

BUILDING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-005  
 Petitioner: Ron Mueller  
Suburban Trim and Glass  
 Owner: MOSAK Properties LLC.  
 Contact Person: Ron Mueller  
 Address: 425 E. Rand Rd.  
Arlington Hts. IL 60004  
 Phone #: (847) 392-6208  
 Fax #: (847) 392-6261  
 E-Mail: ron@suburbantrim.com

P.I.N.# 03-07-204-011-0000  
 Location: 206 W. Campus Drive  
 Rezoning:        Current:        Proposed:         
 Subdivision:         
 # of Lots:        Current:        Proposed:         
 PUD:        For:         
 Special Use:        For:         
 Land Use Variation:   ✓   For: To allow "Glass  
Products Made of Purchased Glass" in a M-1 dist.  
 Land Use:        Current: M-1  
Proposed: M-1 with var  
 Site Gross Area: 40,000 sf  
 # of Units Total:         
 1BR:        2BR:        3BR:        4BR:       

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

- |    | <u>YES</u>     | <u>NO</u>     |             |               |
|----|----------------|---------------|-------------|---------------|
| 1. | <u>  ✓  </u> * | <u>      </u> | VILLAGE     | BUILDING CODE |
| 2. | <u>      </u>  | <u>      </u> | PRESENT     | ZONING USE    |
| 3. | <u>      </u>  | <u>      </u> | REQUESTED   | ZONING USE    |
| 4. | <u>      </u>  | <u>      </u> | SUBDIVISION | REQUIRED      |
| 5. | <u>      </u>  | <u>      </u> | SIGN        | CODE          |

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6. GENERAL COMMENTS:

\* IF THE ACCESSIBLE PARKING, AS SHOWN ON THE DRAWING, BY DETAIL KITCHENS IS ACCURATE, THE ACCESS AISLE IS NOT PERMITTED TO BE SHARED. EACH ACCESSIBLE PARKING STALL IS REQUIRED TO HAVE AN ACCESS AISLE.

Deb Pierce 4-21-15  
~~Director~~ PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

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INSPECTIONAL SERVICES

REFER TO ATTACHED COMMENTS

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Pull RMM  
 Director

4/28/15  
 Date

# MEMORANDUM

**TO: Latika Bhide - Development Planner**

**FROM: Paul Butt – Fire Safety Plan Reviewer**

**DATE: 4/28/15**

**RE: Suburban Glass and Trim  
206 W. Campus Dr.  
PC#15-005 – Round 1**

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I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. This building is being reviewed as a “mixed use” building of “B”(office), “M”(mercantile/showroom), and “F-1”(moderate industrial) per the 2009 International Building Code(I.B.C.)
2. Provide and a fire alarm system to monitor the existing fire sprinkler system and to provide occupant notification throughout the building in accordance with the 2009 International Fire Code and the 2007 NFPA-72.
3. Will there be any application of flammable spray finishes?
4. Will there be storage of any flammable or combustible liquids? If yes, provide types, quantities and method of storage.
5. Describe any interior alterations that will be performed.

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Village of Arlington Heights  
Public Works Department

## Memorandum

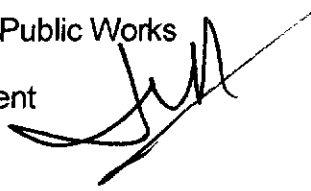
To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 22, 2015

Subject: 206 W. Campus Dr., P.C. #15-005

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With regard to the proposed Land Use Variation, I have the following comments:

1) The backflow prevention device (RPZ) will need to be replaced.

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

C. file

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**ENGINEERING DEPARTMENT**

**3**

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*(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 .....		<input checked="" type="checkbox"/>	
Sanitary Sewer .....		<input checked="" type="checkbox"/>	
Storm Sewer .....		<input checked="" type="checkbox"/>	
b. Surface Improvement			
Pavement .....		<input checked="" type="checkbox"/>	
Curb & Gutter .....		<input checked="" type="checkbox"/>	
Sidewalks .....		<input checked="" type="checkbox"/>	
Street Lighting .....		<input checked="" type="checkbox"/>	
c. Easements			
Utility & Drainage .....		<input checked="" type="checkbox"/>	
Access .....		<input checked="" type="checkbox"/>	

