



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 1614 W Central Rd., Pharmacy Land Use Variation
Land Use Variation to Allow a Pharmacy in the O-T District

Date: June 29, 2016

Sam:

I have reviewed the documents submitted and have no objections to the Land Use Variation.

A separate permit is required for the proposed interior changes.

RECEIVED
JUN 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

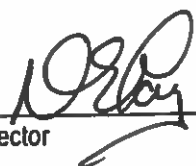
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-31-302-019
Petitioner: Jisit Zaveri _____	Location: 1614 W. Central Rd, Arlington Heights, IL
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Mark Hamilton _____	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: Jisit Zaveri _____	Land Use Variation: <input checked="" type="checkbox"/> For: Pharmacy _____
Address: 95 W. Thacker St _____	Land Use: _____ Current: Medical office _____
Schaumburg, IL 60194 _____	Proposed: Medical office with pharmacy _____
Phone #: 847-347-3907 _____	Site Gross Area: _____
Fax #: 773-941-4294 _____	# of Units Total: _____
E-Mail: jzbarb@gmail.com _____	1BR: _____ 2BR: 3BR: 4BR: _____

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

INSPECTIONAL SERVICES

No concerns at this time.

 6/29/16
 Director Date

RECEIVED

JUN 30 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: June 30, 2016
Subject: 1614 W. Central Road P.C. #16-017

With regard to the proposed Land Use Variation Permit, I have the following comments:

1. Appropriate method for disposing of drugs must be shown.
2. VAHPW is acceptable to this variation.

Thank you for the opportunity to comment on this permit application.

C: file
LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-017</u>	P.I.N.# <u>03-31-302-019</u>
Petitioner: <u>Jisit Zaveri</u>	Location: <u>1614 W. Central Rd, Arlington Heights, IL</u>
	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> </u>
	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
Owner: <u>Mark Hamilton</u>	PUD: <u> </u> For: <u> </u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u>✓</u> For: <u>Pharmacy</u>
Contact Person: <u>Jisit Zaveri</u>	Land Use: <u> </u> Current: <u>Medical office</u>
Address: <u>95 W. Thacker St</u>	Proposed: <u>Medical office</u>
<u>Schaumburg, IL 60194</u>	<u>with phumens</u>
Phone #: <u>847-347-3907</u>	Site Gross Area: <u> </u>
Fax #: <u>773-941-4294</u>	# of Units Total: <u> </u>
E-Mail: <u>jzbarb@gmail.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(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 X

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? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
4. SITE PLAN ACCEPTABLE? <u> </u>	<u> </u>	<u> </u>	<u>N/A</u>
5. PRELIMINARY PLAT ACCEPTABLE? <u> </u>	<u> </u>	<u> </u>	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE? <u> </u>	<u> </u>	<u> </u>	<u>N/A</u>
7. STORM WATER DETENTION REQUIRED? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
8. CONTRIBUTION ORDINANCE EXISTING? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
9. FLOOD PLAIN OR FLOODWAY EXISTING? <u> </u>	<u> </u>	<u>X</u>	<u> </u>
10. WETLAND EXISTING? <u> </u>	<u> </u>	<u>X</u>	<u> </u>

~~GENERAL COMMENTS ATTACHED~~

NO FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/A
DATE OF PLANS: N/A

Director

Date

James J. Mull 6/30/16

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: Jisit Zaveri

Owner: Mark Hamilton

Contact Person: Jisit Zaveri
Address: 95 W. Thacker St
Schaumburg, IL 60194
Phone #: 847-347-3907
Fax #: 773-941-4294
E-Mail: izbarb@gmail.com

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of Lots: _____ Current: _____ Proposed: _____
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Special Use: _____ For: _____
Land Use Variation: ☒ For: Pharmacy

Land Use: _____ Current: Medical office
Proposed: Medical office
with pharmacy
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments.

RECEIVED

JUN 30 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Environmental Health Officer6-30-16
Date
for 6/30/16 Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

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Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ✓ For: Pharmacy

Land Use: _____ Current: Medical office

Proposed: Medical office

Site Gross Area: _____ with pharmacy

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:

Please see attached.

[Signature]

7-13-16

Date



Planning & Community Development Dept. Review

July 12, 2016

REVIEW ROUND 1

Project: 1614 W. Central Rd. – Jisit Zaveri
Pharmacy Land Use Variation

Case Number: PC 16-017

General:

7. The subject property is part of a PUD originally granted in 1980 under Ordinance 80-114, which was subsequently amended in 1996 via Ordinance 96-064, and then again in 2005 via Ordinance 05-089. Of note, the amendment in 2005 linked the property at 1614 W. Central Rd. to the neighboring property to the west (1628 W. Central Rd.) and considers the site as one property for parking requirements (cross parking and cross access between the two sites is a condition of the PUD approval). The amendment in 2005 also granted a parking variation to decrease the required parking for the site from 236 parking spaces to 189 parking spaces.

Parking:

8. Please provide a parking survey that documents usage of the parking lot during the hours of 9:00am to 5:00pm during two weekdays and 9:00am – 1:30pm during a Saturday. The parking survey should document the total number of cars at 30 minute intervals for the combined site (both 1614 W. Central Rd. and 1628 W. Central Rd.).
9. The parking requirements for the site are as follows:

PARKING ANALYSIS				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
Sublease of Suite 209 for proposed Pharmacy	Retail Stores	277	1 space per 300 sq. ft.	1
Remainder of Atrium Building (1614 W. Central Rd.)	Office, Medical	39,063	1 space per 200 sq. ft.	195
1628 W. Central Rd. Building	Office, Medical	7,896	1 space per 200 sq. ft.	39
Total Parking Required per uses on Subject Property				235
Total Parking Required per approved Variation				189*
Total Parking Provided				190
Surplus/(deficit)				1

*Parking Variation to allow 189 spaces was approved in 2005.

Based on the above analysis, it appears that the necessary required parking is provided on the site and is compliant with the approved variation and therefore compliant with parking requirements.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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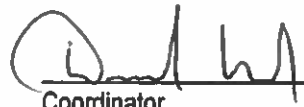
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LANDSCAPE & TREE PRESERVATION:

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

Comments:

No COMMENTS


 _____ 7/12/16 _____
 Coordinator Date