

**Toy Shop & Motolounge Round 1 Comments**

**The Building Department P.C. # 18-003**

- 1. Please note the following code enforcement actions have occurred to date:  
In mid-June 2017 the Building Department received a complaint that the petitioner was selling motorcycles and doing repairs. C. Craig spoke to the owner Mike Taylor on 6-27-17 and told him that he should work with Planning to clarify how he can operate and to possibly get his use changed. As no further complaints were received, the case was closed 8-1-17.**

In mid-June we were notified of a complaint in which we were accused of doing service and selling motorcycles. The Toy Shop and Motolounge does not do any motorcycle maintenance and does not sell motorcycles.

- 2. After 8-1-18 we received several anonymous complaints regarding the business operation, including motorcycles revving too late, events like bikini car washes, etc. 8-8-17 C. Craig went to site & spoke w/ owner while an A.H. police officer (Ofc. Spoerry) was there to talk of same subjects. Spoke w/ owner regarding signage, conduct of business & etc.**

*Please be advised the suggested date is incorrect.*

On 8/8/2017 we spoke with Craig as well as office Spoerry in regard to bikes revving late at night and events such as bikini car washes. Officer Spoerry explained there was no police reports made of loud revving to the police department during this time. Craig asked if we were selling food, he also mentioned from time to time we can do cookouts but cannot charge for food without proper permits. During this time, we were giving away free hotdogs and burgers. We were charging for water and pop. Furthermore, Craig explained the tent seen during the bikini car wash was in violation to Arlington Heights code, after talking in more detail about the specifications, the tent was found to be smaller than the code suggested, and legal to have on the property.

- 3. 8-16-17 Health inspector Biskner went to site as selling food was reported. She told them that's not allowed. Owner told T. Biskner that they were planning concealed carry classes and were running a raffle. She also saw used motorcycle tires.**

On 8/16/17 the Health Inspector came to The Toy Shop because it was advised we were selling food. Upon being notified we couldn't sell food we cancelled all future food trucks. In the Schaumburg location we had food trucks for every bike night and never had an issue. We now have all proper permits and documentation needed for any future food trucks. We considered hosting concealed carry classes with certified instructors state and federal regulations. We have decided against hosting the courses.

- 4. 8-23-18 Val Gerstein of Building wrote Toy Shop an email regarding raffle rules and guidelines/required village permission.**

*Please be advised the suggested date is incorrect.*

On 8/23/17 it is said an email was sent to The Toy Shop regarding raffle rules and guideline. There was also a verbal conversation in which it was explained any raffle of excessive amounts or prizes as well as for profit raffles were prohibited. During bike nights we typically raffle merchandise for coming out to

the events. Items include jackets, helmets, gloves, apparel, and much more. These raffle giveaways are almost always at our expense. We do this to ensure the safety of riders in the community even if it costs us money. We were notified by the village we couldn't do any raffles if it resulted in profit and would need a permit to do so. During the same time of the notification we were raffling off a \$30,000 motorcycle. After we received the notification that it couldn't be raffled off, we respectfully abided and removed the raffle and returned all money to the respective owners.

---

#### **Public Works Department P.C. # 18-003**

- 5. The existing fire/domestic 6x2 water meter is obsolete. It needs to be replaced. Replace the existing 1.5" domestic backflow device with an approved RPZ. It, too, is obsolete. Replace the existing 6" fire single check valve with an approved RPZ. It is obsolete. A set of utility prints are required to ascertain if there is an existing grease trap. If there is not an existing trap, or it is not to plumbing code, one must be installed.**

The Public Works Department P.C. #18-003 has notified The Toy Shop & Motolounge the existing fire/domestic 6x2 water meter is obsolete. The existing 1.5" domestic backflow device will need to be replaced with an approved RPZ, as well as replacing the existing 6" fire single check valve with an approved RPZ. The primary reason for this is because they're obsolete. Please note, utility prints are not going to be required as there is not an existing grease trap. Our lessor has been notified of these changes that need to be made for the safety of the building and all tenants.

---

#### **Engineering Department P.C. # 18-003**

- 6. 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.**

The Toy Shop & Motolounge recognizes these requirements and comment that no exterior lighting is planned. All current lighting is existing and in working condition.

