

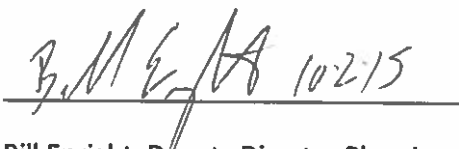
**PC #15-004**

**Hillside Towing**

**Planning and Community Development**

**Round 2 Comments- October 2, 2015**

1. The petitioner has indicated that a new 10 foot tall solid fence will be installed around the perimeter of the rear parking/outdoor storage area. Please revise the site plan to indicate the location of the new fence and provide details on the type of fence (ie provide a cut sheet example of the fence type).
2. Staff concurs that given excess parking at 120 E. University Drive and being within 1,000 feet of 25 E. University Drive, that the 25 E. University Drive site does not require a parking variation. However, please stripe spaces for the anticipated employees along the south side of the building.
3. Staff is in agreement that the rear lot, which is primarily storage, does not need to be fully repaved or curbs provided. However, as stated by the petitioner the rear lot shall be patched and potholes filled. Given the use of this area and the commitment to install a new 10 foot tall fence, the area does not require landscaping.
4. The petitioner, in its Application to the Village of Arlington Heights Plan Commission dated 3/13/15, states in the Petitioners Responses to Development Committee's Recommendation, #'s 7 -8, that "If this variance is granted, Hillside anticipates transitioning all of its operations to the University Drive locations in or before December 2015." Staff concurs with this timeline and is of the expectation that the petitioner shall follow through with their statement to transition all operations.
5. Once operations transition from 200 E. Palatine Road to the University Drive sites, does the petitioner plan to demolish all existing structures at 200 E. Palatine Road and if so what is the timeline for completing demolition?
6. Please revise the floor plan and label each of the bays by number to clearly delineate the bays. Also provide dimensions on the floor plan for a typical bay and the drive aisles.
7. Please detail the type of work that will be performed at the site such as body work, oil changes, transmission repairs, painting, etc to more clearly indicate operations.
8. Will there be any sound mitigation upgrades to the building?
9. This project will be scheduled for public hearing of the Plan Commission on October 28, 2015 subject to the Petitioner providing the revised site plan and providing responses to these comments.

 10-2-15

Bill Enright, Deputy Director Planning and Community Development

**PLAN COMMISSION PC #15-004  
Hillside Towing  
120 W. University Dr.  
LUV  
Round 2**

11. Engineering's comment #2 from the first round was that the MWRD may need to be involved. The existing sanitary system (grease trap) would have to be evaluated to see if it met their criteria for automotive use.
12. No new comments.

 9/28/15  
James J. Massarelli, P.E. Date  
Director of Engineering

**RECEIVED**  
SEP 28 2015  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



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

October 9, 2015

*Via E-Mail*

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

**Re: Response to Plan Commission Round 2 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 2 Comments to Petitioner’s Application for a Land Use Variation for 25 E. University Drive, Arlington Heights (the “Property”):

**Planning and Community Development:**

1. The petitioner has indicated that a new 10 foot tall solid fence will be installed around the perimeter of the rear parking/outdoor storage area. Please revise the site plan to indicate the location of the new fence and provide details on the type of fence (ie provide a cut sheet example of the fence type).

*Response:* Please see attached site plan. The new fence will be a 10 foot solid vinyl, simulated stone fence. Petitioner anticipates installing a Simtek Vinyl Fence, specifications attached.

2. Staff concurs that given excess parking at 120 [W] University Drive and being within 1,000 feet of 25 E. University Drive, that the 25 E. University Drive site does not require a parking variation. However, please stripe spaces for the anticipated employees along the south side of the building.

*Response:* Hillside will stripe parking spaces for anticipated employees along the south side of the Building.

3. Staff is in agreement that the rear lot, which is primarily storage, does not need to be fully repaved or curbs provided. However, as stated by the petitioner the rear lot shall

be patched and potholes filled. Given the use of this area and the commitment to install a new 10 foot tall fence, the area does not require landscaping.

*No response required.*

4. The petitioner, in its Application to the Village of Arlington Heights Plan Commission dated 3/13/15, states in the Petitioner's Responses to Development Committee's Recommendation, #7-8, that "if this variance is granted, Hillside anticipates transitioning all of its operations to the University Drive locations in or before December 2015." Staff concurs with this timeline and is of the expectation that the petitioner shall follow through with their statement to transition all operations.

