

W-T CIVIL ENGINEERING, LLC

CIVIL AND STRUCTURAL ENGINEERS

2675 PRATUM AVENUE - HOFFMAN ESTATES, IL 60192

(224) 293-6333

FAX (224) 293-6341

February 25, 2016

Village Hall

~~Building Services~~ *Alvarez*
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: ~~Ms. Deb Pierce~~ *Enright*

Re: 1415 S. Arlington Heights Road

Dear: Ms. Pierce

Listed below in **bold** are our responses to the comments received from various Village departments dated February 9, 2016 – February 18, 2016.

Building Department

1. Fire sprinkler and fire alarm systems must remain operational in all occupied areas during renovations.

Understood.

Engineering 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.

Understood.

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FEB 26 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

12. The existing detention facility is a private system and is not to be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached sample.

The Onsite Utility Maintenance Agreement will be provided once the plans are approved. We understand that an agreement must be executed prior to issuance of a permit.

13. The project results in a net reduction in impervious area. No new storm water detention is required. However, the existing required detention volume must be verified. Provide calculations to show the actual volume of detention currently provided.

Enclosed are volume calculations of the existing detention currently provided. The existing storage volume in the west parking lot is 0.212 acre-feet. The existing storage volume in the east detention pond is 0.276 acre-feet. The total existing volume provided is 0.488 acre-feet (0.212 +0.276 = 0.488 acre-feet).

14. There are no changes shown to the existing parking lot lighting system.

Understood.

15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the southeast corner of the site in both directions. Attached are the specifications for the tower apparatus.

Enclosed is a Circulation Exhibit, sheet EX-3, showing the turning path of the Fire Department's responding vehicle through the project area in both directions.

16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.

The New Heavy Duty Asphalt Pavement section detail has been revised to call out the specified layer thicknesses. Refer to the Construction Details, sheet C-6.1 for additional details.

17. Code requires perimeter concrete curb for new/reconstructed section of parking lot. The portion of parking lot being reconstructed along the east side of the building must include perimeter curb. If the intent is to still sheet drain the pavement to the east this requirement can be fulfilled with curb with occasional depressions in the curb to allow water to pass, or a flat concrete ribbon.

Project Note 5 on the Site Geometric and Development Plan, sheet C-2.0, has been revised to call out a new 12" concrete ribbon curb along the east side of the proposed pavement. A detail of the 12" concrete ribbon has been provided on the Construction Details, sheet C-6.1.

18. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

A bicycle rack has been added on the east side of the building near the entrance to the building addition. Refer to the Site Geometric and Development Plan, sheet C-2.0, for additional details.

19. What purpose does the proposed cross access easement serve?

The proposed cross access easement is provided for future cross access.

Fire Department

1. The addition is to be sprinkled.

Understood. The fire protection service line will be extended from the existing building into the new addition.

2. Please provide an Autoturn diagram showing access with the addition in place.

Enclosed is a Circulation Exhibit, sheet EX-3, showing the turning path of the Fire Department's responding vehicle through the project area in both directions.

3. The addition is to meet code for fire detection and be supported by the current fire alarm system.

Understood.

4. While not required the occupant should consider placing a knox box at the building entrance to the addition.

Understood. A knox box is not proposed to be installed at this time.

Police Department

1. Character of Use:
The character of use is consistent with the area and is not a concern.

No response required.

2. Are lighting requirement adequate?
Lighting should be up to Village of Arlington Heights code.

Understood. Changes to the lighting system are not proposed.

3. Present traffic problems?
There are no apparent traffic problems at this location.

No response required.

4. Traffic accidents at particular location.
This is not a problem area in relation to traffic accidents.

No response required.

5. Traffic problems that may be created by the development.
This development should not create any additional traffic problems.

No response required.

6. General comments:
Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situation or for suspicious/criminal activity on the property during all hours.

Understood.

