



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: YMA Taekwondo Studio – 1234 N Arlington Heights Rd.
Land Use – 110 E Central Rd.

Date: June 16, 2016

Sam:

After reviewing the documents, I have the following comments;

1. Review of this project will be per the 2009 IBC as an A-3 Occupancy.
2. According to GIS, this is a 3-tenant building. Is the business intending to use the entire building or only the unit with the address of 110 E Central Rd?
3. Is the provided floor plan the existing layout of the tenant space or the entire building?
4. Provide the total square footage of the tenant space, and an occupancy calculation.
5. Are the restrooms shown existing or proposed?
6. A drinking fountain may be required.
7. The letter indicates two accessible parking stalls, however only one is indicated on the documents.

RECEIVED

JUN 17 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis

Address: 4435 Stonehaven Dr.

Long Grove, IL 60047

Phone #: 768-280-2675

Fax #: _____

E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-319-0280000

Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: For: _____

Recreational Facility

Land Use: Commercial Current: Commercial

Proposed: Commercial

Site Gross Area: _____

of Units Total: _____

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

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

INSPECTIONAL SERVICES

No concerns at this time.

RECEIVED

JUN 07 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DeRay 6/7/16
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: John G Mantis


Owner: John G Mantis

Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr
Long Grove, IL. 60047
 Phone #: 708-280-2675
 Fax #:
 E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-319-0280000
 Location: 110 E Central
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: For: Recreational Facility
 Land Use: Commercial Current: Commercial
 Proposed: Commercial
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

Asst Director  Date 6-12-16
 See memo 6-10-16

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: June 10, 2016

Subject: 110 E Central, P.C. #16-013

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

- 1) The existing fire service (perhaps 4") is protected by a single check valve. It will need to be replaced with an approved RPZ Device.
- 2) The existing 1" domestic service needs to have a new RPZ Device installed.

VAHPW has no further comments at this time

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

C. file

RECEIVED
JUN 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-013
 Petitioner: John G Mantis
 Owner: John G Mantis
 Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr.
Long Grove, IL 60047
 Phone #: 708-280-2675
 Fax #:
 E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-319-0280000
 Location: 110 E Central
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: For: _____
Recreational Facility
 Land Use: Commercial Current: Commercial
 Proposed: Commercial
 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		<input checked="" type="checkbox"/>	
Sanitary Sewer		<input checked="" type="checkbox"/>	
Storm Sewer		<input checked="" type="checkbox"/>	
b. Surface Improvement			
Pavement		<input checked="" type="checkbox"/>	
Curb & Gutter		<input checked="" type="checkbox"/>	
Sidewalks		<input checked="" type="checkbox"/>	
Street Lighting		<input checked="" type="checkbox"/>	
c. Easements			
Utility & Drainage		<input checked="" type="checkbox"/>	
Access		<input checked="" type="checkbox"/>	

RECEIVED
 JUN 09 2016
 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?		<input checked="" type="checkbox"/>	
4. SITE PLAN ACCEPTABLE?			<u>N/A</u>
5. PRELIMINARY PLAT ACCEPTABLE?			<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE?			<u>N/A</u>
7. STORM WATER DETENTION REQUIRED?		<input checked="" type="checkbox"/>	
8. CONTRIBUTION ORDINANCE EXISTING?		<input checked="" type="checkbox"/>	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		<input checked="" type="checkbox"/>	
10. WETLAND EXISTING?		<input checked="" type="checkbox"/>	

~~GENERAL COMMENTS ATTACHED~~ NO FURTHER COMMENTS AT THIS TIME.

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

John J. Mullan 6/8/16
 Director Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

YMA Taekwondo
110 E. Central
Land Use Variation

RECEIVED
JUN 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

06/14/2016

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. There does not appear to be adequate lighting on the exterior of the building. 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 may create traffic problems due to increased volume of traffic in area that is already congested. It is recommended to have patrons utilize both Arlington Heights Road and Central Road access drives for entering the business lot, and utilize Central Road to exit the lot.

