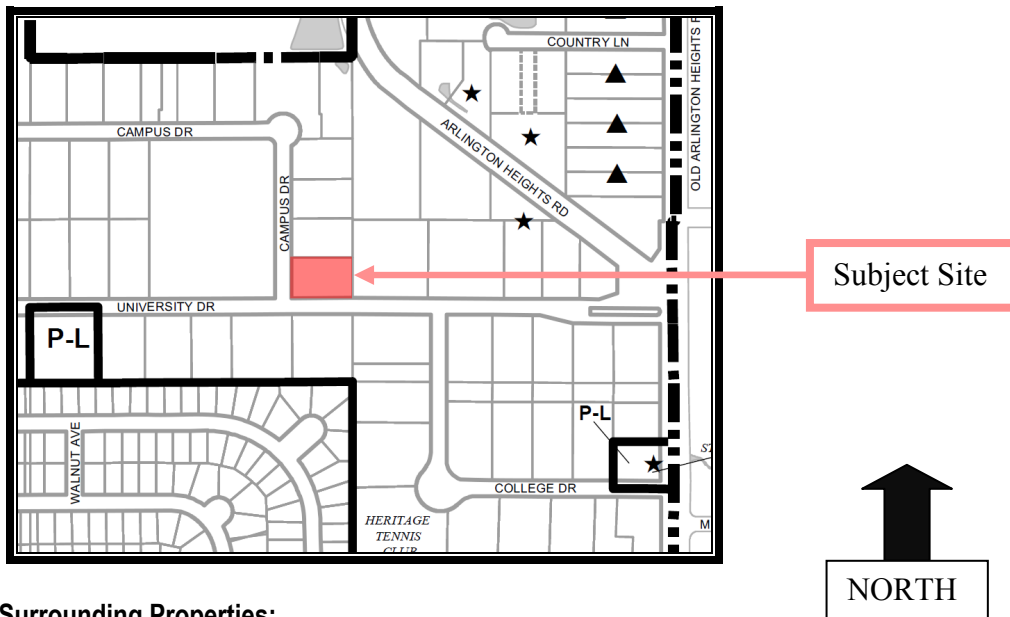
Existing Zoning: M-1, Research, Development, and Light Manufacturing District

Requested Action:

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

Variations Identified:

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

**Surrounding Properties:**

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

Background:

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

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

Zoning and Comprehensive Plan

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

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

Site Plan, Building and Landscaping

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

Traffic & Parking

Section 6.12-1(3) of the Chapter 28 requires a detailed traffic study prepared by a licensed traffic engineer for all Land Use Variations not located along a major or secondary arterial. Since the subject property is located along a collector street, a traffic study is required. The petitioner has asked for a variation to waive this requirement, and given the scope of the proposed use, staff supports this request. However, staff recommends a parking study that surveys the usage of the parking spaces on site between 8:00am – 5:00pm for two weekdays in order to confirm the availability of parking on site. Justification for all variations will be provided as part of the Plan Commission application.

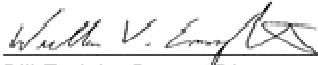
The petitioner has stated that “almost all of the repairs we do are completed in one day, and vehicles would not be kept outside in any state of repair”. Additional clarity is needed on what vehicles will be kept outside. The applicant should clarify what “any state of repair” means. Will vehicles awaiting repair be kept outside? Will vehicles that have already been repaired be kept outside? What if repairs are not completed in one day; where will the vehicle be stored in this instance? Additional details are needed to determine the effect of any exterior stored vehicles on the appearance of the property and on the parking capacity of the site.

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

RECOMMENDATION

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

1. The Petitioner shall provide a parking inventory/survey over a two day period (of only weekdays) of the available parking spaces on the subject property.
2. The Petitioner shall clarify what vehicles may be stored on the exterior of the site.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.



