

DATE: 1/27/23

FROM: Jorge Torres, Director of Building & Life Safety

SUBJECT: 116-120 W Eastman – Multi-family housing, underground parking and retail

These comments are conceptual only. A formal plan review will be required.

1. The following adopted codes shall apply:
 - 2018 International Building Code with amendments
 - 2018 International Fire Code with amendments
 - 2018 International Fuel Gas Code with amendments
 - 2018 International Mechanical Code with Amendments
 - 2018 Illinois Energy Conservation Code with state amendments
 - 2018 Illinois Accessibility Code
 - 2017 National Electrical Code with amendments
 - 2014 Illinois Plumbing Code with amendments
2. The 7th floor floor-level height is 71 feet above grade. Therefore, the building shall be considered a high-rise and comply with the requirements of 2018 IBC 403. The plans do not appear to conform to this requirement.
3. As a high-rise, a fire command center is required per 2018 IBC 403.4.6 and shall comply with 2018 IFC Section 508. In order to verify compliance, please provide the proposed location and square footage of the fire command center.
4. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building.
5. The east wall of the new building may be required to have a minimum fire-resistance rating of a 1-hour fire wall if on the lot line to the adjacent 1- and 2-story building. 2018 IBC 601 & 602. The plans do not appear to conform to this requirement.
6. Fire separation between R, S-2 and M shall comply with 2018 IBC Section 508.4 and Table 508.4. The plans do not appear to conform to this requirement.
7. Doors from stairwells shall open in the direction of travel at the termination point. The plans do not appear to conform to this requirement.
8. All stair enclosures are required to discharge to the exterior of the building, or shall be extended to the exterior of the building with an exit passageway. 2018 IBC 1023.1. The plans do not appear to conform to this requirement.
9. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The plans do not appear to conform to this requirement.

10. Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided. The plans do not appear to conform to this requirement.
11. Fire pump room location not specified. The plans do not appear to conform to this requirement.
12. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. The plans do not appear to conform to this requirement.
13. An automatic smoke detection system is required for a high-rise building. The plans do not appear to conform to this requirement.
14. Fire department connections (FDC) shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. In order to verify compliance, please provide the proposed location of the FDC and the location of a fire hydrant within 100 feet of the FDC. 2018 IFC 912.2.1 as amended. In order to verify compliance, please provide the location of the FDC and fire hydrant within 100 feet on the plans.
15. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
16. The enclosed parking garage shall comply with 2018 IBC 406.2, 406.4 and 406.6
17. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements. The plans do not appear to conform to this requirement.
18. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. The plans do not appear to conform to this requirement.
19. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space. The plans do not appear to conform to this requirement.
20. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance. The plans do not appear to conform to this requirement.
21. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building). The plans do not appear to conform to this requirement.

22. Fire pumps, if provided, shall be installed in accordance with the 2018 International Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.
23. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. The plans do not appear to conform to this requirement.
24. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal. Proper signage is required. 2018 IBC 1011.12. The plans do not appear to conform to this requirement.
25. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. The plans do not appear to conform to this requirement.
26. If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. The plans do not appear to conform to this requirement.
27. Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The plans do not appear to conform to this requirement.
28. 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, 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. The plans do not appear to conform to this requirement.
29. Areas of refuge may be required and identified with fire department communications.
30. Separate permits are required for fuel tanks to supply an emergency back-up generator if one is proposed. The plans do not appear to conform to this requirement.
31. Storage is not permitted in any mechanical, electrical, or equipment room. The plans do not appear to conform to this requirement.
32. Structural calculations shall be provided for the building including the pool located on 3rd floor.
33. The fire pump/sprinkler room shall be separated from all other areas of the building by 2-hour fire barriers and 2-hour horizontal assemblies. The fire pump/sprinkler room may be required to be located on the first floor. Its location will be determined by the Fire Department. The plans do not appear to conform to this requirement.
34. The enclosed parking garage is required to have an automatic sprinkler system. The plans do not appear to conform to this requirement.
35. The enclosed parking garage shall have mechanical ventilation. The plans do not appear to conform to this requirement.
36. The electrical room shown in the basement shall have two doors that open in the direction of egress and have panic hardware. The plans do not appear to conform to this requirement.

