



**SmithAmundsen**

*Carlos S. Arévalo*

*Direct telephone line: 815-337-5012*

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*E-mail: [carevalo@salawus.com](mailto:carevalo@salawus.com)*

April 9, 2018

VIA EMAIL AND REGULAR MAIL:

Village of Arlington Heights

Attn: Jake Schmidt, Assistant Planner

33 South Arlington Heights Road

Arlington Heights, IL 60005

RE: 1540 N. Arlington Heights Rd. PUD Amendment – 1540 N. Arlington Heights Rd., Arlington Heights, IL

Dear Jake:

Please accept the following as Petitioner’s responses to Staffs’ comments. For any Staff memoranda where there are no comments, I will simply note that this is the case. Otherwise, below are responses to specific comments as well as a couple of requests for clarification on the part of the Petitioner and Owner.

1. Building & Life Safety Department - General: There were no comments to address.
2. Building & Safety Department – Fire Safety Division: There were no comments to address.
3. Public Works Department: There were no comments to address at this time.
4. Engineering Department: Petitioner addresses the general comments submitted as follows:
  - a. On #1-10, there appears to be no need for specific responses.
  - b. On #11, the Petitioner will acknowledge the nature of the Engineering Department’s comments.
  - c. On #12, and to supplement and revise Staff Development Committee Report Table 1 Parking Summary:

<u>Space</u>	<u>Sq. Ft.</u>	<u>Parking Required</u> 1 space per 200 sq. ft.
• Suite 1588 – Northwest Eye Physicians (NEW)	<b>5,533</b>	<b>27.67</b>
• Suite 1540 – Northwest Community Healthcare (NCH)	<b>3,108</b>	<b>15.54</b>

• Suite 1538 – Northwest Community Healthcare	9,204	46.02
• (Loft) – 1538 – Northwest Community Healthcare	1,734	8.67
	<b><u>Total: 19,579</u></b>	<b><u>Total: 97.90</u></b>

- d. On #13, it is noted that the Engineering Department objects to the PUD amendment because of the parking issues. The Petitioner will address these issues as part of the amendment process before the Plan Commission. The Petitioner believes the standards for an amendment here can be met.
5. Fire Department: There were no comments to address at this.
  6. Police Department: The following general comments were submitted by the Police Department:
    - a. On #1, the character of use is consistent with the area and is not a concern.
    - b. On #2, lighting should be up to Village Code. To date, no notice has been provided of any issues with the lighting for the property.
    - c. On #3, it is noted that there are no traffic problems at this location, despite the parking issues.
    - d. On #4, it is noted that the area is not a problem in relation to traffic accidents. The Police Department makes no reference to parking issues
    - e. On #5, the Police Department indicates that the development “should not create any additional traffic problems.”
    - f. On #6, the Property Manager will request tenants of the property to submit updated Contact Cards.
  7. Health Services Department: There were no comments to address.
  8. Planning and Community Development Department (Page 7): Petitioners addresses the submitted comments as follows:
    - a. On #1-6, there appears to be no need for specific responses.

- b. On #7, as a result of the revised square footage, the amendment to the PUD Ordinance #89-100 would be to specifically grant a variation for 77 on-site parking spaces where 98 are required (pursuant to the square footage identified in Paragraph 4(c) above.
- c. On #8, the Petitioner is pursuing the following: Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from **98 spaces to 77 spaces**.
- d. On #9, following preliminary discussions with tenants, the hours of operations are as follows:
  - i. NWE, Suite 1588:
    - 1. M, W, and Th: 8:00 am to 5:00 pm;
    - 2. Tu: 8:00 am to 7:00 pm;
    - 3. F: 8:00 am to 3:00 pm;
    - 4. Saturday: 8:00 am to noon.
  - ii. NCH, Suite 1540:
    - 1. M through Th: 9:00 am to 7:30 pm;
    - 2. F: 10:00 am to 6:00 pm;
    - 3. Saturday: 8:00 am to 2:30 pm.
  - iii. NCH, Suite 1538:
    - 1. M through Th: 7:00 am to 7:00 pm;
    - 2. F: 7:00 am – 5:00 pm;
    - 3. Saturday: 8:00 am to noon.
- e. On #10, we are working on employee counts, including peak shift counts. We will supplement as these become available.
- f. On #11 and #12, relating to signage, the Owner is looking into the Department's concerns and will supplement. Petitioner will acknowledge that addressing signage may be placed as a condition of the PUD amendment. **However, Petitioner and Owner would request clarification as to whether these items must be addressed (via removal, replacement or variation request) prior to the Plan Commission public hearing or whether, as part of a separate application process, they can be addressed independently and subject to a different timeline.**

