

# MEMORANDUM

**TO:** Sam Hubbard, Development Planner, Planning & Community Development  
**FROM:** Deb Pierce, Plan Reviewer, Building Services  
**DATE:** 5/20/2016  
**RE:** 208 W. University Dr., Carnica, Inc. – Land Use Variation  
**P.C. #:** 16-011 – Round 1

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I have reviewed the Round 1 submission for the Land Use Variation and have the following comments:

1. Provide manufacturer's cut sheets for the Limited Finishing Workstation.
2. Provide details on the type of fire suppression system (if any) within the workstation.

**RECEIVED**  
MAY 23 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. \_\_\_\_\_  
 Petitioner: Carnica Inc. \_\_\_\_\_  
 \_\_\_\_\_  
 Owner: Continuum Properties (Rich Bondarowicz) \_\_\_\_\_  
 11 W. College Dr. - Unit M \_\_\_\_\_  
 Arlington Heights, IL 60004 \_\_\_\_\_  
 Contact Person: Jason Hiselman \_\_\_\_\_  
 Address: 1575 E. Oakton St. Des Plaines, IL 60018 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone #: 847-417-6300 \_\_\_\_\_  
 Fax #: 847-824-8898 \_\_\_\_\_  
 E-Mail: jasonh@carnica.com \_\_\_\_\_

P.I.N.# 03-07-204-012-0000 \_\_\_\_\_  
 Location: 208 W. University Dr. \_\_\_\_\_  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation:  For: \_\_\_\_\_  
 Auto Repair Major \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: \_\_\_\_\_  
 Proposed: \_\_\_\_\_  
 Site Gross Area: .95 acres \_\_\_\_\_  
 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

INSPECTIONAL SERVICES

*See attached comments*

  
 \_\_\_\_\_  
 Director

*5/24/16*  
 \_\_\_\_\_  
 Date



**Village of Arlington Heights  
Building Services Department  
Fire Safety Division**

**Interoffice Memorandum**

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**To:** Sam Hubbard, Development Planner  
**From:** Don Lay, Fire Safety Supervisor  
**Subject:** Carnica, Inc., 208 University Dr., PC#16-011  
**Date:** May 24, 2016

Sam:

The following information is provided in response to the preliminary plan for the subject property.

The use of the building and any processes must comply with all codes including the International Fire Code. Any application of flammable or combustible paint, varnish, lacquer, stain, fiberglass resins or other flammable or combustible liquid applied by means of spray apparatus in continuous or intermittent processes is subject to the requirements of the International Fire Code as adopted by the Village.

The Fire Code requires that operations for spray-finishing for this particular use as defined in the Code be conducted in a spray room, spray booth or spraying space *approved* for such use as follows:

**Spray booths and spray rooms shall be protected by an *approved* automatic fire-extinguishing system complying with the Fire Code and the protection shall extend to exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.**

Should the proposed space be defined as a limited spraying space, then the following requirements must be met:

1. The aggregate surface area to be sprayed shall not exceed 9 square feet.
2. Spraying operations shall not be of a continuous nature.
3. Positive mechanical ventilation providing a minimum of six complete air changes per hour and the system shall meet the requirements of the Fire Code for handling flammable vapor areas. Explosion venting is not required.
4. Electrical wiring within 10 feet of the floor and 20 feet horizontally of the limited spraying space shall be designed for Class I, Division 2 locations in accordance with NFPA 70.

For informational purposes I have provided the following definitions as stated in the Fire Code:

**Flammable finishes** - material coatings in which the material being applied is a flammable liquid, *combustible liquid*, combustible powder or flammable or combustible gel coating.

**Limited Spraying Space** - area in which operations for touch-up or spot painting of a surface area of 9 square feet or less are conducted.

**Spray Booth** - A mechanically ventilated appliance of varying dimensions and construction provided to enclose or accommodate a spraying operation and to confine and limit the escape of spray vapor and residue and to exhaust it safely.

