

BUILDING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 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:

- | | <u>YES</u> | <u>NO</u> | | |
|----|-------------------------------------|--------------------------|-------------|---------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | VILLAGE | BUILDING CODE |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | PRESENT | ZONING USE |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | REQUESTED | ZONING USE |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | SUBDIVISION | REQUIRED |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | SIGN | CODE |

6. GENERAL COMMENTS:

NO COMMENTS

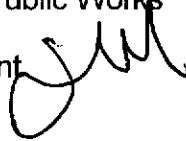
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 MAR - 9 2015
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Deb Pierce 5-19-15
 Director - PLAN REVIEWER Date

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent



Date: May 14, 2015

Subject: 413 S. Arlington Heights Rd., P.C. #15-002 round 2

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


1) VAHPW Utilities has no further comments at this time.

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

C. file

**PLAN COMMISSION PC #15-002
Northwest Metalcraft
413 S. Arlington Heights Road
PUD Amendment
Round 2**

26. The responses made by the petitioner to comments #11-25 are acceptable for preliminary approval.

 5/15/15
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-002

Project Name

Northwest Metalcraft

Project Location

413 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

Round 2

The fire departments code research and communication with Building Department representatives is on-going and current as we attempt to satisfy the project requirements.

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DEVELOPMENT DEPARTMENT

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

Date May 19, 2015

Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau


DEPARTMENT PLAN REVIEW SUMMARY

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

Round 2 Review Comments

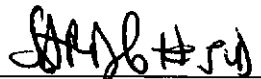
5/18/2015

- 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.
- 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:**
Nothing further.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

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DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION


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<u>Arlington Heights, IL 60005</u>	Subdivision: <u> </u>
Owner: <u>DMDS, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>413 S. Arlington Heights Road</u>	PUD: <u> </u> <input checked="" type="checkbox"/> For: <u>1,650 sf Storage Bldg</u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Drake Mertes - Dowd Dowd & Mertes</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>701 Lee Street, Suite 790</u>	Land Use: <u> </u> Current: <u> </u>
<u>Des Plaines, IL 60016</u>	<u> </u> Proposed: <u> </u>
Phone #: <u>847-827-2181</u>	Site Gross Area: <u>42,985 sq. ft.</u>
Fax #: <u>847-574-7516</u>	# of Units Total: <u> </u>
E-Mail: <u>drakemertes@sbcglobal.net</u>	<u> </u> 1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres, LEHP  5/14/15
Environmental Health Officer Date

James McCalister  5/14/15
Director Date

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Planning Department Comments, Northwest Metalcraft (PL15-002, 413 S. Arlington Heights Road, Round 2)

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. **No response needed.**
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.

No response needed.
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. **Ok. Fence revised to 6 feet in height.**

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. 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? **Response noted.**
12. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting. **Response noted. No site lighting proposed.**
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. **Response noted.**
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. **Fence revised to be 5 feet tall.**
15. The landscape screening between the parking lot and the adjacent roadways must be 36 inches at planting. Please indicate accordingly on plan. **OK. Landscaping revised to be 36 inches.**
16. The *Euonymus* shrubs along the south property line should be changed to *Juniper* per the Design Commission recommendation. These are changed to *Arborvitae*. Per discussion with Landscape and Design Planners, this change is acceptable.
17. If there are any utility meters or structures, they must be screened with landscaping or another appropriate method of screening. **Response noted**

Northwest Metalcraft
413 S. Arlington Heights Rd.
PC #15-002
May 26, 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. Staff is recommending that the location of trash enclosure adjacent to the residential be reevaluated.
3. Staff is recommending that the portion of the parkway along East Grove that is currently paved be restored to turf.
4. Staff is recommending that landscaping be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.