May 20, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

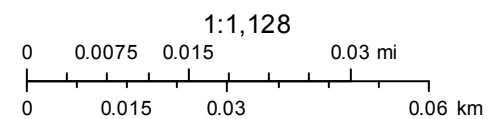
Exhibit I

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

208 W University



May 19, 2016





Your body shop alternative

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

May 12, 2016

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

RE: 208 W. University Dr.

To Whom It May Concern,

Carnica, our company, is a cosmetic automotive paint repair company that services hundreds of auto dealers throughout Chicagoland. We currently have 17 locations located throughout the area, have been in business since 1990 and we are excited about the possibility of operating in Arlington Heights.

Our operation is to fix cosmetic paint damage on vehicles for area dealerships. Typical repairs are rock chips, scratches, bumper covers and small panel blends. We currently service many auto dealers in the area, and we would be able to better service our customers with a location that is close to them.

It is important to note that Carnica is not a body shop. Our average repair uses 3 oz. of paint and we would use less than 1 gallon of sprayable material in an 8 hour work day. We would install a Limited Finishing Workstation inside the unit to filter any paint fumes and protect our staff. 2 to 3 employees would occupy the building during work hours and would transport vehicles to and from the dealerships to facilitate the repairs. Almost all of the repairs we do are completed in one day, and vehicles would not be kept outside in any state of repair. Retail work, is not part of our business model and we would not be installing a sign at this location.

We would conform to the Industrial Performance Standards for the M1 district. Our Limited Finishing Workstation is a mechanical paint filtration machine that filters out paint fumes and exhausts through the roof. The noise generated by the fan in the workstation is typical and would conform. Odor is also controlled by the workstation and has not been an issue in any of our other locations. We do carry some paint related chemicals in gallon or smaller containers that are rated 2-3 on the HMIS flammability scale, and they would be contained in a fire proof cabinet. We would not produce any significant vibrations, smoke, glare or heat.

RECEIVED

MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Your body shop alternative

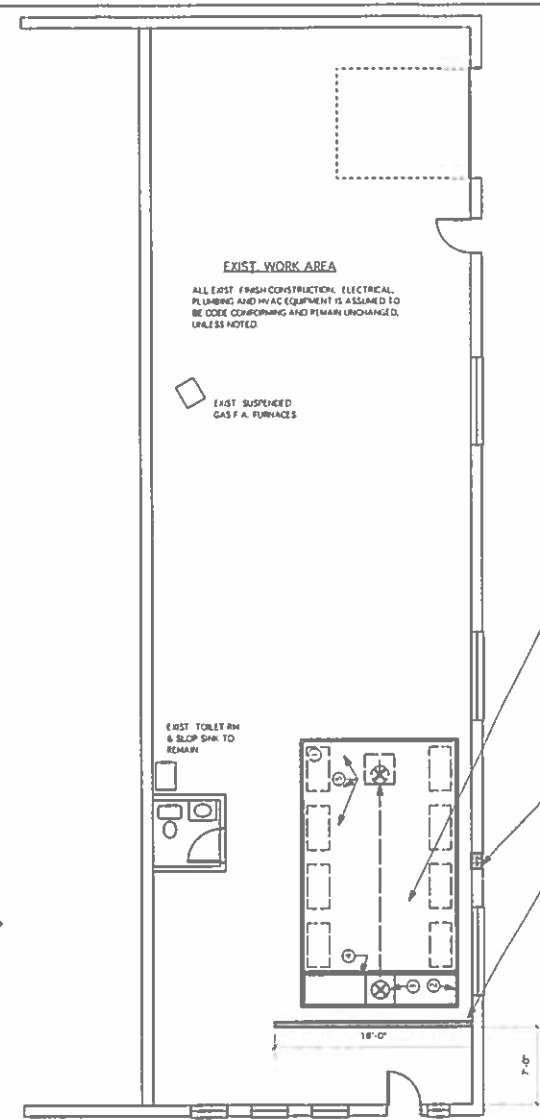
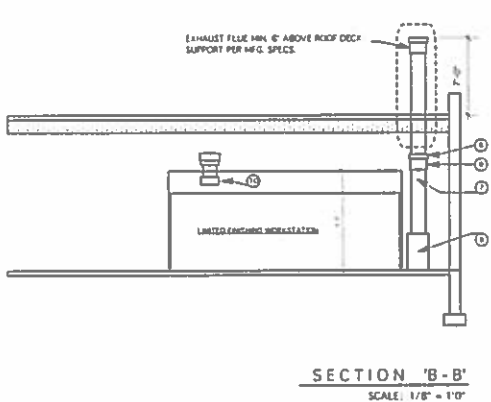
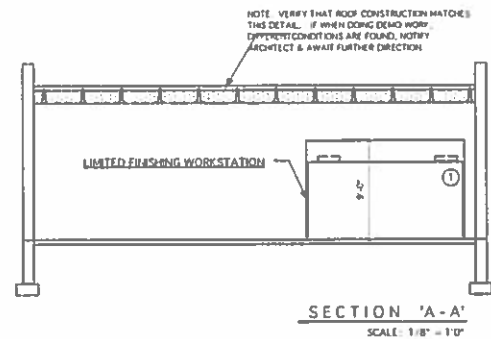
Carnica Inc. 1575 East Oakton Street Des Plaines, IL 60018