Health Services Department

1. Provide Accessible Parking Spaces on the shortest accessible route to the new entrance of the Building addition. IAC Section 400.310(c)(2).

One (1) accessible parking space has been provided across the drive aisle from the northeast corner of the existing building. This is the shortest route to the new entrance of the addition. Refer to the Site Geometric and Development Plan for additional details. Handicap striping and signage details are provided on the Construction Details, sheet C-6.1.

Planning Department

1. The cross access easement provided is 50 feet wide running along the east property line of lot 1, however, the proposed building addition would be within that easement. Please modify the easement to reflect the proposed site plan which indicates the drive aisle 24 feet wide setback 7 feet from the east property line for a total of 31 feet (rather than 50 feet as shown).

The Plat of Easement has been revised. The width of the cross access easement along the frontage of the building has been reduced from 50 feet to 31.50 feet. Outside of the building frontage, the width of the easement is unchanged at 50 feet. Refer to the enclosed revised Plat of Easement for details.

2. Ordinance 95-055 (see attached Ordinance) also required a drainage easement as lot 1 drains to lot 2. Please provide required drainage easement.

Understood. A drainage easement is now shown on the Plat of Easement over all of Lot 2. Refer to the Plat of Easement for additional details.

Planning Department – Landscape and Tree Preservation

1. A landscape compliance bond in the amount of 30% of the landscaping costs will be required at time of permit.

Understood. Enclosed is a cost estimate of the anticipated landscaping costs for this project. A bond in the amount of 30% of the total landscaping costs will be provided prior to issuance of the permit.

**1415 S. Arlington Heights Road
Arlington Heights, IL
02/25/16
Page 6**

Enclosed please find five (5) copies of the revised site engineering drawings, one (1) copy of the revised Plat of Easement, one (1) copy of the Opinion of Probable Landscape Costs, five (5) copies of the Circulation Exhibit, and one (1) copy of the existing detention volume calculations. Please forward any additional questions or comments to my attention at the address above.

Respectfully Submitted,

W-T CIVIL ENGINEERING, LLC

**Matt Palys P.E., CFM
Project Engineer**

W-T CIVIL ENGINEERING, LLC

W-T CIVIL ENGINEERING, L.L.C.

Civil and Structural Engineers
 2675 Pratum Ave.
 Hoffman Estates, IL 60192
 (224) 293-6333

PROJECT NAME Northwest Gastroenterologists

LOCATION CE15099

DATE 12/18/2015

BY DAK

EXISTING WEST PARKING LOT STORAGE VOLUME

ELEVATION	AREA	INCR. STORAGE VOLUME	CUMULATIVE STORAGE VOLUME	
699.63	18,502 SQ. FT.			
		7,454 CU. FT.	9,235 CU. FT. OR	0.2120 AC-FT
699.00	5,162 SQ. FT.			
		1,781 CU. FT.	1,781 CU. FT. OR	0.0409 AC-FT
698.31	0 SQ. FT.			
TOTAL POND $V_{699.63}$ =			9,235 CU. FT.	
			OR	0.212 AC-FT

EXISTING EAST DETENTION POND STORAGE VOLUME

ELEVATION	AREA	INCR. STORAGE VOLUME	CUMULATIVE STORAGE VOLUME	
695.61	19,108 SQ. FT.			
		7,981 CU. FT.	12,026 CU. FT. OR	0.2761 AC-FT
695.00	7,059 SQ. FT.			
		3,953 CU. FT.	4,046 CU. FT. OR	0.0929 AC-FT
694.00	846 SQ. FT.			
		93 CU. FT.	93 CU. FT. OR	0.0021 AC-FT
693.67	0 SQ. FT.			
TOTAL POND $V_{695.61}$ =			12,026 CU. FT.	
			OR	0.276 AC-FT



