



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

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 3
Date: March 16, 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 and have the following comments:

1. The accessible parking stalls indicated on the plat of survey are not in compliance with the requirements of the Illinois Accessibility Code. Each accessible stall consists of two parts – an access aisle and a parking area. The document does not show the access aisle required for each accessible stall.
2. The fine sign show (\$50) is invalid as the fine was increased to \$250 on January 1, 2006.

If the existing accessible parking meet the requirements listed above, I have no objection to the variations requested.

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



Fire Safety Division

Date: 3/16/2018

P.C. Number: 18-002 Round 3

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. No comments.

Date March 16, 2018

Reviewed By: 

Fire Safety Supervisor

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Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 30, 2018
Subject: 1728 W. Algonquin Rd, P.C. #18-003 Round 3

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

- a. Replace the existing 6" fire single check valve with an approved RPZ. Single check devices are no longer acceptable.

VAHPW has no further comments at this time.

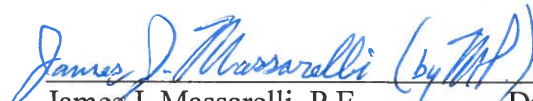
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PLAN COMMISSION PC #18-003
The Toy Shop
1728 W. Algonquin Road
SUP for Auto Sales, Parking Variation, Traffic Study Variation
Round 3

- 33. The response by the petitioner to comments #23 & 25-32 are acceptable based on the claim that there are no planned changes to the exterior site.

- 34. The response provided by the petitioner to Comment #24 is noted. The document provided is not a copy of a Plat of Survey from a registered land surveyor, it is a copy of an architectural drawing.


James J. Massarelli, P.E. Date *3/20/18*
Director of Engineering

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Planning & Community Development Dept. Review

March 25, 2018



REVIEW ROUND 3

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

Case Number: PC 18-003

28. The responses to comments #23-#25, #27 were acceptable.
29. The response to #21 is noted. Please provide summary of the meeting.
30. The response to #22 is noted. Staff notes consistent actions on the subject property that call into question the ability of the petitioner to conduct the proposed actions on the subject property without creating a nuisance.
31. The response to # 26 is noted. Compliance with the bicycle parking restriction shall be required prior to building permit, should this application be approved.

Prepared by: SAM KUBZAK

1728 W. Algonquin Road
PC 18-002
March 26, 2018

Landscape Comments

- 1) Staff evaluated the existing fence along the rear property line and the fence is non-conforming. Per Chapter 28, slatted fences are not permitted in the B-2 zoning district. In addition, the maximum height allowed is 6 feet. Also, a solid fence is required adjacent to a residential district. Any documents that could be provide that identify the location of the fence in relationship to the north proeprty line would be helpful.