



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department

**Subject:** 1728 W Algonquin Rd. – SUP for Automobile Sales, Parking Variation and Traffic Study Variation

**PC#:** 18-003 - Round 2

**Date:** February 28, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and have no objections to the SUP, Parking Variation and Traffic Study Variation with the following comment:

1. Signed, sealed and dated architectural plans shall be submitted for review for the interior remodel of the vacant space.



Village of Arlington Heights, IL  
Department of Building & Life Safety



Fire Safety Division

Date: 1/24/2018

P.C. Number: 18-002 Round 1

Project Name: SUP for Automotive Sales

Project Location: 1728 W. Algonquin

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Any work proposed must comply with currently adopted codes.

Date Jan 24, 2018

Reviewed By: 

Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: March 6, 2018  
Subject: 1728 W. Algonquin Rd, P.C. #18-003 Round 2

*Good to go*  
*CP*

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Regarding the proposed parking variation, PW has the following comments:

1. The original comments have been acknowledged by the permittee; however, there is no confirmed resolution. Please confirm the following are going to be performed as a condition of the permit:
  - a. The existing fire/domestic 6x2 water meter will be replaced.
  - b. Replace the existing 1.5" domestic backflow device with an approved RPZ.
  - c. Replace the existing 6" fire single check valve with an approved RPZ.
  - d. A grease trap must be installed.

VAHPW has no further comments at this time.

C: File

**RECEIVED**  
MAR 08 2018  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

RECEIVED

MAR 06 2018

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT


**PLAN COMMISSION PC #18-003**  
**The Toy Shop**  
**1728 W. Algonquin Road**  
**SUP for Auto Sales, Parking Variation, Traffic Study Variation**  
**Round 2**

PLEASE PROVIDE NUMBERED RESPONSES CORRESPONDING TO EACH OF THE NUMBERED COMMENTS.

22. The response by the petitioner to comments #15, 17 & 18 are acceptable
23. There was no response by the petitioner to Comment #11. To reiterate: 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.
24. There was no response by the petitioner to Comment #12. To reiterate: Provide a Plat of Survey of the property from a registered land surveyor.
25. There was no response by the petitioner to Comment #13. To reiterate: 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.
26. The response provided by the petitioner to Comment #14 is noted. Petitioner acknowledges that the existing facility does not have an internal or external triple basin/grease basin. This type of basin is required for the proposed use. An MWRD permit would be needed for any external sanitary sewer work, requiring plans to be prepared by a Registered Professional Engineer. If the required basin can be installed inside the building, no MWRD permit is necessary. Plans conforming to the requirements of the Building Department would be required for a plumbing permit.
27. There was no response by the petitioner to Comment #16. To reiterate: If multiple occupants of the building exist, how is the breakdown of parking divided, assigned, and reserved for all other businesses?
28. There was no response by the petitioner to Comment #19. To reiterate: The site plan provided is confusing and needs to provide clarification for the following issues:
  - a.) The row of parking stalls along the east property line are represented as not being within the parcel lot lines. Whose property do these parking stalls exist on?
  - b.) The configuration of the perpendicular and angled parking on this lot suggests that the easterly driveway is supposed to be signed and striped as outbound only.
  - c.) The westerly driveway seems to provide access to not only this property, but to the parking stalls for the property to the west that are immediately adjacent to this drive aisle. Is there a cross access agreement?

d.) The geometric layout of the drive aisles, parking stall depths and widths, and obstructions to utility boxes, posts, planting areas, and other encroachments needs to be accurately shown.

29. The response provided by the petitioner to Comment #20 is not acceptable. There looks to be a public sidewalk encroachment onto the private property. The Plat of Survey, requested in Round 1 Comment #12, should show the location of the existing public sidewalk along Algonquin Road in relation to the property line.
30. There was no response by the petitioner to Comment #19. To reiterate: The ADA parking stalls are not shown correctly, and are sub-standard width, and need to be accessible to the entrance door.
31. The layout of this parking lot, and the configuration of motorcycles within the property is contrary to the original parking lot design. The 16.5' deep parking stall dimension does not allow the required 24 ft. two way drive aisle dimension. The space is further compromised by encroachments of the planting area and sidewalk next to the building.
32. Provide a site plan prepared by a Registered Professional Engineer, Architect, or Surveyor. The provided site plan is an unsigned drawing with some dimensions. There is a very low degree of confidence that what is being presented is a direct scaled representation of the actual site.

  
James J. Massarelli, P.E.      3/6/18  
Director of Engineering      Date



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-003

Project Name

Toy Shop and Motolounge

Project Location

1728 W. Algonquin Road

Planning Department Contact Sam Hubbard

## General Comments

Round 2

The Fire Department has no additional comments at this time.

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

Date February 27, 2018

Reviewed By: LT. Mark Aleckson

# Planning & Community Development Dept. Review

March 9, 2018



## REVIEW ROUND 2

Project: Toy Shop SUP – 1728 W. Algonquin Rd.

Case Number: PC 18-003

20. The responses to the following comments were acceptable: **“General”** comments #1-#3, #5, and **“Site Plan/Floor Plan”** comment #9 and #10, and **“Traffic/Parking”** comments #9-#12, and #15-#18.
21. No response to General comment #4 was provided. It is understood that a neighborhood meeting will be scheduled for March 22<sup>nd</sup>, and a summary of this meeting must be provided to staff shortly thereafter. No response is therefore needed.
22. No response was provided for General comment #6. To reiterate, it appears that a dumpster enclosure has been constructed in the northeast corner of the site, however, one dumpster was observed outside of that enclosure. All dumpsters must be stored within the enclosure. Please confirm that all dumpsters will be moved within the enclosure.
23. No response was provided for General comment #7. Please provide the \$850 application fee as soon as possible. The Plan Commission hearing cannot be scheduled until payment has been received.
24. No response was provided for General comment #8. Staff notes that you’ve been provided with a list of PIN’s to where public notice must be sent and instructions on the notification requirements. No further response is needed.
25. The response provide to Traffic/Parking comment #8 is not acceptable. The total size of the building based on the numbers you’ve provided is 15,200 sq. ft. However, the scaled site plan and measurements on an aerial show the building is approx. 18,250 sq. ft. in size. Accurate numbers for the remaining tenant spaces must be provided in order to calculate the parking requirement and extent of the parking variation. Please update the chart to provide accurate sizes for all tenant spaces within the building.
26. There was no response provided to Traffic/Parking comment #13. To reiterate, bicycle parking spaces must be added to the site in order to conform to the Village’s newly adopted bicycle parking requirement, or a variation must be requested. Please either provide the 6 required bicycle parking spaces on the site, and show the location for these spaces on the site plan, or request a variation.
27. The response to Traffic/Parking comment #14 notes that “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.” However, your website contains information on these classes, including dates and fees for the classes. Is the website out of dates? Please clarify your intent for these classes at the Arlington Heights location.

Prepared by: SAM JURESKI

1728 W. Algonquin Road  
PC 18-002  
March 8, 2018

### Landscape Comments

- 1) 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. **There were no overhead utilities observed and previously there were Ash trees in this location that were addressing the code requirement. The Ash trees died due to the Emerald Ash tree borer and the trees must be replaced with an alternate species. The petitioner's response does not address the code requirement. Remove the dead Ash tree stumps and provide the code required shade trees in place of the two Ash trees that were recently removed.**
  
- 2) 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. **The existing shrubs along the side property line are not addressing the code requirement and do not buffer the parking area. Provide the code required landscape screen within the island.**