



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: ReStore – 955 E Rand Rd – LUV, PUD Amendment, Variations
PC#: 19-013 – Round 1
Date: October 3, 2019

General Comments:

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

1. Separate permits are required for each sign, including the canopy. Signed and sealed structural calculations shall be provided for the canopy permit. Details shall also include how the canopy will be secured to the building (brick veneer is not a structural element and can only support itself), and how all wall penetrations shall be sealed to prevent water from entering the wall cavity.
2. Signed and sealed foundation details by an architect or engineer for the new monument sign shall be included with the sign permit.

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

Fire Safety Review

Date: 9/30/2019

P.C. Number: 19-013 Round 1

Project Name: Land Use Variation

Project Location: 955 E. Rand Road

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. The fire sprinkler system shall have the ability to transmit an activated fire alarm/water flow to an approved central station or Northwest Central Dispatch.
3. The fire sprinkler system and fire standpipe shall have a current certificate of testing without any deficiencies prior to any occupancy being approved.
4. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
5. Shop drawings for any fire alarm systems shall be submitted for review and approval prior to system installation.
6. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
7. Buildings shall have approved address numbers displayed.
8. Fire lanes shall have signs posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
9. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 9-30-19

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: October 9, 2019
Subject: 955 E Rand Road, P.C. #19-013

With regard to the proposed variation, I have the following comments:

- 1) The existing compound meter is obsolete. It must be replaced with an 8" x 1" compound meter and a suitable RPZ must be installed. The existing detector check valve must be replaced with an approved RPZ as well.
- 2) Verify the condition of the sidewalk fronting the property after work is complete. If damage has occurred as a result of the demolition, or drainage is not adequate (ponding), permittee must replace the affected squares.

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

C. file

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-209-006, 007, 008
Petitioner: <u>Habitat for Humanity of Northern Fox Valley</u>	Location: <u>955 E. Rand Road</u>
<u>56 S. Grove Avenue</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>Elgin, IL 60120</u>	Subdivision: _____
Owner: <u>955 E. Rand Road Venture LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: <input checked="" type="checkbox"/> For: <u>Amendment</u>
_____	Special Use: _____ For: _____
Contact Person: <u>Barbara Beckman, Executive Director</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>to permit a</u>
Address: <u>56 S. Grove Avenue</u>	<u>"secondhand store" in B-1 District</u>
<u>Elgin, IL 60120</u>	Land Use: _____ Current: <u>Retail</u>
Phone #: <u>847-836-1432</u>	Proposed: <u>Retail</u>
Fax #: <u>847-695-5912</u>	Site Gross Area: <u>1.94 acres</u>
E-Mail: <u>barb.beckman@habitatnfv.org</u>	# of Units Total: _____
_____	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
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 _____ | |

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		<u>X</u>	
4. SITE PLAN ACCEPTABLE?		<u>X</u>	
5. PRELIMINARY PLAT ACCEPTABLE?		<u>N/A</u>	
6. TRAFFIC STUDY ACCEPTABLE?		<u>N/A</u>	
7. STORM WATER DETENTION REQUIRED?		<u>N/A</u>	
8. CONTRIBUTION ORDINANCE EXISTING?	<u>X</u>		<u>#74-23, PAID</u>
9. FLOOD PLAIN OR FLOODWAY EXISTING?		<u>X</u>	
10. WETLAND EXISTING?		<u>X</u>	

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GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RASMITA
DATE OF PLANS: SEPT 13, 2019

Michael J. [Signature] 10/2/19
Director Date

PLAN COMMISSION PC #19-013
ReStore
955 E Rand Rd
Land Use Variation, PUD Amendment, Variations
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.

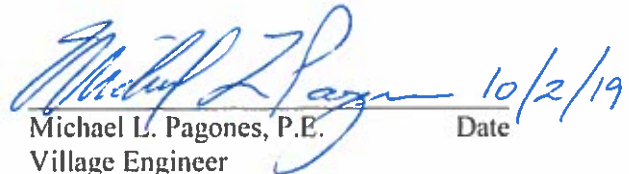
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. If surface detention is provided in the parking lot and the plans are revised to resurface the entire parking lot rather than patch and seal coat, maintain existing grades.

14. If 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.

15. Since modifications to the parking lot are proposed, provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case an Engine. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.


