

## Toy Shop & Motolounge Round 2 Comments

### Building & Life Safety Department PC 18-003

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

The Toy Shop currently occupies this tenant space and offers retail sales of motorcycle parts and accessories only. The proposed Special Use Permit is to incorporate sales of motorcycles and service of motorcycles. If permits are required for any worked needed to the space in order to make it suitable for motorcycle sales and services, architectural plans will be submitted for review which are signed, sealed, and dated by a licensed architect.

### Fire Safety Division PC 18-002

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

Any work proposed will comply with current codes.

### Public Works Department PC 18-003

#### **a. The existing fire/domestic 6x2 water meter will be replaced.**

The existing water meter will be replaced with a modern up-to-date one.

#### **b. Replace the existing 1.5" domestic backflow device with an approved RPZ.**

The domestic backflow device will be tested and replaced with an approved RPZ should it be necessary.

#### **c. Replace the existing 6" fire single check valve with an approved RPZ.**

The fire single check valve device will be tested and replaced with an approved RPZ should it be necessary.

#### **d. A grease trap must be installed.**

It is understood that motor vehicle repair and service uses are required by code to have a triple catch basin/grease trap. We acknowledge this requirements and will install the required triple catch basin/grease trap upon approval of the Special Use Permit to allow motorcycle sales and service.

### Engineering Department

**23. 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.**

It is acknowledged approval by the plan commission is not an endorsement or approval of any necessary or required building permits, engineering approval, or permits required by other government or permitting agencies for construction. It is understood that detailed plan reviews with associated comments will be provided upon submittal of plans for a building permit.

#### **24. Provide a Plat of Survey of the property from a registered land surveyor.**

Please see attached copy of the plat of survey. This copy is the best copy of the plat that has been provided to use by our landlord. The current property has already been developed with the current building and parking lot and we are not proposing changes to the site. Please note that we are an existing

business that currently located within the building and we are only engaged in the retail sales of motorcycle parts and accessories. We are proposing the incorporation of motorcycle sales and service to our business, which has resulted in the need for the Special Use Permit. We are not proposing any exterior changes to the site.

**25. 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.**

It is understood when any on-site lighting is proposed, we must provide a site photometric lighting diagram indicating lighting intensities and the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. We understand that all fixtures would be required to be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. Please note that we are not proposing any changes to the exterior lighting on the subject property.

**26. 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.**

We acknowledge that our existing tenant space does not have the required triple catch basin/grease trap, which is required for all motor vehicle service and repair uses. Upon approval of the Special Use Permit to allow auxiliary motorcycle service, we will obtain the proper permits to install an internal triple catch basin/grease trap. This permit will be filed with the Building Department. If any external sanitary sewer work is required, we will provide plans prepared by a Registered Professional Engineer and we will obtain the required MWRD permits for this work.

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

Parking is provided on a first come, first serve basis. The parking requirements, per the Zoning Code, are broken down in the chart on the following page.

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
Vacant Warehouse	1734 W. Algonquin Rd.	N/A	2,800	N/A	1	1 per emp 3 per bay	3
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	2,050	N/A	N/A	1 per 300 SF	6
		<b>Total Square Footage</b>	<b>18,232</b>			<b>Parking Required</b>	<b>64</b>
						<i>PARKING PROVIDED *</i>	<b>49</b>
						<b>SURPLUS / (DEFICIT)</b>	<b>-15</b>

**28. 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?**

According to the revised site plan dated 2/19/18, as well as our best copy of the plat survey, the east parking stalls fall within the subject property. According to PIN number (08-08-401-042-0000) when looked up on satellite view at <https://maps.cookcountyil.gov> it shows those parking stalls as being within the subject property as well. Those easterly parking stalls fall on our parcel lot and on our property as viewed on the revised detailed site plan, our best copy of the plat of survey provided, and <https://maps.cookcountyil.gov> website. No changes are being proposed, to the existing parking lot.

