

**PLAN COMMISSION PCA00001-2024
SG Arlington Heights MOB LLC
2010 S Arlington Heights Rd
Round 2**

16. The petitioner's response to comment nos. 12-15 is acceptable.
17. The petitioner's response to comment no. 11 is noted. The revised parking study is acceptable.
18. The Public Works Department and Engineering Division have no additional comments.


Michael L. Pagones, P.E. 6/7/24
Village Engineer Date

Village of Arlington Heights

Interoffice Memorandum



To: John O'Connor
From: Dan Osoba
Department: Planning & Community Development
File Number: PC 24-004
Project: 3456 N Ridge Ave - Ford Commercial Auto Repair LUV
Review Round: Round 2 Review
Date: June 7, 2024

General:

21. The response to the following comments is acceptable: 8, 11, 13, 16

22. The petitioner's response to #7 is noted.

- a. However, no response was provided to comment #7a. Please be aware that there are two types of auto repair as defined by code. **Major Repair** is work that is of a significant nature, such as engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles. **Minor Repair** is work that is not of a significant nature, including incidental repairs, replacement of parts, and motor service to motor vehicles, but not including any operation specified as major repair. Based on the project narrative and description of work as involving "fixing and replacing transmissions and engines" it appears that the proposed work falls under the Major Auto Repair classification. Please acknowledge that your request is for a Land Use Variation to allow "Major Auto Repair" as defined by code, or whether the request is for something different.
- b. The response to #7b is noted. A parking variation request is not required. The parking calculation used in the updated Parking Study does not include the interior vehicle bays as one parking space for the purposes of that calculation. Please see the table within this review letter for details.

23. The response to #9 is noted, however, it has not been acknowledged that the Land Use Variation request is for "Major Auto Repair" (see #22a above). Please acknowledge. Additionally, please outline where detailing work will now occur if it is no longer occurring on the subject property.

Parking Survey:

24. The petitioner's response to #10 is noted. The parking table on the following page shows the corrected amount of required parking. Please note that the vehicle bays count towards the off-street parking requirement. The parking requirement is based on 31 bays for the property (15 for phase 1, 16 for phase 2).

Tenant Space	Use Code	Square Footage	Number of Bays	Number of Vehicles	Number of Employees	Parking Ratio	Parking Spaces Required
100 - Proposed Phase 1 of Ford Repair Facility	Auto Service Station	25,027	15	N/A	12	1 per Employee + 3 per Bay*	42
200 - Proposed Phase 2 of Ford Repair Facility	Auto Service Station	30,030	16	N/A	10	1 per Employee + 3 per Bay*	42
300 - T3L USA	Manufacturing/ Processing	22,576	N/A	0	14	1 Space per 2 emp. + 1 space per vehicle	15
	Office	2,524	N/A	N/A	N/A	1 per 300 Sq. Ft.	
400 - Digital Mobile Innovations LLC	Warehouse / Storage	20,050	N/A	0	35	1 Space per 2 emp. + 1 space per vehicle	18
Total Parking Required							117
Total Parking Provided							130
Surplus/Deficit							13*

*NOTE: the bays provided internal to the building count towards the required off-street parking total. This has been reflected in the table.

25. The petitioner's response to #12 is noted. A variance has been requested to waive the Traffic Study requirement and staff is agreeable to the variance as requested.
26. The petitioner's response to #14 is acceptable. ITE projections for the worst-case scenario show that there is adequate parking on-site to accommodate the proposed use.
27. The petitioner's response to #15 is acceptable. A condition of approval will be recommended should the storage of motor vehicles on the subject property become problematic, at the discretion of the Village, the petitioner shall be required to reduce or prohibit onsite storage and shall work with the Village to find viable off-site storage.
28. The petitioner's response to #16 is acceptable.

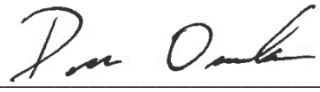
Exterior Improvements

29. The petitioner's response to #17 is acceptable. A condition of approval will be recommended to prohibit outdoor storage of tires, batteries and other vehicle repair materials, unless such storage is fully screen and appropriately sited, which shall be at the discretion of the Village.
30. The petitioner's response to #18 did not adequately address the comment. The proposed architectural plans show modifications to the exterior of the building to include corrugated metal paneling around the lobby entrance; however, the response to comments only indicated that the façade was to be painted. Please provide details on the full scope of exterior modifications, or revise the elevation accordingly. Please note that the scope of the exterior changes requires submission of a the Design Commission application and may require an appearance before the Design Commission. Note that as of the date of this letter, the Design Commission has not received an application for review of exterior

modifications other than the sign package. **Failure to complete the Design Commission application and review process will cause a delay in getting this application before the Plan Commission. Submit the required Design Commission application ASAP.**

Resubmittal

- 31. Provide a formal response to all Round 2 Department Review Comments and submit files via the CSS portal on the Village website.
- 32. Please ensure that a revision date is added to all plans or documents that are revised as a result of these comments.

Prepared by: 

Dan Osoba, Planner I