

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005

Petitioner: Emperatriz Acavedo

Owner: Village of Arlington Heights
Park District

Contact Person: _____

Address: _____

Phone #: _____

Fax #: _____

E-Mail: _____

P.I.N.# 03-29-351-007

Location: 500 E Northwest Hwy

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: X For: Car Wash

Land Use Variation: _____ For: _____

Land Use: _____ Current: Auto Repair

Proposed: Auto Repair w/ Car Wash

Site Gross Area: ~ 8,250 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. | <u>X</u> | _____ | VILLAGE | BUILDING CODE |
| 2. | _____ | _____ | PRESENT | ZONING USE |
| 3. | _____ | _____ | REQUESTED | ZONING USE |
| 4. | _____ | _____ | SUBDIVISION | REQUIRED |
| 5. | _____ | _____ | SIGN | CODE |

6. GENERAL COMMENTS:

NO COMMENT AT THIS TIME,

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MAR 23 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Deb Pierce 3-23-16
Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

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INSPECTIONAL SERVICES

NO Comments

[Signature] 3/24/14
Director Date

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APR 01 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: March 31, 2016

Subject: 500 E Northwest Hwy., P.C. #16-005

With regard to the proposed Special Use Permit, I have the following comments:

- 1) The water meter must be replaced with a meter equal to the diameter of the incoming water line (either ¾" or 1" most likely)
- 2) An approved RPZ must be installed directly after the new water meter.
- 3) Floor drains must not drain to the storm sewer.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005

Petitioner: Emperatriz Acuedo

Owner: Vil. of Arlington Heights Park District

Contact Person: _____

Address: _____

Phone #: _____

Fax #: _____

E-Mail: _____

P.I.N.# 03-29-351-007

Location: 500 E Northwest Highway

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: X For: Car Wash

Land Use Variation: _____ For: _____

Land Use: _____ Current: Auto Repair

Proposed: Auto Rep w/ car wash

Site Gross Area: ~ 8,250 sq ft

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water YES NO _____

Sanitary Sewer YES NO _____

Storm Sewer YES NO _____

b. Surface Improvement

Pavement YES NO _____

Curb & Gutter YES NO _____

Sidewalks YES NO _____

Street Lighting YES NO _____

c. Easements

Utility & Drainage YES NO _____

Access YES NO _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

| | YES | NO | COMMENTS |
|--|--------------------------|-------------------------------------|------------|
| 3. R.O.W. DEDICATIONS? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 4. SITE PLAN ACCEPTABLE? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 5. PRELIMINARY PLAT ACCEPTABLE? | <input type="checkbox"/> | <input type="checkbox"/> | <u>N/A</u> |
| 6. TRAFFIC STUDY ACCEPTABLE? | <input type="checkbox"/> | <input type="checkbox"/> | <u>N/A</u> |
| 7. STORM WATER DETENTION REQUIRED? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>N/A</u> |
| 8. CONTRIBUTION ORDINANCE EXISTING? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 10. WETLAND EXISTING? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |

~~GENERAL COMMENTS ATTACHED~~ No further comments at this time.

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

[Signature] BY [Signature] - 3-24-16
 Director Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Metro Auto Detail
500 E. Northwest Highway

Round 1 Review Comments

03/29/2016

- 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:**
Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

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MAR 29 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-006
 Petitioner: Egg Harbor Cafe III Inc.
300 Village Green, Suite 200
Lincolnshire, IL 60069
 Owner: John Hancock Life Insurance Co. USA
197 Clarendon St., Boston, MA 02116
 Contact Person: David Thoma, Stratford Company
 Address: 234 James Street
Barrington, IL 60010
 Phone #: 847-381-8880
 Fax #: 847-381-9120
 E-Mail: _____

P.I.N.# 03-25-302-022-0000
 Location: 140 E. Wing St., Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: For: Restaurant expansion
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 2.64 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
 MAR 18 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Sean Freres, LEHP  3/18/16
 Environmental Health Officer Date

James McCalister  3/18/16
 Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-005
 Petitioner: Emperatriz Acevedo
 Owner: Arlington Heights Park Dist.
 Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____
 E-Mail: _____

P.I.N.# 03-29-351-007
 Location: 500 E Northwest Highway
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Car Wash
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Repair
 Proposed: Auto Rep. w/ car wash
 Site Gross Area: ~ 0.250 #
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|-----------|---|
| 1. | <u>X</u> | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>N/A</u> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | _____ | <u>X</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.) |
| 4. | _____ | <u>X</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.) |
| 5. | _____ | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | _____ | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.) |

Comments:

SEE ADDITIONAL COMMENTS ATTACHED.

3-30-16

Date

Planning & Community Development Dept. Review

March 30, 2016



REVIEW ROUND 1

Project: Metro Auto Detail – Andres Villares
500 E. Northwest Highway

Case Number: PC 16-005

7. Staff is unable to verify compliance with parking regulations. Please provide the following documents to enable staff to verify parking compliance:
 - a. Site Plan indicating how many parking spaces are contained on site, including both interior spaces within the building and exterior spaces on the property. For exterior spaces, include only code compliant spaces located on asphalt or other paved surfaces.
 - b. Information on maximum projected employees at peak shift for both the existing auto repair business and the proposed car wash/detailing business.
8. Per Section 6.12-1.2.b of the Zoning Code, a parking study is not required due to the floor area of the proposed Special Use at less than 5,000 sq. ft. and the location of the subject property along Northwest Highway (classified as a Major Arterial). However, a detailed parking analysis is required. Please provide a parking survey indicating usage of the parking lot during one weekday and one Saturday.
9. All signage shall conform to the requirements of Chapter 30 (Signs) of the Municipal Code. Please clarify if any new signage will be proposed for the car wash/detailing business.

Prepared by: SAUL HERRERA

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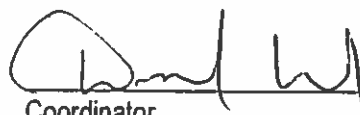
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

| | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Complies with Tree Preservation Ordinance | <u>N/A</u> | _____ |
| 2. Complies with Landscape Plan Ordinance | _____ | <u>X</u> |
| 3. Parkway Tree Fee Required (See below.) | _____ | <u>X</u> |

Comments:

- 1) Along Northwest Highway, provide a three foot high screen along the parking area. Pursuant to Chapter 28, Section 6.15, a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way.
- 2) It is recommended that landscaping be incorporated on the front elevation adjacent to the building in place of the existing asphalt. The landscaping should consist of foundation plantings and a mix of perennials.



 Coordinator 3/29/10
Date