

To: Village of Arlington Heights

Re: Response to Round 1 Department review comments for Arlington Heights Ford request for land use variation for units 100 and 200 of existing building located at 3456 N. Ridge Ave to permit “Motor Vehicle Repair Minor” on the M-1 zoned property.

Dated: May 29, 2024

Below responses are to Staff comments to Applicant’s submission:

PLAN COMMISSION

11. The parking study has been updated as requested and is being included with Applicant’s response.
12. Cross access between the subject property and the Arlington Heights Ford dealership site and the planned parking area already exists.
13. There are no current proposed parking lot modifications.
14. Noted.
15. Noted as to auto service requiring triple basin. An auto wash will not be on-site of the subject property so no mud basin will be needed.

HEALTH SERVICES DEPARTMENT

No response needed.

POLICE DEPARTMENT

1. no trespassing signs can be added.
2. Lighting will be provided as required and pursuant to Village code, if not already compliant.
3. no response needed.
4. no response needed.
5. no response needed.
6. no response needed.

PLANNING & COMMUNITY DEVELOPMENT

7. A new parking study is being provided with Applicant's responses. Currently, the subject property has 130 parking spaces. The Village zoning ordinance requires a total of 142 parking spaces if the Land Use Variation is granted. This means a deficit of 12 parking spaces. Applicant requests a parking variance due to the deficit. Applicant believes the current requirement is very high for Applicant's proposed use because it requires 3 spaces per service bay and one space per employee. Applicant's parking requirements will not be as high as the zoning ordinance requires since vehicles for service will be dropped off without customers waiting and using parking spaces, not all employees will need a parking space with employees taking public transportation, carpooling, being dropped off, etc. and, more importantly, Applicant's plan is for all commercial vehicles to be parked or stored within the existing parking lot of the adjacent Arlington Heights Ford or in Arlington Heights Ford's remote lot, if needed, so these vehicles will not be parked on-site and taking up parking spots. These factors mitigate the small parking deficiency per the zoning code.
8. Applicant is only requesting Land Use Variation for Units 100 and 200 and not for the entire property.
9. There will be no detailing work performed in Units 100 or 200 after use is changed to servicing commercial vehicles.
10. A new parking study is being provided with Applicant's responses, which includes vehicles that units 300 and 400 utilize. Currently, there are 130 parking spaces. The Village zoning ordinance requires a total of 142 parking spaces if the Land Use Variation is granted. This means a deficit of 12 parking spaces. Applicant requests a parking variance. Applicant believes the current requirement is very high for Applicant's proposed use because it requires 3 spaces per service bay and one space per employee. Applicant's parking requirements will not be as high as the zoning ordinance requires since vehicles for service will be dropped off without customers waiting and using parking spaces, not all employees will need a parking space with employees taking public transportation, carpooling, being dropped off, etc. and, more importantly, Applicant's plan is for all commercial vehicles to be parked or stored within the existing parking lot of the adjacent Arlington Heights Ford or in Arlington Heights Ford's remote lot, if needed, so these vehicles will not

be parked on-site. These factors mitigate the small parking deficiency per the zoning code.

11. A new parking study is being provided with Applicant's responses, which includes vehicles that units 300 and 400 utilize.
- 12&13. Applicant requests the Village waive the traffic study requirement. Requiring a traffic study would be unduly burdensome, unnecessarily costly to Applicant and delay matters resulting in significant cost and expense to Applicant who may lose certain incentives provided by Ford Motor Company. Furthermore, Applicant does not believe a traffic study is warranted. The Police Department, in comments to the Land Use Variation Application, noted that the development should not create any additional traffic problems, it is not a problem area in relation to traffic accidents and there are no traffic problems at this location. Traffic flows freely in the area and the subject property, which is industrial in nature and easily accessible via Ridge and just South of Dundee Road, a major traffic artery. Traffic does not enter off Dundee, but enters off Ridge Ave. which is not heavily trafficked like Dundee Road. Furthermore, Applicant's proposed use will not result in high traffic at the subject site since it will be servicing commercial vehicles only and not personal vehicles.
14. A new parking study is being provided with Applicant's responses. Currently, there are 130 parking spaces. The Village zoning ordinance requires a total of 142 parking spaces if the Land Use Variation is granted. This means a deficit of 12 parking spaces. Applicant requests a parking variance. Applicant believes the current requirement is very high for Applicant's proposed use because it requires 3 spaces per service bay and one space per employee. Applicant's parking requirements will not be as high as the zoning ordinance requires since vehicles for service will be dropped off without customers waiting and using parking spaces, not all employees will need a parking space with employees taking public transportation, carpooling, being dropped off, etc. and, more importantly, Applicant's plan is for all commercial vehicles to be parked or stored within the existing parking lot of the adjacent Arlington Heights Ford or in Arlington Heights Ford's remote lot, if needed, so these vehicles will not be parked on-site. These factors mitigate the small parking deficiency per the zoning code.
15. Applicant does plan to park the commercial vehicles in the adjacent gated parking lot for Arlington Heights Ford. If needed, there is also an additional off-site gated parking lot for Arlington Heights Ford within a couple of blocks of the subject location that is available for use.

16. A new parking study is being provided with Applicant's responses. Arlington Heights Ford has adequate parking, including available space at the gated adjacent parking lot planned for use for the subject property. If additional parking is needed for either Arlington Heights Ford or Applicant, an off-site gated parking lot is within a few blocks and is available with adequate parking.
17. There will be no exterior storage of batteries or tires so no screening will be necessary.
18. The only modification to elevations will be painting of the building, no structural modifications are proposed.