Brusseau Design Group, LLC

Landscape Architecture • Land Planning • Recreational Planning & Design

2675 Pratum Avenue, Hoffman Estates, IL 60192 (224) 293-6470, (224) 293-6477 Fax

Northwest Gastroenterologists

Landscape Development

Arlington Heights, IL

Opinion of Probable Landscape Costs

February 25, 2106

<u>Item</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Sub-Total</u>	<u>Area Total</u>
Landscape Plantings					
Shade Trees (4")	EA	\$500.00	9	\$4,500.00	
Ornamental Trees (6')	EA	\$350.00	1	\$350.00	
Evergreen Trees (7')	EA	\$350.00	0	\$0.00	
Deciduous Shrubs (24" - 36")	EA	\$75.00	22	\$1,650.00	
Evergreen Shrubs (24")	EA	\$75.00	6	\$450.00	
Perennials	EA	\$20.00	287	\$5,740.00	
Hardwood Mulch	CY	\$40.00	10	\$400.00	\$13,090.00
Total Budgetary Estimate					\$13,090.00

Enright, Bill

From: Enright, Bill
Sent: Friday, February 19, 2016 3:00 PM
To: samsalahi@apsarchitects.com
Subject: NW Gastro
Attachments: DOC073.pdf

Sam please find attached first round comments from the Village departments. Please respond, in writing, to each comment. Please label each department and the comment number with your response. If revised plans are required, just send 3 copies of the revised plan (not the whole set of plans).

Thank you.

Bill Enright

Deputy Director Planning & Community Development

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

847-368-5211

BUILDING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003

Petitioner: _____

Owner: MITCHELL BERENSEN
NWB PARTNERS, LLC

Contact Person: Sam Salahi - Architect

Address: 123 W. FRONT, SUITE 202
Wheaton, IL 60187

Phone #: 630-665-0355

Fax #: _____

E-Mail: Sam.Salahi@Apsarchitects.com

LOT-1 (08-10-300-127-0000)
P.I.N.# LOT-2 (08-10-300-128-0000)

Location: 1415 S. Arlington Heights Rd.

Rezoning: _____ Current: B-1* Proposed: B-1*

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: Amendment 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.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- 1. X _____ VILLAGE BUILDING CODE
- 2. _____ _____ PRESENT ZONING USE
- 3. _____ _____ REQUESTED ZONING USE
- 4. _____ _____ SUBDIVISION REQUIRED
- 5. _____ _____ SIGN CODE

6. GENERAL COMMENTS:

NO COMMENTS

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FEB 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Det Pierce 2-10-16
Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
Petitioner: _____

P.I.N.# LOT-1 (08-10-300-127-0000)
LOT-2 (08-10-300-128-0000)
Location: 1415 S. Arlington Heights
Rezoning: _____ Current: B-1* Proposed: B-1*
Subdivision: _____

Owner: MITCHELL BERNBEN
NWG PARTNERS LLC

of Lots: _____ Current: _____ Proposed: _____
PUD: Amendment For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Contact Person: Sam Salahi - Architect
Address: 123 W. Front, Suite 202
Wheaton, IL. 60187

Land Use: _____ Current: _____
Proposed: _____

Phone #: 630-665-0355
Fax #: _____
E-Mail: Sam.Salahi@APSarchitect.com

Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

1.) FIRE SPRINKLER & FIRE ALARM SYSTEMS MUST REMAIN OPERATIONAL IN ALL OCCUPIED AREAS DURING RENOVATIONS.

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FEB 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature]
Director 2/18/16
Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____

LOT-1 (08-10-300-127-0000)
 P.I.N.# LOT-2 (08-10-300-128-0000)
 Location: 145 S. Arlington Heights Rd.
 Rezoning: _____ Current: B-1* Proposed: B-1*

Owner: MITCHELL BERNSEN
NWG PARTNERS, LLC

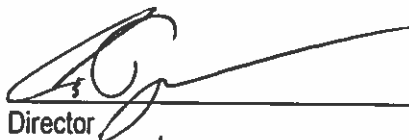
Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amendment For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