*Response:* Petitioner once again respectfully requests additional guidance from the Village with regard to this Comment and similar comments made to Petitioner; specifically, Petitioner requests citation to the relevant VAH Code Section requiring information regarding an unrelated property for a land use variance. *See* Report of Proceedings of the Plat & Subdivision Committee (Oct. 22, 2014); Email to Latika Bhide (Oct. 23, 2014); Hillside's Application to Plan Commission Responses 6 and 7 (Mar. 13, 2015); Hillside's Responses to Round 1 Comments No. 23 (Sept. 16, 2015).

As noted in Hillside's Application, this anticipated timeline was provided for informational purposes only and was not intended to be a binding representation. *See* Hillside's Application Nos. 6-7 n. 4-5. While Hillside will fully transition operations to the University Drive sites, it cannot guarantee a date it will cease operations at 200 E. Palatine Road. The use of 200 E. Palatine Road is not relevant to Hillside's request for a variance at 25 E. University Drive, and Hillside objects to the inclusion of any conditions related to 200 E. Palatine Road in the variance for 25 E. University Drive. Notwithstanding the foregoing, the December 2015 timeline initially provided in March 2015 is no longer feasible. Hillside believes July 2016 is a more accurate timeframe.

5. Once operations transition from 200 E. Palatine Road to the University Drive sites, does the petitioner plan to demolish the existing structures at 200 E. Palatine Road and if so what is the timeline for completing demolition?

*Response:* Petitioner once again respectfully requests additional guidance from the Village with regard to this Comment and similar comments made to Petitioner; specifically, Petitioner requests citation to the relevant VAH Code Section requiring information regarding an unrelated property for a land use variance. *See* Report of Proceedings of the Plat & Subdivision Committee (Oct. 22, 2014); Email to Latika Bhide (Oct. 23, 2014); Hillside's Application to Plan Commission Responses 6 and 7 (Mar. 13, 2015); Hillside's Responses to Round 1 Comments No. 23 (Sept. 16, 2015). Moreover, as noted in Hillside's Application, Hillside is not the owner of 200 E. Palatine Road, but leases 200 E. Palatine Road from Balek Properties, LLC. *See* Hillside's Plan Commission Application Nos. 6-7.

6. Please revise the floor plan and label each of the bays by number to clearly delineate the bays. Also provide dimensions on the floor plan for a typical bay and the drive aisles.

*Response:* Please see attached Revised Floor Plan. At this time, Hillside anticipates 12 bays that will be approximately 25 feet by 15 feet each, with a drive aisle from the side garage and down the center.

7. Please detail the type of work that will be performed at the site such as body work, oil changes, transmission repairs, painting, etc to more clearly indicate operations.

*Response:* Hillside will not paint at 25 E. University Drive. Painting will occur at 120 W. University in Hillside's spray booth. Body work will include removing and installing body parts like fenders, bumpers, bumper covers, assemblies, mirrors, and wheels. All minor mechanical work such as tune-ups, brakes, and minor mechanical and electrical repair.

8. Will there be any sound mitigation upgrades to the building?

*Response:* Hillside does not anticipate any sound mitigation updates at this time.

9. This project will be scheduled for public hearing of the Plan Commission on October 28, 2015 subject to the Petitioner providing a revised site plan and providing responses to these comments.

*No response required.*

**Engineering**

11. Engineering's comment #2 from the first round was that the MWRD may need to be involved. The existing sanitary system (grease trap) would have to be evaluated to see if it met their criteria for automotive use.

*Response:* Hillside will cooperate with all necessary evaluations.

