

# BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION	
Petition #: P.C. _____	P.I.N.# <u>03-08-103-004-0000</u>
Petitioner: <u>Hillside Auto Body &amp; Service, Inc.</u> <u>120 W. University Drive</u> <u>Arlington Heights, IL 60004</u>	Location: <u>25 E. University Drive</u> Rezoning: <u>X</u> Current: <u>M1</u> Proposed: <u>M-1</u> Subdivision: <u>N/A</u>
Owner: <u>University Drive Acquisitions, LLC</u> <u>25 E. University Drive</u> <u>Arlington Heights, IL 60004</u>	# of Lots: <u>    </u> Current: <u>    </u> Proposed: <u>    </u> PUD: <u>    </u> For: <u>    </u> Special Use: <u>    </u> For: <u>    </u>
Contact Person: <u>Mark Balek</u> Address: <u>120 W. University Drive</u> <u>Arlington Heights, IL 60004</u>	Land Use Variation: <u>X</u> For: <u>Major Repair in</u> <u>M-1 district.</u> Land Use: <u>    </u> Current: <u>    </u> Proposed: <u>    </u>
Phone: <u>(847) 253-0183</u> Fax #: <u>(847) 253-1658</u> E-Mail: <u>markb@hillside towing.net</u>	Site Gross Area: <u>15,110</u> square feet # of Units Total: <u>Not applicable</u> 1BR: <u>    </u> 2BR: <u>    </u> 3BR: <u>    </u> 4BR: <u>    </u>

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

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

6. GENERAL COMMENTS

BUILDING - EXISTING BUILDING EQUIPMENT IS NOT KNOWN.  
THE MAJOR VEHICLE REPAIR MAY REQUIRE  
ADDITIONAL VENTILATION. BY DEB PIERCE.

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. \_\_\_\_\_  
 Petitioner: Hillside Auto Body & Service, Inc.  
120 W. University Drive  
Arlington Heights, IL 60004  
 Owner: University Drive Acquisitions, LLC  
25 E. University Drive  
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 Contact Person: Mark Balek  
 Address: 120 W. University Drive  
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 Phone: (847) 253-0183  
 Fax #: (847) 253-1658  
 E-Mail: markb@hillsidetowing.net

P.I.N.# 03-08-103-004-0000  
 Location: 25 E. University Drive  
 Rezoning: X Current: M1 Proposed: M-1  
 Subdivision: N/A  
 # of Lots:      Current:      Proposed:       
 PUD:      For:       
 Special Use:      For:       
 Land Use Variation: X For: Major Repair in  
M-1 district.  
 Land Use:      Current:       
Proposed:       
 Site Gross Area: 15,110 square feet  
 # of Units Total: Not applicable  
 1BR:      2BR:      3BR:      4BR:     

INSPECTIONAL SERVICES:

SEE ATTACHED COMMENTS

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

  
 Director

4/9/15  
 Date

# MEMORANDUM

**TO:** Latika Bhide - Development Planner

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

**DATE:** 4/9/15

**RE:** Hillside Towing  
25 E. University  
PC#15-004

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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 project is being reviewed as a building change of use from an S-2(low hazard storage) to an S-1(moderate hazard storage) per the 2009 International Building Code. Maximum allowable quantities of hazardous material shall comply with Table 307.1(1) of the 2009 International Fire Code(I.F.C.)
2. Compliance with the 2009 I.F.C., Section 2211(Repair Garages) is required. Provide a response for each applicable sub-section as to the intent for compliance.
3. The existing fire sprinkler system shall be reviewed and hydraulically calculated to verify that the demand of Ordinary Group 2 per NFPA-13 can be achieved. This shall be performed and submitted by a licensed fire protection engineer.
4. The narrative indicates that the anticipated work would also include minor body repair. Describe to what degree is “minor”. Spraying of flammable finishes shall comply 2009 I.F.C., Chapter 15, Flammable Finishes.
5. Monitoring of the existing fire protection system by a fire alarm system is required. Fire alarm notification devices shall be required throughout the building.
6. Describe any and all interior alterations that will occur in preparation to conduct business. This includes office space as well as the car repair area.
7. The narrative indicates “significant improvements have been made to the property and building, including, cleaning, repainting and updating the offices”. Provide, in detail, the work that has been performed as to ascertain the applicability of Building Permits.
8. The narrative states “if granted, Hillside will begin operating out of the property immediately”. Operation of this business at this location prior to compliance with the requirements stated above, other Village Code requirements and an approved Village Business license is prohibited.