- g. On #13, please review the revised/updated square footage in Paragraph 4(c) above. This revised number includes the additional built-out loft square footage. I would note that the loft space is part of Suite 1538 and does not include any additional physician offices, but rather consists of storage and meeting room space. Moreover, it is not being leased to a separate tenant. I understand Staff's request for the **gross square footage** to mean the total area of office/medical use for the building or **19,579** square feet as revised and noted above. **If this understanding is incorrect, please clarify.**
  - h. On #14, the engineer will conduct a Maude Avenue parking survey as requested by Staff.
  - i. On #15, the engineer will conduct additional parking counts as requested by Staff, with one count taking place on a Saturday in light of tenants' hours of operation.
9. Planning and Community Development Department (Page 7A): Petitioner addresses the submitted comments as follows:
- a. There is no need to respond to #1 as it is not applicable.
  - b. On #2, Owner acknowledges the Property is not compliant with the Landscape Plan Ordinance.
  - c. On #3, there are two specific comments provided by Staff with respect to Chapter 28, Section 6.15. The Owner will comply with Staff's requirements as noted in Staff's comments on Page 7A. I anticipate compliance will be part of the conditions imposed on the PUD amendment.

In addition to addressing staffs' comments above, I am enclosing the following documents and information you have requested:

1. List of PINs for the neighboring property owners as provided by Wheeling Township;
2. Draft Notification Letter;
3. Preliminary Proof of Public Notification;
4. First Floor and Loft Plan prepared by HKM Architects + Planners, Inc.



Jake Schmidt, Assistant Planner

April 9, 2018

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Upon review of the information herein, please advise if there is anything that has not been addressed to date, excepting those items that Petitioner has indicated will be supplemented going forward.

Thank you for your attention to this matter.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Carlo S. Arévalo'.

Carlo S. Arévalo

CSA:cj  
Enclosures

1616 N. Arlington Heights Rd.  
Arlington Heights, IL 60004



Telephone 847 259 7730  
Fax 847 259 1570

## **Wheeling Township Assessor's Office**

Phone 847-259-1515 Fax 847-259-3030

### **Instructions for Your Variance**

We have listed the property index numbers (PINS) for the property within the required boundaries for your variance letters.\*

To obtain names and addresses go to the following website:  
[www.cookcountypropertyinfo.com](http://www.cookcountypropertyinfo.com)

1. Enter property index number in Property Search.
2. Click Search
3. Use Mailing Address, not Property Address
4. Choose search again on top menu to continue to next PIN

If you have any questions, please feel free to contact Wheeling Township Assessor's office at 847-259-1515.

**Jerry Sadler**  
Wheeling Township Assessor

\*These property index numbers are required by your village or city and are provided as a courtesy by the Wheeling Township Assessor's office. The Township assumes no responsibility for any additional requirements by the village or city.

Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number      Name      Street      City, State, Zip

03-20-108-010-0000	}	SUBJECT
.011.		1540 N. ARLINGTON HTS RD
.012.		ARLINGTON HTS., IL
.001.		
.002.		
.003.		
.004.		
.005.		
.006.		
.013.		
.014.		
.015.		
03-20-106-014.		}
.015.	1616 N. ARLINGTON HTS. RD.	
.018.	ARLINGTON HTS., IL 60004	
.006.		
.007.		
.019.		
03-20-105-015.		
.016.		
03-20-107-009.		
.010.		
.011.		
.012.		
013		

Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number      Name      Street      City, State, Zip

03-20-103-004-0000

.008.

.031.

.032.

.033.

0320-111-009-

.010.

.011.

.012.

.013.

.014.

.015.

.016.

.017.

.018.

.019.

.020.

.021.

.022.

.023.

.024.

.025.

.026.

.027. ↓



Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number	Name	Street	City, State, Zip
03 20 111 028 0000			
.029			
.030			
.031			
.032			
.033			
.034			
.035			
.036			
.037			
.038			
.039			
.040			
.041			
.042			
.043			
.044			
.045			
.046			
.047			
.048			
.049	↓		

*Carlos S. Arévalo*  
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*E-mail: [carevalo@salawus.com](mailto:carevalo@salawus.com)*

April \_\_, 2018

VIA MAIL ONLY:  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

RE: Notice of Public Hearing

To whom this may concern,

Please be advised that on May 9, 2018 at 7:30 p.m. a public hearing is scheduled to discuss a petition for an amendment of planned unit development ordinance 89-100 to grant a variation to section 11.4, schedule of parking requirements, to reduce the required amount of on-site parking from 98 spaced to 77 spaces in relation to 1540 N. Arlington Heights Road, Arlington Heights, IL 60004. Public attendance and comments are invited.

