



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Dogtopia Special Use Permit, Special Use Permit, Variation to waive traffic and parking study
PC#: 19-004 – Round 1
Date: April 25, 2019

General Comments:

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

Jake –

I do not have any comments.

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

Fire Safety Comments

Date: 4/16/2019

P.C. Number: 19-004

Project Name: Dogtopia Special Use Permit

Project Location: 660 -676 E. Rand Ave

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply.
2. A fully functional fire alarm may be required. The alarm annunciator panel shall be located at the front entrance.
3. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
4. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
5. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
6. Exit signs shall be illuminated at all times and have emergency power backup.
7. Buildings shall have approved address numbers.

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Date 04-16-19

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 2, 2019
Subject: 660-676 E Rand Road, P.C. #19-004

With regard to the special use permit, I have the following comments:

- 1) If there is an existing backflow prevention device installed within this property, a new RPZ must be installed to replace it.
- 2) Until a set of plumbing plans have been submitted, detailing the proposed additions to existing utilities and conditions, VAHPW cannot provide further comments.

If you have any questions, please feel free to contact me.

C. file

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ENGINEERING DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION *FRD mGIS*

Petition #: P.C. 19-004
 Petitioner: Dogtopia of Arlington Heights
Chris and Catherine Barnes (513) 328-561
1965 S. Egret Ct Libertyville, IL 60048
 Owner: MJK Real Estate Holdings Co, LLC
Ricky Silverman - VP (847) 919-4804
790 Estate Drive, Suite 100 Deerfield, IL
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

P.I.N.# D3-20-200-007-0000
 Location: 660, 664, 668 and 676 E Rand Rd Arl
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: Dog Kennel Usage
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED:	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
a. Underground Utilities			
Water		<u>NO</u>	_____
Sanitary Sewer		<u>NO</u>	_____
Storm Sewer		<u>NO</u>	_____
b. Surface Improvement			
Pavement		<u>NO</u>	_____
Curb & Gutter		<u>NO</u>	_____
Sidewalks		<u>NO</u>	_____
Street Lighting		<u>NO</u>	_____
c. Easements			
Utility & Drainage		<u>NO</u>	_____
Access		<u>NO</u>	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- | | | | |
|--------------|-------|---------|-------|
| a. MWRDGC | _____ | b. IDOT | _____ |
| c. ARMY CORP | _____ | d. IEPA | _____ |
| e. CCHD | _____ | | |

	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
3. R.O.W. DEDICATIONS?		<u>X</u>	_____
4. SITE PLAN ACCEPTABLE?		<u>N/A</u>	_____
5. PRELIMINARY PLAT ACCEPTABLE?		<u>N/A</u>	_____
6. TRAFFIC STUDY ACCEPTABLE?		<u>N/A</u>	_____
7. STORM WATER DETENTION REQUIRED?		<u>NO</u>	_____
8. CONTRIBUTION ORDINANCE EXISTING?	<u>X</u>		<u>79-159 (PAID 1984)</u>
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...		<u>X</u>	_____
10. WETLAND EXISTING?		<u>X</u>	_____

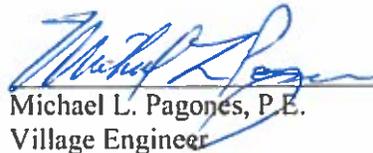
GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
 DATE OF PLANS: _____


Director VILLAGE ENGINEER 4-30-19 Date

PLAN COMMISSION PC #19-004
Dogtopia of Arlington Heights
660, 664, 668 & 676 E Rand Rd
Special Use Permit, Variation to waive traffic and parking study
Round 1

11. 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.
12. The plans are for interior modifications, so stormwater detention is not required.
13. If new lighting is proposed on the exterior of the building, 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.
14. The plans are for interior modifications, so the existing fire truck access for the has not changed.


Michael L. Pagonés, P.E. 4-30-19
Village Engineer Date

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Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-004

Project Name Dogtopia

Project Location 660-676 E. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Install a fully operational annunciator panel or alarm panel at the main front entrance.
- 2) The Fire Department will defer to The Building and Life Safety Department as to what changes if any need to be done to an existing building due to its change of use and expansion.
- 3) Locate a Knox Box at the main front entrance.

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

Date April 16, 2019

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Dogtopia
660-676 E. Rand Rd.
Special Use Permit, Variation to waive traffic and parking study

Round 1 Review Comments

04/23/2019

- 1. Character of use:**
The character of use is consistent with the area and is not a concern.
- 2. Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.
- 3. Present traffic problems?**
There are no traffic problems at this location.
- 4. Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
- 5. Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
- 6. General comments:**
- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. Ovington #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hayes #557

Supervisor's Signature

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# _____
Petitioner: Dogtopia of Arlington Heights Chris and Catherine Barnes (513) 328-561 1965 S. Egret Ct Libertyville, IL 60048	Location: 660, 664, 668 and 676 E Rand Rd Arl Rezoning: _____ Current: _____ Proposed: _____ Subdivision: _____ # of Lots: _____ Current: _____ Proposed: _____
Owner: MJK Real Estate Holdings Co, LLC Ricky Silverman - VP (847) 919-4804 790 Estate Drive, Suite 100 Deerfield, IL	PUD: _____ For: _____ Special Use: _____ For: Dog Kennel Usage Land Use Variation: _____ For: _____
Contact Person: _____	Land Use: _____ Current: _____ Proposed: _____
Address: _____	Site Gross Area: _____
Phone #: _____	# of Units Total: _____
Fax #: _____	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____
E-Mail: _____	

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture and a Kennel business license from the Village of Arlington Heights.

