



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

Fire Safety Review

Date: 2/17/2020

P.C. Number: 20-003 Round 2

Project Name: Shirley Ryan Ability 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. No additional comments at this time.

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 02-17-20

Reviewed By:


Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 19, 2020
Subject: 3215 N Wilke Road, PC# 20-003 Round 2

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

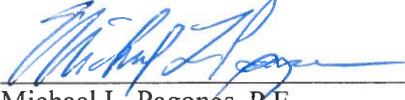
1. No further comments at this time.
2. Comments will be made upon receipt of the construction plans.
- 3.

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

C. file

PLAN COMMISSION PC #20-003
Shirley Ryan Ability Lab LUV
3215 N Wilke Rd
Round 2

16. The petitioner's response to Comment No.s 11, 12 and 13 is acceptable.
17. The petitioner's response to Comment No. 14 is noted. In the event the 6 proposed handicap stalls does not meet Village code and Illinois Accessibility Code, additional stalls may need to be provided. This can be addressed at permit.
18. The petitioner's response to Comment No. 15 is acceptable.

 2/19/2020

Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-003

Project Name

Shirley Ryan Ability Lab

Project Location

3215 N. Wilke Road

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

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

Date February 14, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Shirley Ryan Ability Lab
3215 N Wilke Rd.
LUV

Round 2 Review Comments

02/18/2020

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:**
Nothing further.

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #557
Supervisor's Signature

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 20, 2020



REVIEW ROUND 2

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

Case Number: PC 20-003

General:

11. The response to comment #7 is acceptable. Based on the final tenant list and unit sizes, the parking variation has been clarified. 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 from 370 spaces to 361 spaces.
- 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:

12. The response to comment #8 is noted. Further clarification has been requested in a follow up email dated 2/20/20. It is believed, as based on a count from four separate aerial images from 2019, that there are 376 existing parking spaces on the property. Based on the elimination of parking spaces as a result of the proposed canopy, landscape islands, and additional handicap parking spaces, it appears that only 361 parking spaces would exist on the property upon completion of the site modifications.

13. The responses to comments #9 and #10 are acceptable.

14. Compliance with the bicycle parking regulations is required. 19 bike parking spaces must be provided on the subject property. Please install 4 spaces, which is the number allocated to this use, and the Village will coordinate with the landlord to ensure that the remaining 15 spaces are installed.

Prepared by:

[Signature]