

Department Comment Response

Building Department Comment:

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.

RESPONSE:

One handicap parking stall is required. The second one shown will be changed to a standard parking stall. The existing parking area has only one handicap stall now.

Fire Safety Plan Reviewer Comments:

1. This building is being reviewed as a “mixed use” building or “B” office, “M”(mercantile), and “F-1” (moderate industrial) per the 2009 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 I.F.C. and the 2007 NFPA-72
3. Will there be any application for flammable spray finishes?
4. Will there be storage of any flammable or combustible liquids?
5. Describe and interior alterations that will be performed.

RESPONSE:

1. I have no comment on this.
2. The building, including the fire alarm and fire sprinkler system will be monitored by TECH Systems, Inc. They provided this service while the building was occupied. They will provide monitoring in accordance with the 2009 I.F.C. and the 2007 NFPA-72.
3. There will not be any flammable spray finishes used or stored in the facility.
4. No. There will not be any storage of flammable or combustible liquids.
5. Interior alterations will include new carpeting, baseboard, fresh paint and ceiling tile repair.

Arlington Hts. Fire Department Comment:

Please install a Knox Box for Fire Department access.

RESPONSE:

Before Suburban Trim and Glass occupies the building they will contact LT. Larson to determine the best location for the Knox Box and have it installed.

Public Works Department Comment:

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

RESPONSE:

The RPZ valve was inspected by Tom with Digangi Plumbing Company and deemed to be in good working condition and not necessary to replace. An inspections sticker was placed on the backflow device.

Police Department Comment:

6) Provide or update the business emergency contact information with the police dept

RESPONSE:

1-5) Noted and no comment necessary

6) As soon as the subject property is officially purchased, all updated contact information will be given to the police department.

Engineering Department Comment:

No Comments.

Health Services Department Comment:

No Comments.

Planning & Community Development Department:

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:
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.

RESPONSE:

- 1-6. No Comment necessary
- 7) Attached is the signed application.
- 8) Noted and understood.
- 9) Application for these variations have been filed.
- 10) a. Without this variation, Suburban Trim and Glass will not be able to purchase the subject property or continue their operation.
 - b. The existing location for Suburban Trim and Glass has become too small for its operation. Without this variation the company will be placed in a limiting situation.
 - c. The surrounding industrial park has businesses such as a large manufacturing company and a salvage/vehicle maintenance facility. The proposed variation will not alter the character of the surrounding area in any way.
- 11) This variation will not violate the requirements for noise, smoke, particulate matter, vibration, fire, explosive hazard, odors, noxious odorous matter, glare and or heat.
- 12) Noted and understood.
- 13) The graph shown is correct.
- 14) The drawing will be revised to show only one handicap parking space and when the driveway is stripped it will show this modification.
- 15) Noted. If islands are necessary, this will take away from the available parking spaces.
- 16) Any trash enclosure will be screened from public view.
- 17)The only exterior modification that will be necessary will be screening for a trash enclosure.

Landscape and Tree Preservation Comments:

No Comments.