Michael L. Pagones, P.E. 10/2/19
Village Engineer Date

Attachments:

Fire Engine Turning Performance Analysis (2 pages)



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-013

Project Name ReStore

Project Location 955 E. Rand Rd.

Planning Department Contact Jake Schmidt

General Comments

Round 1

General Comments:

- 1) The Fire Department will defer to the Village Building and Life Safety Department as to what changes are needed to bring the building up to code due to the change of use.
- 2) A Knox Box shall be located at the main front entrance.
- 3) Install a fully operational annunciator panel or alarm panel at the main front entrance.

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

Date October 3, 2019

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY


ReStore Land Use Variation Permit

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Round 1 Review Comments

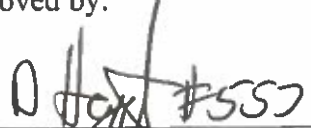
10/10/2019

- 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.

 #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

 #555

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

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Contact Person: <u>Barbara Beckman, Executive Director</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>to permit a</u>
Address: <u>56 S. Grove Avenue</u>	<u>"secondhand store" in B-1 District</u>
<u>Elgin, IL 60120</u>	Land Use: _____ Current: <u>Retail</u>
Phone #: <u>847-836-1432</u>	Proposed: <u>Retail</u>
Fax #: <u>847-695-5912</u>	Site Gross Area: <u>1.94 acres</u>
E-Mail: <u>barb.beckman@habitatnfv.org</u>	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____


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

1. GENERAL COMMENTS:

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.

Sean Freres, LEHP  10/9/19
Environmental Health Officer Date

James McCalister  10/9/19 Direc
tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 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

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10/3/19

Date

Planning & Community Development Dept. Review

October 8, 2019



REVIEW ROUND 1

Project: ReStore – Land Use Variation and PUD Amendment

Case Number: PC 19-013

General:

7. The following approval has been requested:
 - a. Land Use Variation to allow a "Secondhand Store"
 - b. Amendment to PUD Ordinance 72-052
8. The following variations have been requested:
 - a. A variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 95 spaces to 51 spaces.
 - b. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
9. The written response to Land Use Variation criteria is acceptable.
10. The written responses to Zoning Code Variation criteria is acceptable.
11. The provided survey of parking lot utilization is acceptable.

Building:

12. Please remove the proposed fencing around the "Fenced Merchandise Area". The area shall be unenclosed, or enclosed with windows.
13. Please clarify if outdoor display or storage of materials is proposed. If outdoor display of materials in the "Fenced Merchandise Area" is proposed, the following variation will be required:
 - c. A variation from Chapter 28, Section 5.1-10.4b, to allow for outdoor display of goods where code requires all activities aside from outdoor cafés and automobile off-street parking facilities take place within a wholly enclosed building.
14. If seeking the variation as noted in comment 13, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.

Site:

15. The proposed 8-foot tall privacy fence is not allowed. Please reduce the proposed fence height to 6-foot maximum.
16. Per the proposed number of parking spaces, one additional handicap parking space is required. As a reminder, per the 2018 Illinois Accessibility Code, handicap parking spaces are permitted to share an access aisle.
17. Please provide screening on all sides of the proposed dumpster area. Currently, the proposed dumpster is only screened on the northeast side.
18. On the proposed site plan, please revise the parking calculation to include all office, conference, bathroom, and non-warehouse space (2,607 SF total), which is assessed at a ratio of 1 space for every 300 square feet. Please also include all volunteers in the employee totals for parking.

- 19. Per code, 7 bicycle parking spaces are required. Please show a bicycle rack on the proposed plan with capacity for 7 bicycles.
- 20. It is understood that the provided renderings are conceptual, and that final building and ground signage is to be determined. All signage shall require separate permit review and approval.

Prepared by:  _____

ReStore
955 E. Rand Road
PC #19-013
October 3, 2019

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a 4 inch caliper shade trees are required at the ends of all parking rows. Incorporate a 4 inch caliper shade tree within the existing landscape islands where there is no tree and within the two new islands along Beverly Lane.
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high screen must be provided along the frontage of a public way. Provide the code required screen along Rand Road and Beverly Lane.
- 3) Provide landscaping at the base of the ground sign.
- 4) The refuse area adjacent to the loading must be screened. The dumpster must be located within an enclosure that is fully screened.
- 5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

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