Village of Arlington Heights  
Public Works Department

**Memorandum**

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 1, 2015

Subject: 120 W University Dr., P.C. #15-004

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

- 1) The proposed sewer discharge as a result the proposed land use variation will require input from MWDRGC.

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

C. file

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# ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION	
Petition #: P.C. <u>15-004</u>	P.I.N.# <u>03-08-103-004-0000</u>
Petitioner: <u>Hillside Auto Body &amp; Service, Inc.</u> <u>120 W. University Drive</u> <u>Arlington Heights, IL 60004</u>	Location: <u>25 E. University Drive</u> Rezoning: <u>X</u> Current: <u>M1</u> Proposed: <u>M-1</u> Subdivision: <u>N/A</u>
Owner: <u>University Drive Acquisitions, LLC</u> <u>25 E. University Drive</u> <u>Arlington Heights, IL 60004</u>	# of Lots: <u>    </u> Current: <u>    </u> Proposed: <u>    </u> PUD: <u>    </u> For: <u>    </u> Special Use: <u>    </u> For: <u>    </u>
Contact Person: <u>Mark Balek</u> Address: <u>120 W. University Drive</u> <u>Arlington Heights, IL 60004</u>	Land Use Variation: <u>X</u> For: <u>Major Repair in</u> <u>M-1 district.</u> Land Use: <u>    </u> Current: <u>    </u> Proposed: <u>    </u>
Phone: <u>(847) 253-0183</u> Fax #: <u>(847) 253-1658</u> E-Mail: <u>markb@hillside towing.net</u>	Site Gross Area: <u>15,110 square feet</u> # of Units Total: <u>Not applicable</u> 1BR: <u>    </u> 2BR: <u>    </u> 3BR: <u>    </u> 4BR: <u>    </u>

**1. PUBLIC IMPROVEMENTS**

REQUIRED.....	YES	NO	COMMENTS
a. Underground Utilities			
Water.....	<u>    </u>	<u>X</u>	
Sanitary Sewer.....	<u>    </u>	<u>X</u>	
Storm Sewer .....	<u>    </u>	<u>X</u>	
b. Surface Improvement			
Pavement .....	<u>    </u>	<u>X</u>	
Curb & Gutter .....	<u>    </u>	<u>X</u>	
Sidewalks .....	<u>    </u>	<u>X</u>	
Street Lighting .....	<u>    </u>	<u>X</u>	
c. Easements			
Utility & Drainage .....	<u>    </u>	<u>X</u>	
Access.....	<u>    </u>	<u>X</u>	

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**2. PERMITS REQUIRED OTHER THAN VILLAGE:**

- |                          |                     |
|--------------------------|---------------------|
| a. MWRDGC <u>X(?)</u>    | b. IDOT             |
| c. ARMY CORP <u>    </u> | d. IEPA <u>X(?)</u> |
| e. CCHD <u>    </u>      |                     |

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?.....	<u>    </u>	<u>X</u>	
4. SITE PLAN ACCEPTABLE?.....	<u>    </u>	<u>    </u>	<u>TBD</u>
5. PRELIMINARY PLAT ACCEPTABLE	<u>    </u>	<u>    </u>	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE	<u>    </u>	<u>    </u>	<u>N/A</u>
7. STORM WATER DETENTION REQUIRED	<u>    </u>	<u>X</u>	
8. CONTRIBUTION ORDINANCE EXISTING?	<u>    </u>	<u>X</u>	
9. FLOOD PLAIN OR FLOODWAY EXISTING?	<u>    </u>	<u>X</u>	
10. WETLAND EXISTING	<u>    </u>	<u>X</u>	

~~GENERAL COMMENTS ATTACHED~~

NO FURTHER COMMENTS AT THIS TIME

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

Director Date 3/30/15

# PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION	
Petition #: P.C. _____	P.I.N.# <u>03-08-103-004-0000</u>
Petitioner: <u>Hillside Auto Body &amp; Service, Inc.</u>	Location: <u>25 E. University Drive</u>
<u>120 W. University Drive</u>	Rezoning: <u>X</u> Current: <u>M1</u> Proposed: <u>M-1</u>
<u>Arlington Heights, IL 60004</u>	Subdivision: <u>N/A</u>
Owner: <u>University Drive Acquisitions, LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>25 E. University Drive</u>	PUD: _____ For: _____
<u>Arlington Heights, IL 60004</u>	Special Use: _____ For: _____
Contact Person: <u>Mark Balek</u>	Land Use Variation: <u>X</u> For: <u>Major Repair in</u>
Address: <u>120 W. University Drive</u>	<u>M-1 district.</u>
<u>Arlington Heights, IL 60004</u>	Land Use: _____ Current: _____
Phone: <u>(847) 253-0183</u>	Proposed: _____
Fax #: <u>(847) 253-1658</u>	Site Gross Area: <u>15,110 square feet</u>
E-Mail: <u>markb@hillsidetowing.net</u>	# of Units Total: <u>Not applicable</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <b><u>UTILITIES:</u></b>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <b><u>SURFACE:</u></b>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <b><u>GENERAL COMMENTS:</u></b>			

