



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 3215 N Wilke Rd – Shirley Ryan Ability Lab – LUV to allow a Physical Rehabilitation Facility, Variations

PC#: 20-003– Round 1

Date: January 21, 2020

Sam –

I do not have any objections for the Land Use Variation and other variations.

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DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20 - 003
Petitioner: Rehabilitation Institute of Chicago d/b/a Shirley
Ryan AbilityLab, 355 E. Erie St., Chicago, IL 60611
Owner: 3205-3231 North Wilke Property, LLC
c/o Boxer Property, 720 N. Post Oak Rd., Suite 500
Houston, TX 77024
Contact Person: Kathleen A. Duncan, attorney
Address: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606
Phone #: 312-870-8024
Fax #: _____
E-Mail: kathleen.duncan@akerman.com

P.I.N.# _____
Location: 3215 N. Wilke Rd.
Rezoning: _____ Current: M-1 Proposed: M-1
Subdivision: N/A
of Lots: _____ Current: _____ Proposed: _____
PUD: N/A For: _____
Special Use: N/A For: _____
Land Use Variation: ☒ For: Physical Rehabilitation
Center
Land Use: _____ Current: Vacant commercial space
Proposed: Physical Rehab. Center
Site Gross Area: 14,796 s.f.
of Units Total: N/A
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION

See attached



Director

Date



Village of Arlington Heights, IL Building & Life Safety Department

Fire Safety Review

Date: 1/22/2020

P.C. Number: 20-003 Round 1

Project Name: Shirley Ryan Ability Lab LUV

Project Location: 3215 N. Wilke Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. For information purposes the proposed use is a change of occupancy. Village code amendments state no change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this Code for such division or group of occupancies.
2. All currently adopted codes shall apply.
3. The fire sprinkler system shall be capable of meeting the criteria for the proposed use. Certification of the fire suppression system indicating such compliance is required to be provided.
4. The fire alarm shall meet the code requirements for the proposed use.
5. Separate permits are required for any work on the fire suppression system and/or the fire alarm system.
6. Fire protection equipment and service rooms shall be identified in an approved manner.
7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
8. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
9. A key safe (Knox Box) shall be provided and contain keys to gain necessary access.
10. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements.
11. Exit signs shall be illuminated at all times and have emergency power backup.

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12. Buildings shall have approved address numbers.
13. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
14. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 01-22-20

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

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FEB 06 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 4, 2020
Subject: 3215 N Wilke Road, PC# 20-003

With regard to the new construction of Shirley Ryan Ability Lab LUV, I have the following comments:

1. The proposed building is currently fed from two master water meters. Verify the use and how payment from these common lines will occur. There are no sub-meters maintained or read within this shopping center.
2. The RPZ will be sized upon submittal of plumbing plans.

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

C. file

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Ryan Ability Lab, 355 E. Erie St., Chicago, IL 60611Owner: 3205-3231 North Wilke Property, LLC
c/o Boxer Property, 720 N. Post Oak Rd., Suite 500
Houston, TX 77024Contact Person: Kathleen A. Duncan, attorneyAddress: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606Phone #: 312-870-8024

Fax #:

E-Mail: kathleen.duncan@akerman.comP.I.N.# 03-07-100-007-DDDDLocation: 3215 N. Wilke Rd.Rezoning: _____ Current: M-1 Proposed: M-1Subdivision: N/A

of Lots: _____ Current: _____ Proposed: _____

PUD: N/A

For: _____

Special Use: N/A

For: _____

Land Use Variation: ☒ For: Physical Rehabilitation CenterLand Use: _____ Current: Vacant commercial space
Proposed: Physical Rehab. CenterSite Gross Area: 14,796 s.f.# of Units Total: N/A

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

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water

NO

Sanitary Sewer

Storm Sewer

b. Surface Improvement

Pavement

Curb & Gutter

Sidewalks

Street Lighting

c. Easements

Utility & Drainage

Access

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

b. IDOT

c. ARMY CORP

d. IEPA

e. CCHD

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES

NO

COMMENTS

X

X

N/A

X

X

X

X

X

X

MINOR REVISION NEEDED
TO SITE PLAN

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: CANINDU DESAIDATE OF PLANS: JANUARY 17, 2020