37. The bar in the basement is required to have two doors that open in the direction of egress and have panic hardware. The plans do not appear to conform to this requirement.

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. **PC 23-002**

Petitioner: MYLO Residential Arlington Heights Property
c/o Joe Taylor

202 S. Cook Street, Suite 210, Barrington, IL 60010

Owner: 116-120 Eastman Apartments LLC

Contact Person: Bernard Citron, Thompson Coburn LLP

Address: 55 E. Monroe, 37th Floor
Chicago, IL 60603

Phone #: 312-580-2209

Fax #: 312-580-2201

E-Mail: bcitron@thompsoncoburn.com

P.I.N.# 03-29-316-001-0000; 03-29-316-008-0000; 03-30-409-003-0000

Location: 116-120 Eastman: Eastman, Highland and St. James

Rezoning: Current: B5 Proposed:

Subdivision:

of Lots: Current: Proposed:

PUD: For: Mixed use residential/commercial

Special Use: For:

Land Use Variation: For:

Residential use in the B5 district; allow for 3 D.U

Land Use: Current: 2 vacant commercial building

Proposed:

Site Gross Area: 43584 sq.ft.

of Units Total: 154

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

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

1. PUBLIC IMPROVEMENTS

REQUIRED: **YES NO COMMENTS**

a. Underground Utilities

Water YES

Sanitary Sewer

Storm Sewer YES

b. Surface Improvement

Pavement YES

Curb & Gutter YES

Sidewalks YES

Street Lighting

c. Easements

Utility & Drainage NO

Access

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X b. IDOT

c. ARMY CORP d. IEPA X

e. CCHD

YES NO COMMENTS

3. R.O.W. DEDICATIONS?

 X

4. SITE PLAN ACCEPTABLE?

 X

5. PRELIMINARY PLAT ACCEPTABLE?

 N/A

6. TRAFFIC STUDY ACCEPTABLE?

7. STORM WATER DETENTION REQUIRED?

X

8. CONTRIBUTION ORDINANCE EXISTING?

 X

9. FLOOD PLAIN OR FLOODWAY EXISTING?

 X

10. WETLAND EXISTING?

 X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RW 62

DATE OF PLANS: 11/22/22

Michael J. [Signature]
 Director
 VILLAGE ENGINEER

2-8-23

Date

PLAN COMMISSION PC #23-002
MYLO Residential
116-120 W Eastman St
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. 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

13. The proposed volume control facility will be a private system and as such will not be the Village's responsibility to maintain. 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.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing storage required, storage provided, and restrictor sizing calculations.

- a) An MWRD permit is required.
- b) Provide a stormwater narrative.
- c) The volume control facility located under pavement must be designed to AASHTO HS-25 loading standard. The volume control facility is also in the fire lane, provide calculations for the punch through loading of the tower truck with the outriggers extended.
- d) Provide the restrictor calculations for the volume control facility.
- e) The project must also meet the Village's detention requirements. As this project is located within the combined sewer area and in the downtown business district, fee in lieu of detention is acceptable. Provide calculations of the storage required to meet the Village's detention requirements. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. The volume captured in the volume control facility can be credited towards the Village's detention requirements. The deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
- f) Clearly show the overflow route for the site.