Thank you for allowing us to apply for a Land Use Variance and we greatly anticipate your feedback. We have an excellent partnership with many of the existing dealers in Arlington Heights and would love to be a part of the community and be able to service them better. I look forward and am available at any time to answer any questions you may have.

Regards,

A handwritten signature in black ink, appearing to read "Jason Hiselman". The signature is fluid and cursive, with a large initial "J" and "H".

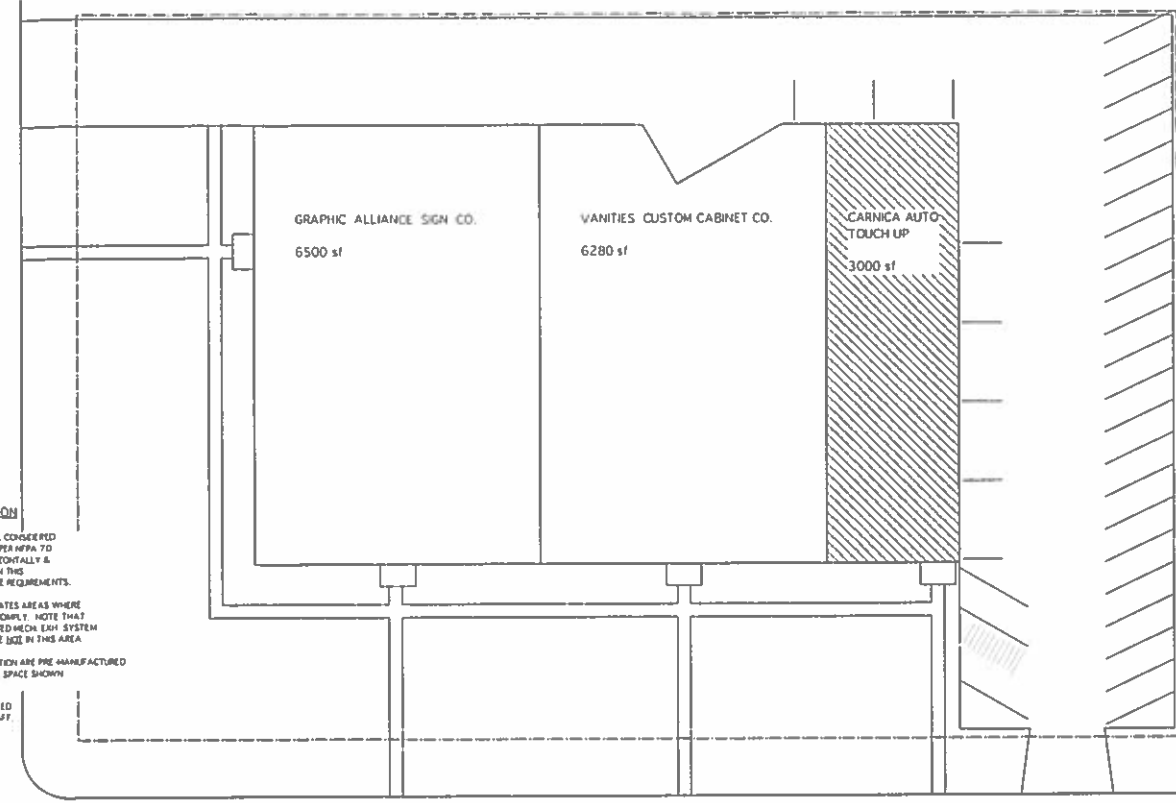
Jason Hiselman
Manager
Carnica Inc.
847-417-6300



