



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 2
Date: January 22, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and offer the following comment, which was not addressed on the response:

1. Based on the height of the roof, permanent access to the RTU's is required to be provided.

RECEIVED
JAN 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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



Fire Safety Review

Date: 1/17/2018

P.C. Number: 17-015 Rev. 2

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. A fire sprinkler system is NOT required since this is an alteration and not a new building. Owners may, however, install one at their choice.

Date 01-17-18

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: January 23, 2018
Subject: 132 W Northwest Highway, P.C. #17-015 – Round 2



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

- 1) If there is going to be a new water service as a result of the fire department requiring a fire suppression system, please provide a set of plans illustrating the proposed layout so a meter and RPZ can be specified.

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

C. file

**PLAN COMMISSION PC #17-015
Para Residence
132 W. Northwest Hwy.
PUD, Setback Variations
Round 2**

16. The responses made by the petitioner to comments #11-15 are acceptable.



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

Date



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", written over the name Sean Freres.

Date: January 23, 2018

Re: PC# 17-015. Para Residence PUD, 132 W. Northwest Hwy. Round 2

-
- Since this property is not zoned residential, and there is a business on the property, the property cannot participate in the single-family residential solid waste contract. The owners must contract for solid waste services with a scavenger service licensed to do business in the Village of Arlington Heights.

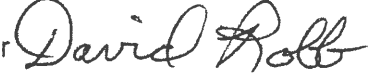
RECEIVED
JAN 23 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review for Accessibility

Address: 132 W. Northwest Hwy
Para Residence PUD
Setback Variations
P.C. #17-015

Submitted to: Sam Hubbard, Planning & Community Development

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



Date: January 25, 2018

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

1. Identify the "accessible route" from the "Accessible Reserved Parking Space" to the business entrance, per IAC Section 400.310(a)(1)(A).
2. Replace the "step" with an "accessible route" from the public sidewalk to the accessible entrance as required by IAC Section 400.310(a)(1)(A).

Planning & Community Development Dept. Review

January 26, 2018



REVIEW ROUND 2

Project: 132 W. Northwest Highway – Para Residence

Case Number: PC 17-015

General:

17. Comments #7, #8, #10, #11, #13, #14, #15, and #16 are acceptable.
18. The response to comment #9 is noted. Staff notes that street parking on Eastman Street is limited to two-hours. On-street parking will be limited to Eastman adjacent to the site, and may be made available for construction parking, provided that during your building permit application you clearly request specific spaces that you would like to use for construction parking.
19. The response to comment #12 is noted. IDOT permit approval and easement will be required prior to building permit approval for this project.

Prepared by: SAM HUBBARD

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: 2BR: 3BR: 4BR:

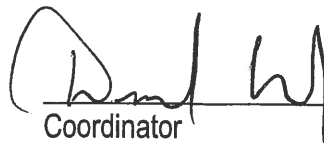
(Petitioner: Please do not write below this line.)

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 the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.



 Coordinator 1/26/18 Date