Contact Person: Sam Salahi - Architect
 Address: 173 W. FRANT, SUITE 202
Wheaton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@APSarchitect.com

Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			


 Director _____ Date 3-4-10
 AS NOTED
 ON 3-1-10 memo attached

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: March 1, 2016

Subject: 1415 S Arlington Heights Rd., P.C. #16-003 Round 1

With regard to the proposed PUD Amendment, I have the following comments:

- 1) There is currently a 4" dual check valve protecting the fire line, it needs to be replaced with a 4" RPZ.
- 2) The existing 2" RPZ needs to be replaced with a new 2" RPZ.
- 3) The proposed maintenance to the existing detention basin must ensure proper drainage for the future. That basin must be empty during dry weather.
- 4) Verify the structure 23 does not surcharge into the property to the east during peak rainfall events.

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

C. file

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MAR - 8 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____
 Owner: MITCHELL BERNSEN
NWG PARTNERS, LLC
 Contact Person: Sam Salahi-Architect
 Address: 123 W. Front, Suite 202
Wheaton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@Apsarchitects.com

LOT-1 (08-10-302-127-0000)
 P.I.N.# LOT-2 (08-10-302-128-0000)
 Location: 1415 S. Arlington Heights Rd.
 Rezoning: _____ Current: B-1* Proposed: B-1*
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amendment 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. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water			X
Sanitary Sewer			X
Storm Sewer			X
b. Surface Improvement			
Pavement			X
Curb & Gutter			X
Sidewalks			X
Street Lighting			X
c. Easements			
Utility & Drainage			X
Access			TBD.

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 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC	_____	b. IDOT	_____
c. ARMY CORP	_____	d. IEPA	_____
e. CCHD	_____		

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?			N/A
6. TRAFFIC STUDY ACCEPTABLE?			N/A
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?	X		#62-88 ALREADY PAID
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: W-T CIVIL ENG, LLC
 DATE OF PLANS: 12-18-15

James J. M... 2/10/16
 Director Date

PLAN COMMISSION PC #16-003
Northwest Gastro
1415 S. Arlington Heights Rd.
PUD Amendment
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 existing detention facility is a private system and is not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached sample.
13. The project results in a net reduction in impervious area. No new storm water detention is required. However, the existing required detention volume must be verified. Provide calculations to show the actual volume of detention currently provided.
14. There are no changes shown to the existing parking lot lighting system.
15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the southeast corner of the site in both directions. Attached are the specifications for the tower apparatus.
16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.
17. Code requires perimeter concrete curb for new/reconstructed sections of parking lot. The portion of parking lot being reconstructed along the east side of the building must include perimeter curb. If the intent is to still sheet drain the pavement to the east, this requirement can be fulfilled with either curb with occasional depressions in the curb to allow water to pass, or a flat concrete ribbon.
18. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
19. What purpose does the proposed cross access easement serve?