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**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? .....		<input checked="" type="checkbox"/>	
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? .....		<input checked="" type="checkbox"/>	<u>NO SITE IMPROVEMENTS SHOWN</u>
8. CONTRIBUTION ORDINANCE EXISTING? .....		<input checked="" type="checkbox"/>	
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...		<input checked="" type="checkbox"/>	
10. WETLAND EXISTING? .....		<input checked="" type="checkbox"/>	

~~GENERAL COMMENTS ATTACHED~~ *No FURTHER COMMENTS AT THIS TIME.*

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

*John F. Mull* 4/17/15  
 Director Date

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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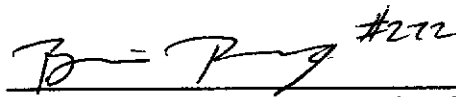
### DEPARTMENT PLAN REVIEW SUMMARY

**Suburban Trim and Glass**  
**206 W. Campus Dr.**  
**Land Use Variation**

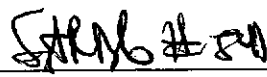
**Round 1 Review Comments**

**04/15/2015**

- 1. Character of use:**  
The character of use should not be problematic.
- 2. Are lighting requirements adequate?**  
Lighting should be up to Village of Arlington Heights code.
- 3. Present traffic problems?**  
There are no traffic problems.
- 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:**  
Provide or update the business' emergency contact information with the police department.

  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

  
\_\_\_\_\_  
Supervisor's Signature

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HEALTH SERVICES DEPARTMENT

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

1. GENERAL COMMENTS:

No Comments.

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[Signature] 4-27-15  
 Environmental Health Officer Date

[Signature] 4/27/15  
 Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

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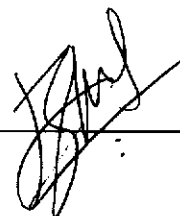
*(Petitioner: Please do not write below this line.)*

YES      NO

- 1.   COMPLIES WITH COMPREHENSIVE PLAN?
- 2.   COMPLIES WITH THOROUGHFARE PLAN?
- 3.   VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
- 4.   VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
- 5.   SUBDIVISION REQUIRED?
- 6.   SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

PLEASE SEE ATTACHED.

: 4/29/15 Date



Planning Department Comments (PL15-005, Suburban Trim and Glass, 206 W. Campus Drive)

7. The property owner must sign the Land Use Variation application.
8. A Land Use Variation is required to allow "Glass Products Made of Purchased Glass" and "Glass Cutting, Glazing & Sales" in the M-1 district.
9. The following variations are necessary:
  - a. Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
  - b. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.
10. Please provide a written justification for the zoning variations above that addresses the following criteria:
  - 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.
11. The applicant shall provide written confirmation that the operations will not violate the requirements for: noise, smoke and particulate matter, vibration, fire and explosive hazard, odors, noxious odorous matter, & glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.
12. The side yard setback on the south side of 10.2 feet and the rear yard setback of 15.25 feet do not meet the requirement for a side yard (10% of lot width – 16 feet) and rear yard (30 feet). However this is considered existing non-conforming and no action is required at this time.
13. The total code parking for this site is calculated as:

Use	Code Use	Square Footage (SF)	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Retail/ Showroom	Retail Sales	1,550	1,550	1 space/ 300 SF	3	NA	5
Office	Business and Professional Offices	3,010	3,010	1 space/ 300 SF	NA	NA	10
Warehouse/ Assembly	Wholesale, Storage & Production	14,885	14,885	0.5 space/ employee + 1 per commercial vehicle	10*	5	10
<b>Total</b>			<b>19,445</b>				<b>25</b>
					Spaces available		19
					Surplus/(Deficit)		(6)

\* Please verify that the number of employees and the number of commercial vehicles on site is accurate.

Therefore, a variation of 6 spaces is needed.

14. Per Section 11.2-10.1, one accessible space is required for parking lots with 1 to 20 parking spaces. The drawing delineates that the access aisle for accessible spaces is shared. This is not allowed. Please revise.
15. The ends of all parking rows must include a landscape island equal in area to one parking space. The existing parking lot does not meet this requirement and is considered non-conforming. No action is required at this time.
16. The trash enclosure on site must be screened from public view.
17. If any exterior modifications are proposed, then a Design review will be required.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required  
(See below.)

	YES	NO
1.	<u>N/A</u>	<u>    </u>
2.	<u>    </u>	<u>    </u>
3.	<u>    </u>	<u>X</u>

Comments:

NO COMMENTS

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[Signature] 4/29/15  
 Coordinator Date