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March 10, 2023

**VIA ELECTRONIC MAIL**

Mr. Sam Hubbard  
Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

Re: 116-120 Eastman  
Response to Staff Comments - PC 23-002

Dear Mr. Hubbard:

This letter is our teams response to your staff's comments received on February 14, 2023. Along with this letter we are including the revised plans as requested. Many of the requirements or deficiencies are based on the fact that the project has not been designed to the point where the specific code provisions have been addressed. Generally we would not begin to prepare building permit drawings (in which the various code provisions will be addressed) until after approval of the Project by the Village Board. Therefore our responses (for instance to the Building and Life Safety Comments) are that we will meet these standards on the permit drawings as then submitted.

Our responses are as follows:

**Building and Life Safety Comments**

1. The architect and their team will prepare permit and construction drawings in conformance with the Codes as set forth.
2. We accept the determination that the building is considered a high rise and all aspects (emergency egress, fire alarms, etc) will be designed in accordance with the code provisions so noted. The design of the building has not proceeded to the point where we have prepared the building design addressing compliance with 2018-IBC-403. Once the permit plans have been completed they will be submitted to show compliance with the requirements noted.
3. We accept the determination that the building is considered a high rise and all aspects (emergency egress, fire alarms, etc) will be designed in accordance with the code provisions so noted. The design of the building has not proceeded to the point where we have prepared the building design addressing compliance with 2018-IBC-403. Once the permit plans have been completed they will be submitted to show compliance with the requirements noted.

4. During our call with the Village's team in which Jorge Torres participated it was determined that we have provided the minimum fire access road width. The clear width is noted on the submitted drawings.
5. We have not designed the actual building structure at this time and will not complete this until after development approval by the Village Board. Once the permit drawings are completed they will be submitted for review by the Village to evidence conformance with the required code sections.
6. We accept the determination that the building is considered a high rise and all aspects (emergency egress, fire alarms, etc) will be designed in accordance with the code provisions so noted. The design of the building has not proceeded to the point where we have prepared the building design addressing compliance with 2018-IBC-403. Once the permit plans have been completed they will be submitted to show compliance with the requirements noted.
7. The floor plans, once prepared and submitted will show exit doors opening in the direction of travel.
8. The revised floor plans, as submitted at the time of permit drawing submittal will depict all stair enclosures discharging to the exterior of the building as required.
9. Per the requirements of the Public Works Department of the Village, we will be construction new water mains to serve the building. The new water mains will be capable of supplying the required fire flow for fire protection.
10. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
11. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
12. The fire pump rooms and automatic sprinkler system riser rooms have not yet been designed. They will be designed and constructed to meet the standards that are required to be met. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
13. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
14. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time. The FDC locations will be shown in the required locations at that time.
15. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
16. The parking garage will be designed to meet the code provisions noted therein. These requirements will be provided for at the time permit drawings are submitted for review by

- the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
17. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
  18. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
  19. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
  20. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
  21. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
  22. New water mains are required per the Public Works Department. Their design is shown on the revised engineering drawings submitted herewith.
  23. Our elevators as specified will comply with the accessible means of egress requirements as noted.
  24. We will extend one stairway up through the roof as noted.
  25. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
  26. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
  27. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
  28. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
  29. We will work with the Building and Life Safety staff to determine if an area of refuge is required. If required, it will be provided and shown on the permit set of plans.
  30. If an emergency generator is required, which has not yet been established we will provide the requisite permit plans for the necessary fuel tanks.
  31. We recognize the prohibition of storage within mechanical, electrical and equipment rooms. The plans as submitted do not show any storage within those rooms.
  32. The required structural calculations and structural plans for the entire building, including the pool will be submitted at the time that the building permits plans are submitted for review by the Village.
  33. The fire separation between the Fire Pump Room and Sprinkler Room will be shown on the permit set of plans when submitted. We will comply with the standards as set forth by the code.

34. We are aware of the fire suppression system required for the building including for the garage. The fire suppression system will not be designed until the building permit plans are finalized and submitted for permits. We will comply to the standards under the code.
35. We will comply with all code requirements and will provide these plans at the time the building permit sets are submitted.
36. The electrical room will be revised so that the two doors open in the direction of egress and have panic hardware.
37. All doors from habitable spaces shall be designed so that they open in the direction of travel and will be shown on the permit set of plans and will have panic hardware as required.

#### Engineering Comments

Items 1 through 10 do not require responses. Item number 2 notes the various agencies that will required submission of plans and approval thereof. These submittals will made at the time final engineering plans are finished.