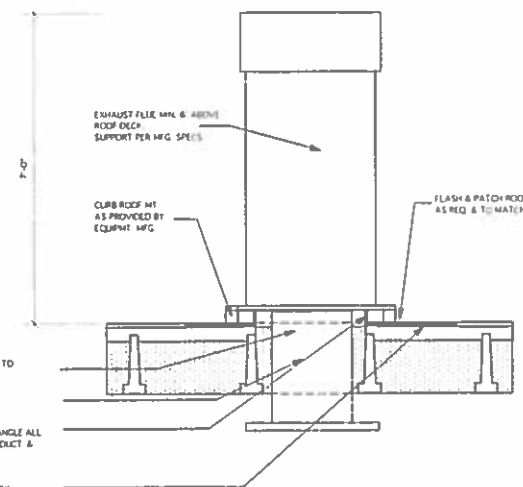
FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

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



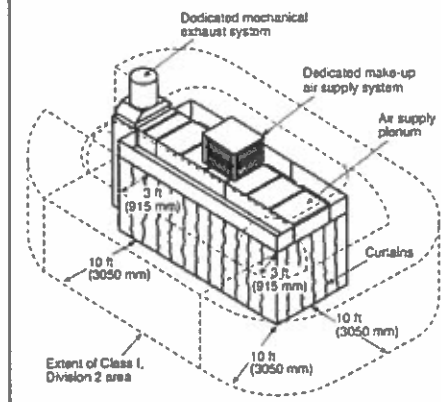
SITE PLAN
SCALE: 1" = 20'



THRU ROOF SECTION
SCALE: 1/2" = 1'-0"

NOTE: VERIFY THAT ROOF CONSTRUCTION MATCHES THIS DETAIL. IF WHEN DOING DEMO WORK, DIFFERENT CONDITIONS ARE FOUND, NOTIFY ARCHITECT & Awaiting FURTHER DIRECTION.

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



ITEM	QTY.	PART #	DESCRIPTION
1	1	1100-01	LIGHT FIXTURES: FOUR TUBE 40"; 32 WATT FEATURES MOUNTED BEHIND CLEAR TEMPERED GLASS PANES, ETL LISTED FOR THEIR INTENDED USE & PLACEMENT, (CLASS I, DIVISION 2)
2	ONE LOT		18 GA. GALV. STEEL SHELL, POWDER COAT WHITE
3	ONE	14118525	14" TUBULAR FAN, RATED FOR 5,000 CFM EXHAUST @ 1/2" SP, DRIVEN BY A 1/2 HP COP TYPE MOTOR WITH MOTOR COVER 208V/230V/1PH/60HZ
4	16		EXHAUST FILTERS, 30"X10" PLG W/ GIDS
5	3		SWING DOWN FILTERS W/ BLANKET MEDIA
6	ONE		MANOMETER
7	ONE LOT		EXHAUST DUCT PACKAGE (1) 14" PLAIN PIPE DUCT (36" SECTIONS) (1) 14" PLAIN PIPE DUCT WITH CLEANOUT DOOR (1) 14" CONNECTION RING (1) 14" AUTO DAMPER STACK HEAD (AV) (1) 14" PLAT ROOF FLANGE W/ STORM COLLAR UNLESS OTHERWISE NOTED DUCTWORK SUPPORT BY OTHERS
8	ONE	14118525	14" TUBULAR FAN, RATED FOR 5,000 CFM EXHAUST @ 1/2" SP, DRIVEN BY A 1/2 HP COP TYPE MOTOR WITH MOTOR COVER 208V/230V/1PH/60HZ
9	ONE		SPECIAL FAN SPACER
10	ONE		DIFFUSER PANEL