The hearing will take place at the Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

Should you have any questions or comments, please feel free to contact the following:

SmithAmundsen, LLC  
1-815-337-4900

or

Village of Arlington Heights  
Department of Planning & Community  
Development  
1-847-368-5200

Sincerely,

Carlo S. Arévalo

## **NOTICE OF PUBLIC HEARING**

**HEARING FOR:**

PETITION FOR AN AMENDMENT OF PLANNED UNIT DEVELOPMENT ORDINANCE 89-100 TO GRANT A VARIATION TO SECTION 11.4, SCHEDULE OF PARKING REQUIREMENTS, TO REDUCE THE REQUIRED AMOUNT OF ON-SITE PARKING FROM 98 SPACES TO 77 SPACES

**HEARING LOCATION:**

ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS ROAD,  
ARLINGTON HEIGHTS, IL 60005

**DATE:** **May 9, 2018**

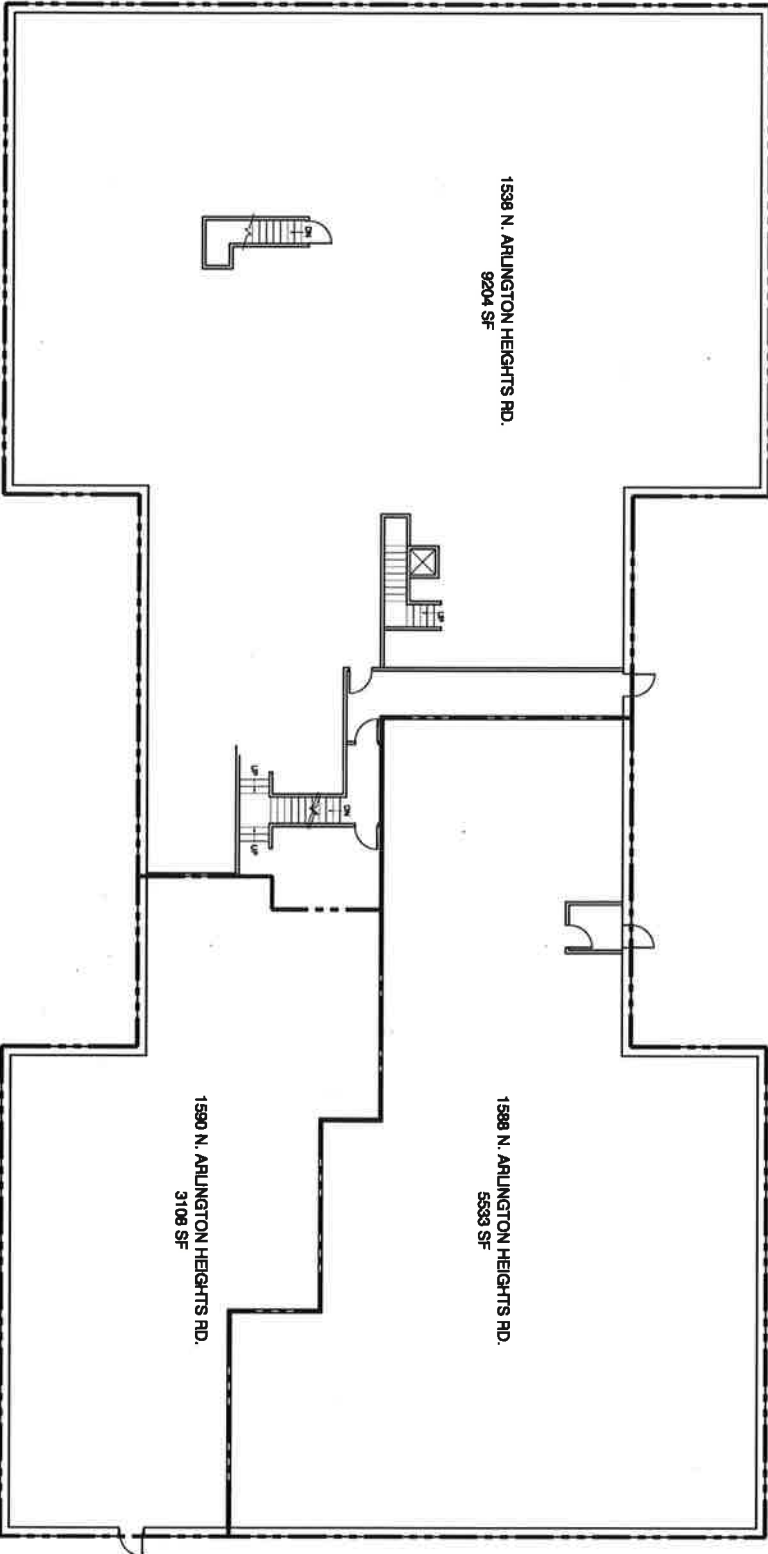
**TIME:** **7:30 p.m.**

**PUBLIC ATTENDANCE AND COMMENTS INVITED**

**FOR DETAILS CALL:**

SmithAmundsen, LL  
815-337-4900

or Village of Arlington Heights  
Department of Planning & Community Development  
at 847-368-5200