**Spray Room** - A room designed to accommodate spraying operations constructed in accordance with the *International Building Code* and separated from the remainder of the building by a minimum 1-hour *fire barrier*.

This is not inclusive of what may potentially be required as that may only be accomplished during the formal review process.

Should you have any questions or require additional information please feel free to contact me.

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 Address: 1575 E. Oakton St. Des Plaines, IL 60018  
 \_\_\_\_\_  
 Phone #: 847-417-6300  
 Fax #: 847-824-8898  
 E-Mail: jasonh@carnica.com

P.I.N.# 03-07-204-012-0000  
 Location: 208 W. University Dr.  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 PUD: \_\_\_\_\_ For: \_\_\_\_\_  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation:  For: \_\_\_\_\_  
Auto Repair Major  
 Land Use: \_\_\_\_\_ Current: \_\_\_\_\_  
 Proposed: \_\_\_\_\_  
 Site Gross Area: .95 acres  
 # of Units Total: \_\_\_\_\_  
 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

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

  
 \_\_\_\_\_  
 Asst Director Date  
 As Noted per Memo 5-24-16

## Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 24, 2016

Subject: 200 W. University Dr., P.C. #16-011

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

- 1) Verify that the floor drains discharge into the sanitary sewer, not the storm sewer.
- 2) If a RPZ is not presently installed at this location, an approved RPZ must be installed.

VAHPW has no further comments at this time

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

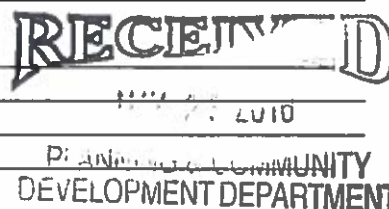
Petition #: P.C. 16-011  
 Petitioner: Carnica Inc.  
 Owner: Continuum Properties (Rich Bondarowicz)  
11 W. College Dr. - Unit M  
Arlington Heights, IL 60004  
 Contact Person: Jason Hiselman  
 Address: 1575 E. Oakton St. Des Plaines, IL 60018  
 Phone #: 847-417-6300  
 Fax #: 847-824-8898  
 E-Mail: jasonh@carnica.com

P.I.N.# 03-07-204-012-0000  
 Location: 208 W. University Dr.  
 Rezoning:          Current:          Proposed:           
 Subdivision:           
 # of Lots:          Current:          Proposed:           
 PUD:          For:           
 Special Use:          For:           
 Land Use Variation: ✓ For:           
Auto Repair Major  
 Land Use:          Current:           
Proposed:           
 Site Gross Area: .95 acres  
 # 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 .....              |     | <input checked="" type="checkbox"/> |          |
| Sanitary Sewer .....     |     | <input checked="" type="checkbox"/> |          |
| Storm Sewer .....        |     | <input checked="" type="checkbox"/> |          |
| b. Surface Improvement   |     |                                     |          |
| Pavement .....           |     | <input checked="" type="checkbox"/> |          |
| Curb & Gutter .....      |     | <input checked="" type="checkbox"/> |          |
| Sidewalks .....          |     | <input checked="" type="checkbox"/> |          |
| Street Lighting .....    |     | <input checked="" type="checkbox"/> |          |
| c. Easements             |     |                                     |          |
| Utility & Drainage ..... |     | <input checked="" type="checkbox"/> |          |
| Access .....             |     | <input checked="" type="checkbox"/> |          |



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 checked="" type="checkbox"/> |            |
| 4. SITE PLAN ACCEPTABLE? .....             |     |                                     | <u>N/A</u> |
| 5. PRELIMINARY PLAT ACCEPTABLE? .....      |     |                                     | <u>N/A</u> |
| 6. TRAFFIC STUDY ACCEPTABLE? .....         |     |                                     | <u>N/A</u> |
| 7. STORM WATER DETENTION REQUIRED? .....   |     | <input checked="" type="checkbox"/> |            |
| 8. CONTRIBUTION ORDINANCE EXISTING? .....  |     | <input checked="" type="checkbox"/> |            |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? ..... |     | <input checked="" type="checkbox"/> |            |
| 10. WETLAND EXISTING? .....                |     | <input checked="" type="checkbox"/> |            |

GENERAL COMMENTS ATTACHED No FURTHER COMMENTS AT THIS TIME.