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

FRED POLITO
Architect
1544 Shermer Road
Northbrook, IL 60062
Tel: 847.272.3625
Fax: 847.272.3965

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

Exp. Date: 11/30/2016
FRED POLITO 01-8414
Architect's Seal

DRAWING DATE: 05/05/16

DRAWING NO.

A-1
OF 1

ALL WORK AND MATERIALS USED ON THIS PROJECT SHALL BE PER:
International Residential Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Building Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Mechanical Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Fuel Gas Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Property Maintenance Code, 2012 (adopted 05/08/12, Effective 09/01/12)
International Plumbing Code, 2004/International Plumbing Code, 2012 (adopted 05/08/12, Effective 09/01/12)
National Electrical Code, 2011 (adopted 05/08/12, Effective 09/01/12)
International Fire Code, 2012 (adopted 05/08/12, Effective 09/01/12)
Tree Preservation Ordinance (adopted 02/14/06)
International Energy Conservation Code, 2012
1997 State of Illinois Accessibility Code



Item: Sunset Meadows Safety Netting - 700 S. Dwyer Ave. - T1555

Department: Planning & Community Development

Requested Action

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

Variations Identified

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

Recommendation

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

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.
2. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Site Plan

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 25, 2016
Date Prepared: May 20, 2016
Project Title: Arlington Heights Park District – Sunset Meadows Safety Netting
Address: 700 S. Dwyer Ave.

BACKGROUND INFORMATION

Petitioner: Arlington Heights Park District – Alann Petersen
Address: 410 N. Arlington Heights Rd.
 Arlington Heights, IL 60004

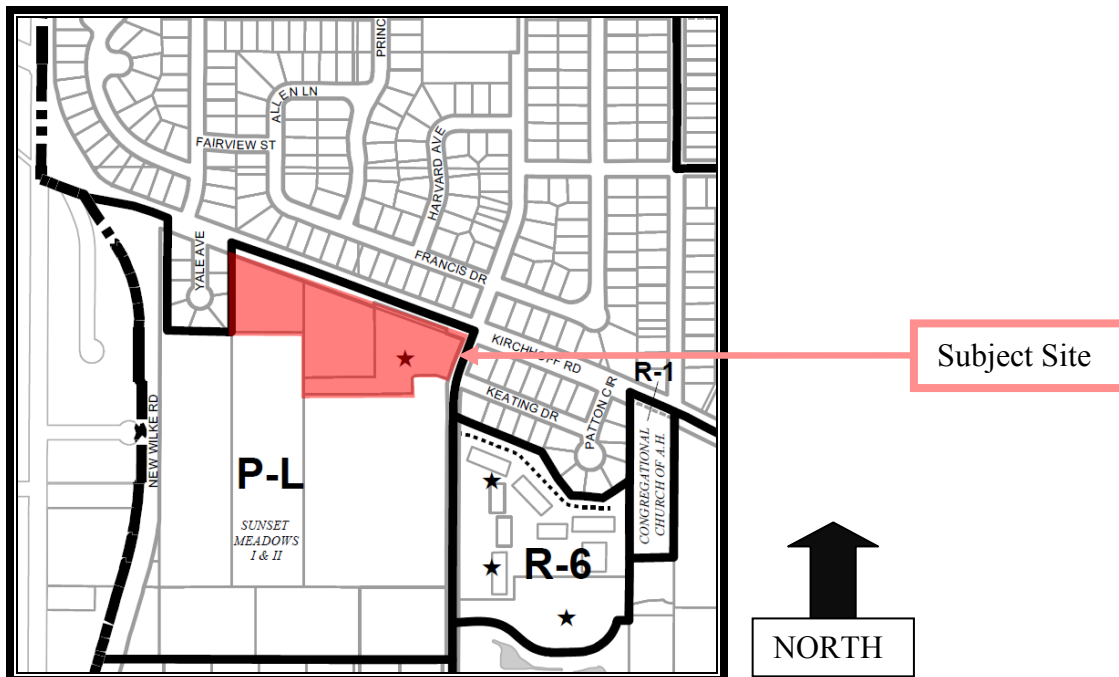
Existing Zoning: P-L, Public Land District