**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.**

Please note that the orientation and striping of the parking lot is an existing condition on the site, which has existed in its current state for over a decade. We believe that the parking lot, although likely not conforming to current standards, is a legal non-conforming condition of the site. Again, we are simply incorporating motorcycle sales and service to our existing business located on the property and we are not proposing to alter the existing parking lot. We understand that any alteration to the current parking lot would need to be coordinated with the Village to ensure conformity to code requirements.

**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?**

We understand that there is a cross access agreement for shared use of this drive-aisle.

**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.**

The property is existing, and we are not proposing any changes. Please see best copy of plat of survey.

**29. 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.**

Please see best copy of plat of survey. The sidewalk does not encroach onto private property.

**30. The ADA parking stalls are not shown correctly, and are sub-standard width, and need to be accessible to the entrance door.**

The ADA parking stalls are existing, and no changes are proposed. We understand that if changes to the existing parking area are proposed, the existing non-conforming spaces must be brought up to code standards.

**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.**

These are existing conditions on the site. To comply with the code required 24' wide drive aisle on the east side of the building we would have to either remove the landscape buffer around the building, or remove the eastern parking row. We are not proposing any changes to the existing parking lot configuration, which has existed in its current state for over a decade. We understand that the existing parking layout does not comply with current code requirements, but since we are proposing no change to the site and simply wish to incorporate motorcycle sales and service into our existing business, we believe the site should be allowed to remain in its existing state as legal non-conforming.

**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.**

Please see best copy of plat of survey. Please note that we are not proposing to change or alter the exterior of the property.

### **Planning & Community Development Department PC 18-003**

**21. No response to General comment #4 was provided. It is understood that a neighborhood meeting will be scheduled for March 22nd, and a summary of this meeting must be provided to staff shortly thereafter. No response is therefore needed.**

Neighborhood meeting letter was sent out 11 days prior to the meeting to all PIN numbers listed. It's understood a summary of the meeting is needed after the meeting takes place.

**22. 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.**

We have had an issue where our garbage collection company is not putting back the neighbor's dumpster inside the enclosure after picking up. We have spoken with our garbage collection company who

apologized. All dumpsters have been placed back in the enclosure since they have been notified a month ago. We confirm all dumpsters will be placed in 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.**

Application fee has been provided.

**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.**

Addresses and pin numbers will be provided with notification requirements for village planning commission meeting upon approval.

**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.**

Please note, our landlord accidentally messed up when providing the square footage. Attached is the diagram as listed above showing tenants, square footage, as well as parking requirements.

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
Vacant Warehouse	1734 W. Algonquin Rd.	N/A	2,800	N/A	1	1 per emp 3 per bay	3
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	2,050	N/A	N/A	1 per 300 SF	6
		<b>Total</b>	<b>18,232</b>			<b>Parking Required</b>	<b>64</b>
						<i>PARKING PROVIDED</i>	<b>49</b>
						<i>SURPLUS / (DEFICIT)</i>	<b>-15</b>

**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.**

It is understood that only 2 bicycle parking spaces are required and must be on a paved surface. At the time that a plumbing permit is submitted for the required grease trap, we will provide a plan indicating the type of bicycle rack that will be provided and the location of the proposed rack for your review and approval.

**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.**

The current website is not up to date. Many items listed on the website are incorrect and out of date. We are working diligently to get the website up to date for the start of the motorcycle season. No classes will be held at the Arlington Heights location.

#### **Landscaping Comments PC 18-002**

**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.**

The old Ash tree stump will be removed, and a new four-inch caliper shade tree will be planted in the southeast corner of the building. Planting a shade tree in the southwest corner will be suggested to the respective property owner. Planting during the spring will ensure the trees survival.

**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.**

Currently, seasonal shrubs exist to buffer the parking lot area. However, the shrubs are not to code requirements and do not fully buffer the parking lot. Additional shrubs will be planted during the spring to buffer the parking lot to code. Planting during the spring will ensure the shrubs survival.