11. We will submit detailed plans at the time building permit plans are prepared.
12. We will geo-reference the engineering plans as required.
13. We will provide the calculations for the Volume Control Facility at the time final engineering is submitted. Prior to requesting a building permit we will work with the Village to draft and submit the OUMA. The OUMA will be executed and final sizing of the StormTech system with weir and restrictor calculations will be included at the time of final engineering submittals.
14.
  - a. We will submit the plans, as prepared to MWRD for review. A full submittal will be made prior to submitting for the building permit.
  - b. We will provide a stormwater narrative setting forth how the system will function. A narrative is included with this submittal including the fee in lieu of calculations.
  - c. The volume control facility will be designed and ultimately constructed in accordance with the standards noted. Both loading requirements will be designed and met at the time of final engineering submittal.
  - d. The restrictor calculations will be submitted. MWRD controls the design of these 'newer' volume control only underground systems. Typically the weir is set at the HWL in a structure and a 4" perforated pvc pipe is used as a 'restrictor'. MWRD will review and approve the design.
  - e. We have determined that the Fee in Lieu of Detention program will best apply to this project. The final amount will be calculated after final engineering plans are reviewed and approved and payment made at the time building permits are applied for. The volume for our detention fee in lieu of requirements is included in our stormwater narrative. We used the spreadsheet provided by the Village with an assumed all impervious site at C=0.95 and bulletin 75.
  - f. The overflow route is shown on the plans.
15. A photometric plan will be submitted. We do not intend to install any site lighting except for lighting on the building. It will be designed so as to meet the standards noted therein. The lighting consultant will revise the lighting plan to meet village code requirements. Detailed lighting cut sheets will be provided at the time of final design.
16. All replacement pavement shall be designed to meet the standards set forth. A note was added to the plans to reflect this requirement.
17. We will reconstruct the area upon which the fire lane is located (Highland) in accordance with the heavy duty pavement standards noted therein. This note has been added to the updated plans.

18. A revised turning path study will be submitted showing the additional turning movement requested to be studied. The auto-turn exhibit is included with the revised plans.
19. The final engineering plans will note the removal of the entire apron at St. James and replacement thereof. This revision is included in the revised plans.
20. Detectable warning panels will be provided at St. James. This revision is included in the revised plans.
21. All of pavement along Highland will be replaced after building construction is completed. A note was added to the plans and improvements will be coordinated with the adjacent property owner.
22. The ADA ramp was located on the plans.
23. The curb was eliminated and the apron shown as concrete.
24. The handicapped stalls on Highland have a path of under 5% in slope and over 3'-0" in width to the front door on Eastman. A ramp was added at the entrance to accommodate this path to the front door
25. The stalls have to be located on Highland but the entrance is on Eastman; however the path does meet code.
26. A striping and signage plan will be submitted at the time final engineering drawings are submitted.
27. The final engineering plans will note the requirement of abandonment at the main.
28. The required IEPA permit for all new water mains will be submitted once final engineering plans are prepared.
29. Once the final water main extension is determined (as discussed in our last meeting) we will accommodate any pavement replacement requirements.
- 30 We will coordinate water service changes with the residential service. This will occur prior to construction of the new water mains.
- 31 The Village has the location of the sanitary sewer service for 116 Eastman. We will accommodate the abandonment if required.
- 32 . The sanitary sewer service/grease trap has to be located outside of the kitchen and cannot be closer than 10' to the volume control system. The storm sewer and waterman are also tight with the sanitary sewer if the pipe goes west rather than south. The best design is to keep the sanitary sewer shallow and to flow north to connect to the sewer on St. James. The pipe will be accessible in the parking garage and will be under the OUMA for future maintenance.

#### Traffic Comments

33. We will include any parking restriction in the PUD ordinance and direct all deliveries to not lock traffic adjacent to the site. These conditions are noted and will be established.

#### Public Works Comments

- 34 The water main shall loop to the watermain on St. James as recommended.
35. The pavement repair on St. James will be full depth and width as required and will be shown on the resubmitted plans.
36. The note will be added addressing the pavement along Eastman and St. James.
37. No roadway patch will less than 4 feet in width. A note was added to the plans
38. A note will be added to the engineering specifications requiring that all manholes that are intended to be reused shall be televised.
39. A note will be added confirming that the brick paver section along St. James will match the downtown streetscape. The village's details and a design plan will be shown on the final engineering plans.

#### Fire Department Comments

1. The engineering specifications on the final engineering plans shall note the required cross section to support fire apparatus. Cross section details shall be added.
2. The final engineering plans shall include a plan noting where 'no parking-fire lanes' signage is required.
3. The Highland Road cross section shall be provided with our re-submittal and will show compliance with the required load bearing capacity.
4. Review of the included plans show the minimum unobstructed width of Eastman, Highland and St. James. We have provided a cross section showing that the third floor overhang is of sufficient height complying with the requirements noted therein.
5. There are no overhead utility lines.
6. A plan will be developed and submitted at the time building permits are submitted showing fire and emergency access to the Site.
7. Key boxes will be provided and shown on the Access Plan submitted at the time building permits are submitted to the Village.