15. The site photometric lighting diagram shows lighting intensities of 0.5 foot candles along W St James St, exceeding the 0.1 foot candles limit for single family residential. Provide additional readings to the north right-of-way. In the event the lighting intensities still exceed 0.1 foot candles, revise the lighting accordingly. 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.
16. The heavy-duty pavement section for the fire lane shall 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.
17. The fire lane extends into the shared access drive aisle with the adjacent property. It is recommended that the entire width of the fire lane along the west side of the building be reconstructed with the heavy-duty pavement section.
18. The exhibit showing the turning path of the tower truck shall show maneuvering through the site in all possible directions of travel. Provide an exhibits for arrival eastbound on St James St and westbound on Eastman St.
19. The entire apron at St James St shall be removed and replaced. It is recommended to replace the west radius. The curb radius shall stop at the sidewalk.
20. The access on St James St will be under stop control. Provide detectable warning panels for the public sidewalk.
21. The parking lane along the west side of Highland Ave shall be resurfaced. The improvements shall be coordinated with the adjacent property owner.
22. Show the existing ADA ramp at the southwest corner of Highland Ave and Eastman St.
23. The curb shall be eliminated for the loading bay off of Eastman St. The apron shall be constructed in concrete.
24. Provide additional information on the accessible route from the accessible parking stalls on Highland Ave to the accessible entrance for the building.
25. The pedestrian access route along the west side of the building is intermittent, disrupted by the loading bay and the entrance to the underground parking garage. Provide additional information.
26. The drive aisle on Highland Ave will accommodate two-way traffic. Provide a striping and signage plan.
27. The existing water services shall be abandoned at the main.
28. An IEPA permit is required.
29. The water main extension will disturb the pavement on W St James St. The pavement shall be resurfaced to the centerline.
30. The existing 1" residential water service to be connected to the proposed 8" water main shall be coordinated with the homeowner.
31. Identify the location of the existing sanitary sewer service for 116 W Eastman St. The sanitary sewer services shall be abandoned.

32. The proposed sanitary sewer service is shown to be located under the building. It is recommended that the sanitary sewer main be extended from the intersection of W Eastman St and N Vail Ave west, with the sanitary sewer service connecting to the new main. The GIS information is provided as an attachment.

Traffic:

33. The location of the restaurant could result in delivery vans or semi-trucks parking on Highland Ave, obstructing northbound traffic. It is recommended that a condition be established in the ordinance to require the loading bays to be used for deliveries.

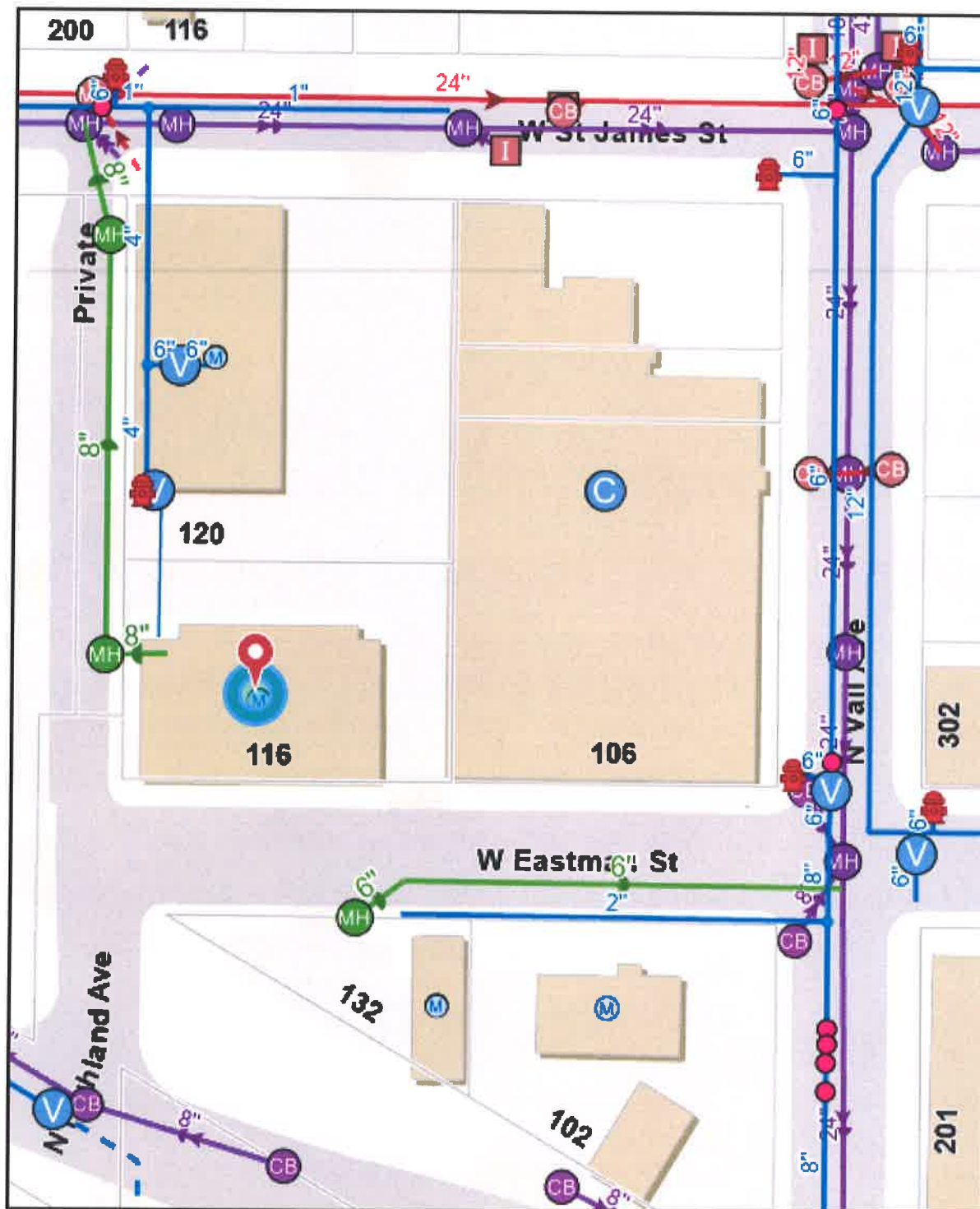
Public Works:

34. The water main shall loop to Northwest Highway, or Eastman St to Vail Ave.
35. The pavement repair on St James St for the utility connections shall be full depth and width.
36. A note shall be provided that the pavement on W Eastman St and W St James St shall be replaced or milled as necessary.
37. No roadway patch shall be less than 4 ft wide.
38. The existing utility manholes that are proposed to be reused shall be televised and condition verified adequate for reconstruction.
39. The brick paver section along W St James St shall match the downtown streetscape.


Michael L. Pagones, P.E.
Village Engineer

2/8/23
Date

Attachments:
GIS information





Arlington Heights Fire Department

David Roberts, Division Chief

droberts@vah.com

Telephone 847/368-5457 • Facsimile 847/368-5995

P.C. Number 23-002
Project Name Multi-Family underground parking and retail space
Project Location 116 – 120 West Eastman
Planning Department Contact Sam Hubbard

February 10th, 2023

1. 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Please provide details that the fire apparatus access road meets this requirement.
2. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Please provide a drawing that shows parking details and proposed signage along Eastman and St. James St.
3. D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg). Please provide details that the fire apparatus access road meets this requirement.
4. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). A drawing is needed to show the height of the third-floor overhang above Highland Ave.
5. D105.4 Obstructions. 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. A drawing is needed to show utilities in order to confirm that the proposal meets this requirement.



Arlington Heights Fire Department

David Roberts, Division Chief

droberts@vah.com

Telephone 847/368-5457 • Facsimile 847/368-5995

6. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. During construction, fire department access is required.
7. 3310.2 Key boxes. Key boxes shall be provided as required by 506.1. During construction, fire department access is required to all locked accesses.