4-02-15  
 \_\_\_\_\_  
 Director Date

SEE Memo dated 4-01-15



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-004

Project Name Hillside Towing

Project Location 25 E. University Dr

Planning Department Contact Latika Bhide

## General Comments

Please follow the recommendations from the Building Department with regards to code updates.

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DEVELOPMENT DEPARTMENT

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

Date April 2, 2015

Reviewed By: LT. Andrew Larson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY


**Hillside Towing**  
**120 W. University Dr.**  
**Land Use Variation**

#### Round 1 Review Comments

**04/09/2015**

- 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:**  
Fence around property should be free of holes and in good repair to prevent access to the property and vehicles. Keys to vehicles should be stored in a secure location and not inside the vehicles on site.

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DEVELOPMENT DEPARTMENT

 #272  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:



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



# HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. \_\_\_\_\_  
Petitioner: Hillside Auto Body & Service, Inc.  
120 W. University Drive  
Arlington Heights, IL 60004  
Owner: University Drive Acquisitions, LLC  
25 E. University Drive  
Arlington Heights, IL 60004  
Contact Person: Mark Balek  
Address: 120 W. University Drive  
Arlington Heights, IL 60004  
Phone: (847) 253-0183  
Fax #: (847) 253-1658  
E-Mail: markb@hillside towing.net

P.I.N.# 03-08-103-004-0000  
Location: 25 E. University Drive  
Rezoning: X Current: M1 Proposed: M-1  
Subdivision: N/A  
# of Lots:      Current:      Proposed:       
PUD:      For:       
Special Use:      For:       
Land Use Variation: X For: Major Repair in  
M-1 district.  
Land Use:      Current:       
Proposed:       
Site Gross Area: 15,110 square feet  
# of Units Total: Not applicable  
1BR:      2BR:      3BR:      4BR:     

1. GENERAL COMMENTS:

No comments.

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Terese Biskner, 3/31/15 *TB*

Environmental Health Officer Date

James McCalister, 3/31/15 *JM*

Director Date

PLANNING & COMMUNITY DEPARTMENT

7

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

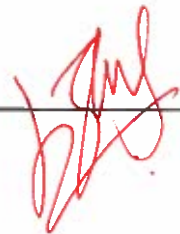
Petition #: P.C. \_\_\_\_\_  
 Petitioner: Hillside Auto Body & Service, Inc.  
120 W. University Drive  
Arlington Heights, IL 60004  
 Owner: University Drive Acquisitions, LLC  
25 E. University Drive  
Arlington Heights, IL 60004  
 Contact Person: Mark Balek  
 Address: 120 W. University Drive  
Arlington Heights, IL 60004  
 Phone: (847) 253-0183  
 Fax #: (847) 253-1658  
 E-Mail: markb@hillside towing.net

P.I.N.# 03-08-103-004-0000  
 Location: 25 E. University Drive  
 Rezoning: X Current: M1 Proposed: M-1  
 Subdivision: N/A  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation: X For: Major Repair in  
M-1 district.  
 Land Use: \_\_\_\_\_ Current: \_\_\_\_\_  
 Proposed: \_\_\_\_\_  
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 # of Units Total: Not applicable  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

- |    | <u>YES</u>                          | <u>NO</u>                           |   |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN?                               |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SUBDIVISION REQUIRED?   |
| 6. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

PLEASE SEE ATTACHED.

 \_\_\_\_\_  
 Date 4.10.15

Planning Department Comments, Hillside Auto Body & Service (PL15-003, 25 E. University Drive, Round 1)

7. The property at 25 E. University Drive is zoned M-1. A Land Use Variation for 'Motor Vehicle Repair, Major' in the M-1 district is required.
8. 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 by a qualified professional engineer.

Please provide a written justification for the zoning variation above by responding to 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.

Staff is supportive of the a variation to not require a traffic study and parking analysis.