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

[Signature] 5/19/16  
 Acting Director Date



Arlington Heights Fire Department  
Plan Review Sheet

P. C. Number \_\_\_\_\_

Project Name \_\_\_\_\_

Project Location \_\_\_\_\_

Planning Department Contact \_\_\_\_\_

General Comments

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

Date \_\_\_\_\_ Reviewed By: \_\_\_\_\_



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Carnica, Inc.**  
**208 W. University Dr.**  
**Land Use Variation**

#### Round 1 Review Comments

**05/23/2016**

**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. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other 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.**

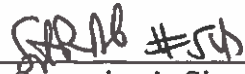
This development should not create any additional traffic problems.

**6. General comments:**

- 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. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. 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.

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

Approved by:

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

**RECEIVED**

MAY 24 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

# 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. _____                                  | P.I.N.# 03-07-204-012-0000   |
| Petitioner: Carnica Inc. _____                          | Location: 208 W. University Dr. _____                              |
| _____   | Rezoning: _____ Current: _____ Proposed: _____                     |
| _____   | Subdivision: _____   |
| Owner: Continuum Properties (Rich Bondarowicz) _____    | # of Lots: _____ Current: _____ Proposed: _____                    |
| 11 W. College Dr. - Unit M _____                        | PUD: _____ For: _____  |
| Arlington Heights, IL 60004 _____                       | Special Use: _____ For: _____                                      |
| Contact Person: Jason Hiselman _____                    | Land Use Variation: <input checked="" type="checkbox"/> For: _____ |
| Address: 1575 E. Oakton St. Des Plaines, IL 60018 _____ | Auto Repair Major _____  |
| _____   | Land Use: _____ Current: _____                                     |
| Phone #: 847-417-6300 _____                             | Proposed: _____  |
| Fax #: 847-824-8898 _____                               | Site Gross Area: 0.95 acres _____                                  |
| E-Mail: jasonh@carnica.com _____                        | # of Units Total: _____  |
|   | 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____                        |

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


1. GENERAL COMMENTS:

Odors may not create a nuisance beyond the property line

**RECEIVED**  
 MAY 26 2016  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT

Jeff Bohner  5/23/16

Environmental Health Officer \_\_\_\_\_ Date

James McCalister 5/23/16  Direc  
 tor \_\_\_\_\_ Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

|  |   |
|--|---|
| Petition #: P.C. _____                                   | P.I.N.# <u>03-07-204-012-0000</u>               |
| Petitioner: <u>Carnica Inc.</u>                          | Location: <u>208 W. University Dr.</u>          |
| _____  | Rezoning: _____ Current: _____ Proposed: _____  |
| _____  | Subdivision: _____                              |
| Owner: <u>Continuum Properties (Rich Bondarowicz)</u>    | # of Lots: _____ Current: _____ Proposed: _____ |
| <u>11 W. College Dr. - Unit M</u>                        | PUD: _____ For: _____                           |
| <u>Arlington Heights, IL 60004</u>                       | Special Use: _____ For: _____                   |
| Contact Person: <u>Jason Hiselman</u>                    | Land Use Variation: <u>✓</u> For: _____         |
| Address: <u>1575 E. Oakton St. Des Plaines, IL 60018</u> | <u>Auto Repair Major</u>                        |
| _____  | Land Use: _____ Current: _____                  |
| Phone #: <u>847-417-6300</u>                             | Proposed: _____                                 |
| Fax #: <u>847-824-8898</u>                               | Site Gross Area: <u>95 acres</u>                |
| E-Mail: <u>jasonh@carnica.com</u>                        | # of Units Total: <u>3</u>                      |
|  | 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>X</u>   | _____     | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | <u>X</u>   | _____     | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | _____      | <u>X</u>  | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | _____      | <u>X</u>  | SUBDIVISION REQUIRED?   |
| 6. | _____      | <u>X</u>  | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