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. **PC 23-002**Petitioner: MYLO Residential Arlington Heights Property
c/o Joe Taylor202 S. Cook Street, Suite 210, Barrington, IL 60010Owner: 116-120 Eastman Apartments LLCContact Person: Bernard Citron, Thompson Coburn LLPAddress: 55 E. Monroe, 37th FloorChicago, IL 60603Phone #: 312-580-2209Fax #: 312-580-2201E-Mail: bcitron@thompsoncoburn.comP.I.N.# 03-29-316-001-0000; 03-29-316-008-0000; 03-30-409-003-0000Location: 116-120 Eastman: Eastman, Highland and St. JamesRezoning: _____ Current: B5 Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: ☒ For: Mixed use residential/commercialSpecial Use: ☒ For: _____Land Use Variation: ☒ For: _____Residential use in the B5 district; allow for 3 D.ULand Use: _____ Current: 2 vacant commercial building

Proposed: _____

Site Gross Area: 43584 sq ft# of Units Total: 154

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

*(Petitioner: Please do not write below this line.)*1. GENERAL COMMENTS:

A recycling plan will need to be submitted upon occupancy.

The pool will need a permit and license from the Illinois Department of Public Health.



1/25/23

Environmental Health Officer

Date



for

Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-002
 Petitioner: MYLO Residential Arlington Heights Property
c/o Joe Taylor
202 S. Cook Street, Suite 210, Barrington, IL 60010
 Owner: 116-120 Eastman Apartments LLC
 Contact Person: Bernard Citron, Thompson Coburn LLP
 Address: 55 E. Monroe, 37th Floor
Chicago, IL 60603
 Phone #: 312-580-2209
 Fax #: 312-580-2201
 E-Mail: bcitron@thompsoncoburn.com

P.I.N.# 03-29-316-001-0000; 03-29-316-008-0000; 03-30-409-003-0000
 Location: 116-120 Eastman: Eastman, Highland and St. James
 Rezoning: Current: B5 Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For: Mixed use residential/commercial
 Special Use: For:
 Land Use Variation: For:
Residential use in the B5 district; allow for 3 D.U.
 Land Use: Current: 2 vacant commercial building
 Proposed:
 Site Gross Area: 43584 sq ft
 # of Units Total: 154
 1BR: 2BR: 3BR: 4BR:

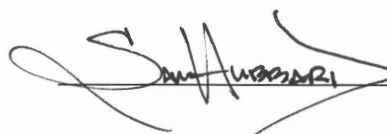
(Petitioner: Please do not write below this line.)

YES NO

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

Comments:

Please see additional comments attached.



2.13.23
 Date

Planning & Community Development Dept. Review

February 13, 2023



REVIEW ROUND 1

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

Case Number: PC 23-002

General:

7. The Plan Commission must review and approve the following action:
 - a) Planned Unit Development to allow a 154-unit multi-family residential development.
 - b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
 - c) A variation from Chapter 28, Section 5.1-14.1, to allow 154 units on a 43,438 square foot lot where code requires a minimum lot size of 47,000 square feet.
 - d) Conceptual Special Use Permit approval for a restaurant on the subject property.
 - e) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.
 - f) Additional bulk variations from Chapter 28 as may be determined.

Additional variations may be required depending upon your response to certain comments and review of the revised plans.

8. The proposed development is 12 units above maximum allowable density in the B-5 District. Section 7-1709a of the Inclusionary Zoning Ordinance (IHO) allows a 1-for-1 density increase through every affordable unit provided within the development. It is recommended that 7.5% of all units be provided as onsite affordable units (equating to 12 units). Although a density variation would still be required by Chapter 28, the development will conform to the IHO 1-to-1 density bonus allowance.
9. Since details on the restaurant have not yet been provided, only conceptual approval can be granted at this stage. Once a tenant and details on the restaurant operation have been provided, a Special Use Permit or a Special Use Permit Waiver (if eligible) will be required.
10. Please outline any communications that have taken place with the property owners to the east and west. Are these property owners aware of your project and have they expressed any initial concerns?
11. Please provide a detailed market study that evaluates the market demand for this product at this location.
12. For the tandem parking stall variation identified above, please provide a separate response justifying compliance with the standards for approval as outlined below:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
 - The proposed variation is in harmony with the spirit and intent of this Chapter; and
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
13. Impact Fee's will be required for the residential portion of the development, in accordance with Village Policy.