First Floor Plan



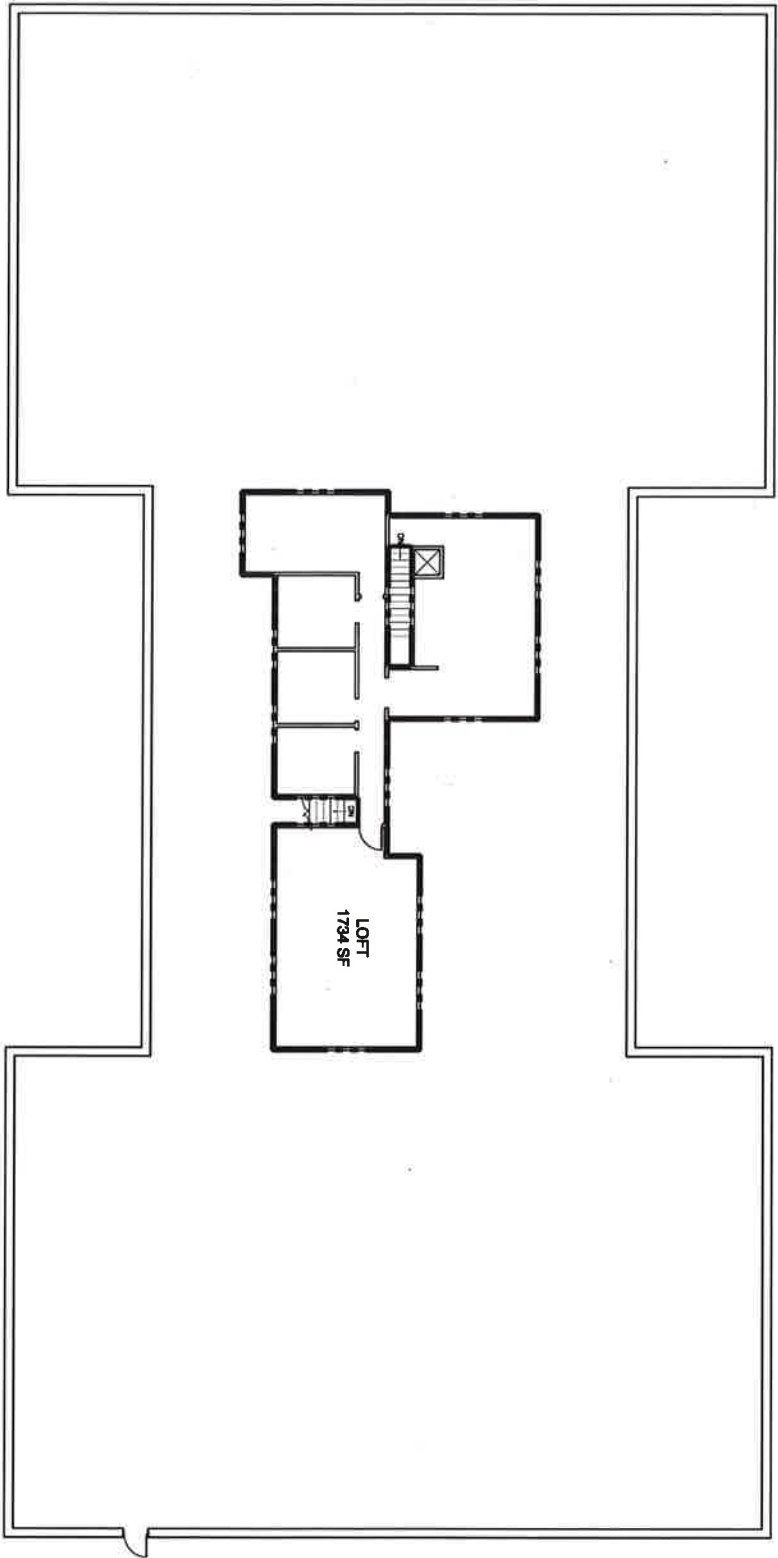
Northwest Community Healthcare  
Arlington Heights, IL



43 South Val Avenue  
Arlington Heights, IL 60005  
480 N. 70th St. 2018  
January 3, 2018



ARCHITECTS • ILLINOIS, INC.



Loft Plan



Northwest Community Healthcare  
Arlington Heights, IL



43 South Val Avenue  
Arlington Heights, IL 60004  
480 N. Waukegan Rd. # 200  
January 3, 2018



ARCHITECTS • PLANNERS, INC.