



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 (Building & FLS)
Subject: 19 N Wilke Rd. – Land Use Variation for a Tattoo Parlor – Midwest Tattoo
PC#: 21-014 – Round 1
Date: June 21, 2021

General Comments:

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

Jake –

I have reviewed the request for a Land Use Variation and do not have any concerns.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Jake Schmidt, Planning and Community Development
From: Cris Papierniak, Acting Director of Public Works
Date: June 24, 2021
Subject: 19 N Wilke Rd, PC #21-014

With regard the land use variation...

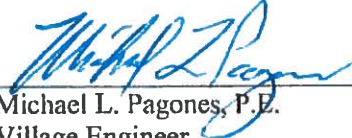
Public Works has no comments at this time.

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DEVELOPMENT DEPARTMENT

C. file

PLAN COMMISSION PC #21-014
Midwest Tattoo LUV
19 N Wilke Rd
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. The Public Works Department and Engineering Division have no further comments.

 6/30/21
Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-014

Project Name

Midwest Tatto

Project Location

19 N. Wilke Raod

Planning Department Contact Jake Schmidt

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date June 23, 2021

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Midwest Tattoo LUV
19 N Wilke Rd.

Round 1 Review Comments

06/30/2021

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:

J. C. C. #681
Supervisor's Signature

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JUN 11 2021

HEALTH SERVICES DEPARTMENT

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT 6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# _____
Petitioner: <u>Hector Barreiro</u>	Location: <u>19 N. Wilke Rd.</u>
<u>2600 Fremont St. Rolling Meadows IL 60008</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>(312) 369-9659</u>	Subdivision: _____
Owner: <u>Paul Tsipin</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>1045 Dell Rd. Northbrook, IL 60062</u>	PUD: _____ For: _____
<u>(847) 877-7617</u>	Special Use: _____ For: _____
Contact Person: _____	Land Use Variation: <u>X</u> For: _____
Address: _____	<u>Tattoo Studio</u>
Phone #: _____	Land Use: _____ Current: _____ Proposed: _____
Fax #: _____	Site Gross Area: _____
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

Facility must register with the Illinois Department of Public Health as a Body Art Establishment. Prior to opening they will need to submit a copy of their inspection and permit from IDPH to the Health Department.

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JUN 23 2021

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

[Signature]
Environmental Health Officer

6-28-21
Date

[Signature]
for

Dirac
Date

Planning & Community Development Dept. Review

June 29, 2021



REVIEW ROUND 1

Project: Midwest Tattoo Land Use Variation

Case Number: PC 21-014

General:

1. The following approval has been requested:
 - a. **Land Use Variation to allow a Tattoo Parlor within the B-2, General Business Zoning District.**
2. The written response to Land Use Variation Justification Criteria is not acceptable. The response should be directly related to the four criteria outlined in the Plan Commission Application packet.

Traffic and Parking

3. Please provide a current tenant list for the building, listing all tenants (including vacant spaces) with their respective square footages, so that code-required parking can be verified.

Prepared by: _____

6.29.21

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT JUN 11 2021 7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

DEVELOPMENT D

Petition #: P.C.
 Petitioner: Hector Barreiro
2600 Fremont St., Rolling Meadows, IL
60008 (312) 369-9654
 Owner: Paul Tsipin
1045 Dell Rd. Northbrook, IL 60062
(847) 877-7617

Contact Person: _____
 Address: _____
 Phone #: _____
 Fax #: _____

P.I.N.# _____
 Location: 19 N. Wilke Rd.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: X For: TATTOO STUDIO
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

NO COMMENTS

[Signature] 6/28/21
 Coordinator Date