- 7. Does the existing facility have an internal or external triple basin/grease basin for auto repairs? An MWRD permit may be needed for any external sanitary sewer work.**

The Toy Shop & Motolounge does not have any internal or triple basin/grease basin and understands a MWRD permit may be needed for any external sanitary sewer work.

- 8. It is unclear whether the proposed motorcycle shop use is occupying the entire building, or if there will remain multiple tenants at this property.**

The Toy Shop & Motolounge is 1 of the 2 tenants located in the building. The remaining units of the building are vacant.

- 9. If multiple occupants of the building exist, how is the breakdown of parking divided, assigned, and reserved for all other businesses?**

Please reference diagram on page 6.

- 10. Based upon the existing use in Schaumburg, some information about this retail business, and the amount of traffic generated during the afternoon and evening peak hours of the business should be provided.**

Traffic at the Schaumburg location was very similar to our new location here in Arlington Heights. During peak hours we have groups as small as 2 motorcycles to as big as 7 come to stop by. The Schaumburg location was strictly a retail store, no service was performed besides lighting and electrical. Our Schaumburg location parking lot was a lot bigger and allowed for a higher capacity. Peak hours in Schaumburg were Thursday nights where we averaged about 60 bikes, and on the weekends, we averaged about 10 bikes maximum at any given point of time almost identical to our Arlington Heights location.

- 11. What was the previous occupant of this building before the Toy Shop moved in and how much traffic did they generate?**

The engineering department requested information about the previous occupant. As far as we know, prior to The Toy Shop & Motolounge, there was a Medical office, and before that was a boat store and service center. It's difficult to say the exact traffic of these old businesses because the property has been vacant for more than 10 years.

- 12. There looks to be a public sidewalk encroachment onto the private property.**

There is not a public sidewalk encroachment onto private property. The sidewalk closest to the building is to take you from one end of the parking lot to the other not accessible by the street. The sidewalk closest to the street does not encroachment onto private property, it runs all along Algonquin Road.

---

**Fire Safety Division P.C. # 18-002**

- 13. Any work proposed must comply with currently adopted codes.**

The Toy Shop & Motolounge will comply with all currently adopted codes and future codes.

---

**Fire Department of Arlington Heights P.C. # 18-002**

- 14. The Arlington Heights Fire Department commented the project must follow current codes.**

The Toy Shop & Motolounge acknowledges it will follow current codes.

---

**Police Department of Arlington Heights P.C. # 18-002**

**15. Are lighting requirements adequate?**

**Lighting should be up to Village of Arlington Heights Code. Special attention should be given to the parking lot and areas around the building- especially entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, and other criminal activity. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.**

The Toy Shop & Motolounge understands all lighting should be up to code. All lighting is existing and in working condition. Areas around the building including entries and exists are well lit to deter any criminal activity and increase surveillance and visibility to reduce theft, trespassing, vandalism, and other criminal activity. Landscaping will be taken in account for surveillance and to avoid illegal activities like ambushes, theft, vandalism, underage, drinking, drug use, etc.

**16. Present traffic problems?**

**There are no apparent traffic problems at this location. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.**

As indicated above The Toy Shop & Motolounge recognizes no traffic problems exist.

**17. Traffic problems that may be created by the development.**

**This development should not create any additional traffic problems.**

The Toy Shop & Motolounge recognizes the development should not create any traffic problems.

**18. The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.**

The Toy Shop & Motolounge is currently working on placing no trespassing and loitering signage.

**19. Recommended not to leave or store any motorcycles in various states of repair in the parking lot. This practice will drastically increase the likelihood of theft and other criminal activity trespassing, vandalism, etc. on the business premises. Check with Zoning requirements and regulations which shall cover additional restrictions of the storage of motorcycles in the parking lot.**

The Toy Shop & Motolounge recognizes no motorcycles should be left in any states of repair in the parking lot to reduce the likelihood of theft or other criminal activity trespassing, vandalism on the business premise.

**20. Recommended to limit the number of windows (especially 5-6 feet from ground) or frost the windows on the garage doors to service bays to limit visibility into the business.**

The Toy Shop & Motolounge will consider this recommendation to frost windows especially near the service bays.