**PARKING**

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

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Office	Business and Professional Offices	1800 SF*	1800 SF	1 space/300 SF	6
Service Area	Automobile Service Station	12 bays/ 5 employees*	12 bays/ 5 employees	1 space/employee + 3 spaces/bay	41
<b>Total</b>					<b>47</b>
<i>Total Provided</i>					55 <sup>^</sup>
Surplus / (Deficit)					8

\* The square footage of the office area was previously provided. The application indicates that there will be 5 employees and 12 bays. As stated in #18 below, a floor plan is needed delineating how the space will be used and the square footages of the various areas.

<sup>^</sup> Several different parking plans have been presented. Option E delineates 39 spaces and would does not provide for the Code required parking spaces. Other options A, B, C and D delineate 67, 55, 60 and 72 spaces respectively. Please see additional comments relative to the proposed parking plans below.

10. Per the Plat of Survey provided, the rear yard is broken blacktop and asphalt. Per Chapter 28, Section 11.2-12.2, all off-street parking areas shall be improved with a compacted base, surfaced with asphaltic concrete or comparable all-weather dustless material of a design and thickness in accordance with prescribed engineering standards.
11. Per Chapter 28, Section 11.2-12.6, curbing is required for the perimeter of all parking areas providing space for parking five or more vehicles in accordance with prescribed engineering standards.
12. For Options C, D and E, the parking spaces proposed on the east side of the building and the two-way drive aisle does not meet the dimensional standards of the Ordinance. A parallel parking space must be 9'x 21' in dimension. A two-way drive aisle must be at least 24' in width. The plan must be revised or the parking along the east side of the building eliminated.
13. The ends of all parking rows must include a landscape island equal in area to one parking space. None of the different options proposed include parking islands. The proposed parking plan must be revised to provide the required landscape islands.

14. For options A and B, all parking is proposed in the rear of the property, behind a fence. How will customers access parking?

A revised parking plan with the selected option and meeting all the requirements of the Ordinance must be provided.

15. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.

**OTHER**

16. Will any towing services be operated at this location? Will any tow trucks be stored on-site?
17. 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.
18. Per Chapter 28, Section 5.1-17.1, the applicant shall provide written confirmation that all work shall take place within completely enclosed buildings.
19. Provide a floor plan for the space indicating how the space is proposed to be used and the square footages of the various uses. Indicate the location of the bays on the floor plan.
20. In the M-1 district, storage may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. The application indicates that vehicles will be stored on-site and there is an 8 foot tall chain link fence. A chain link fence does not meet the requirements of the Ordinance. Revise plans to provide an 8 foot tall solid wall or fence and perimeter landscaping. Please provide a landscaping plan.
21. The required front yard setback for a property in the M-1 district is 40 feet. From the Plat of Survey provided, the front yard setback is 39.12 feet. This is considered existing non-confirming. No action is needed.
22. If any exterior modifications are proposed, then a Design review will be required.
23. The petitioner stated during the public hearing for PC 03-025, land use variation and variation for 120 E. University Drive, their intent to develop the property at 200 E. Palatine Road. The petitioner should provide a letter indicating the date when they will cease operations at 200 E. Palatine Road – the specific date to be determined by the petitioner and Village.

Hillside Towing  
120 W. University Drive  
PC 15-004  
April 8, 2015

### **Landscape Issues**

- 1) Pursuant to Chapter 28, section 5.1-17.1c, storage shall be enclosed by a solid wall or fence that is eight feet high and suitably landscaped. Provide details for a screen wall and landscaping for the perimeter of the storage area located in the rear of the site.
- 2) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.
- 3) It is recommended that landscaping be provided along the front elevation. The landscaping should consist of a mix of trees, shrubs and perennials.



200 E. Palatine Road, Arlington Heights, IL 60004  
120 W. University Drive, Arlington Heights, IL 60004  
Phone (847) 253-0183 Fax (847) 253-1658

September 16, 2015

*Via E-Mail*

Plan Commission  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
latika.bhide@vah.com

**Re: Response to Plan Commission Round 1 Comments**  
Petitioner: Hillside Auto Body & Service, Inc.  
Property: 25 E. University Drive, Arlington Heights  
PIN No. 03-08-103-0004-0000  
File No.: P.C. 15-004

Dear Plan Commission:

Petitioner, Hillside Auto Body & Service, Inc. (“Petitioner” or “Hillside”), provides its written response to the Plan Commission’s Round 1 Comments to Petitioner’s Application for a Land Use Variation for 25 E. University Drive, Arlington Heights (the “Property”):

**Petitioner’s Revised Plan:**

Preliminarily, Petitioner does not anticipate significant customer interaction at the Property. Petitioner will be transporting vehicles for repair to and from customer locations. Petitioner also has sufficient customer parking at its adjacent location, 120 W. University Drive, Arlington Heights. Petitioner, therefore, has determined that customer parking at the Property is not feasible. Pursuant to Chapter 28, Section 11.1-5, Petitioner will utilize 120 W. University Drive for customer parking, if any. Both properties are in the possession of Hillside Auto Body & Service, Inc., and have common ownership.<sup>1</sup> Accordingly, Petitioner withdraws its proposed parking options (A-E), and submits a Revised Plan for the Property.

