



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: 310 W Rand Rd – Crescent Place – Rezoning, Land Use Variation

PC#: 21-010 – Round 1

Date: April 26, 2021

RECEIVED
APR 27 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

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

1. The design and construction of the facilities shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Fire Code with amendments
 - c. 2018 International Fuel Gas Code with amendments
 - d. 2018 International Mechanical Code with amendments
 - e. 2018 ILLINOIS Energy Conservation Code with state amendments
 - f. 2017 National Electrical Code with amendments
 - g. 2014 Illinois Plumbing Code with amendments
2. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Per 2018 IBC 3002.4 as amended
3. Refuse chutes shall have a minimum fire-resistance rating of 2-hours and comply with 2018 IBC 713.4.
4. Elevator shaft enclosures shall have a minimum fire-resistance rating of 2-hours and comply with 2018 IBC 713.4.
5. The elevator machine room shall have a minimum fire-resistance rating of 2-hours and comply with 2018 IBC 3005.4.
6. The stairway enclosures shall have a minimum fire-resistance rating of 2-hours and comply with 2018 IBC 713.4.
7. One stairway shall provide access to the roof. Per 2018 IBC 1011.12.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-010</u>	P.I.N.# <u>03-18-204-008-0000 (parcel 1)</u> <u>03-18-204-024-0000 (parcel 2)</u>
Petitioner: <u>HTG Illinois Developer LLC, attn: Jake Zunamon</u> <u>3225 Aviation Avenue 6th floor, Coconut Grove, FL 33133</u>	Location: <u>310 W. Rand Road, Arlington Heights, IL 60004</u>
Owner: <u>Stonebridge Real Estate Company, LLC, attn: Maria Magnus</u> <u>230 E. Ohio Street Suite 400, Chicago, IL 60611</u>	Rezoning: <u>✓</u> Current: <u>B-2</u> Proposed: <u>R-6</u>
Contact Person: <u>Jake Zunamon c/o HTG</u> <u>John Green c/o Groundwork Ltd.</u>	Subdivision: <u>Consolidation</u>
Address: <u>3225 Aviation Ave 6th flr</u> <u>351 W. Dundee Rd. Suite A</u> <u>Coconut Grove, FL 33133</u> <u>Buffalo Grove, IL 60089</u>	# of Lots: <u>1</u> Current: <u>2</u> Proposed: <u>1</u>
Phone #: <u>786-347-4549</u> <u>847-541-4151</u>	PUD: <u>N/A</u> For: _____
Fax #: <u>n/a</u> <u>n/a</u>	Special Use: <u>N/A</u> For: _____
E-Mail: <u>jake@htgf.com</u> <u>john@groundworkltd.com</u>	Land Use Variation: <u>N/A</u> For: _____
	Land Use: <u>✓</u> Current: <u>Vacant</u>
	Proposed: <u>Apartments</u>
	Site Gross Area: <u>101,167 sf (2.322 acres)</u>
	# of Units Total: <u>40 units</u>
	1 BR: <u>20</u> 2BR: <u>20</u> 3BR: <u>0</u> 4BR: <u>0</u>

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

FIRE PREVENTION

No ADD'L Comments


Director

4-21-21
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-010Petitioner: HTG Illinois Developer LLC, attn: Jake Zunamon
3225 Aviation Avenue 6th floor, Coconut Grove, FL 33133Owner: Stonebridge Real Estate Company, LLC, attn: Maria Magnus
230 E. Ohio Street Suite 400, Chicago, IL 60611Contact Person: Jake Zunamon c/o HTG John Green c/o Groundwork Ltd.Address: 3225 Aviation Ave 6th flr 351 W. Dundee Rd. Suite A
Coconut Grove, FL 33133 Buffalo Grove, IL 60089Phone #: 786-347-4549 847-541-4151Fax #: n/a n/aE-Mail: jake@htgf.com john@groundworkltd.comP.I.N.# 03-18-204-008-0000 (parcel 1)03-18-204-024-0000 (parcel 2)Location: 310 W. Rand Road, Arlington Heights, IL 60004Rezoning: ✓ Current: B-2 Proposed: R-6Subdivision: Consolidation# of Lots: 1 Current: 2 Proposed: 1PUD: N/A For: _____Special Use: N/A For: _____Land Use Variation: N/A For: _____Land Use: ✓ Current: VacantProposed: ApartmentsSite Gross Area: 101,167 sf (2.322 acres)# of Units Total: 40 units1 BR: 20 2BR: 20 3BR: 0 4BR: 0