Requested Action:

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

Variations Identified:

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



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
South	P-L, Public Land District	Remainder of Sunset Meadows Park	Parks
East	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached

Background:

In 1987, portions of the subject property were rezoned into the P-L district and granted PUD approval to allow for the creation of what is known as Sunset Meadows Park. In 2005, the Arlington Heights Park District was approved for an amendment the original PUD to allow the expansion of Sunset Meadows Park and to allow various improvements to the park facilities and parking lot. The current proposal seeks to amend the PUD a second time to allow for the addition of 20' tall safety netting along the northern edge of the park (Kirchoff Rd.) to prevent balls from accidentally leaving the park and landing on Kirchoff Rd.

Sunset Meadows Park is approximately 6.69 acres in size, however, the Park District also leases the Wilke-Kirchoff Detention Basin, which is located on the south side of the park and provides additional open space used as playing fields and parkland. While the PUD, as amended in 2005, includes both Sunset Meadows and the abutting Wilke-Kirchoff Detention Basin, the current proposal will only amend that portion of the PUD along Kirchoff Rd. where the proposed fence is to be located. The Park District has also proposed the removal of portions of the natural turf grass on some of the fields and its replacement with artificial field turf. The turf replacement is permitted and is not included in the scope of the proposed PUD amendment.

Zoning and Comprehensive Plan

As previously indicated, the subject property is within the P-L, Public Land district. There will be no change to the underlying use of the property as a park, and uses by the Arlington Heights Park District are allowed within the P-L district. The Village's Comprehensive Plan designates the future use of the subject property as "Parks" and the proposed PUD amendment is consistent with this designation.

Site Plan, Building and Landscaping

There is an existing 6' tall decorative steel fence that currently runs along the northern frontage of the park along Kirchoff Road, with one lockable gate in the fence that allows access to the fields for maintenance vehicles only. Eighteen of the posts for the existing fence will be removed and replaced with the 20' tall steel posts to allow the installation of the safety netting. In the areas where the posts have been removed, the existing fence 6' tall fence will be reattached to the new steel posts that support the netting. In order to improve pedestrian access, two new openings/entrances will be created in this fence.

The proposed improvements will not affect the landscaping and will improve the overall safety of the park. The new entrances to the park will increase pedestrian access and staff does not take issue with the proposal.

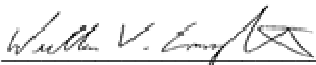
Traffic & Parking

The proposed fence will not alter any parking or traffic requirements.

RECOMMENDATION

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

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.
2. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.