Director

VILLAGE ENGINEER

Date

1/30/2020

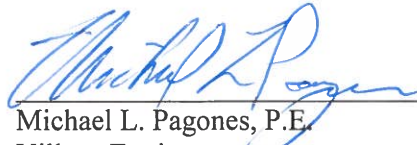
PLAN COMMISSION PC #20-003
Shirley Ryan Ability Lab LUV
3215 N Wilke Rd
Round 1

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DEVELOPMENT DEPARTMENT

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

| | |
|-------------------------------|--|
| Projected Coordinate System: | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection: | Transverse_Mercator |
| False_Easting: | 984250.00000000 |
| False_Northing: | 0.00000000 |
| Central_Meridian: | -88.33333333 |
| Scale_Factor: | 0.99997500 |
| Latitude_Of_Origin: | 36.66666667 |
| Linear Unit: | Foot_US |
| Geographic Coordinate System: | GCS_North_American_1983 |
| Datum: | D_North_American_1983 |
| | Prime Meridian: Greenwich |
| | Angular Unit: Degree |

13. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.
14. The proposed site plan shows two handicap accessible parking stalls. Verify that two stalls meet Village code and Illinois Accessibility code. This can be addressed at permit.
15. The drive aisle below the canopy is too narrow to accommodate two-way traffic. The site plan shall be revised with the necessary signage and striping for one way only under the canopy. This can be addressed at permit.


Michael L. Pagones, P.E.
Village Engineer

1/30/2020
Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Shirley Ryan Ability Lab
3215 N Wilke Rd.
LUV

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

01/27/2020

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.

A. Ovington #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

[Signature] #557

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres, LEHP 1/24/20
Environmental Health Officer Date

James McCalister SM 1/24/20 for Director
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

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YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

PLEASE SEE ATTACHED COMMENTS.

[Signature]

2.4.20

Date



Planning & Community Development Dept. Review

February 4, 2020

REVIEW ROUND 1

Project: 3215 N Wilke Rd.
Shirley Ryan Ability Lab LUV

Case Number: PC 20-003

General:

7. The Plan Commission must review and approve the following actions:
- a) Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.
 - b) Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the number of required parking spaces on the subject property. The extent of this variation must be verified, please see the comments below for further clarification.
 - c) Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic study by a certified traffic engineer.
 - d) Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
 - e) Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Parking & Tenant List:

8. Please verify the current and proposed number of parking spaces. The Plat of Survey notes that there are 373 parking spaces on the site, however, the project narrative and parking study state that there are 375 parking spaces on the site. Furthermore, the parking study notes that 15 standard parking spaces will be converted to 7 handicap parking spaces, however, only 2 new handicap parking spaces are shown on the plans. Please revise the site plans to show where all new handicap parking spaces will be located.
9. Please note the following definition relative to parking requirements: **Floor Area** (*For determining off-street parking and loading requirements*). *The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings.* Please note that when the square footage of "Unit 1" is added to the total floor area for the remaining buildings within the development as shown on the Plat of Survey, the total square footage for the development is approximately 104,000 sq. ft. Furthermore, the total floor area for the development as shown within the PUD approval ordinance is 103,740 sq. ft. However, the tenant list provides a grand total of 89,888 sq. ft. for the development. Please clarify the overall square footage and provide a tenant list that accounts for the total floor area as per the above definition.
10. Many of the tenants on the tenant list are within spaces that are between 75 sq. ft. and 200 sq. ft. in size. Are these individual units or does the complex operate on a shared space/co-working model? If so, please revise the tenant list to include the overall size of the co-working space/unit. The line item in the tenant list would be revised to remove each individual tenant within the co-working office space and provide only the overall size of the co-working office space.

Prepared by: SAM HUBBARD

Shirley Ryan Ability Lab - LUV
3215 N. Wilke Rd.
PC #20-003
January 22, 2020

1. The landscaping must be consistent with the approved landscape plan pursuant to ordinance 79-84. There are code required trees at the ends of some of the parking rows where the tree is absent. Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4 inch caliper shade tree.