

October 12, 2018

Mr. Sam Hubbard  
Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

Re: B. \_\_\_\_\_ Response to Comments from Village of Arlington Heights Department of Building & Life Safety (Fire Safety)

3650 N. Wilke Road, Arlington Heights, IL (“the “Property”)

Dear Mr. Hubbard:

1. Agreed.
2. Agreed.
3. Agreed.
4. Agreed.
5. Agreed. See attached Floor Plan A1.
6. Agreed.
7. Agreed. See attached Floor Plan A1.
8. Agreed.
9. Agreed.

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Re: C. \_\_\_\_\_ Response to Comments from Interim Director of Engineering (Michael L. Pagonis, P.E.)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Understood and acknowledged.
2. The topographic survey was collected on the requested coordinate system. The coordinate system data has been added to the Title Sheet Numbered C0. See attached Title Sheet C0.
3. Petitioner, via its vendor RTM, will coordinate the OUMA, Onsite Utility Maintenance Agreement, prior to Final Engineering approval.
4. The basin will drain via the French Drain. The flow through the gravel trench will limit the runoff to 1.3 cfs. Since this exceeds the Village Allowable rate of 0.18 cfs/acre, a 2.5" restrictor has been added to the new Catch Basin #2, which restricts the outflow from the basin to 0.30 cfs, which is less than allowable rate of 0.32 cfs. See attached Exhibit C4.

TRAFFIC

5. Petitioner hereby requests that our waiver of a traffic study be reconsidered. The number of repair jobs in a day would likely range from 30-60. The number of vehicles being brought over to the Property will be dispersed throughout the day with a slight uptick before and after peak traffic hours at the start and end of the day. Further Wilke Road is not heavily trafficked and the slight increase caused by the vehicles brought in for repair will be negligible.
  - 5a.) The current code required parking necessary for the zoning use is 37 spaces.
  - 5b.) The need for additional parking spaces is because of the anticipated number of cars on the Property during the repair process. The 12-14 bays will at any time have roughly that number of cars on the racks being serviced throughout the day. The great majority of the repairs done are for customers who drop off their vehicles in the morning and pick them up after 5PM, or even at a later date. If

one extrapolates the number of cars that will have to sit on the property before and after being serviced until they are delivered to the owners, along with the spaces necessary for our 12-14 employees, the need for the additional spaces is necessitated.

- 5c.) Please see analysis from Eriksson Engineering Memorandum, attached.
6. The two-way improvement has been removed from the improvements and the existing driveway will remain. A Truck Turn Exhibit has been provided to demonstrate the Fire Department's tower truck can maneuver the site and reconfigure drive aisles. Please see attached Turning Exhibit T1.
7. Understood and acknowledged.

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Re: D. \_\_\_\_\_ Response to Comments from Arlington Heights Fire Department (Lt. Mark Aleckson)

3650 N. Wilke Road, Arlington Heights, IL (“the “Property”)

Dear Mr. Hubbard:

1. Pending Mr. Lay’s comments.
2. Agreed. Please see Floor Plan A1.
3. Agreed. Please see Floor Plan A1.
4. Understood and acknowledged.

October 12, 2018

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Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
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Re: E. \_\_\_\_\_ Response to Comments from Arlington Heights Police Department (Brandi Romag, Crime Prevention Officer)

3650 N. Wilke Road, Arlington Heights, IL (“the “Property”)

Dear Mr. Hubbard:

1. Agreed.
2. Understood and acknowledged.
3. Agreed.
4. Agreed.
5. Agreed
6. Please see attached emergency contact card.

# Arlington Heights Police Department

## Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [policemail@vah.com](mailto:policemail@vah.com).

Arlington Heights Police Department  
200 E. Sigwalt Street  
Arlington Heights, IL 60005-1499  
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department  
200 E. Sigwalt Street, Arlington Heights, IL. 60005  
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

#### Alarm System

No

Yes

Phone number:

Alarm Company Name



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Re: F. \_\_\_\_\_ Response to Comments from Arlington Heights Public Works Department  
(Chris Papiernak, Assistant Director of Public Works)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Understood and acknowledged. The meters will be replaced and plans submitted at building permitting.
2. Awaiting comments upon submitted Site Plan C2.

