



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: 855 W University Drive, LUV to allow Motor Vehicle Repair, Minor in the M-1 District, Traffic/Parking Study Variation and Parking Variation

PC#: 20-007

Date: March 16, 2020

General Comments:

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

Jake...

I do not have any comments at this time.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL Building & Life Safety Department

Fire Safety Review

Date: 3/3/2020

P.C. Number: 20-007 Round 1

Project Name: LUV to allow Motor Veh Repair

Project Location: 855 W. University Drive

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. What is the current use of the building? Is the building currently vacant? When was it last occupied and what was the last known use of the building?
2. Is any work to be on the outside of the building?
3. All currently adopted codes shall apply.
4. Provide SDS information for any proposed storage of hazardous materials along with the proposed quantities of the materials to be used/stored on-site.
5. Does the building have a sprinkler system or a fire alarm system? If so, provide information stating the last time the systems were tested.
6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
7. A key safe (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official if there is a fire alarm or fire sprinkler system present.
8. Exit signs shall be illuminated at all times and have emergency power backup.
9. Buildings shall have approved address numbers.
10. Signs shall be 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.
11. 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 03-03-20

Reviewed By:


Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 26, 2020
Subject: 855 W University Dr, PC# 20-007

With regard to the paring variation, I have the following comment:

1. Unless site utility or plumbing plans are going to be submitted, VAHPW has no comments at this time.

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. 20-007
 Petitioner: DPS Automotive Group

 Owner: Goerge stevenson
847-652-3167

 Contact Person: Tom Waitzman
 Address: 100 Mchenry Rd. Wheeling IL 60090

 Phone #: 847-921-4200
 Fax #: 847-749-3120
 E-Mail: tom@dpsdealers.com

P.I.N.# 03-07-200-053-1001
 Location: 855 West University
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
Motor Vehcile Repair Minor
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 3.11 Acres
 # 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 _____

ND

Sanitary Sewer _____
 Storm Sewer _____

b. Surface Improvement
 Pavement _____

Curb & Gutter _____

Sidewalks _____

Street Lighting _____

c. Easements
 Utility & Drainage _____

Access _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

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

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PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: _____

Director

VILLAGE ENGINEER


3/16/2020
 Date

PLAN COMMISSION PC #20-007
DPS Automotive LUV
855 W University Dr
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.

Traffic

12. Provide the number of full and part-time employees parking on-site on during hours of operation.
13. Please provide information on customer vehicle drop-off and pick-up. At what hours to drop-off and pick-up operations take place? Do customers typically drop off the night before?
14. Please provide information on the location of drop-off activity. Where will customers leave vehicles? What is the anticipated peak number of customer vehicles present indoors and outdoors?
15. Please provide final survey of parking lot utilization.

 3/16/2020

Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-007

Project Name

DPS Automotive

Project Location

855 W. University Drive

Planning Department Contact Jake Schmidt

General Comments

Round 1

General Comments:

1) Please confirm that a Knox Box is located at the main front entrance of the building and the correct keys for the new business will be placed into the Knox Box.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date March 4, 2020

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

DPS Automotive
855 W University Dr
LUV

Round 1 Review Comments

03/10/2020

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.

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MAR 10 2020
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

| | |
|---|--|
| Petition #: P.C. _____ | P.I.N.# 03-07-200-053-1001 |
| Petitioner: <u>DPS Automotive Group</u> | Location: <u>855 West University</u> |
| _____ | Rezoning: _____ Current: _____ Proposed: _____ |
| _____ | Subdivision: _____ |
| Owner: <u>Goerge stevenson</u> | # of Lots: _____ Current: _____ Proposed: _____ |
| <u>847-652-3167</u> | PUD: _____ For: _____ |
| _____ | Special Use: _____ For: _____ |
| Contact Person: <u>Tom Waitzman</u> | Land Use Variation: <input checked="" type="checkbox"/> For: _____ |
| Address: <u>100 Mchenry Rd. Wheeling IL 60090</u> | <u>Motor Vehcile Repair Minor</u> |
| _____ | Land Use: _____ Current: _____ |
| Phone #: <u>847-921-4200</u> | Proposed: _____ |
| Fax #: <u>847-749-3120</u> | Site Gross Area: <u>3.11 Acres</u> |
| E-Mail: <u>tom@dpsdealers.com</u> | # of Units Total: _____ |
| | 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____ |

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

1. GENERAL COMMENTS:

Restrooms must be provided either in the tenant space or in a common area of the building. Show restroom locations on plans submitted for Building Permits.

Sean Freres

Environmental Health Officer

3/10/20

Date

James McCalister

tor

3/10/20

Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

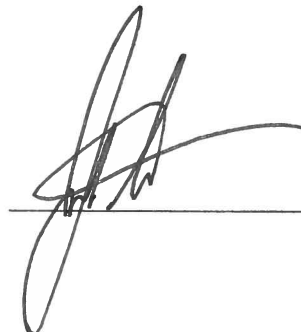
| | |
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| E-Mail: tom@dpsdealers.com _____ | # of Units Total: _____ |
| | 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____ |

(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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A | 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



3-17-20

Date

Planning & Community Development Dept. Review

March 17, 2020



REVIEW ROUND 1

Project: 855 W. University Ave.
DPS Automotive LUV

Case Number: PC 20-007

General:

1. The following approval has been requested:
 - a. **Land Use Variation to allow "Motor Vehicle Repair, Minor" in the M-1 Zoning District.**
2. The following variations have been requested:
 - a. **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.**
 - b. **Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off-street parking from 130 spaces to 118 spaces.**
3. The written response to Land Use Variation Criteria is acceptable.
4. The written response to Zoning Code Variation Criteria is not acceptable. Please provide a more substantial response to Criteria 2 and Criteria 3 for both the Traffic Study and Parking variations.
5. Please provide information on customer vehicle drop-off operations. How will vehicles be delivered to the facility? (i.e. carrier truck, driven, tow, etc.). If delivered via truck, where will vehicles be loaded and unloaded? Will any vehicles be stored outdoors?
6. Please state whether or not the existing and proposed rear (south) loading doors will be left open during vehicle servicing.
7. Due to coronavirus concerns, a preliminary neighborhood meeting is no longer required as part of this petition.
8. The provided parking utilization survey is not adequate. Please provide two additional days of counts. Please also confirm that the survey is of the parking lot at 855 W. University Avenue, and not of your current facility.
9. Please provide an estimate of employee parking. A survey is not required for employee parking; a single number for the maximum number of employee vehicles is sufficient.


Building:

10. It is understood that a sound-attenuating enclosure will be provided around the proposed air compressor. Will any additional sound attenuation be provided between the DPS space and adjacent tenants?

Site:

11. Please provide a site plan showing dumpster enclosures for all existing dumpsters. Multiple dumpsters currently do not have an enclosure. All dumpsters shall be enclosed by a solid or semi-open fence meeting Village design requirements.

Prepared by: _____

 3-17-20

DPS Automotive - LUV
855 W. University Drive
PC #20-007
March 17, 2020

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a solid six foot screen that provides year round opacity is required. There is existing vegetation along the shared property line; however, the screen does not meet code. Provide a plan that addresses the screening requirement for the area near the proposed business. It is recommended that a double row of evergreens such as Arborviate be provided that are a minimum of six feet tall at time of installation.