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.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis

Address: 4435 Stonehaven Dr

Long Grove, IL 60047

Phone #: 708-280-2675

Fax #: _____

E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-319-0280000

Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: For: _____

Recreational Facility

Land Use: Commercial Current: Commercial

Proposed: Commercial

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 07 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 6-7-18
Environmental Health Officer Date

[Signature] 6-7-18
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: John G Mantis

 Owner: John G Mantis

 Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr
Long Grove, IL 60047
 Phone #: 708-280-2675
 Fax #: _____
 E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-319-0280000
 Location: _____
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: For: _____
Recreational Facility
 Land Use: Commercial Current: Commercial
 Proposed: Commercial
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ SUBDIVISION REQUIRED?
6. _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Land Use Variation is required.
Please see additional comments attached.

[Signature] 6.20.16
 Date



Planning & Community Development Dept. Review

June 20, 2016

REVIEW ROUND 1

Project: YMA Taekwondo Studio – Eva Skordilis
110 E. Central Road

Case Number: PC 16-013

General:

7. The required Ownership Affidavit was not provided with the application. Please provide the required ownership affidavit as contained on page 9 of the application. The application can be accessed via the following link: https://www.vah.com/assets/1/planning_department/PC_Application_3_30_16_FILLABLE.pdf

Zoning:

8. The proposed use is classified as a “Recreational Facility, Commercial”, which is not a permitted or special use within the O-T District where the subject property is located. Therefore, a Land Use Variation is required.
9. All applications for Land Use Variations must provide written justification outlining conformance to the three standards necessary for Land Use Variation approval. These standards are included below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.

Please provide a response to each of the three criteria that explains how the proposed Land Use Variation conforms to each standard.

Parking/Loading/Traffic:

10. When Japan Auto, located immediately to the east of the subject property, was approved in 2012, a condition of approval required that *“Prior to the issuance of a building permit, the property owner shall provide a cross access easement along the west property line to benefit the adjacent property to the west. This easement shall include a provision requiring the adjacent property owner to the west to provide a reciprocal easement as well as to pay for all costs associated with the connection between the two sites if and when there is a need or there is a requires by said owner to the west.”* Staff notes that the aforementioned “connection” has been established between the two properties. Please clarify if the “reciprocal easement” has been provided.
11. Per Section 6.12-1(2) of the Zoning Code, because the floor area of the proposed use is less than 5,000 square feet and located along a major arterial, a detailed traffic study is not required. However, a detailed parking analysis is required. Therefore, please provide parking counts for a Wednesday evening, Friday evening, and Saturday morning over a two week period.
12. There is a discrepancy between the amount of parking spaces as outlined in your cover letter versus the amount of parking spaces as shown on the site plan. Please clarify the exact amount of parking spaces that are provided on site.

13. Parking requirements based on the use are as follows:

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF COMPANY VEHICLES	PARKING REQUIREMENT	PARKING REQUIRED
110 E. Central Rd. - Tenant Space	Taekwondo Studio	Recreational Facility	2,700	-	-	30% of Capacity. Capacity calculated at 1 occupant per 50 sq. ft.	16
110 E. Central Rd. - Tenant Space	Vacant	Professional Office	1,370	-	-	1 space per 300 sq. ft.	5
Basement and Loading Dock	Property Owner	Warehouse and Storage	5,600	1	1	1 Space per 2 employees plus one space per company vehicle	2
	Total Required		9,670				23
	<i>Total Provided</i>						30
	Surplus / (Deficit)						7

Based on the above analysis, it appears that the necessary required parking is provided on the site, pending your response clarifying the actual amount of parking contained on the site.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr
Long Grove, IL 60047
 Phone #: 708-280-2675
 Fax #:
 E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-3A-0280000

Location: 110 E Central

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: For: _____

Recreational Facility

Land Use: Commercial Current: Commercial

Proposed: Commercial

Site Gross Area: _____

of Units Total: _____

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

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

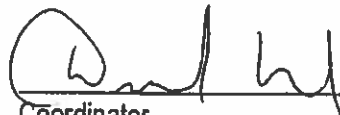
LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

<u>YES</u>	<u>NO</u>
<u>N/A</u>	_____
_____	<u>X</u>
_____	<u>X</u>

Comments:

- 1) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide 3' high shrubs along Central east of the drive aisle in order to screen the parking area.



 Coordinator 6/17/16 Date