

Village of Arlington Heights, IL
Department of Building Services
Fire Safety Division



P.C. Number: #16-016 Round 2

Project Name: Marathon Gas Station/Convenience Store
Project Location: 1706 W. Northwest Highway
Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

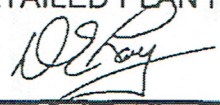
1. The fuel pump emergency cut off switch shall be tested and accepted prior to operation of fuel pumps being placed in service. SEE ATTACH DWG F1.
2. The proper placement of fire extinguishers and current testing criteria/certification shall be confirmed by a fire inspector prior to opening. SEE ATTACH DWG F1.
3. Emergency lighting shall be tested and accepted prior to opening. WE SHALL CALL THE VILLAGE INSPECTION PERIOR TO GRAND OPENING.
4. The owner shall provide a current inspection test certificate for all life safety systems (fire alarm, fire suppression) if applicable prior to opening for business. WE SHALL CALL THE VILLAGE INSPECTION PERIOR TO GRAND OPENING.

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SEP-28-2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 09-27-16

Reviewed By:


Fire Safety Supervisor



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", written over the "From:" line.

Date: September 29, 2016

Re: Marathon Gas Station- PC#16-016 Round 2

Interior grease interceptor lid must be installed flush with floor finish.

See attached accessibility comment. SEE ATTACH DWG P1, REVISION-2 WITH DETAIL.

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SEP 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

B. Romag #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557

Supervisor's Signature

PLAN COMMISSION PC #16-016
Marathon Gas Station/Convenience Store
1706 W. Northwest Highway
SU-Auto Service Station with Convenience Mart
Round 2

17. The responses made by the petitioner to comments #11-13 & 15-16 are acceptable. YES WE DO.
18. The response made by the petitioner to comment #14 is noted. Lighting will be addressed in the permit phase and must conform to the requirements in Comment #14. YES WE DO.
19. There is not enough room between the northwest pump and the proposed parking space for access to the north side of the pump if the parking space is occupied. Suggest eliminating one parking space, keeping the proposed handicap access space, and placing the striped area on the east side of the space. SEE ATTACH DWG AZ REVISION-2

James J. Massarelli, P.E. Date
Director of Engineering

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OCT 06 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-016

Project Name

Marathon Gas / Convenience Store

Project Location

1706 W. NWHWY

Planning Department Contact Sam Hubbard

General Comments

1. Building to be sprinkled.
2. Locate the sprinkler connection at the main front entrance.
3. Locate a fire hydrant within 100' of the sprinkler connection.
4. Locate a Knox Box at the main front entrance.
5. Install a fully operational annunciator panel or alarm panel at the front door.

USE OF CHANGE IS ONLY ADDITIONAL AREA (C. STORE).
WOULD YOU LIKE TO HAVE MEETING WITH ARLINGTON FIRE MARSHALL TO
DISCUSS BEFORE PROCEED TO PLAN.

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

Date September 26, 2016

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Marathon Gas Station/ Convenience Store
1706 W. Northwest Highway
PC 16-016
Round 2

Review Comments

10/03/2016

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
 - Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed. SEE ATTACH DWG F1, REVISION-2.
 - Install cameras (with recording capabilities) on the exterior and interior of store, to include a monitor at the checkout counter so employees have ability to monitor store interior and exterior. Exterior surveillance should be able to monitor license plates at pumps for drive offs, patrons entering and exiting building, etc. SEE ATTACH DWG S1, REVISION-2.
 - Ensure employees have unobstructed views of the aisles- utilizing open floor plan, convex mirrors. Install mirrors in ceiling corners of store to improve visibility within store and down aisles. SEE ATTACH DWG F1, REVISION-2.
 - High value merchandise should be kept in secured/locked area behind counter YES WE DO BEHIND COUNTER.
 - Recommended to relocate the ice freezer to front of store in an area visible to employees to deter/reduce theft. Relocate bicycle rack as well. SEE ATTACH DWG A2, REVISION-2.
 - Store front windows should be free of large posters and obstructions to increase visibility from outside in and vice versa. SEE ATTACH DWG F1, REVISION-2.
 - Recommended to have rear access door (northside) relocated so employees can have better view of door to deter theft; or install door buzzer/chimes to alert employee when door is open(ed) SEE ATTACH DWG F1, REVISION-2.

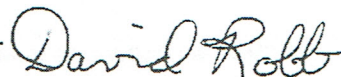
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OCT 04 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: 1706 W. Northwest Highway
Marathon Gas Station/Convenience Store
Special Use Permit for Automobile Service Station with
Convenience Mart
P.C. 16-016 Round 2

Submitted to: Sam Hubbard, Planning

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: September 28, 2016

Re: Illinois Accessibility Code (IAC) Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet A2 - New Concrete Ramp (ADA) at Doorway

Level landings are required at doorways per IAC Section 400.310(j)(5) in accordance with IAC section 400.310(e)(4)(D).