---

**Disability Service P.C. # 18-003**

- 21. Per the Illinois Accessibility Code Section 400.31 0(c) and 400.Illustration B., Figure 9(a); Reserved Accessible Parking Spaces for environmentally limited persons shall not share a common access aisle.**

The disability service coordinator has brought to our attention the handicap spots on the west side of the building cannot share a common access aisle. The parking lot is existing and any changes to the handicap parking located on the west side of the building are to be dealt with by the responsible property owner who is leasing that part or unit of the building.

---

**Environmental Health Services P.C. # 18-003**

- 22. The Village received a complaint on July 31, 2017 in regard to bikers loitering and loud noise. Specifically, on Bike Nights which are held once a week during the warmer months. The complainant stated they contacted the Police Department to complain about the noise the week prior. After conducting an inspection and talking with the owner it was learned that the Toy Shop was selling food without a permit and holding raffles without a permit. A letter was sent to the owner advising him of the Village codes. They are not allowed to sell food to the public or hire a food truck unless they submit a temporary food event application at least 7 days prior to the event. They are prohibited from selling raffle tickets not in conjunction with a non-for profit. Please see the attached letter and complaint. The Health Department has not received any additional complaints. Noise complaints would be handled by Police Department as they occur after hours.**

One week prior to July 31, 2017 it is said a report was made with The Arlington Heights police department for the complaint of loud noise and bikes loitering. Upon further inspection of police reports, there is no said report and no premise property checks for the month of June or July. A letter was received in regard to food trucks needing proper permits and raffle selling rules. Once notified by a letter of loud noise coming from our property on Bike Nights we mentioned it to customers and hired security to control the parking and any excessive noise. Nine premise checks were done in the month August and all reports conclude no excessive noise was observed during Bike Nights.

---

**Planning & Community Department Review P.C. # 18-003**

*General:*

- 23. The project narrative states that the spaces has "potential for up to 4 bays". Please confirm that the current space has only one interior bay/overhead door. Where would the additional three bays be located?**

Please note in our initial submittal, we suggested we have the potential for up to 4 bays. The term bay references the amount of motorcycle lifts we can comfortably and safely operate within the current facility. All service lift bays will still use the one and only existing overhead door on our property.

*Traffic and Parking:*

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	2,300	N/A	N/A	1 per 200 SF	11
Vacant Office	1734 W. Algonquin Rd.	N/A	6,000	N/A	N/A	1 per 200 SF	30
Toy Shop & Motolounge - Service	1728 W. Algonquin Rd.	Auto Service Station	2,075	2	1	1 per emp; 3 per bay	5
Toy Shop & Motolounge - Parts/Accessories	1728 W. Algonquin Rd.	Retail	2,507	2	0	1 per 300 SF	8
Toy Shop & Motolounge - Motorcycle Sales	1728 W. Algonquin Rd.	Motor Vehicle Sales	500	1	0	1 per 600 SF	1
Vacant Store Front	1730 W. Algonquin Rd.	Vacant	1,800	N/A	N/A	1 per 300 SF	6
		<b>Total Square Footage</b>	<b>15,200</b>			<b>Parking Required</b>	<b>61</b>
						<i>PARKING PROVIDED *</i>	<b>49</b>
						<i>SURPLUS / (DEFICIT)</i>	<b>-12</b>

**24. How many square feet of the retail/showroom floor will be devoted to motorcycle sales?**

Our current showroom floor is 3,007 square feet. We would like to use 500 square feet of our existing showroom floor space to sell certified used motorcycles. Please see chart above on page 6, for square footage breakdown.

**25. What will the 289 sq. ft. room in the mezzanine be used for?**

The 289 square foot room is a waiting room with couches and TV's. In the future, we may convert that room into offices for employees.

**26. What will the 100 sq. ft. room at the rear of the building be used for?**

The 100 square foot room in the rear of the building is the electrical utility room.

**27. What is the maximum number of employees that will be working within the space be (service/repair employees, retail employees, motorcycle sales employees). What is the maximum number of employees that will be working out of just the service/repair portion of the business be?**

As a smaller company, for the next couple years, we don't plan on having more than 5 employees. We have the potential for 2 certified service mechanics, 2 retail employees, and 1 motorcycle sales employee. Please note when referencing page 6, our employee numbers are based off of this, the maximum potential of employees we plan to have in total.