#### Health Services Department Comments

1. A recycling plan will be prepared and submitted prior to occupancy.
2. We recognize that an Illinois Department of Public Health is required and we will submit once the pool has been constructed.

#### Planning Department Comments

#### General Comments

Notes 1 through 7 do not require responses.

The items noted in paragraph 7 set out the required approvals.

8. We will seek a variation for those units being proposed that are not permitted to be added by virtue of number of affordable units being provide onsite.
9. We accept that only conceptual approval of the restaurant will be rendered at this time. We will submit for Special Use Permit Waiver at the time additional information is known.
10. We have provided notes regarding the meeting with the adjacent neighborhood. The majority of the comments addressed the following:
  - a. Height of the building
  - b. Architectural Design not reflecting the single family homes.
  - c. Traffic from our property existing Highland and entering St. James
  - d. The designation of our building as being a rental building.
  - e. Affordable dwelling units being located within our building
11. A basic market study providing information on nearby apartment occupancies has been provided. A new market study will be submitted on March 10<sup>th</sup>.
12. Providing for tandem parking spaces within the building will not alter the essential character of the neighborhood. The tandem spaces instead will allow the Developer to provide additional parking spaces for two bedroom units and one bedroom units whose occupants have more than one vehicle.
  - The plight of the owner is unique as the dimensions of the floor plat allows for the addition of the tandem parking spaces. Not including the tandem spaces would leave these 'areas' without any use.

- The proposed variation allowing for tandem parking spaces meets the intent of the Zoning Ordinance by allowing the Developer to address additional parking needs of the Building.
  - The variance, allowing for the tandem spaces is the minimum required to allow for tandem spaces.
13. We will review the required impact fees for residential projects. The amounts will be in conformance with Village policy. We ask that the fees required to be paid be provided to our team.
14. a. The number of parking spaces on the Wintrust Property total 19 spaces.  
The number of parking spaces located within Highland total 9 spaces.
- b. We will provide a report noting green and sustainable features with this submittal.
- c. We will provide a memo detailing move in times and days, delivery days (which are determined by the restaurant operations which is unknown at this time) and trash collection days.
15. All plans will include revision dates.
16. All plans and this response letter shall be included on a flash drive as required.

#### Site/Infrastructure Comments

17. The sidewalk is as wide as it can be made.
18. We have not yet engaged a system engineer so we are not certain where ground equipment may be located. We will screen the equipment when the locations are known. We have provided a roof plan and equipment will be screened. The location of transformers are not known yet but they will be screened.

#### Building Comments

19. The back of house space is for storage and pantry space provided for the Resident Lounge. The basement is not intended to be open to the public and therefore is an amenity space for the building's residents. This space should not be counted with the area of the restaurant and therefore should not affect the required parking ratios.
20. The areas shown on the revised plans, submitted herewith show the total area of the restaurant. ?
21. Both loading zones have a height clearance of 14 feet.
22. We will eliminate the overhang of the entrance canopy over public ROW. The building fins will remain but they do not overhang the public ROW. Agreement.
23. There will be no outdoor seating for the restaurant.
24. We have removed the wall pack lighting and have included updated fixture specifications on our photometric plan.
25. Warning devices for vehicles existing the garage will be provided and shown on the final permit plans.
26. The floor plans include a bicycle parking room. We have identified the space count on the floor plan.

#### Parking and Traffic Comments

27. We are providing additional information regarding parking spaces per bedroom. It will be submitted with the revised plans.
28. We providing additional information on parking ratios per bedroom.
29. The parking and access easement will be submitted.

30. We have requested the variation for the tandem spaces and have addressed the standards in this response.

PUD/Construction Phasing Comments

31. We will provide a construction schedule. The phasing is such as the entire building will be built in one phase. Once we the Village has approved the project we can project a construction schedule.

Landscaping Comments

Public Property:

1. All landscaping will meet the required standards. We have requested a copy of the standards but have not received same.

Private Property

1. Additional landscaping will be provided at St. James and Highland where the space is available
2. We will evaluate the ability to utilize specialty paving where it does not conflict with the needed structural capabilities of the road.
3. We will seek the required license and assume all maintenance of the foundation plantings along St. James
4. Additional landscape details will be provided.
5. The required fees will be paid at the time building permits are sought.

Very truly yours,

Thompson Coburn LLP



By

Bernard I. Citron  
Partner

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