



MEMORANDUM

DATE: 11/15/22

TO: Jorge Torres, Director of Building & Life Safety

FROM: Elliot L. Eldridge, Assistant Building Official of Building & Life Safety

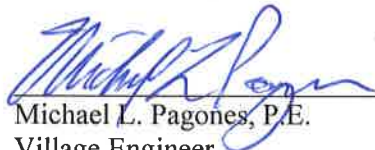
SUBJECT: Seasons Office Center LUV Amendment for Parking Variation
Project Location: 129-151 W. Rand Rd.

General Building & Life Safety Comments:

- All currently adopted codes shall apply.
- All accessibility to comply with the 2018 Illinois Accessibility Code (IAC).
- Provide an Accessibility Parking Analysis to determine if the total number of Accessibility parking for the reference project meets the demand of the Accessibility code (IAC). In addition, report on the close proximity and the condition of the Accessibility Parking markings, striping and updated fines sign.

PLAN COMMISSION PC #22-014
Seasons Office Center LUV Amendment
Amendment to LUV Ordinance 13-005 Parking Variation
133 W Rand 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. The proposed lease agreement is acceptable. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 11-23-22
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Seasons Office Center LUV Amendment 129-151 W Rand Rd

Round 1 Review Comments

11/28/2022

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:

- The police department does not see any issues with the proposed parking expansion.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature 583

**DEPARTMENT REVIEW TRANSMITTAL
FOR PLAN COMMISSION HEARING REVIEW**

NOV 14 2022

**Seasons Office Center LUV Amendment
Amendment to LUV Ordinance 13-005, Parking Variation.
PC#22-014**

Round 1

**(Please use attached department comment forms or use attached sheets:
REVIEW COMMENTS CANNOT BE WRITTEN ON THIS SHEET.)**

To: Department Heads

1	Building	
2	Public Works	
3	Engineering	
3-A	Engineering - Traffic	
4	Fire	
5	Police	
6	Health	☒
7	Planning	
7-A	Planning / Landscaping	

From: Jake Schmidt, Planning & Community Development
Re: P.C. # 22-014
Project Name: Seasons Office Center LUV Amendment
Project Location: 129-151 W. Rand Rd.
Transmitted On: 11/10/22

Attached are the petitioner's:

 X Plans & Documents for a Round 1 Review

**Please review, comment, and return comments to Jake Schmidt
in the Department of Planning & Community Development by 11/24/22.**

Return of plans is no longer required.

Thank you for your assistance and cooperation!
Call Jake with any questions at extension 5215.

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-18.40-167-1003
Petitioner: Meena Barsoum	Location: 133 W. Rand Road
133 W. Rand Road	Rezoning: _____ Current: _____ Proposed: _____
Arlington Heights, IL 60004	Subdivision: _____
Owner: Midwest Healthcare Properties	# of Lots: _____ Current: _____ Proposed: _____
131 W. Rand Road	PUD: _____ For: _____
Arlington Heights, IL 60004	Special Use: _____ For: _____
Contact Person: Meena Barsoum	Land Use Variation: _____ For: _____
Address: 131 W. Rand Road	Amendment
Arlington Heights, IL 60004	Land Use: _____ Current: _____
Phone #: 630-464-3805	Proposed: _____
Fax #: _____	Site Gross Area: _____
E-Mail: drbarsoum@ahdentist.com	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

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

1. GENERAL COMMENTS:

No Comments.

RECEIVED
NOV 10 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 11-16-22
Environmental Health Officer Date

 11/16/22 Direc
tor Date

Planning & Community Development Dept. Review

November 29, 2022



REVIEW ROUND 1

Project: Seasons Office Center
129-151 W. Rand Rd.

Case Number: PC 22-014

General:

1. The written response to Zoning Variation Justification Criteria has been received and is being evaluated.
2. The provided Parking Survey has been received and is being evaluated.
3. The following approvals are required:
 - Amendment to LUV Ordinance 13-005 (Regarding a parking variation).
 - A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

Parking:

4. The provided parking agreement is for spaces in excess of the code-required parking surplus for the restaurant. Please confirm in writing that the parking survey encompassed restaurant parking spaces as well as the subject site.
5. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for a bike rack. 7 bicycle parking spaces are required by code for this project.

Prepared by:

A handwritten signature in black ink, appearing to be "John Smith", written over a vertical line.

Season Office Center LUV Amendment
129-151 W Rand Road
PC #22-014
November 23, 2022

Landscape Comments

- 1) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree is required at the ends of all parking rows. There are islands where the code required tree is absent. Please incorporate the code required tree within the islands where they are absent.
- 2) The landscaping must be consistent with the plans dated and received 4/16/07 per the Design Commission approval on 5/8/07.