The Revised Plan also details Petitioner’s planned removal of the chain-link fence and installation of a 10-foot solid vinyl or concrete fence, as well as landscaping material. Petitioner has also provided a floor plan delineating the offices, loading dock, and proposed bays within the Building. No other exterior or interior modifications are proposed at this time.

\* \* \* \*

---

<sup>1</sup> 25 E. University Drive is owned by University Drive Acquisition, LLC and 120 W. University Drive is owned by Hillside Realty, LLC. James A. Balek, Jr. and Mark Balek, are the Members and Managers of both Properties.

**1. Building Department**

1) Building – Existing building equipment is not known. The major vehicle repair may require additional ventilation.

*No response required.*

**1A. Building Department: Inspectional Services**

1) This project is being reviewed as a building change use from an S-2 (low hazard storage) to an S-1 (moderate storage hazard) per the 2009 International Building Code. Maximum allowable quantities of hazardous material shall comply with 307.1(1) of the 2009 International Fire Code (I.F.C.).

*Response:* To the extent a response is required, Petitioner shall comply with Section 307.1(1) of the 2009 International Fire Code.

2) Compliance with the 2009 I.F.C., Section 2211 (Repair Garages) is required. Provide a response for each applicable sub-section as to the intent for compliance.

*Response:* Petitioner affirms its intent to comply with the following applicable sub-sections of Section 2211 of the International Fire Code (2009):

- 2211.1 General
- 2211.2 Storage and use of flammable and combustible liquids
  - 2211.2.1 Cleaning of parts.
  - 2211.2.2 Waste oil, motor oil and other Class IIIB liquids.
    - 2211.2.2.1 Tank location
    - 2211.2.2.2 Liquid classification
  - 2211.2.3 Drainage and disposal of liquids and oil-soaked waste
    - 2211.2.3.1 Disposal of liquids
    - 2211.2.3.2 Disposal of oily waste
- 2211.3 Sources of Ignition.
  - 2211.3.1 Equipment
  - 2211.3.2 Smoking
- 2211.5 Preparation of vehicles for repair
- 2211.6 Fire extinguishers

Any sections not listed above are inapplicable.

3) The existing fire sprinkler system shall be reviewed and hydraulically calculated to verify that the demand of Ordinary Group 2 per NFPA-13 can be achieved. This shall be performed and submitted by a licensed fire protection engineer.

*Response:* Petitioner shall obtain a review and hydraulic calculation to verify that demand of Ordinary Group 2 per NFPA-13 can be achieved by a licensed fire protection engineer and provide a copy of the report to the Village.

4) The narrative indicates that the anticipated work would also include minor body repair. Describe to what degree is "minor." Spraying of flammable finishes shall comply with 2009 I.F.C., Chapter 15, Flammable Finishes.

*Response:* Minor body repair includes, but is not limited to, removing and replacing front fenders, bumper covers, and other small parts. Painting and spraying will not occur at this Property. Any painting or spraying will be completed at Petitioner's 120 W. University location in its Spray Booth.

5) Monitoring of the existing fire protection system by a fire alarm system is required. Fire alarm notification devices shall be required throughout the building. This includes office space as well as the car repair area.

*Response:* Petitioner is obtaining quotes from fire alarm monitoring companies. Petitioner currently contracts with Cintas for its other 120 W. University location.

6) The narrative indicates "significant improvements have been made to the property and building, including cleaning, repainting and updating the offices." Provide, in detail, the work that has been performed as to ascertain the applicability of Building Permits.

*Response:* As noted in its Application, Petitioner cleaned the inside and outside of the Property. Petitioner touched up the paint in the offices and mudjacked the floors. Petitioner also obtained necessary permits from the Village, and redid the front and side driveway with concrete.

7) The narrative states "if granted, Hillside will begin operating out of the property immediately." Operation of this business at this location prior to compliance with the requirements stated above, other Village Code requirements and an approved business license is prohibited.

*Response:* To the extent a response is required, Petitioner will comply with all prerequisites prior to operating a business out of the Property.

## **2. Public Works Department**

1) The proposed sewer discharge as a result of the proposed land use variation will require input from MWDRGC.

*No response required.*

## **3. Engineering Department**

*No response required.*

## **4. Fire Department**

1) Please follow the recommendations from the Building Department with regards to code updates.