James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

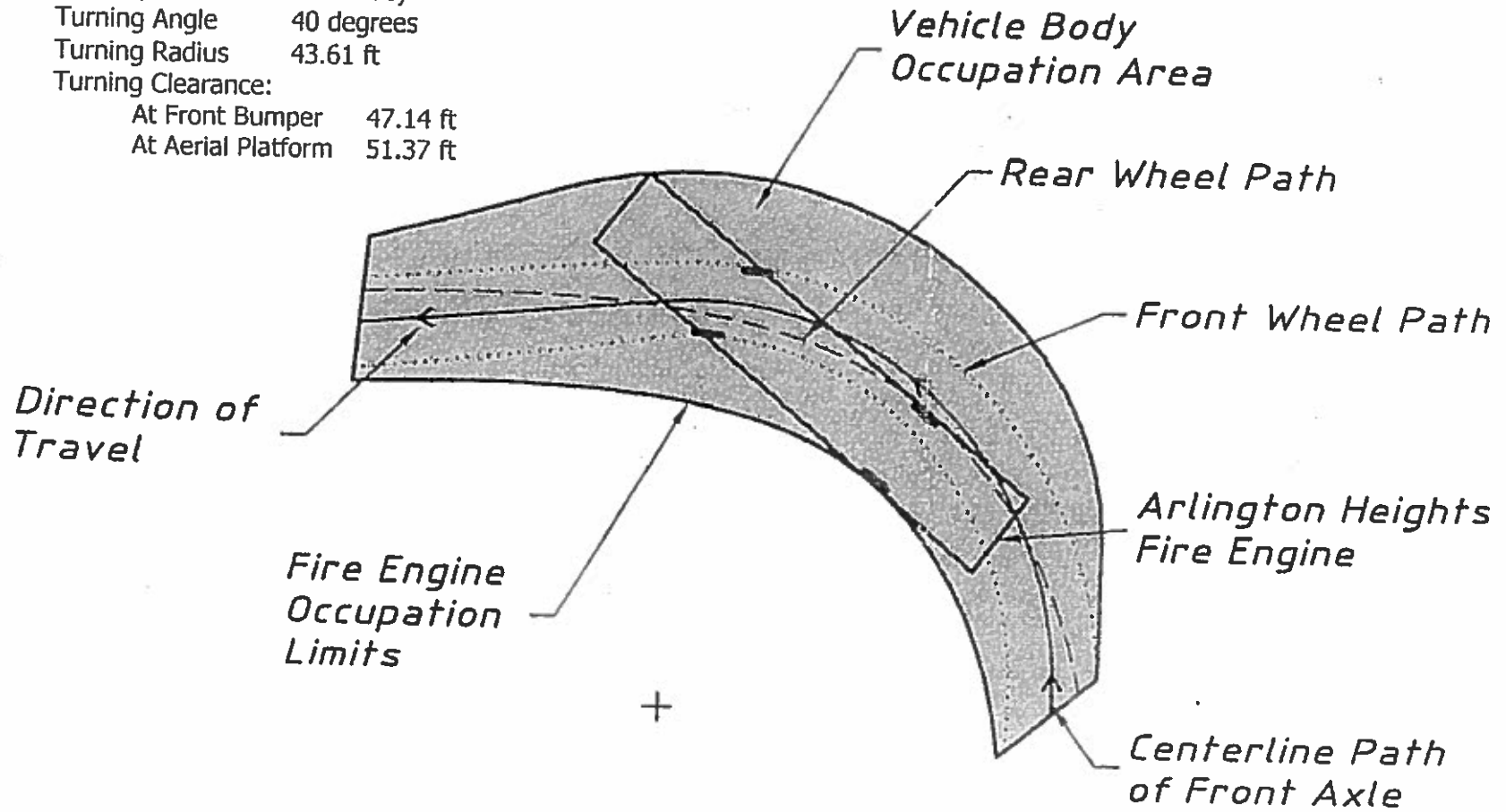
- Fire Apparatus Tower 131 Specifications (1 page)
- Onsite Utility Maintenance Agreement (4 pages)

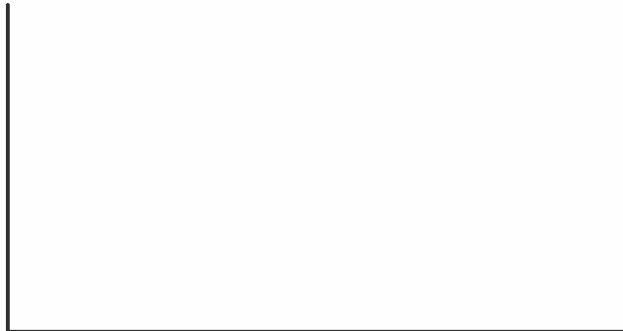
FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft





ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, **NWG Partners, LLC.**, an Illinois limited liability corporation, or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as 1415 South Arlington Heights Road, Arlington Heights, Illinois, 60005, containing 2.767 acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers: 08-10-300-127-0000
 08-10-300-128-0000

WHEREAS, _____ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and stormwater management facilities; and

WHEREAS, the sanitary sewers, storm sewers and stormwater management facilities servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by W-T Civil Engineering, LLC. dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all storm sewers and appurtenances, including detention basins, located upon said premises.
- c. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- d. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned sanitary sewers, storm sewers and stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

4. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

5. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the _____ day of _____, 20__.