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ NO

b. Surface Improvement

Pavement _____ NO

Curb & Gutter _____ NO

Sidewalks _____ YES

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ NO

Access _____ YES

PUBLIC SIDEWALK

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X b. IDOT X

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X __________ SEE COMMENTS_____ X _____X _____X __________ X __________ X __________ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: GROUNDWORK, LTD.

DATE OF PLANS: _____


5/4/21
 Director
 VILLAGE ENGINEER

Date

PLAN COMMISSION PC #21-010
Crescent Place
310 W Rand Rd
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. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree
14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

16. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
17. An MWRD permit will be required.
18. The Preliminary Stormwater Management Plan does not provide sufficient information to verify calculations.
 - a) Provide a detailed Preliminary Stormwater Management Plan with formal calculations. Detention shall meet Village and MWRD requirements, including volume control.
 - b) With regard to the proposed unrestricted flow, this would be subject to review and approval by the MWRD. Per the MWRD Section 5.4.2.3 Unrestricted Flow, if approved, the area must be planted with deep-rooted vegetation, placed within an easement, and maintained in perpetuity.
19. Final subdivision approval will require final engineering plans.
20. When on-site lighting is proposed, 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.
21. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
22. The "Autoturn" exhibit provided is at a 1"=120' scale and does not show all possible directions of travel off of Chestnut Ave. Provide a full-scale exhibit. The exhibit must show front and rear wheel paths and the extent of the front and rear overhangs.
23. Sidewalk through the driveways shall be 8" thick and the shall carry through the driveway. The curb shall stop on either side of the sidewalk.
24. Permission must be granted to construct the parking lot over the existing 45 ft easement. Verify that there is sufficient cover over the existing gas lines.
25. An IDOT permit is required for all work within the Rand Road right-of-way.

Public Works:

26. All utility construction shall meet water and sewer specifications.
27. All road patches shall have milled 2' beyond edge of trench.
28. Existing sidewalk adjoining property shall be inspected. All standing water shall be addressed.
29. Public Works will reserve additional comments until a more detailed set is available.

Preliminary Plat of Subdivision:

30. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following Checklist items are incomplete.
- a) Checklist 7, show the location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision.
 - b) Checklist 12, show the location and dimensions of all building setback lines in the proposed subdivision.
 - c) Checklist 13, show the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.
31. Crosshatch the right-of-way dedication for Rand Road.
32. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. Add the utility signature blocks


Michael L. Pagones, P.E. 5/4/21
Village Engineer Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a - t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL)

Signature

Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier Comcast Cable 688 Industrial Drive Elmhurst, IL 60126	224-229-5850 Ted Wyman@comcast.com Alternates: Bob Schulter (Department Supervisor), Martha Agieras (Assistant) Bob Schulter@comcast.com Martha Gieras@comcast.com
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Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi ComEd Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6530 Mark.Cozzi@ComEd.com
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Ms. Gwen Borjon NICOR Gas 1844 W Ferry Rd Naperville, IL 60563	630-388-2976 gborjon@southernco.com
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Ms. Sue E. Manshum ROW Engineer Ameritech 1391 Abbot Ct Buffalo Grove, IL 60089	847-465-6086 sm9231@att.com
--	--