*No response required.*

## **5. Police Department**

1) Character of use:



The character of use should not be problematic.

*No response required.*

- 2) Are lighting requirements adequate?  
Lighting should be up to Village of Arlington Heights code.

*Response:* As noted above, the storage lot will not be open to customers or the general public, and additional lighting is not required.

- 3) Present traffic problems?  
There are no traffic problems.

*No response required.*

- 4) Traffic accidents at particular location?  
This is not a problem area in relation to traffic problems.

*No response required.*

- 5) Traffic problems that may be created by the development?  
This development should not create any additional traffic problems.

*No response required.*

- 6) General comments:  
Fence around property should be free of holes and in good repair to prevent access to the property and vehicles. Keys to vehicles should be stored in a secure location and not inside the vehicles on site.

*Response:* Petitioner, with Village approval and permits, will remove the existing chain-link fence and install a 10-foot solid vinyl or concrete fence. *See* Petitioner's Revised Plan. Keys to vehicles will be stored inside the Building, not inside vehicles parked in the storage lot.

## 6. Health Services Department

*No response required.*

## 7. Planning & Community Development

- 7) The property at 25 E. University Drive is zoned M-1. A Land Use Variation for 'Major Vehicle Repair, Major' in the M-1 District is required.

*No response required.*

- 8) The following variations are necessary:  
a. Chapter 28, Section 6.12-1.3(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis by a qualified professional engineer.

Please provide a written justification for the zoning variation above by responding to 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.

Staff is supportive of the a variation to not require a traffic study and parking analysis.

*Response:* Please see Hillside's Application to the Village of Arlington Heights Plan Commission.

PARKING

9) The total code required parking for this site is calculated as:

[Chart and footnotes omitted]

*No response required.*

10) Per the Plat of Survey provided, the rear yard is broken blacktop and asphalt. Per Chapter 28, Section 11.2-12.2, all off-street parking areas shall be improved with compacted base, surfaced with asphaltic concrete or comparable all-weather dustless material of design and thickness in accordance with the prescribed engineering standards.

*Response:* The enclosed storage lot is paved asphalt with some broken blacktop. Petitioner withdraws its previously proposed parking options. The storage lot will not be open to customers or the general public. *See* Petitioner's Revised Plan. Notwithstanding the foregoing, Petitioner, with Village approval and permits, will repair the pot holes and areas of broken asphalt.

11) Per Chapter 28, Section 11.2-12.6, curbing is required for the perimeter of all parking areas providing space for parking five or more vehicles in accordance with prescribed engineering standards.

*Response:* Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. There will be no customer parking at this location. Landscape islands or curbing located in the middle of the storage lot and/or at the ends of parking rows will have an impact on daily operations and inhibit the ability of tow trucks to pull in and out and park vehicles, as well as minimize the number of vehicles that could be stored on site. The additional landscaping will not benefit the general public since there will be no customer or public parking within this area. Moreover, the perimeter of the storage area will be screened by a 10-foot fence and landscaped. *See* Petitioner's Revised Plan.

12) For Options C, D and E, the parking spaces proposed on the east side of the building and the two-way drive aisle does not meet the dimensional standards of the Ordinance. A parallel parking space must be 9'x21' in dimension. A two-way drive aisle must be at least 24' width. The plan must be revised or the parking along the east side of the building eliminated.

*Response:* Petitioner withdraws its previously proposed parking options, including Options C, D, and E. *See* Petitioner's Revised Plan.

13) The ends of all parking rows must include a landscape island equal in area to one parking space. None of the different options proposed include parking islands. The proposed parking plan must be revised to provide the required landscaping islands.

*Response:* Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. There will be no customer parking at the Property. Landscape islands or curbing located in the middle of the storage lot and/or at the ends of parking rows will have an impact on daily operations and inhibit the ability of tow trucks to pull in and out and park vehicles, as well as minimize the number of vehicles that could be stored on site. The additional landscaping will not benefit the general public since there will be no customer or public parking within this area. Moreover, the perimeter of the storage area will be screened by a 10-foot fence and landscaped. *See* Petitioner's Revised Plan.

14) For options A and B, all parking is proposed in the rear of the property, behind a fence. How will customers access parking?

*Response:* Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. All customer interaction and parking, if any, will occur at 120 W. University Drive.

15) Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5.

*Response:* Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. The storage lot will not be open to customers or the general public, and additional off-street lighting is not required.

16) Will any towing services be operated at this location? Will any tow trucks be stored on-site?

