

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-002
 Petitioner: Northwest Metalcraft, Inc.
413 S. Arlington Heights Road
Arlington Heights, IL 60005
 Owner: DMDS, LLC
413 S. Arlington Heights Road
Arlington Heights, IL 60005
 Contact Person: Drake Mertes - Dowd Dowd & Mertes
 Address: 701 Lee Street, Suite 790
Des Plaines, IL 60016
 Phone #: 847-827-2181
 Fax #: 847-574-7516
 E-Mail: drakemertes@sbcglobal.net

P.I.N.# 03-32-115-007-0000
 Location: 413 S. Arlington Heights Road
 Rezoning: Current: B-2 Proposed: B-2
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For: 1,650 sf Storage Bldg
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current:
Proposed:
 Site Gross Area: 42,985 sq. ft
 # 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:

YES NO

- 1. VILLAGE BUILDING CODE
- 2. PRESENT ZONING USE
- 3. REQUESTED ZONING USE
- 4. SUBDIVISION REQUIRED
- 5. SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

DOB PIERCE
 Director PLAN REVIEWER

4-7-15
 Date

BUILDING DEPARTMENT

1A

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INSPECTIONAL SERVICES

SEE ATTACHED COMMENTS

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul B...
Director

4/16/15
Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 4/16/15
RE: Northwest Metalcraft
413 S. Arlington Heights Rd.
PC#15-002 – Round 1

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

1. The new structure is being identified as a “storage” building. What will be the storage commodity? Is there any intention of making this a showroom or a place where the public will have access?
2. The building and outside covered display area shall be protected by an automatic fire sprinkler system per Village amendment to code section 903.2 of the 2009 International Building Code (I.B.C.). This system shall be monitored by a fire alarm system. Location of fire department connection shall be coordinated with the Fire Department.
3. Indicate construction type of structure in accordance with 2009 I.B.C.
4. Indicate how compliance with Section 705 for exterior walls will be met with a building separation of 8.1 feet as well as the distance to lot line of 5.08 feet.

Memorandum

To: Latika Bhide, Development Planner

From: Cris Papierniak, Assistant Director of Public Works

Date: April 27, 2015

Subject: 413 S. Arlington Heights Road, PC #15-002



With regard to the proposed PUD Amendment, I have the following comments:

1. Engineering will need to verify the proper volume detention for underground storage comparable to a 10-year rain event.
2. It isn't clear where water or sewer will be provided for the proposed storage building. Before any further comments, I will need a set of civil site plans.
3. Verify condition of catch basin that outlet control is tying into. Size and condition must be adequate or replacement is required.
4. Is there a photometric? Are parking lights proposed?

Thank you for the opportunity to comment on this permit application.

C: file

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1. PUBLIC IMPROVEMENTS REQUIRED: **YES NO COMMENTS**
- a. Underground Utilities
 - Water X
 - Sanitary Sewer X
 - Storm Sewer X
 - b. Surface Improvement
 - Pavement X
 - Curb & Gutter X
 - Sidewalks X
 - Street Lighting X
 - c. Easements
 - Utility & Drainage X
 - Access X
2. PERMITS REQUIRED OTHER THAN VILLAGE:
- a. MWRDGC X
 - b. IDOT
 - c. ARMY CORP
 - d. IEPA
 - e. CCHD

- | | YES | NO | COMMENTS |
|--|-----------------|-----------------|---------------------|
| 3. R.O.W. DEDICATIONS? | <u> </u> | <u>X</u> | <u> </u> |
| 4. SITE PLAN ACCEPTABLE? | <u> </u> | <u> </u> | <u>SEE COMMENTS</u> |
| 5. PRELIMINARY PLAT ACCEPTABLE? | <u> </u> | <u> </u> | <u>N/A</u> |
| 6. TRAFFIC STUDY ACCEPTABLE? | <u> </u> | <u> </u> | <u>NOT PROVIDED</u> |
| 7. STORM WATER DETENTION REQUIRED? | <u>X</u> | <u> </u> | <u> </u> |
| 8. CONTRIBUTION ORDINANCE EXISTING? | <u> </u> | <u>X</u> | <u> </u> |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? ... | <u> </u> | <u>X</u> | <u> </u> |
| 10. WETLAND EXISTING? | <u> </u> | <u>X</u> | <u> </u> |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEBER ENGINEERING
 DATE OF PLANS: 12-4-14

James J. Marshall 4/16/15
 Director Date


PLAN COMMISSION PC #15-002
Northwest Metalcraft
413 S. Arlington Heights Road
PUD Amendment
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.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
14. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus. Attention shall be given to the sweep of the vehicle overhangs when cross referenced to the landscape plan.

