



# **Village of Arlington Heights Building & Life Safety Department**

## **Interoffice Memorandum**

**To:** Jorge Torres, Director of Building & Life Safety

**From:** Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

**Subject:** 116-120 Eastman – SDC Review

**PC:** 23-002

**Date:** August 14, 2023

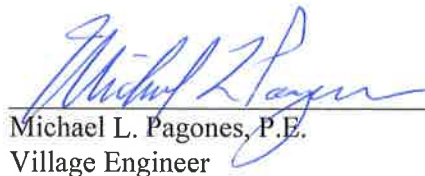
**General Comments:**

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

1. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
2. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official per IFC 2018 D105.4 Obstructions. Please verify that the submittal meets this requirement.
3. Per IBC 1202.1 General, buildings shall be provided with natural ventilation in accordance with Section 1202.5, or mechanical ventilation in accordance with the International Mechanical Code.
4. Per IBC 1204.1 General, every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Please verify that future submittals will meet this requirement.
5. Per IAC, wall-mounted luminaires (Sconces) are limited to four inches in depth when located between 27 inches and 84 inches from the finished floor level of walks, halls, corridors, passageways, or aisles. Please verify that future submittals will meet this requirement.
6. Provide the slope and slip rate coefficient of the walking surfaces surrounding the pool to the surface drains. Please verify that future submittals will include this info.
7. Per IAC, large pools must have two accessible means of entry, with at least one being a pool lift or sloped entry. Please verify that future submittals will meet this requirement.
8. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"

**PLAN COMMISSION PC #23-002**  
**MYLO Residential**  
**116-120 W Eastman St**  
**Round 4**

59. The petitioner has not provided a written response to the Round 3 comments. It is assumed that the petitioner's previous response to review comments remains unchanged. The petitioner shall acknowledge that they accept this understanding.
60. With the addition of the tree grates on Eastman Street, the accessible route is less than 4 ft wide and is non-compliant. The fire connection located at the southeast corner of the building also encroaches into the public right-of-way and accessible route. Provide a minimum of 5 ft for the accessible route. Consider installing curb extensions for a bump-out, or widening the sidewalk by shifting the curb to the south to accommodate the tree grates.
61. The accessible parking stalls located in the garage are located further away from the accessible entrance to the elevators and requires residents to cross the drive aisle.
62. The door to the stairwell located at the southeast corner of the building opens into the drive aisle. Consider recessing the door, or provide pavement striping.
63. The architectural plans show a median between the entrance off of Eastman St and the loading zone, however; the engineering plans do not show the median. Clarify if there will be a median between the loading zone and the entrance.
64. Staff is not in favor of the exit only onto Highland Avenue drive aisle west of the building. The alignment would not prevent vehicles from turning north, and could direct vehicles traveling south to be in oncoming traffic. It is recommended to reverse the traffic flow, with vehicles entering off of Highland Avenue drive aisle, and exiting onto Eastman Street.

  
Michael L. Pagones, P.E.      8/16/23  
Village Engineer      Date

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### ARLINGTON HEIGHTS MULTI-FAMILY 116-120 W Eastman

Round 1 Review Comments

08/11/2023

**1. Character of use:**

The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard, parking lots, outdoor decks. 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.**

This development should not create any additional traffic problems.

**6. General comments:**

**Address visibility:**

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-Interior and exterior of lobby space should utilize signage and increase visibility of addresses and unit numbers. All lobby spaces, elevator landings, etc. should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the

complex layout that may need emergency services. Lobby areas should be equipped with interior signage indicating building number, floor plans, door numbers, etc.

-For each individual unit within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

### **Parking Lot and exterior courtyards:**

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the multi-family complex as well as its proximity to other similar multi-family complexes. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended in a parking garage as large as the one proposed for this project. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

### **Trash enclosures:**

-Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

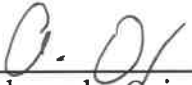
-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

**Additional Resident Storage Space:**

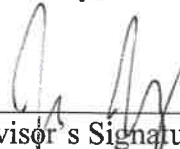
-Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

**Emergency Contact Information:**

-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.