*Response:* Towing services, if any, will be ancillary to the primary use of the Property, automotive repair. Vehicles will need to be towed to and from the Property for repair work and delivery to customers. Petitioner may temporarily park tow trucks at the Property throughout the day and overnight.

17) 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, [and] glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.

*Response:* Petitioner affirms that its operations will not violate the requirements of the Industrial Performance Standards as outlined in Chapter 28, Section 5.1-17.2(a)-(g).

18) Per Chapter 28, Section 5.1-17.1, the applicant shall provide written confirmation that all work shall take place within completely enclosed buildings.

*Response:* Pursuant to Chapter 28, Section 5.1-17.1(c). Petitioner affirms that all repair work shall take place within completely enclosed buildings.

19) Provide a floor plan for the space indicating how the space is proposed to be used and the square footages of the various uses. Indicate the location of the bays on the floor plan.

*Response:* Please see Petitioner's Revised Plan.

20) In the M-1 district, storage may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. The application indicates that vehicles will be stored on-site and there is an 8 foot tall chain link fence. A chain link fence does not meet the requirements of the Ordinance. Revise plans to provide an 8 foot solid wall or fence and perimeter landscaping. Please provide a landscaping plan.

*Response:* Petitioner, with Village approval and permits, will remove the existing chain-link fence and install a 10-foot solid vinyl or concrete fence and landscaping. *See* Petitioner's Revised Plan.

21) The required front yard setback for the property in an M-1 district is 40 feet. From the Plat of Survey provided, the front yard setback is 39.12 feet. This is considered existing non-conforming. No action is needed.

*No response required.*

22) If any exterior modifications are proposed, then a Design review will be required.

*Response:* No exterior modifications to the building are proposed.

23) The petitioner stated during the public hearing for PC 03-25, land use variation for 120 E. University Drive, their intent to develop the property at 200 E. Palatine Road. The petitioner should provide a letter indicating the date when they will cease operations at 200 E. Palatine Road – the specific date to be determined by petitioner and the Village.

*Response:* Petitioner respectfully requests additional guidance from the Village with regard to this request, specifically, Petitioner requests citation to the relevant VAH Section requiring this information. *See* Petitioner's Application Nos. 7-8; *see also* Report of Proceedings of the Plat & Subdivision Committee dated October 22, 2014.

#### LANDSCAPE ISSUES

1) Pursuant to Chapter 28, Section 5.1-17.1c, storage shall be enclosed by a solid wall or fence that is eight feet high and suitably landscaped. Provide details for a screen wall and landscaping for the perimeter of the storage area located in the rear of the site.

*Response:* Petitioner, with Village approval and permits, will remove the existing chain-link fence and install a 10-foot solid vinyl or concrete fence. *See* Petitioner's Revised Plan. Petitioner has provided a detailed landscaping plan for the property. *See* Petitioner's Revised Plan.

2) The ends of all parking rows must include a landscape island, which contains callper shade tree (Chapter 28, section 6.6-1.2b). Provide landscape islands at the ends of all parking rows.

*Response:* Landscape islands or curbed islands located in the middle of the storage lot and/or at the ends of parking rows will have an impact on daily operations and inhibit the ability of tow trucks to pull in and out and park vehicles, as well as minimize the number of vehicles that could be stored on site. The additional landscaping will not benefit the general public since there will be no customer or public parking within this area. Moreover, the perimeter of the storage area will be screened by a 10-foot fence and landscaped. *See* Petitioner's Revised Plan.

3) It is recommended that landscaping be provided along the front elevation. The landscaping should consist of a mix of trees, shrubs and perennials.

*Response:* Please see Petitioner's Responses to Nos. 1 and 2, above. Please see Petitioner's Revised Plan, which provides for a mix of trees, shrubs, and perennials.

Respectfully submitted,

James A. Balek, Jr.  
Mark Balek

cc. Colleen J. Balek, Esq. (via e-mail)