16. Fire lanes adjacent to buildings must have a minimum pavement width of 26'. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
17. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
18. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal.
19. The concrete sidewalks shall be constructed through the driveways (8" thick concrete). The curbs shall stop on both sides of the sidewalk and not run through the sidewalk.
20. The new sidewalk at the east driveway shall be constructed 1' off the ROW, per code, and taper out to meet the existing sidewalk.
21. Vehicles parking directly in front of the new covered display area will overhang the curb and sidewalk, given the 16.5' parking stall depth. The sidewalk along there is very narrow and there is a handicap sign shown in the middle of the walk. Is this walkway intended for pedestrian movements or simply as hardscape?
22. The western row of parking stalls along building is shown as 18' deep. Without wheel stops, the vehicles will overhang the sidewalk. Consider moving the curb east 1.5' to make the stalls 16.5' deep and widen the sidewalk.
23. The detention control structure must be located on private property.
24. The Village's detention requirements are not based on disturbed area, but on the entire property. Provide calculations for the Village's required storage volume based on the entire site.
25. Show where the existing building downspouts drain. As many as possible should be routed to the detention system.


James J. Massarelli, P.E. Date 4/16/15
Director of Engineering

Attachments:

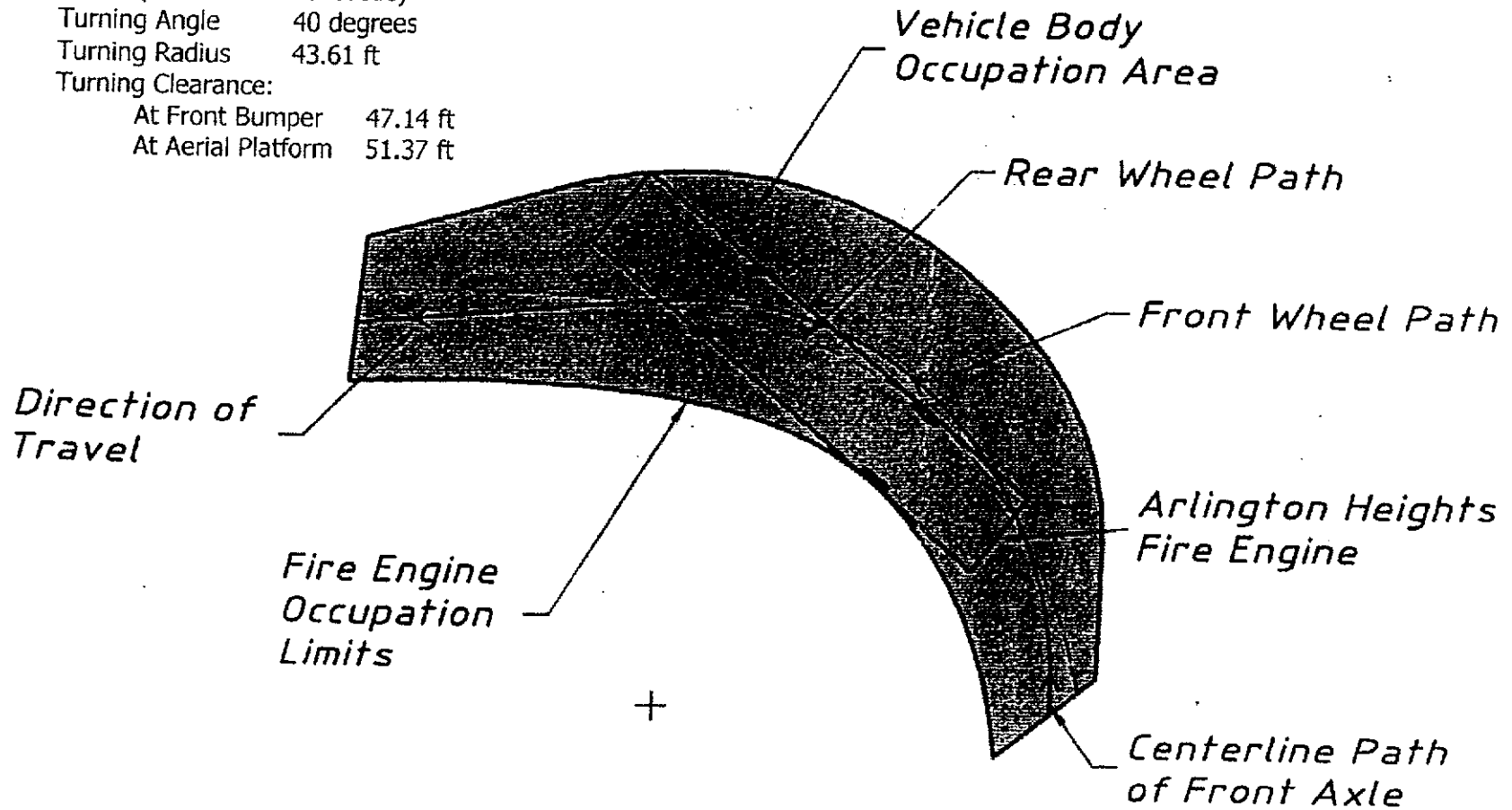
Fire Apparatus Tower 131 Specifications (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

**Northwest Metalcraft
413 S. Arlington Heights Road**

Round 1 Review Comments

04/15/2015

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 walkway between the existing building and the proposed storage building should be illuminated for employee safety and to deter 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:

- Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

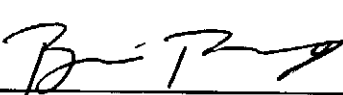
- The fencing depicted in the architectural drawings is ideal to deter or keep criminal activity away from / out of the covered porch area and should be considered.