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of **NWG Partners, LLC.**, an Illinois limited liability corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20__.

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20__.

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-003

Project Name

Northwest Gastro

Project Location

1415 S. Arlington Heights Road

Planning Department Contact

Bill Enright

General Comments

- 1) The addition is to be sprinkled.
- 2) Please provide an auto turn diagram showing access with the addition in place.
- 3) The addition to meet code for fire detection and be supported by the current fire alarm system.
- 4) While not required the occupant should consider placing a knock box at the building entrance to the addition.

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

Date February 11, 2016

Reviewed By:

LT. Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Northwest Gastro
1415 S. Arlington Heights Road

Round 1 Review Comments

2/09/2016

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.

3. Present traffic problems?

There are no apparent 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:

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

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FEB 10 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
Petitioner: _____

P.I.N.# LOT-1 (08-10-300-127-0000)
LOT-2 (08-10-300-128-0000)
Location: 145 S. Arlington Heights Rd.
Rezoning: _____ Current: B-1* Proposed: B-1*
Subdivision: _____

Owner: MITCHELL BERNSEN
NWG PARTNERS, LLC

of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Contact Person: Sam Salahi-Architect
Address: 123 W. Front, Suite 202
Wheaton, IL 60187
Phone #: 630-665-0355
Fax #: _____
E-Mail: Sam.Salahi@ASArchitects.com

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:
see attached note.

RECEIVED
FEB 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 2-18-16
Environmental Health Officer Date

[Signature] 2/18/16
Director Date

Plan Commission Review

Address: Northwest Gastro
1415 S. Arlington Heights Road
PUD Amendment
Round 1
P.C. #16-003

Submitted to: Bill Enright
Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: February 17, 2016

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheet C-4.0

- 1) Provide Accessible Parking Spaces on the shortest accessible route to the new entrance of the New Building addition. IAC Section 400.310(c)(2).

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FEB 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003

Petitioner: _____

Owner: MITCHELL BERENSEN
NWG PARTNERS, LLC

Contact Person: Sam Salahi - Architect

Address: 123 W. Front, Suite 202
Whitton, IL 60187

Phone #: 630-665-0355

Fax #: _____

E-Mail: SamSalahi@Apsarchitects.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: B-1* Proposed: B-1*

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.)

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:

See attached

_____ Date

NW Gastro

PC 16-003

Round 1 Comments

Planning Department

1. The cross access easement provided is 50 feet wide running along the east property line of lot 1, however the proposed building addition would be within that easement. Please modify the easement to reflect the proposed site plan which indicates the drive aisle 24 feet wide setback 7 feet from the east property line for a total of 31 feet (rather than 50 feet as shown).

2. Ordinance 95-055 (see attached Ordinance) also required a drainage easement as lot 1 drains to lot 2. Please provide required drainage easement.

 2-18-16
Bill Enright

Deputy Director Planning

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____

Owner: MITCHELL BERNSEN
NDG PARTNERS, LLC

Contact Person: Sam Salahi
 Address: 123 W. Front, Suite 202
Wheaton, IL - 60187

Phone #: 630-665-0355

Fax #: _____

E-Mail: Sam.Salahi@Apsarchitects.com

P.I.N.# _____

Location: _____

Rezoning: _____ Current: B-1* Proposed: B-1*

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

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Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

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

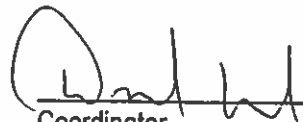
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

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

Comments:

- 1) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at time of permit.



 Coordinator 2/18/16 Date