SEE ATTACH DWG A3, REVISION-2.

Planning & Community Development Dept. Review

October 5, 2016



REVIEW ROUND 1

Project: Marathon Gas Station with Convenience Store
1706 W Northwest Highway

Case Number: PC 16-016

General:

7. Section 5.1-11.1(h) of Chapter 28 states that "All deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m." As the subject property abuts a residential area, it is subject to the above restriction. Please confirm that no deliveries will take place between 10:00 p.m. and 7:00 a.m. **YES WE DO.**
8. Please clarify if any new lighting will be proposed. If any new lighting is proposed, a photometric plan will be required. **SEE ATTACH DWG S1, REVISION-2.**
9. The proposed 8' tall fence along the rear of the property must be reduced in height so as not to exceed 6'. Additionally, this fence should be a solid privacy fence so as to provide a full screen (i.e. spaces between the fence boards are not allowed). Please revise this graphic on the site plan. **SEE ATTACH DWG A2, REVISION-2 WITH DETAIL.**
10. The fencing in the front of the property along Northwest Highway and along Race Avenue is not allowed. **WE REMOVED.**
11. The fence along the side of the property (west) should be revised so that it is a 5' tall board-on-board fence. The proposed 8' tall fence in this location is not allowed. Please provide a detail for the 5' tall solid board-on-board fence, or add a note to the site plan indicating that it will be a board-on-board fence. **SEE THE NOTE ON DWG A2, REVISION-2**
12. Please provide information on the maximum number of employees. **2 EMPLOYEES.**

Site/Landscaping:

13. Handicap parking spaces are only required to be 8' wide with an 8' wide striped access pathway. The proposed handicap space appears to be 9' wide with a 9' wide access pathway. Please reduce the width of this space to be 8' wide with an 8' wide striped access aisle, which will allow for greater distance between the pump island and the edge of the parking space. Additionally, we recommend removing the parking space on the side to provide additional drive aisle space (see attached graphic). **SEE ATTACH DWG A2, REVISION-2.**
14. The two parking spaces at the rear of the property appear to be 10' in width. Code only requires 9' wide minimum width for parking spaces. Please reduce the width of these spaces to be 9' wide to allow for the continuation of the landscape bed in this area (see attached graphic). The landscape bed should be 3' in width (not including curb), which may require the parking spaces to be shifted to the south. The fence should be located on the **outside** of the curb for the landscape bed. **SEE ATTACH DWG A2, REVISION-2.**
15. Add a note to the "Asphalt Paved Area" indicating that the asphalt in this area will be removed and replaced (see attached graphic). **SEE ATTACH DWG A2, REVISION-2.**
16. Add a note to the "Remove Existing Gravel Area With New Sodding" to clarify that the new sodding will be


added (see graphic). SEE ATTACH DWG A2, REVISION-2.

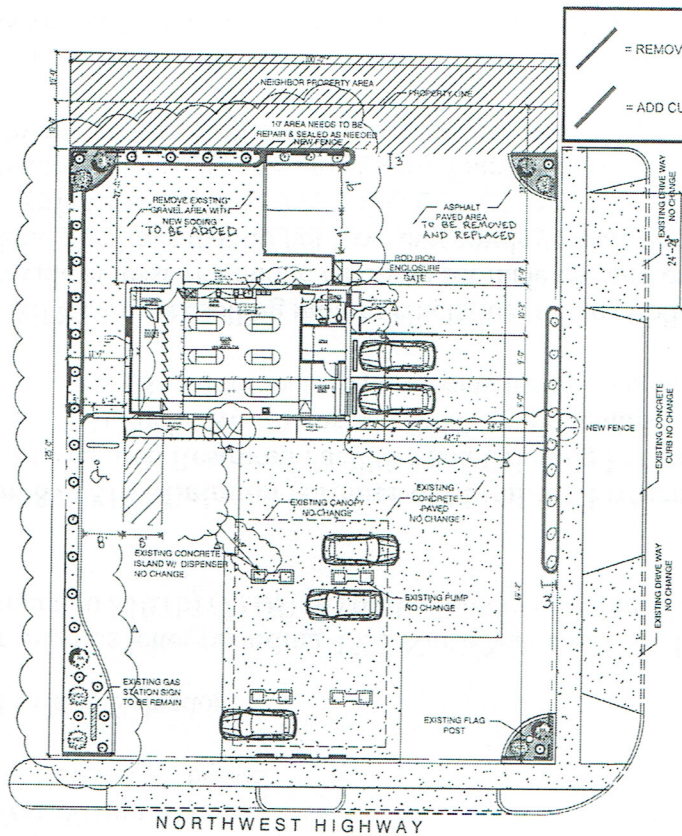
17. Curbs must be provided around edges of the landscape beds. The curbs around the landscape beds that abut the newly sodded area should be removed (see attached graphic). SEE ATTACH DWG A2, REVISION-2.
18. A 9-foot wide curbed island with a 4-inch caliper shade tree is required at the end of each row of parking row. Since this requirement has not been met, a Variation is required. Staff supports this Variation due to the small size of the site, however, please provide the written justification as outlined in #22 below.
19. A 3' wide (not including curb) curbed landscape bed should be added along Race Avenue (see attached graphic). This will reduce the width of the drive aisle, but staff is supportive of a Variation to reduce this drive aisle width to accommodate the landscape bed.
20. Please clarify the color of the metal panel that will be on the gate for of the dumpster enclosure. Will the panel be painted? **BLACK OR GRAY PAINT.**
21. Information on the materials of the walls of the dumpster enclosure is required. The walls should be brick to match the materials of the building. No information on the walls of the dumpster enclosure have been provided. **ROD AND IRON SEE THE DETAIL ON DWG A2, REVISION-2.**
22. Written justification must be provided for any Variation requested, as per the following criteria:
 - That 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.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Parking/Traffic:

23. The drive aisle, currently shown as 11'9" and in-between the handicap space and the existing pump, is required to be no less than 24' in width. Please revise the plan to create a 24' wide drive aisle or request a Variation. SEE ATTACH DWG A2, REVISION-2.

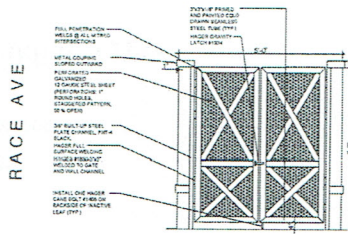
- SEE ATTACHED GRAPHIC ON NEXT PAGE -

Prepared by: 

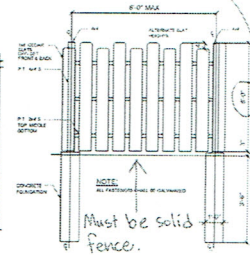


CAPE LEGEND:

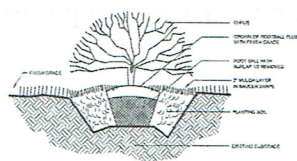
PL. QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
01	WOOLAND STONECROP	SEDUM TERNATUM	100 Plant 12" in height	WHITE FLOWERS (APRIL/MAY)
4	ALPINE CURRANT	RIBES ALPINUM	30" HGT.	20' O.C.
3	CHERRY KOREANSPICE VIBURNUM	VIBURNUM CARLESSI COMPACTUM	30" HGT.	20' O.C.
	GRASS AREA			



1 ELEVATION - PROPOSED TRASH ENCLOSURE WITH GATES
N.T.S.



2 NEW FENCE DETAIL TYPICAL
N.T.S.



3 SHRUB DETAIL
N.T.S.



4 SHRUB DETAIL
N.T.S.

SEE ATTACH DWG A2, REVISION-2.

Marathon Gas Station
1706 W. Northwest Highway
PC 16-016
October 5, 2016

Landscape Issues

- 1) Overall the landscaping is minimal. Along the north property line, replace the sedum with a deciduous shrub that is salt and drought tolerant and planted three feet on center. In addition, it is recommended that the width of the planting bed be increased from 2.5 feet to 3 feet. SEE ATTACH DWG A2, REVISION-2.
- 2) Along the west property line consider ornamental grasses in place of the proposed sedum. The ornamental grasses should be planted approximately 2 feet on center. SEE ATTACH DWG A2, REVISION-2.
- 3) It is recommended that a salt tolerant perennial that is less than 3 feet in heights such as Daylilies be included within the island adjacent to the flag pole and in the island in the northeast corner. Adjacent to the ground sign in the southwest corner, consider incorporating low shrubs and perennials such as Low Gro Sumac and Daylilies. The proposed landscaping will obstruct sight lines.
- 4) The fence along the north property line must be six foot high and solid. The fence along the west property line may not exceed a height of 5 feet and must be semi open. SEE ATTACH DWG A2, REVISION-2.
- 5) There are concerns with the fence proposed along Race Avenue and Northwest Highway. It is recommended that the fence be removed. WE REMOVED.
- 6) It is recommended that a three foot high landscape screen along Race be provided.
- 7) 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) or a variation will be required.