12. No new comments.

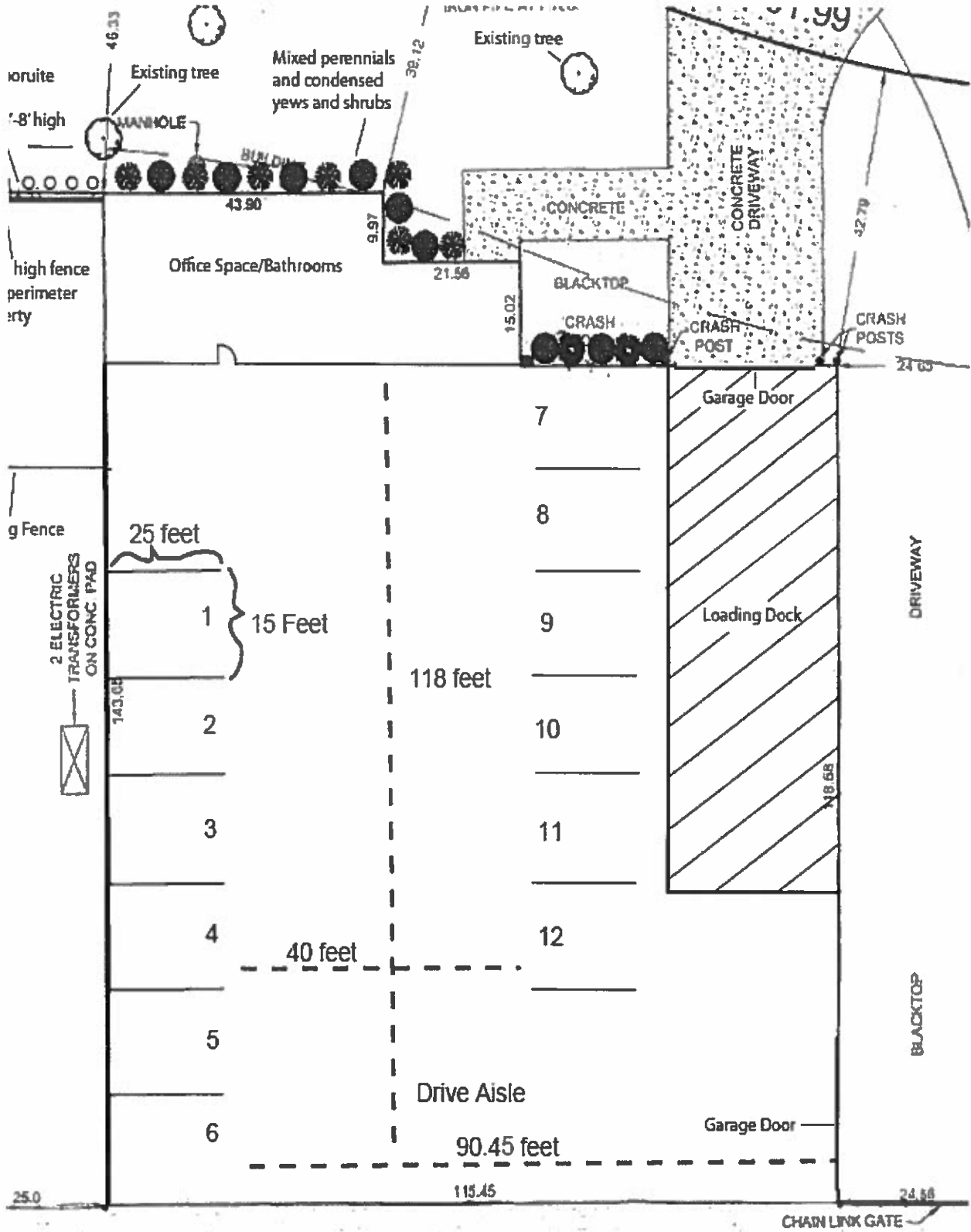
*No response required.*

Respectfully submitted,  
James A. Balek, Jr.  
Mark Balek

cc. Colleen J. Balek  
Laura Luisi  
Mark S. Dym



Hillside Auto Body & Service, Inc.  
Floor Plan





## SIMTEK ADVANTAGE

SimTek Fence has reinvented fence manufacturing with its patented design of rotationally-molded fencing resulting in realistic stone appearance and superior performance. Each Ecostone and Ecostone Plus fence system boasts the following:

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Made with proprietary Linear Low Density Polyethylene (LLDPE) blend and is reinforced with galvanized steel in every post and every panel.



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Withstands constant hurricane force winds up to 110 mph and 130 mph gusts. Certified to meet Miami-Dade county wind loads. For more information, [click here](#).

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Contains UV12 inhibitors for a lifetime of vibrant colors. Xeon-Arc chamber tested in an accelerated environment with minimal to no fade.

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Easily remove graffiti using a high-powered pressure washer.

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