Mr. Dominick Silvio WOW Internet Cable 4350 Weaver Parkway Warrenville, IL 60555	630-536-3121 dominick.silvio@wowinc.com
--	--

Ms. Abigail Robinson IDOT Permits 201 W Center Court Schaumburg, IL 60196	847-705-4541 Abigail.L.Robinson@illinois.gov
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Mr. Michael Sterr, P.E. Permit Division Head, Construction Bureau Cook County Department of Transportation and Highways 69 W Washington St 24th Floor Chicago, IL 60602	312-603-1670 michael.sterr@cookcountyil.gov hwy.permits@cookcountyil.gov
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Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-010

Project Name

Crescent Place

Project Location

310 W. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1 General Comments:

- 1)Building is to be sprinkled per code.
- 2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.
- 3) A Knox Box shall be located at the main front entrance. Please install an additional Knox Box at the rear door by the patio space opposite the main entrance.
- 4) Install a fully operational annunciator panel or alarm panel at the main front entrance.
- 5) Please review IFC 2018 Section D105 to make sure Aerial Fire Apparatus Roads are in compliance.
- 6) Please review the Village Amendment to the IBC code for elevators to accommodate ambulance stretchers.

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

Date April 30, 2021

Reviewed By:

LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Crescent Place
310 W Rand Rd
LUV

RECEIVED
APR 30 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

04/29/2021

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. 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?

This area of roadway is busy during both peak and non-peak hours. Traffic impact study is recommended.

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 could create higher traffic volume in the area. Especially entering and leaving the property. Traffic impact should address.

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 and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

St. L. J. S. G.
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

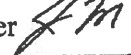
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Contact Person: <u>Jake Zunamon c/o HTG</u> <u>John Green c/o Groundwork Ltd.</u>	Subdivision: <u>Consolidation</u>
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Phone #: <u>786-347-4549</u> <u>847-541-4151</u>	PUD: <u>N/A</u> <u>For:</u>
Fax #: <u>n/a</u> <u>n/a</u>	Special Use: <u>N/A</u> <u>For:</u>
E-Mail: <u>jake@htgf.com</u> <u>john@groundworkltd.com</u>	Land Use Variation: <u>N/A</u> <u>For:</u>
	Land Use: <input checked="" type="checkbox"/> <u>Current: Vacant</u> <u>Proposed: Apartments</u>
	Site Gross Area: <u>101,167 sf (2.322 acres)</u>
	# of Units Total: <u>40 units</u>
	1 BR: <u>20</u> 2BR: <u>20</u> 3BR: <u>0</u> 4BR: <u>0</u>

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

1. GENERAL COMMENTS:

The Village Code requires that recycling be provided in all multi-family properties. A recycling plan will need to be submitted during the Building permit phase.

Sean Freres  4/20/21
Environmental Health Officer Date

James McCalister  4/20/21
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-010</u> Petitioner: <u>HTG Illinois Developer LLC, attn: Jake Zunamon</u> <u>3225 Aviation Avenue 6th floor, Coconut Grove, FL 33133</u> Owner: <u>Stonebridge Real Estate Company, LLC, attn: Maria Magnus</u> <u>230 E. Ohio Street Suite 400, Chicago, IL 60611</u> Contact Person: <u>Jake Zunamon c/o HTG</u> <u>John Green c/o Groundwork Ltd.</u> Address: <u>3225 Aviation Ave 6th flr</u> <u>351 W. Dundee Rd. Suite A</u> <u>Coconut Grove, FL 33133</u> <u>Buffalo Grove, IL 60089</u> Phone #: <u>786-347-4549</u> <u>847-541-4151</u> Fax #: <u>n/a</u> <u>n/a</u> E-Mail: <u>jake@htgf.com</u> <u>john@groundworkltd.com</u>		P.I.N.# <u>03-18-204-008-0000 (parcel 1)</u> <u>03-18-204-024-0000 (parcel 2)</u> Location: <u>310 W. Rand Road, Arlington Heights, IL 60004</u> Rezoning: <u>✓</u> Current: <u>B-2</u> Proposed: <u>R-6</u> Subdivision: <u>Consolidation</u> # of Lots: <u>1</u> Current: <u>2</u> Proposed: <u>1</u> PUD: <u>N/A</u> For: _____ Special Use: <u>N/A</u> For: _____ Land Use Variation: <u>N/A</u> For: _____ Land Use: <u>✓</u> Current: <u>Vacant</u> <u>Proposed: Apartments</u> Site Gross Area: <u>101,167 sf (2.322 acres)</u> # of Units Total: <u>40 units</u> 1 BR: <u>20</u> 2BR: <u>20</u> 3BR: <u>0</u> 4BR: <u>0</u>
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(Petitioner: Please do not write below this line.)