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Re: G. \_\_\_\_\_ Response to Comments from Arlington Heights Planning & Community  
Development Department Review (Sam Hubbard, Development Planner)

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

7. Agreed
8. Understood and acknowledged.
9. Letters sent out on October 5, 2018. Please see copy attached as Exhibit G9.
10. The Property will not have any retaining walls. There will be no retaining wall along Wilke and the rear detention area will not include a retaining wall.
11. Zoning Matrix has been revised. Please see attached Site Plan C2.
12. Zoning Matrix has been revised. Please see attached Site Plan C2.
13. Done.
14. The anticipated number of vehicles to be stored overnight on a typical day is roughly 20-40. These would be vehicles awaiting repairs, in the process of repair but awaiting parts, and vehicles that have completed repairs and awaiting delivery to customer. The Petitioner's automobile repair facility will not be equipped for collision damage repair. Therefore, the Property will not have many vehicles, if any, with visible physical damage that would be considered unsightly. There may be visible physical damage to some vehicles brought in for repair, but the facility is not intended to be a "collision or body repair shop" so the number should be very small. There will be some vehicles brought in and stored for repair that will be inoperable until such time as the repairs are completed.
15. The anticipated need for 72 parking spaces is based on the projected volume of repairs on any given day as well as the nature of some of the vehicles to be serviced. The number of repair jobs per day will naturally vary. The 12-14 bays will at any time have roughly that number of cars in its bay being serviced. The average length of time for a repair job is 1



hour. The approximate total number of repairs in a day is therefore 112 (8 hours x 14 bays). There will also be a need for employee parking for 12 to 14 employees. (However, if the actual bays contain vehicles, the number of remaining vehicles requiring parking is reduced by 14, making it a net draw.) Furthermore, some of the vehicles being repaired may be larger, mid-size, commercial trucks and vans or vehicles of wider dimensions that require more surface area to park. Such vehicles would require more than one parking space. Finally, because many of the vehicles will be returned to the dealership upon completion of repairs, the number of cars that will have to be parked at any given time will be lower. Based on the above calculation, Petitioner believes 72 spaces will be adequate.

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Re: H. Landscape Issues

3650 N. Wilke Road, Arlington Heights, IL ("the "Property")

Dear Mr. Hubbard:

1. Petitioner requests a variance from the requirement of having 4" caliper shade trees at the ends of all parking rows. Trees are the natural enemy of automobile related facilities. Trees produce leaves, branches, animal excrement, and other potential detritus that is damaging to vehicles. Trees also have the potential of falling over in extreme weather that would also damage vehicles. Petitioner respectfully requests the Village allow it to plant 5 trees (instead of the required 11) at the locations indicated in the attached site plan. These trees will be placed at the ends of parking rows that are most visible to traffic on North Wilke Road and Route 53. To the extent this zoning requirement is for aesthetic purposes, having more than the 5 trees placed at the proposed locations is superfluous and will not provide the intended zoning result. Please see Landscape Plan LP-100.
2. Petitioner requests a variance from the requirement of having a 3-foot-high screen of plant material around the parking/paved areas on the Property. Petitioner's neighbor to the immediate southeast, Bob Rohrman's Lexus of Arlington car dealership, is observed to have a plant material screen that is 1-foot high. Petitioner respectfully requests its requirement be consistent with that of its neighbor. Having a plant screen at the same height as its neighbor's will maintain the aesthetic look and feel of the entire area. Petitioner has been made aware that the variance granted to Rohrman was its need to display vehicles for sale that would otherwise be covered by a 3-foot-high plant screen. However, Petitioner will advise the Village that not all of Rohrman's vehicles are necessarily new or visibly pleasing. Furthermore, Rohrman does not display vehicles on a large swath of its parking/paved areas but is still allowed to maintain a 1-foot-high screen. Again, Petitioner respectfully requests its requirements be consistent with the rest of the Village.
3. Understood and acknowledged. Please see Landscape Plan LP-100.
4. Petitioner requests a variance from the requirement of having foundation plantings adjacent to the proposed building. Due to Petitioner's need for additional parking in the area adjacent to the proposed building, there will be no space available for perennials and shrubs

along the foundation. Furthermore, because of the cars that will be parked in this area, any perennials or shrubs were it to be planted would not be visible to passersby.

5. Agreed. Petitioner will provide plantings (grasses and shrubs) along the Route 53 frontage to the extent the area is not controlled by the Illinois Department of Transportation.
6. Understood and acknowledged.