



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: 1863 W Central Rd - Hiding Place Banquet Hall
PC#: 21-008 – Round 1
Date: April 14, 2021

General Comments:

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

Jake –

I have reviewed the request for the Hiding Place Banquet Hall and have the following comment:

Building Review

- Plans have been submitted and reviewed for the interior alteration of this space under permit application number 21-305 and the floor plan in this submittal is not the same as the plans that were submitted for the permit.

The revised plans for the permit are currently being reviewed.

I have no objections to the Plan Commission application.

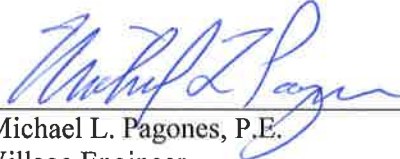
Fire Life Safety Review

I have no objections to the Plan Commission application.

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APR 15 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #21-008
Hiding Place Banquet Hall
1863 W Central Road
Round 1

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. A traffic and parking study shall be provided. Taking into consideration Covid, calculated parking demand for the banquet component is acceptable.
13. If exterior plumbing becomes necessary, an MWRD permit will be required.


Michael L. Pagonis, P.E. Date 5/12/21
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-008

Project Name

Hiding Place Banquet Hall

Project Location

1863 W. Central Raod

Planning Department Contact Jake Schmidt

General Comments

Round 1

General Comments:

- 1)Please provide a Knox Box for this separate address and business.
- 2) The Fire Department will defer to Don Lay in the Building and Life Safety Department on any other changes needed due to the change of use of an existing building.

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

Date April 8, 2021

Reviewed By:

LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

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APR 12 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

**Hiding Place Banquet Hall
1863 W Central Rd.**

Round 1 Review Comments

04/12/2021

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.

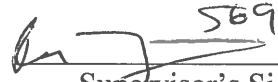
- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A-O, #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:


Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: Murat Murati

Owner: CLARIBROOK
1815 Central Rd
Arlington Heights IL 60005

Contact Person: Murat Murati
Address: 1859 W. Central Rd
Arlington Heights IL 60005

Phone #: 317 409 0753

Fax #: _____

E-Mail: mmurati73@comcast.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

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

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


1. GENERAL COMMENTS:

No comments from this Department

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PLANNING AND
DEVELOPMENT DEPARTMENT

Jeff Bohner  4/13/21

Environmental Health Officer Date

James McCalister 4/13/21

Director Date

Planning & Community Development Dept. Review

April 27, 2021



REVIEW ROUND 1

Project: 1815 W Central Rd.
Hiding Place Banquet Hall

Case Number: PC 21-008

General:

1. The following approval has been requested:
 - a. **Special Use Permit a Banquet Hall in the B-2 zoning district.**
2. The written response to Special Use Permit Criteria is acceptable.
3. The provided Market Study is acceptable.
4. 5-foot separation between outdoor tables and the edge of the walkway appears to be provided. Please note that a minimum separation of 5 feet between the edge of the outdoor tables and the edge of the walkway must be maintained at all times for accessibility.

Prepared by: _____

Hiding Place Banquet Hall

1863 W. Central Road

PC #21-008

April 27, 2021

Landscape Comments

- 1) Incorporate raised planters on the perimeter of the outdoor dining where space permits. Must maintain a minimum of five feet between the tables/chairs and the drive aisle for the walkway. The outdoor dining must comply with the provisions outlined in Chapter 28, Section 5.1-22.