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

Comments:

Please see attached comments.

[Signature]

Date

Planning & Community Development Dept. Review

May 6, 2021



REVIEW ROUND 1

Project: 310 W. Rand Road
Crescent Place

Case Number: PC 21-010

General:

- 7) The following approvals are needed:
 - **Amendment to Comprehensive Plan to reclassify the subject property from “Commercial” to “Moderate Density Multi-Family”.**
 - **Rezoning from the B-2, General Business District, to the R-6, Multiple-Family Dwelling District.**
 - **Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.**
- 8) Please revise the project narrative to include details on the property management/onsite employees, as well as additional specificity on the green features/sustainable design elements that will be provided.
- 9) Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Details on the estimated general construction timeline was included in the project narrative. However, please provide a construction staging plan, which must 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, and information on any anticipated lane closures, including info on where the closures will take place and the general timeframe for each closure.
- 10) A photometric plan and catalog cuts for all light fixtures must be submitted for review.
- 11) Impact Fee's shall be required as per the requirements of Chapter 29 of the Municipal Code.
- 12) 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.

Site Plan:

- 13) Please add parking stall sizes and depths, as well as drive aisle width to the parking area at the western side of the site.
- 14) What is the box with the “X” on the western side of the building? All transformers, mechanical equipment, and utility infrastructure should be appropriately sited so as not to be within a front yard and shall be screened from view.
- 15) Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals etc.) on the site plans and landscape plans. These elements must be appropriately located and screened from view.
- 16) What is the dark line adjacent to the southern property line? If this is a retaining wall, please provide details on the height and materials for the wall.

- 17) Please provide additional details on the proposed pergola (size, height, materials), as well as the planting beds. Will these planting beds be enclosed with a fence? How tall will the raised planting bed be? What materials will the raised planting bed be made from?
- 18) If two spaces per unit is expected to be a significant surplus over likely demand, then the Planning Department is open to the possibility of no less than 1.5 spaces per unit of parking being constructed, provided that a plan showing landbanking of the full 80 space is provided, and the detention capacity for said "landbanked" parking is built into the stormwater system at initial site development.

Plat of Subdivision:

- 19) Final Plat of Subdivision approval shall be required within 12-months of preliminary plat approval.
- 20) Final Plat of Subdivision will need to show all required building setbacks.
- 21) What is the 38' measurement shown on the southern portion of Lot 1? There is no explanation calling out what this measurement is delineating.

Prepared by:



Crescent Place
310 W. Rand Road
PC #21-010
April 29, 2021

Landscape Comments

- 1) The ends of all parking rows must include a 4 inch caliper shade tree. For a double island two trees must be provided. Please increase the size of the trees and incorporate an additional tree in the island north of the proposed building.
- 2) The shrubs along the frontage adjacent to the parking areas must be a minimum of three feet high at time of installation.
- 3) Please evaluate the proposed trees along the south property line and whether or not they might conflict with the overhead utilities.
- 4) All mechanical units must be fully screened. Please show all transformers/utilities on the landscape plan and provide landscaping in order to screen.
- 5) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.