Solid waste storage site is not shown on plan. Show location of solid waste storage site.

Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.
- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

See the attached accessibility comments.

Sean Freres, LEHP  4/29/19
Environmental Health Officer Date

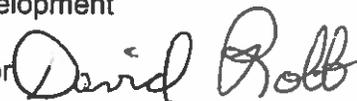
James McCalister  4/29/19
Director Date

Plan Review for Accessibility

Address: Dogtopia
660-676 E. Rand Road
SUP, Variation to wave traffic and parking study
P.C. #19-004

Submitted to: Jake Schmidt, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: April 26, 2019

Re: Illinois Accessibility Code (IAC) effective October 23, 2018

<https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx>

Reception 101

1. Service and sales counters shall comply with the requirements of IAC Sections 904.4, 904.4.1, 904.4.2.

Exterior Play Area

2. Provide an accessible route to the exterior play area as required by IAC Section 206.2

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: <u>P.C.</u>	P.I.N.# _____
Petitioner: <u>Dogtopia of Arlington Heights</u>	Location: <u>660, 664, 668 and 676 E Rand Rd Arl</u>
<u>Chris and Catherine Barnes (513) 328-581</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>1965 S. Egret Ct Libertyville, IL 60048</u>	Subdivision: _____
Owner: <u>MJK Real Estate Holdings Co, LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>Ricky Silverman - VP (847) 919-4804</u>	PUD: _____ For: _____
<u>790 Estate Drive, Suite 100 Deerfield, IL</u>	Special Use: _____ For: <u>Dog Kennel Usage</u>
Contact Person: _____	Land Use Variation: _____ For: _____
Address: _____	Land Use: _____ Current: _____ Proposed: _____
Phone #: _____	Site Gross Area: _____
Fax #: _____	# of Units Total: _____
E-Mail: _____	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u>N/A</u> | <input type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | SUBDIVISION REQUIRED? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED

 _____ 4.26.19 Date

Planning & Community Development Dept. Review

April 26, 2019



REVIEW ROUND 1

Project: Dogtopia Special Use Permit

Case Number: PC 19-004

General:

7. The following approval has been requested:
 - a. **Special Use Permit to allow a "Kennel, Commercial"**
8. The following variations have been identified:
 - a. **A Variation from Chapter 28, Section 6.12-1 of the Village of Arlington Heights Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.**
 - b. **A Variation from Chapter 28, Section 6.13-3 of the Village of Arlington Heights Municipal Code, to allow a fence that is 8 feet in height where a maximum height of 6 feet is permitted for fences in side yards.**
9. If seeking the variations as noted in comment 8, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - b. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - c. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
10. The maximum fence height permitted by code is 6 feet. Currently, the fence enclosing the outdoor play area is shown to be 8 feet in height. If you wish to avoid the variation noted in comment 8b, please revise plans to show the fence at 6 feet in height.
11. Please provide additional details on the proposed design of the solid fence.
12. If the variation noted in comments 8a is requested, please provide an estimate of parking demand based upon parking lot utilization at other Dogtopia locations in suburban Chicago. Such parking counts shall consist of two days of counts (one weekday and one Saturday), conducted over a three-hour period on each day when the selected Dogtopia is at its busiest.
13. The provided response to Special Use Permit Review Criteria is acceptable.
14. Please revise plans to show the location of the building to the east in relation to the proposed outdoor play area. Per the provided plans, adequate space does not appear to be provided outside of the fenced play area to allow for access to the building to the east or to the auxiliary parking area north of the play area. Adequate space (a minimum of 5 feet in width) shall be provided along the east side of the outdoor play area to allow for access to the building to the east and the auxiliary parking area to the north.
15. It is understood that the provided renderings are conceptual, and that final building and window signage is to be determined. All signage shall require separate permit review and approval.

Prepared by:

4.26.19

Dogtopia
660-676 E. Rand Road
PC 19-004
April 25, 2019

Landscape Comment

- 1) Provide a detailed site plan that shows the exterior play area, the existing trees, the existing planters, the existing trash coral and the building to the east.
- 2) In order to soften the proposed 8 foot high fence, provide landscaping along the perimeter. The landscaping should consist of a mix of deciduous shrubs and evergreen shrubs that are 3-4 feet high at time of installation. The location of the play area may need to be evaluated in order to accomodate landscaping.
- 3) After review of a detailed site plan, additional comments may be forthcoming.