



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 132 W Northwest Hwy – PUD & Setback Variations
PC#: 17-015 – Round 1
Date: December 13, 2017

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. The project shall meet the requirements of Section 419 for number of employees (not more than 5) and allowable storage area (\leq 10% of the first floor).
2. What is the existing construction type of the building?
3. What is the proposed construction type of the 2nd floor addition to the building?
4. Separation between "S-2" and "R-2" shall be a 1 hour rated assemblies.
5. Exterior wall ratings shall comply with Table 602. Adjacent existing buildings will not be required to comply with current exterior wall ratings, however, future developments will.

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Village of Arlington Heights, IL
Department of Building & Life Safety



Fire Safety Review

Date: 12/13/2017

P.C. Number: 17-015

Project Name: 132 W Northwest Hwy

Project Location: 132 W Northwest Hwy

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. New buildings, other than single family dwellings, require a fire sprinkler system. This is a mixed use building with the first floor as a business use and would require a fire suppression system and a fire alarm system be installed throughout the building.
2. Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
3. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
4. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
5. Exit signs shall be illuminated at all times and have emergency power backup.
6. Building shall comply with all current codes adopted by the Village as well as NFPA 101, Life Safety Code, 2000 Ed.
7. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.

Date 12-13-17

Reviewed By: 

Fire Safety Supervisor

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DEVELOPMENT DEPARTMENT

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 21, 2017
Subject: 132 W Northwest Highway, P.C. #17-015



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

- 1) Verify the condition of the sidewalk fronting the property after the construction. If damage has occurred as a result of the construction or drainage is not adequate (ponding), permittee must replace the affected squares or pavers.
- 2) Provide a set of plans that illustrate where the proposed parking lot drains terminate.

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

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-015
 Petitioner: Keith Ginnodo, Architect
33 N Hickory Ave
Arlington Heights, IL 60004
 Owner: Ellen and Mike Para
132 W Northwest Hwy
Arlington Heights, IL 60004
 Contact Person: Keith Ginnodo
 Address: 33 N Hickory Ave
Arlington Heights, IL 60004
 Phone #: 847975.5008
 Fax #: _____
 E-Mail: Keith@kingsleyginnodo.com

P.I.N.# 0329324001
 Location: 132 W Northwest Hwy
 Rezoning: _____ Current: B-5 Proposed: B-5
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: For: Mixed Use
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 5580
 # of Units Total: 1
 1BR: x 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

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

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


GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: K+G ARCHITECTS
 DATE OF PLANS: 12-15-17

James J. Whelan 12/28/17
 Director Date

PLAN COMMISSION PC #17-015
Para Residence
132 W. Northwest Hwy.
PUD, Setback Variations
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. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees.
13. The increase in impervious area is 244.5 sq ft, according to the Engineering Plan. This calculates to a detention storage requirement of 95 cubic feet. At \$1.00 per cubic foot of required detention storage, the fee in-lieu-of detention will be \$95.00.
14. Is any on-site lighting is proposed? If so, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
15. The handicap parking space must be 18' deep and 16' wide. The 18' depth cannot include any overhang. Verify the width dimension and show it on the plan. Fully dimension all parking spaces.

 12/28/17
James J. Massarelli, P.E. Date
Director of Engineering

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Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-015

Project Name

Para Residence PUD

Project Location

132 W. Northwest Highway

Planning Department Contact Sam Hubbard

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date Dec. 14, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

132 W. Northwest Highway
PC#17-015

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Round 1 Review Comments

12/21/2017

1. Character of use:

The character of use is consistent with the area and should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to illuminating the parking lot, areas around the building- to include the garage, rooftop deck, especially entries/exits, and Northside of building by doorway. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, and other criminal activity. Landscaping must not create hiding locations and should provide for natural surveillance.

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.

There are no traffic problems at this location.

6. General comments:

-It will be necessary to limit access to the grounds, especially the roof top deck- is this for the residents only? And does it have controlled access? Controlled access is recommended to limit access to the rooftop. There does not appear to be any type of fencing or gate prohibiting access to deter trespassing or loitering.

-If chairs and tables are to be left outside on the business sidewalk or on the rooftop deck, they should be chained down to prevent theft; or brought inside when the business is closed to deter theft and/or damage. Outdoor seating can become an attractive nuisance during overnight hours.

-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. 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.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, underage drinking, drug use, etc.

FRG #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hays #557
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: policemail@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. <u>17-015</u>	P.I.N.# <u>0329324001</u>
Petitioner: <u>Keith Ginnodo, Architect</u>	Location: <u>132 W Northwest Hwy</u>
<u>33 N Hickory Ave</u>	Rezoning: <u> </u> Current: <u>B-5</u> Proposed: <u>B-5</u>
<u>Arlington Heights, IL 60004</u>	Subdivision: <u> </u>
Owner: <u>Ellen and Mike Para</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>132 W Northwest Hwy</u>	PUD: <input checked="" type="checkbox"/> For: <u>Mixed Use</u>
<u>Arlington Heights, IL 60004</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Keith Ginnodo</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>33 N Hickory Ave</u>	Land Use: <u> </u> Current: <u> </u>
<u>Arlington Heights, IL 60004</u>	Proposed: <u> </u>
Phone #: <u>847975.5008</u>	Site Gross Area: <u>5580</u>
Fax #: <u> </u>	# of Units Total: <u>1</u>
E-Mail: <u>Keith@kingsleyginnodo.com</u>	1BR: <input checked="" type="checkbox"/> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

Must provide a solid waste storage site meeting the following requirements:


- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.

- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

See the attached accessibility comments.

Sean Freres, LEHP  12/19/17
 Environmental Health Officer Date

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James McCalister  12/19/17 Direc
 tor Date

Plan Review for Accessibility

Address: 132 W. Northwest Hwy
Para Residence PUD
Setback Variations

P.C. #17-015

Round 1

Submitted to: Sam Hubbard, Planning & Community Development

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



Date: December 18, 2017

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A100:
First Floor Plan

1. The Single-User Restroom adjacent to the Foyer appears to lack adequate wheelchair maneuvering space (30 by 48 inches) outside the swing of the door, for a person using a wheelchair to enter and close the door, per IAC Section 400.310(n)(3).
2. Identify the "accessible route" from the "Accessible Reserved Parking Space" to the business entrance, per IAC Section 400.310(a)(1)(A).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Arlington Heights, IL 60004
 Contact Person: Keith Ginnodo
 Address: 33 N Hickory Ave
Arlington Heights, IL 60004
 Phone #: 847975.5008
 Fax #: _____
 E-Mail: Keith@kingsleyginnodo.com

P.I.N.# 0329324001
 Location: 132 W Northwest Hwy
 Rezoning: _____ Current: B-5 Proposed: B-5
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 5580
 # of Units Total: 1
 1BR: x 2BR: 3BR: 4BR:

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

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|-----------|---|
| 1. | <u>X</u> | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>X</u> | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | _____ | <u>X</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | _____ | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | _____ | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

SEE COMMENTS ATTACHED.

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SAM HUBBARD

12/28/17 Date

Planning & Community Development Dept. Review

November 28, 2017



REVIEW ROUND 1

Project: 132 W. Northwest Highway – Para Residence

Case Number: PC 17-015

General:

7. The following approvals are needed:
- PUD to allow a residential addition to the existing building on the subject property.
 - Variation to Chapter 28, Section 5.1-14.6, Required Minimum Yard, to allow a rear yard setback of 1.8' for a dwelling unit where code requires a 30' rear yard setback for residential units above the first floor.
8. Please revise Sheet T102 to include the below Zoning Data chart and fill in all data that is missing and verify that the data included on the chart is accurate:

	B-5 District Code Required	Proposed
Minimum Lot Size	300 sq. ft.	5,573 sq. ft.
Setbacks		
North (side)	0'	
South (side)	0'	
East (rear)	30'	
West (front)	0'	
F.A.R.	None	
Building Lot Coverage	None	
Impervious Surface Coverage	None	84.46%
Building Height	None	26.66'
Off-street Parking Spaces	2	4

9. Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Please provide the required schedule, which includes information on the approximate date of construction start, the number of construction phases and the starting and completion date for each phase, as well as a construction staging plan. The construction phasing plan shall include the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, location of construction fences and construction entrances, and information on anticipated lane closures, including info on where the closures will take place and the timeframe for each closure.
10. Please outline how deliveries will function for the retail business. Where will delivery vehicles park, how frequent are deliveries anticipated, and at what time will deliveries occur?

- 11. Please confirm the size of the gutters on the rear of the building. Gutters in excess of 4" are not permitted encroachments in a rear yard.
- 12. The proposed sidewalk encroachment within the Northwest Highway ROW will require an IDOT permit. In addition, the proposed plantings within the Northwest Highway ROW will require the property owner to obtain an easement from IDOT to allow the planting within their ROW.
- 13. Please provide a detail of the proposed fence (materials, style, height, etc.).
- 14. The parking requirements are shown below. Please confirm that the square footage below is accurate, and note that the square footage for parking requirements is measured from exterior walls.

Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
1st Floor	Retail and Office	1,755*	<u>Retail</u> : 1 space per every 500 sq. ft. of floor area in excess of 1,500 sq. ft. <u>Office</u> : 1 space per every 600 sq. ft. of floor area in excess of 1,500 sq. ft.	1
Single-Family Unit	B-5 "Efficiency and One Bedroom Apartments"	1,158	1 space per unit	1
Total Parking Required				2
Total Parking Provided*				4
Surplus/(deficit)				2

* Includes interior garage space

- 15. The Wheeling Township Assessor's office has been provided with information on the proposed development and has compiled a list of all PIN #'s of property within 250' of the subject property. Please obtain the list from the Assessor's office and provide it to me so that I can double check to ensure that all necessary PIN's have been included on the list. In addition, please note that when the mailing is sent out, it must go to the taxpayer of record who owns each property within 250' of the subject property, and not to the actual property address that is within 250' of the subject property.
- 16. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17 - 015
 Petitioner: Keith Ginnodo, Architect
33 N Hickory Ave
Arlington Heights, IL 60004
 Owner: Ellen and Mike Para
132 W Northwest Hwy
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 Contact Person: Keith Ginnodo
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 Rezoning: _____ Current: B-5 Proposed: B-5
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 1BR: 2BR: _____ 3BR: _____ 4BR: _____

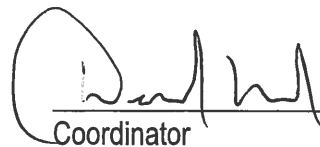
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

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

Comments:

1. The property owner must obtain a landscape easement from the Illinois Department of Transportation (IDOT) to plant the landscape screening within the public right of way.
2. It is recommended that specialty pavement be provided within the plaza area on the west and south elevation.
3. Provide a detail of the proposed fence.



 Coordinator 12/19/17 Date

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