*Please see additional comments attached.*



Date

# Planning & Community Development Dept. Review

May 25, 2016



## REVIEW ROUND 1

Project: Carnica Inc. – Land Use Variation for Motor Vehicle Repair, Major  
208 W. University Drive

Case Number: PC 16-011

**General Notes:**

7. The proposed use is classified as “Motor Vehicle Repair, Major”. The proposed use is not classified as a permitted or special use within the M-1 Zoning District. Therefore, a Land Use Variation is required in order to allow the proposed use on the subject property.
8. The proposed use must comply at all times with the Industrial Performance Standards as contained within Section 5.1-17.2 of Chapter 28.
9. The following table illustrates the required on-site parking based on the users on the subject property.

| ADDRESS               | TENANT                       | CODE USE             | GROSS SQUARE FOOTAGE | PEAK SHIFT EMPLOYEES | NUMBER OF BAYS | COMPANY VEHICLES USED | PARKING REQUIREMENT                                   | PARKING REQUIRED |
|-----------------------|------------------------------|----------------------|----------------------|----------------------|----------------|-----------------------|---|------------------|
| 216 W. University     | Graphic Alliance             | Production           | 6,500                | 5                    | N/A            | 0                     | 1 space per 2 employees + 1 space per company vehicle | 3                |
| 210-212 W. University | Vanities Manufacturing, Inc. | Production           | 6,280                | 5                    | N/A            | 0                     | 1 space per 2 employees + 1 space per company vehicle | 3                |
| 208 W. University     | Carnica, Inc.                | Auto Service Station | 3,080                | 3                    | 1              | N/A                   | 1 space per employee plus 3 spaces per bay            | 6                |
|                       | <b>Total Required</b>        |                      | <b>15,860</b>        |                      |                |                       |   | <b>11</b>        |
|                       | <i>Total Provided</i>        |                      |                      |                      |                |                       |   | <b>29</b>        |
|                       | <b>Surplus / (Deficit)</b>   |                      |                      |                      |                |                       |   | <b>18</b>        |

Based on the above analysis, the site complies with parking requirements for standard parking spaces.

10. Based on the number of parking spaces provided on the site, a total of 2 handicap parking spaces are required. Only 1 handicap space is provided on the site.

11. Per Section 6.12-1(3), a traffic study and parking analysis prepared by a qualified professional engineer or prepared in a manner acceptable to the Village shall be required for all Land Use Variations not located along a major or secondary arterial. Therefore, a variation from this code requirement is requested. The applicant has already provided the necessary justification for Variation approval.

12. The applicant must provide a parking survey showing usage of the parking lot during two weekdays between the hours of 8:00am – 6:00pm.

13. Please clarify the following regarding the exterior parking of automobiles:

- What is the maximum number of automobiles that you would anticipate bringing to the site for painting on your busiest day?
- Where would automobiles be parked awaiting repairs?
- Would you store vehicles onsite awaiting repairs overnight if they could not be painted that day?
- What is the maximum amount of time you anticipate storing a vehicle onsite?
- How long do vehicles remain parked on the lot after they are painted?

Prepared by: 

Carnica, Inc  
208 W. University Drive  
PC 16-011  
June 1, 2016

**Landscape Issues**

- 1) The ends of all parking rows must include a 4" caliper shade tree(Chapter 28, section 6.15).
- 2) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/ paved areas that are adjacent to the public way. Provide 3' high shrubs along University Drive in order to screen the parking area.
- 3) 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.