May 20, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Aerial - 700 S. Dwyer Ave (Sunset Meadows Park)





May 11, 2016

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Written Justification for Special Use Variations – Sunset Meadows Park Protective Netting Project

The Arlington Heights Park District is currently under construction at Sunset Meadows Park, located at 700 S. Dwyer Avenue, converting the two natural turf athletic fields to artificial field turf. Along with these improvements, the Board of Commissioners has directed staff to pursue the installation of protective netting along the north side of the park, to catch errant balls that may mistakenly go over the existing six-foot high ornamental fence and disrupt vehicular traffic on Kirchoff Road. The protective netting system will be 816' in length and 20' in height with a permanent synthetic netting. The post spacing will be 48' and the system will be black in color.

The purpose of this netting system is to prevent errant balls from entering traffic onto Kirchoff Road. The safety for both the users of the athletic fields at the park and the drivers on Kirchoff Road are our main concern. The Park District is currently out to bid for this work. Bids will be opened on May 17, 2016.

If you need any additional information, please feel free to contact me at (847)506-7145.

Alann Petersen, CPRP
Director of Parks & Planning

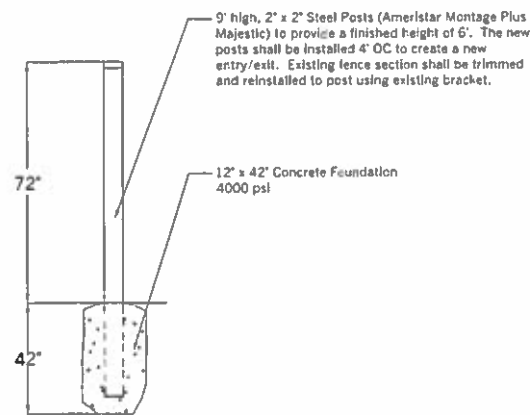
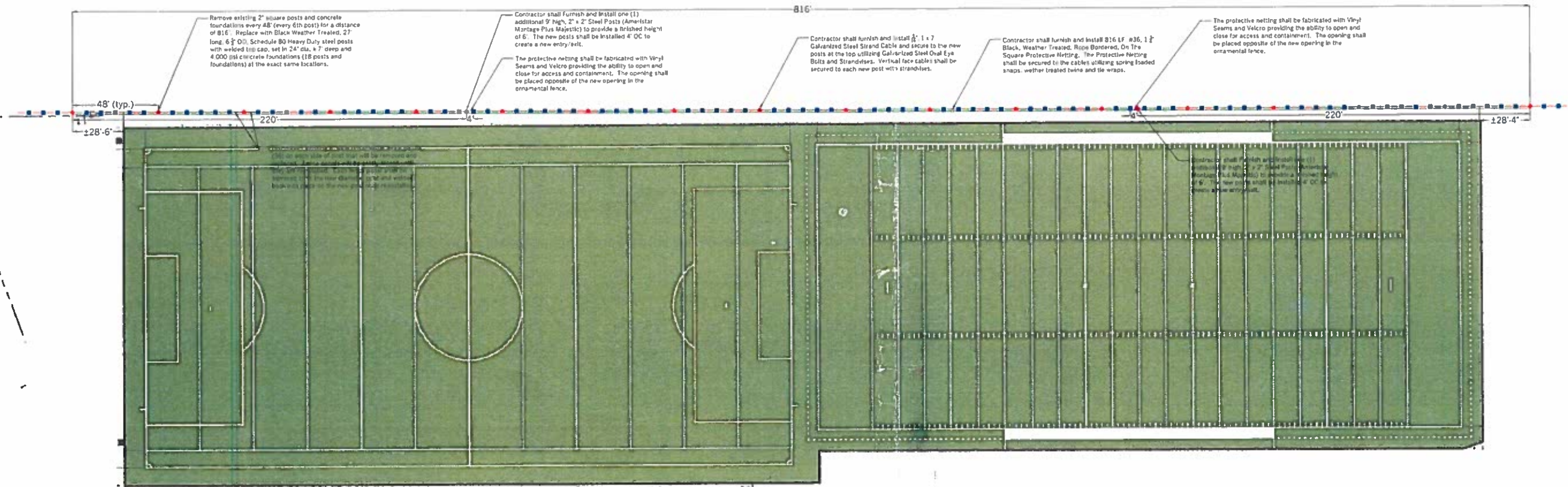
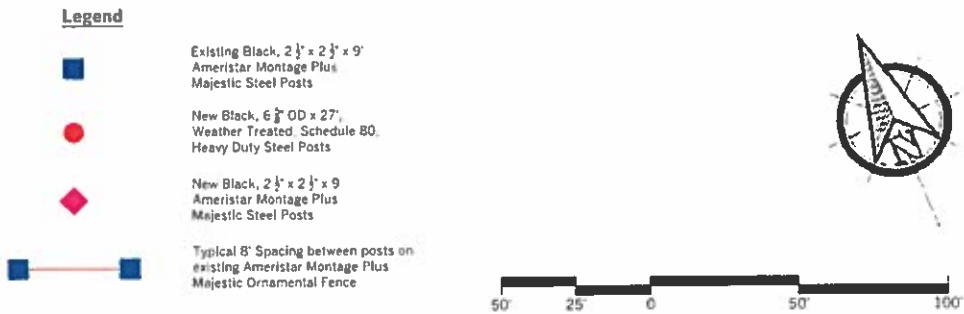
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MAY 11 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

