



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1531-1711 W Campbell St - Westgate Park & Shop Rezoning
PC#: 18-027 – Round 1
Date: December 17, 2018

Jake...

I have reviewed the documents submitted and have no objection to the request.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 12/13/2018

P.C. Number: 18-027

Project Name: Rezoning

Project Location: 1531 – 1711 W. Campbell St.

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Any work shall be completed under the currently adopted codes as well as the 2000 Edition of the Life Safety Code.
2. If a fire alarm exists visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
3. Buildings shall have approved address numbers.

Date 12-13-18

Reviewed By: 

Fire Safety Supervisor

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Memorandum

To: Jake Schmidt, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 19, 2018
Subject: 1531-1711 W Campbell St, P.C. #18-027 – Round 1

Regarding the proposed rezoning, PW has the following comments:

1. A 1.5" RPZ replacement will be required. The existing unit is obsolete.
2. Please provide survey for Utility Technician.
3. VAHPW has no further comments at this time.

VAHPW has no further comments at this time.

C: File

Musinski, Jeff

From: Gilles, Mike
Sent: Monday, December 17, 2018 7:16 AM
To: Musinski, Jeff
Subject: RE: need info this morning

They have a 1" meter and 1.5" backflow. The meter might be undersized if they are adding showers or bathrooms. The domestic backflow is old and should be replaced.

Ideally they should have a 1.5 inch meter and a new 1.5 backflow device on their domestic service.

They share a fire system with other units and the backflow device is current and in excellent condition.

From: Musinski, Jeff
Sent: Monday, December 17, 2018 5:40 AM
To: Gilles, Mike <mgilles@vah.com>
Subject: need info this morning

Fitness 19 Expansion (1601 W Campbell), how do they get water? Do they have a meter? If so, what size and how old? RPZ too?

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: WESTGATE OF ARLINGTON HEIGHTS, LLC

Owner: _____

Contact Person: M. SCHWARTZ

Address: 191 WALKER RD, #203

NORTFIELD, IL 60093

Phone #: 847-687-6450

Fax #: 847-441-7705

E-Mail: MSCHWARTZ10@SBEGLOBAL.NET

P.I.N.# 03-30-37-011-0000

Location: 1607 W. CAMPBELL

Rezoning: K Current: B1 Proposed: B2

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 193,124 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 | <u>NO</u> | | |
| Sanitary Sewer | <u>NO</u> | | |
| Storm Sewer | <u>NO</u> | | |
| b. Surface Improvement | | | |
| Pavement | <u>NO</u> | | |
| Curb & Gutter | <u>NO</u> | | |
| Sidewalks | <u>NO</u> | | |
| Street Lighting | <u>NO</u> | | |
| c. Easements | | | |
| Utility & Drainage | <u>NO</u> | | |
| Access | <u>NO</u> | | |

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? | | <u>X</u> | |
| 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? | | <u>X</u> | |
| 8. CONTRIBUTION ORDINANCE EXISTING? | | <u>X</u> | |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? ... | | <u>X</u> | |
| 10. WETLAND EXISTING? | | <u>X</u> | |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SORCE ARCHITECTURE

DATE OF PLANS: 11/29/18

Director

Date

NO COMMENTS AT THIS TIME
Michael J. Jagan 12/14/18



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-027

Project Name

Westagte Park and Shop Rezoning

Project Location

1531-1711 W. Campbell Street

Planning Department Contact Jake Schmidt

General Comments

Round 1

The Fire Department has no comments at this time.

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DEVELOPMENT DEPARTMENT

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

Date December 13, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Fitness 19
1531-1711 W. Campbell
Rezoning
PC#18-027

Round 1 Review Comments

12/19/2018

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should meet 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 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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

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01/02/2018
Supervisor's Signature
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: policemail@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

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.

Print Form (To Mail)

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

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: WESTBATE OF AHTS, LLCOwner: "Contact Person: M.A. SIMPSONAddress: 191 WILKESMAN RD. 203
NORTHFIELD, IL 60093Phone #: (847) 687 6400Fax #: (847) 441 7701E-Mail: PARTICPW@AHL.COMP.I.N.# 03-30-30-016-0000Location: 1607 W. CAMPBELLRezoning: ✓ Current: 351 Proposed: 32

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 193.424

of Units Total: _____

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

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres, LEHP AF 12/13/18
Environmental Health Officer DateSean Freres AF 12/13/18
for ACTING Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: WESTGATE OF ARLINGTON HTS LLC
 Owner: _____
 Contact Person: M.A. SCHWARTZ
 Address: 191 WAUREGAN RD #203
NORTHEAST, IL 60063
 Phone #: 847-687-6400
 Fax #: 847-441-7705
 E-Mail: MSCHWARTZ10@GBCGLOBAL.NET

P.I.N.# 03-30-317-011-0000
 Location: 1601 ~~W~~ CAMPBELL
 Rezoning: ✓ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 193,424
 # 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>X</u> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>X</u> | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | _____ | <u>N/A</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:

PLEASE SEE ATTACHED



12.21.18

Date

Planning & Community Development Dept. Review

December 21, 2018



REVIEW ROUND 1

Project: Westgate Park & Shop Rezoning

Case Number: PC 18-027

General:

7. The following approval is needed:
 - **Rezoning from B-1, Business District Limited Retail, to B-2, General Business District**
8. The following Variation is required:
 - **A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.**
9. Please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - b. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - c. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Site:

10. What action, if any, has been taken to comply with the removal of the non-compliant on-site signage, as required by the allowance granted by the Village Board in 2015 via Design Commission petition 14-049?

Traffic/Parking:

11. The provided parking survey is acceptable.
12. The existing on-site bicycle rack provides adequate bicycle parking spaces for the expanded Fitness 19 space.

Prepared by: _____

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: WESTGATE OF A/HTS, LLC
 Owner: _____
 Contact Person: M. SCHWARTZ
 Address: 191 WILKESBORO RD #203
MARTINEFIELD, IL 60093
 Phone #: 847 681 6182
 Fax #: 847 641 7705
 E-Mail: PARTYCLAW@POL.COM

P.I.N.# 03-30-317-010-0000
 Location: 1607 W CAMPBELL
 Rezoning: ✓ Current: B1 Proposed: B2
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 193,414
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>N/A</u>	_____
<u>N/A</u>	_____
_____	<u>X</u>

Comments:

NO COMMENTS

[Signature] 12/20/18
 Coordinator Date