---

*Use:*

**28. Please provide information on any safety training seminars or classes held at the shop, including where they are held within the shop and how often. Please note that usage of the shop for training classes may alter the parking requirements.**

On occasion we host seminars and safety training. Our priority for equipment and gear seminars are to educate not only employees but customers too. Gear and equipment seminars occur on occasions when brand new products are released. Majority of the time we have representatives speak to us directly to educate ourselves, so we can pass our knowledge to customers. However, on occasion we have representatives from various brands come out and speak about the safety specifications and other details of their new product(s) during our bike nights. This year we have only done one gear/equipment seminar during our bike night. At the Schaumburg location, we did conceal carry classes with a certified and state approved instructor. We have not done any at our current Arlington Heights location and have no plans to continue them.

**29. The Special Use Permit for motor vehicle sales authorizes incidental repair work, such as oil changes, tire rotations, replacement of parts, etc. Please acknowledge that more extensive work, such as body work, frame or fender straightening, or repair, collision service, and painting of vehicles is not allowed and would require a Land Use Variation.**

Extensive work such as body work, frame or fender straightening or repair, collision service and painting of vehicles will not be done. We will only preform basic maintenance such as oil changes, tire rotations with balancing, fluid flushes such as brake and engine coolant, various lighting, speaker and electrical add-ons will also be performed. All fluids will be properly stored and disposed following all local, state, and federal laws.

**30. Section 5.1-11.1(d) of the Zoning Code prohibits uses that are objectionable due to odor, dust, smoke, noise, vibrations or other similar causes. Please acknowledge that you will conform to this requirement.**

Section 5.1-11.1(d) of the Zoning Code prohibits uses that are objectionable due to odor, dust, smoke, noise, vibrations or other similar causes. We acknowledge that we will abide by this requirement.

**31. Section 5.1-11.1(g) of the Zoning Code requires that all activities must be conducted wholly within an enclosed building. Storage of materials and/or the occurrence of events within the parking area is prohibited. Please acknowledge that you will conform to this requirement.**

We acknowledge that we conform to this requirement. Initially, our bike nights were in place to hold us over due to us not being able to service motorcycles. We briefly spoke about potentially obtaining special permits to host bike nights with contingency and was told there was an entire application process that would need to be followed. Should we wish to do a bike night again, we will be sure to be granted authority by the respectful and rightful individual or party of authority.

**32. Section 5.1-11.1(h) P.C. #18-003 of the Zoning Code requires that all deliveries and loading related activities directly abutting a residential property shall not be permitted between the hours of 7:00am and 10:00pm. Since the property directly abuts to a residential property to the rear.**

We acknowledge that we will conform to this requirement. Property hours are Monday closed, Tuesday-Friday 11am-8pm, Saturday 12-6pm, Sunday 12-5pm.

---



**Landscaping Department P.C. # 18-003**

- 33. Per Chapter 28, Section 6.15, four-inch caliper shade trees are required at the ends of each parking row. Incorporate a 4" caliper shade tree in the existing island located at the south end of the parking area in the southeast corner and a shade tree in the island at the southwest corner adjacent to the building.**

Please note we will plant any applicable trees on the eastern portion of the property where our unit is located and described as, under our lease. Please note planting a shade tree in the specified location on the southeast corner can create safety hazards with existing underground utility lines as well as a street light post. Please consider a possible alternative due to the utility lines running near that area as well as the street light which will create an issue once the tree grows to full size.

- 34. Per Chapter 28, Section 6.15, a three-foot-high screen must be provided along the right of way adjacent to a parking area. Provide three-foot-high shrubs in the southeast corner in order to buffer the parking area.**

Please note a shrub does currently exist along the fence line of approximately 5-feet-high and 8-feet-long exists along the right of way adjacent to the parking area near the fence. More shrubs can be placed if deemed necessary, however no physical screen can be placed on the adjacent fence due to us not owning the fence. Furthermore, adding shrubs parallel to the parking spaces poses a safety risk as the police department comment suggested landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc. By adding shrubs large enough to buffer the parking area creates a safety hazard for customers as well as employees who move motorcycles near the front of the property.