

## Toy Shop & Motolounge Round 3 Comments

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

- 1. The accessible parking stalls indicated on the plat of survey are not in compliance with the requirement 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.**

As stated and acknowledged in previous department comments. The parking lot and parking stalls are existing, and no changes are being proposed. The handicap stall located on the east side of the building in which our lease describes our property has an accessible stall consisting of an access aisle as well as a parking area. The ADA parking stalls on the west side of the property is to be handled by the respective property owners.

- 2. The handicap fine on the sign shows (\$50) is invalid as the fine was increased to \$250 on January 1, 2006.**

A new handicap sign has been purchased reflecting the new price of \$250. This sign will be posted immediately upon receiving it.

### Planning Commission PC 18-003

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

Comments have been noted.

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

At this time, we do not have a plat of survey. We initially believed the document provided by our landlord was a plat of survey, but as stated it turns out to be architectural drawings. The property is existing, and no exterior changes will occur. We will continue to work with our landlord in hopes of them finding a plat of survey. At this time for the most accurate and up to date site plan, please reference our detailed site plan completed by a drafting firm.

### Planning and Community Development PC 18-003

- 28. The responses to comments #23-25, 27 were acceptable.**

Noted.

- 29. The response to #21 is noted. Please provide summary of meeting.**

Summary of neighborhood meeting has been submitted by email.

- 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 actions on the subject property without creating a nuisance.**

Please note all actions, comments, and concerns have been addressed in a timely and professional matter, when brought to our attention. Dozens of police records indicate premise property checks that were done on bike nights due to a single report of loud noise made on our

grand opening. These premise checks have been explained to us as a standard protocol which consist of: consistent follow ups for the single report that was made. All police records indicate no excessive noise, or loud noise was observed on bike nights. Please elaborate further on the "consistent actions" as describe in comment #30 for us to better gauge our response. "Consistent actions" is a vague statement and difficult to answer without knowing the reference. We believe we have handled every matter that has been brought to our attention in a professional and timely matter.

**31. The response to #26 is noted. Compliance with the bicycle restriction shall be required prior to the building permit, should this application be approved.**

It's noted that compliance with the bicycle restriction shall be required prior to the building permit, should this application be approved. This will be handled prior to the building permit, should our application get approved.

**Landscaping Comments PC 18-002**

**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 provided that identify the location of the property fence in relationship to the north property line would be helpful.**

In November, when we placed the screened in trash container fence, we were recommended by the village to replace the damaged slats on the northern fence. We replaced those slats on the existing fence. The fence is existing on the property and has been existing. Should this existing fence need to be replaced, actions will be taken by the appropriate owner. We are working with our landlord in obtaining documentations in identifying the owner of the fence.