- Consider adding a fence between the existing building and the storage building to prevent southern access to the walkway.

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

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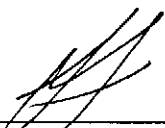
1. GENERAL COMMENTS:

No comments at this time.

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Sean Freres, LEHP  4/8/15
 Environmental Health Officer Date

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

James McCalister  4/8/15
 Director Date

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- YES NO
1. [check] COMPLIES WITH COMPREHENSIVE PLAN?
2. [check] COMPLIES WITH THOROUGHFARE PLAN?
3. [check] 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

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

[Signature] 3/21/15 Date

Planning Department Comments, Northwest Metalcraft (PL15-002, 413 S. Arlington Heights Road, Round 1)

7. The property at 413 S. Arlington Heights Road is zoned B-2. The property was developed as a Planned Unit Development. Therefore, a PUD Amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot is required.
8. The following variations are necessary:
 - a) Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales within a covered display area on the north side of the proposed storage building; - *Staff does not object to this variation.*
 - b) Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard; - *Staff does not object to this variation.*
 - c) Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet; - *Staff does not object to this variation.*
 - d) Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet. - *Staff does not object to this variation.*
 - e) Chapter 28, Section 6.15-1.2b to waive the landscaping requirement for the island in the northwest corner of the east parking lot and the requirement to provide landscaping and the island width for the island immediately the east of the covered display area. - *Staff does not support the variation from the landscaping requirement for the island in the northwest corner of the east parking lot and recommends that landscaping be provided. Staff supports the variation from the width and landscaping requirement for the island to the east of the covered display area.*
 - f) A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen. - *Staff does not object to his variation as there is an additional 5 feet available to the east between the sidewalk and the property line.*
 - g) A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard. - *Staff does not object to this variation.*
 - h) A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces. - *Staff does not object to this variation.*
9. It appears that the proposed fence along the south property line 6'-2" to the top (similar to the garbage enclosure). Please provide details of the proposed fence along the south property line. Per Chapter 28, Section 6.15-2.2, screening between zoning districts cannot exceed 6 feet. Please revise so that fence is 6 feet tall. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated.

10. The total code required parking for this site is calculated as:

Use*	Square Footage		Parking Ratio	Parking Required
	Total Floor Area	Total Seating Area		
B&H Liquors	1,500		1 space / 300 SF	5 spaces
Yoga Studio	1,500		1 space / 250 SF	6 spaces
South China Chop Suey	1,020	Carry-Out Only	1 space / 300 SF	3 spaces
Northwest Metalcraft	16,802		1 space / 600 SF	28 spaces
Storage Building	1,680		One space for each two employees + one space for each vehicle used in the conduct of the enterprise	3 spaces (0 employees + 3 vehicles)
Used Merchandise	1,500		1 space / 300 SF	5 spaces
Total Required				50 spaces
Total Provided				50 spaces
Surplus /(Deficit)				0 spaces

* Please confirm that the tenant list is accurate.

11. The applicant has indicated that 3 vehicles will be stored on-site? Where will the vehicles be stored? What type of trucks will be stored? How many deliveries are estimated to be made to the site?
12. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.
13. Note that per Chapter 28, Section 5.1-11.1g, all deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, are not permitted between the hours of 10:00 p.m. and 7:00 a.m.
14. It appears that the fence for the outdoor display area is 6 feet tall. Fences cannot exceed 5 feet in height and must be semi-open. Please revise.
15. The landscape screening between the parking lot and the adjacent roadways must be 36 inches at planting. Please indicate accordingly on plan.
16. The Euonymus shrubs along the south property line should be changed to Juniper per the Design Commission recommendation.
17. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.

Northwest Metalcraft
413 S. Arlington Heights Rd.
PC #15-002
April 17, 2015

1. Pursuant to Chapter 28, Section 6.15, the ends of all parking rows must include a 4 inch caliper shade tree. Please provide a shade tree in the northwest corner along East Grove Street and a shade tree to the east of the covered display area. In addition to the shade tree in the northwest corner along East Grove, it is recommended that shrubs and perennials be incorporated within the island.
2. The trash enclosure is proposed adjacent to the residential district to the south. It is recommended that the location of the enclosure be reevaluated.
3. Along East Grove a portion of the parkway is currently paved. The paved parkway should be restored to turf.
4. Consider incorporating landscaping at the base of the existing ground sign which is located at the corner of Arlington Heights Road and East Grove Street.
5. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening.
6. A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

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