14. The project narrative shall be revised accordingly:
 - a) Narrative states 29 parking stalls are available on the Wintrust site, EEA study states there are 19 on the Wintrust site and 23 on the private street. A better description of where the stalls are located must be provided. Provide the data as follows: # of stalls on east side of Highland on subject property, # of stalls on west side of Highland on Wintrust property, # of stalls within the Wintrust parking lot (i.e. not on Highland).
 - b) Please provide a description of any green/sustainable features proposed.
 - c) Please outline expected move-in times/days, delivery times/days, and trash collection times/days.
15. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 review comments include a revision date.
16. The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.

Site/Infrastructure:

17. Please explore ways to increase the sidewalk width along the southwest side of the building.
18. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals etc.) on the site plans. These elements must be appropriately located and screened from view.

Building:

19. What is the "Back of House" space within the basement? Will this be storage for the restaurant? If so, it must be included in the overall restaurant square footage.
20. Does the 833 sq. ft. measurement for the "Kitchen" include the small storage room adjacent to the kitchen (assuming that room will be used by the restaurant). If that area is used by the restaurant but is not factored into the square footage, please modify the overall square footage to include this space.
21. Please confirm that both loading zones will have 14' height clearance, per Section 10.6-2 of the Zoning Code. A note shall be added to the plans.
22. The proposed canopy over the primary front entrance encroaches into the public ROW and would require a license and indemnification agreement with the Village if allowed. Will any of the building fins encroach above the ROW?
23. Will the restaurant have any outdoor seating? If so, please show this area on the plans.
24. The use of wall pack lighting is strongly discouraged. Please revise the fixtures along the northern elevation to reduce glare/spillover. Provide product specifications for all proposed fixtures.
25. Safety measures/warning devices for vehicles exiting the garage along Highland shall be provided.
26. Will the development include a bike parking room? Please show any proposed bike parking spaces on the floor plan (if interior) or the site plan (if exterior), including a note outlining how many spaces there will be. Per code, a minimum of 15 bike parking stalls should be provided.

Parking and Traffic:

27. Please note that the Village is still evaluating the adequacy of the proposed residential parking supply at 1.17 spaces per unit (including tandem). Typically, demand for parking in multi-family units within downtown Arlington Heights is around 1.3-1.5 spaces per unit.

28. Additional study on parking ratios in suburban downtown environments is required. Please provide current data on additional suburban downtown multi-family developments. The analysis should evaluate parking per unit as well as per bedroom. Additionally, what are the locations, sizes, development attributes (mixed-use, residential only), bedroom mix, and number of parking stalls provided in similar Compasspoint projects?
29. Please provide a copy of any shared parking agreement with the property owner to the west.
30. Please note that the tandem parking stalls require a variation from Section 10.2-9. The necessary justification for said variation must be provided, as outlined above.

PUD/Construction Phasing:

31. A construction schedule and construction staging plan shall be provided, per Section 9.1i.

Prepared by: SAM JUREK

Mylo Development
116-120 W. Eastman Street
PC #23-002
February 13, 2023

Landscaping

Public Property

1. The streetscape along Eastman Street must be consistent with the Downtown standards. Please identify the brick pavers, street trees, grates and the Sternberg light fixtures.

Private Property

1. Provide landscaping and decorative pavement at the corner of St James Street and Highland Avenue.
2. Along Highland Avenue it is recommended that specialty pavement be used for the north/south walkway. In addition, provide crosswalks with specialty pavement for the walkway at the drive aisle and at the loading area. Please evaluate the overall width of the walkway on the west elevation near the southwest corner of the building.
3. Along St. James Street, the foundation plantings are in the public right of way. Please note that a license agreement and maintenance agreement will be required.
4. Please indicate the plan for the planter boxes identified on the west elevation and provide landscape details. In addition, please provide details for the planters/green space identified on the terrace on the north elevation.
5. 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.