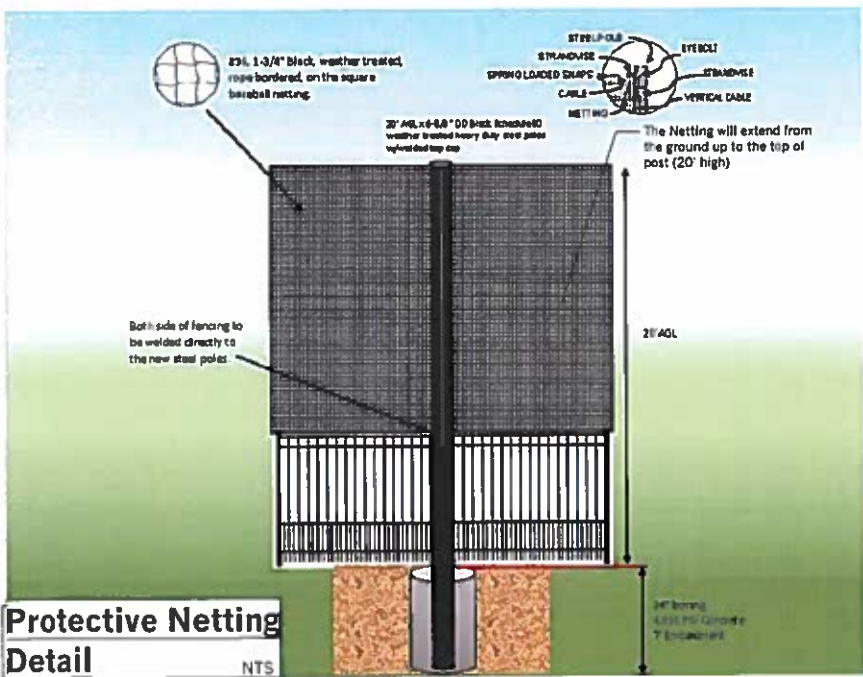
Sunset Meadows Park
700 S. Dwyer Avenue
Arlington Heights, IL

- Notes**
- 1. The Contractor will only have access to the work site from the north side.
 - 2. The Contractor will not access the work site from the south, over or in-between the new athletic fields.
 - 3. The Contractor will not drive/store any machinery or store any materials on the new athletic fields.
 - 4. The netting will be 20' high (top of post to ground level) and run along inside of the existing ornamental fence.



Ornamental Fence Post Detail
NTS

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MAY 17 2016
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DEVELOPMENT DEPARTMENT



Sunset Meadows Park
Protective Netting Installation