 #330  
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Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

 583  
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Supervisor's Signature

# Planning & Community Development Dept. Review

August 17, 2023



## REVIEW ROUND 4

Project: 116-120 W. Eastman Development  
116-120 W. Eastman Street

Case Number: PC 23-002

73. Based upon the revised plans, the following approvals are required.:
  - a) Planned Unit Development to allow a 136-unit multi-family residential development.
  - b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
  - c) Conceptual Special Use Permit approval for a restaurant on the subject property.
  - d) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.
  - e) A variation from Chapter 28, Section 10.2-8, to allow a 22.1' wide drive aisle where code requires a minimum of 24' in width.
74. The previous review comments that have yet to be resolved are still applicable. Should approval of this project be recommended, conditions of approval will still apply relative to usage/elements within the outdoor deck, allocation and usage of the garage parking spaces, provision of a final construction staging plan that is acceptable to the Village, modifications to the streetscape improvements and the provision of complaint ADA access, encroachment of the FDC connection, potential site circulation issues, operation of the garage warning system, etc. Please acknowledge this understanding or provide additional details outlining how these items have been resolved or how the revised plans no longer generate concerns in these areas.
75. Residential parking has been reduced from 1.34 spaces per unit to 1.23 spaces per unit and from 1.22 spaces per bedroom to 1.06 spaces per bedroom. Where will residential guests park? Will any spaces in the garage be reserved/allocated for residential guests? Provide an updated parking management plan detailing how ownership will manage the residential parking to ensure no negative impacts with overflow parking. The plan must be detailed and shall outline where employees of the commercial spaces will park, employees of the residential uses will park, commercial patrons, residential guests, how access to the garage will work for residents and guests, how garage parking will function (assigned or open for all? Included in every lease or only available with an additional charge?), how spaces will be allocated to each unit, which units will be eligible for two parking spaces, the maximum number of spaces that can be leased per unit, etc.
76. The civil, landscape, and architectural plans have not been fully coordinated. Inconsistencies exist in the areas around the bike room/stair-1/pump room, the generator room, and the garage entrance. Please revise accordingly.
77. Provide a revised preliminary construction staging plan. Where feasible, construction trailers and material storage areas shall be located onsite.
78. Section 10.6-2 of the Zoning Code requires that all loading zones have 14' of vertical clearance. Please verify the vertical clearance of the loading zone door as it does not appear to conform to this requirement.
79. A stair tower extending up to 87' in height is now shown on the plans. Why is this element now necessary? Previous iterations of this project did not include a stair tower overrun.
80. Please provide a response to the four hardship criteria relative to the variation required for the 22' wide drive aisle.

81. Once a new date with the Plan Commission has been determined, new public hearing notification signage must be placed on the site and public hearing notification letters will need to be sent out.
82. Please provide a summary of the Aug. 6<sup>th</sup> meeting that was held with HANA.
83. The label and description of fixture F04 on the photometric plan do not match. Please revise the plans to clearly show the type and power of the proposed fixture. You're encouraged to utilize one of the less intense/less powerful versions of the fixture. Additionally, the photometric plan incorrectly identifies the manufacturer of F05. It is also encouraged that the 10-watt version of fixture F02 be utilized.

Prepared by: 

Eastman Development  
116-120 W. Eastman Street  
PC #23-002  
August 16, 2023

## **Landscaping**

### *Public Property*

1. Along Eastman, please substitute the proposed Maples for a more suitable species.

### *Private Property*

1. Provide a shade tree within the landscape island at the corner of St. James Street and Highland Avenue.
2. In addition to the ornamental trees and shrubs along St. James Street, please provide a mix of perennials.
3. A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.