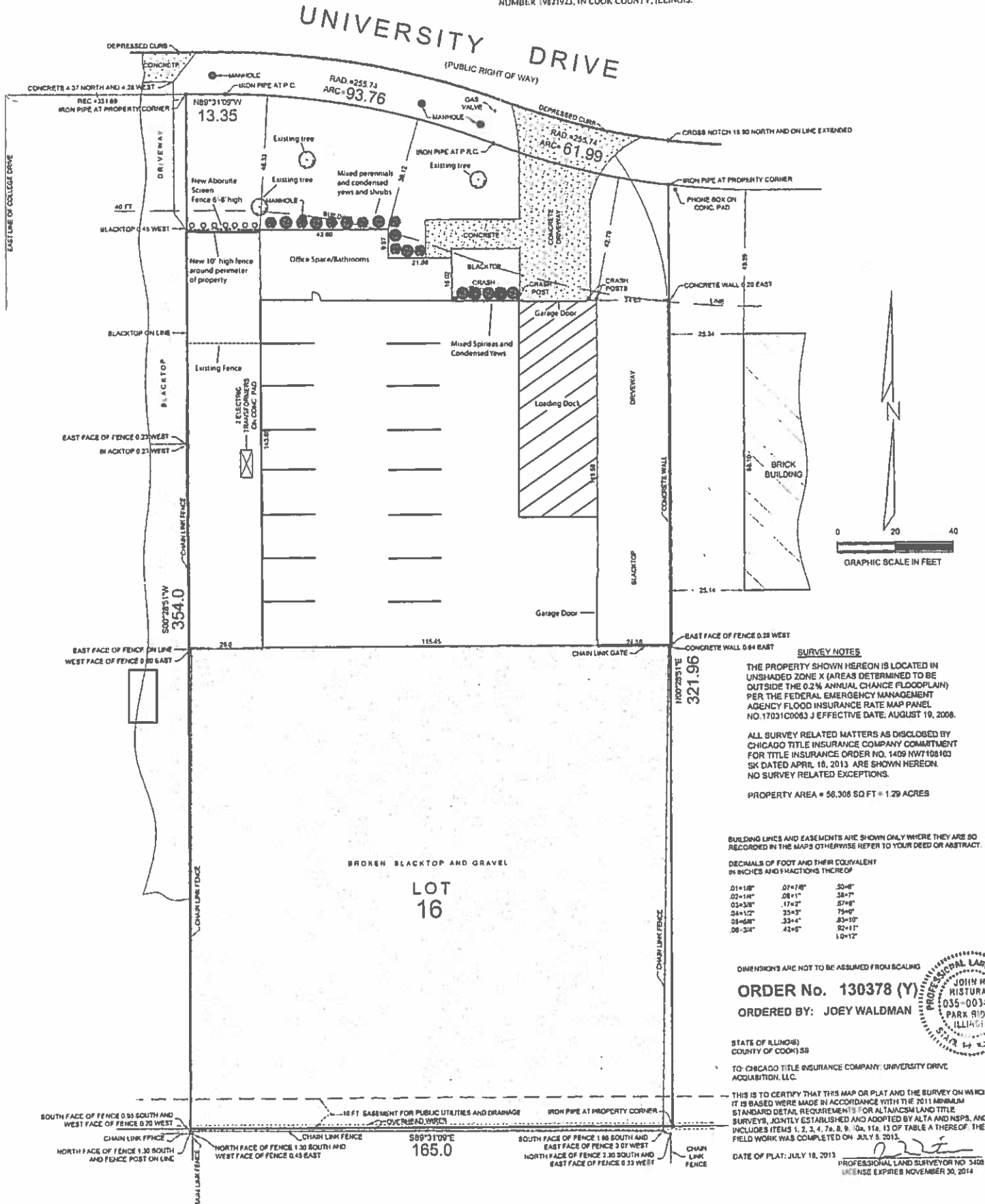
# CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: surveys@certifiedsurvey.com

## ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN REFSUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 3 THRU 5 INCLUSIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1. A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1966 AS DOCUMENT NUMBER 19821923, IN COOK COUNTY, ILLINOIS.



**SURVEY NOTES**

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17031C0083 J EFFECTIVE DATE: AUGUST 19, 2008.

ALL SURVEY RELATED MATTERS AS DISCLOSED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1409 NW7108103 SK DATED APRIL 16, 2013 ARE SHOWN HEREON. NO SURVEY RELATED EXCEPTIONS.

PROPERTY AREA = 56,306 SQ FT = 1.29 ACRES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF

01=1/8"	07=7/8"	30=6"
02=1/4"	08=1"	38=7"
03=3/8"	09=1 1/8"	47=9"
04=1/2"	10=1 1/4"	55=10"
05=5/8"	11=1 3/8"	63=10 1/2"
06=3/4"	12=1 1/2"	72=11"
		81=11 1/2"

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

**ORDER No. 130378 (Y)**

ORDERED BY: JOEY WALDMAN

STATE OF ILLINOIS  
COUNTY OF COOK) 58

TO: CHICAGO TITLE INSURANCE COMPANY, UNIVERSITY DRIVE, ACCLIBITION, LLC.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 7011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 5, 2013.

DATE OF PLAT: JULY 18, 2013

PROFESSIONAL LAND SURVEYOR NO. 3408  
LICENSE EXPIRES NOVEMBER 30, 2014