

**PLAN COMMISSION
RESPONSE TO REVIEW COMMENTS
208 W. University Drive
10.13.16**

PETITIONER: Carnica Inc.
PREPARER: Jason Hiselman/Carnica Inc.

REGARDING: The following is a narrative response to the Village of Arlington Heights, internal department review comments based on the application submitted on 05.20.16 to request a Land Use Variance to allow Motor Vehicle Repair, Major in the M1 District. Review comments were received on 06.03.16 and 06.09.16.

1. BUILDINGS – PLAN REVIEW

1. COMMENT:
Provide manufacturer's cut sheets for the Limited Finishing Workstation.
1. RESPONSE:
Manufacturer's cut sheets have been provided.

2. COMMENT:
Provide details on the type of fire suppression system within the workstation.
2. RESPONSE:
Plans for the code compliant dry-chem fire suppression system within the workstation have been provided.

2. PUBLIC WORKS

1. COMMENT:
Verify that the floor drains discharge into the sanitary sewer, not the storm sewer.
1. RESPONSE:
Existing floor drain discharges into a triple catch basin and then the sanitary sewer. Drawings will be revised to show locations of the triple catch.

2. COMMENT:
If a RPZ is not presently installed at this location, an approved RPZ must be installed.
2. RESPONSE:
RPZ will be installed.

3. ENGINEERING

1. No Comments.

4. POLICE DEPARTMENT

1. COMMENT:
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 to reduce criminal activity.

1. RESPONSE:

The building is well illuminated.

2. COMMENT:

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.

2. RESPONSE:

The form has been filled out and submitted.

5. HEALTH SERVICES

1. COMMENT:

No Comments.

6. PLANNING AND COMMUNITY DEVELOPMENT

1. COMMENT:

What is the maximum number of automobiles that you would anticipate bringing to the site for painting on your busiest day?

1. RESPONSE:

We anticipate a maximum of 8 vehicles on our busiest day. Vehicles that are finished would be exchanged for a different vehicle from a dealership. Maximum amount of vehicles at the location at one time would be 6 on our busiest day.

2. COMMENT:

Where would vehicles be parked awaiting repairs?

2. RESPONSE:

Vehicles awaiting repairs would be kept inside the building or in the adjacent parking lot on the east side of the building.

3. COMMENT:

Would you store vehicles onsite awaiting repairs overnight if they could not be painted that day?

3. RESPONSE:

Usually, our repairs are completed in the same day. On occasion, a vehicle may be kept inside the building awaiting repairs the next day.

4. COMMENT:

What is the maximum amount of time you anticipate storing a vehicle onsite?

4. RESPONSE:

72 hours inside the building is the maximum amount of time we can anticipate a vehicle remaining onsite.

5. COMMENT:

How long do vehicles remain parked on the lot after they are painted?

5. RESPONSE:

Vehicles are returned the same day they are completed.

6. COMMENT:

The ends of all parking rows should include a 4" caliper shade tree. Also, 3' high shrubs should be used to screen the parking areas that are adjacent to the public way.

6. RESPONSE:

We understand that these additional plantings are recommendations and we will work with the landlord to improve the appearance of the property to the best of our ability.

7. BUILDING SERVICES DEPARTMENT, FIRE SAFETY DIVISION

1. COMMENT:

The Fire Safety Division was concerned on how to make sure the Limited Finishing Workstation and the rest of the space would be protected from any possible fire hazard.

1. RESPONSE:

We have worked with the Fire Services Department and concluded that the Limited Finishing Workstation will be installed in compliance with the regulations as stated in the NFPA 33 standard and any other regulation codes that would apply.

2. COMMENT:

Since the building is a change of use the fire Safety Division wanted to determine if a sprinkler system would be necessary.

2. RESPONSE:

After discussion with Don Ley, the Fire Safety Supervisor, it was determined that the space does not require a sprinkler system since the space is less than 3000 sq. feet.

END OF RESPONSES