

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-013
Petitioner: Frank Panzarino

Owner: Frank Panzarino

Contact Person: Frank Panzarino
Address: 904 S. Edgewood Lane
Mt. Prospect, IL 60056

Phone #: 847.630.2473

Fax #: 630.332.8132

E-Mail: padxco@gmail & adamevesalon@gmail.co

P.I.N.# 03-29-334-003-0000

Location: 13 E Miner St, Arlington Heights, 60004

Rezoning: Current: Proposed:

Subdivision:

of Lots: Current: Proposed:

PUD: ✓ For: Residential Building

Special Use: For:

Land Use Variation: For:

Land Use: Current:

Proposed:

Site Gross Area: 6,000 Sq Ft

of Units Total: 12 (6 - 1's & 6 - 2's)

1BR: 6 2BR: 3BR: 4BR: 6

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- 1. ✓ VILLAGE BUILDING CODE
- 2. PRESENT ZONING USE
- 3. REQUESTED ZONING USE
- 4. SUBDIVISION REQUIRED
- 5. SIGN CODE

6. GENERAL COMMENTS:

SEE ATTACHED

Deb Pierre
Director PLAN REVIEWAL

8-12-15
Date

August 12, 2015

To: Latika Bhide, Development Planner

From: Deb Pierce, Plan Reviewer

Re: PC #15-013; 13 E Miner St.

Building Code Comments

1. Based on the building's 4 stories above grade, the elevator must accommodate an ambulance stretcher.
2. Minimum square footage for a habitable room is required to be 100 sq. ft. The office in Unit AA is only 95 sq. ft.
3. An area of refuge (rescue) with two-way communication is required in each stairwell on every level.
4. The walls separating dwelling units are required to have a 1-hour fire-resistance rating (fire partition), unless the building is protected by a sprinkler system.
5. The floor assemblies separating dwelling units are required to have a 1-hour fire-resistance rating, unless the building is protected by a sprinkler system.
6. The location of the mechanical room for the elevator is not indicated.
7. Occupant load is not indicated. Based on bedroom dimensions, the occupant load for each unit is as follows:

Unit	<u>Second Floor</u>	<u>Third Floor</u>	<u>Fourth Floor</u>
A		1	1
AA	3	0	0
B	4	4	4
C	6	6	6
D	3	3	3
Total	16	14	14

Total Building Occupant Load = 44

8. A protected accessible means of egress path to a public way is required – provide a horizontal exit from west stairwell to front of building.

BUILDING DEPARTMENT

1A

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1BR: 6 2BR: 3BR: 4BR: 6

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INSPECTIONAL SERVICES

SAR ATTACHED

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AUG 12 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

Fire Notes
13 East Miner

8/12/15
P.D.

1. East facing windows (3 total) closest to Miner Street are not permitted. Too close to adjacent building. (IBC 2009 – Table 705.8).
2. Egress access through garage appears to be insufficient. East side exit discharges into dead end alleys behind adjacent properties. A ground floor exit is needed to Miner Street. If it is considered an unobstructed public easement, it may be possible to utilize the gangway between the buildings straight to the South, which lead to Northwest Highway.
3. Interior stairwells will need to be fully ADA compliant.

PUBLIC WORKS DEPARTMENT

2

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 Subdivision: _____
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 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: _____
 Proposed: _____
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 1BR: 6 2BR: 3 3BR: 4 4BR: 6

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	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____

3. GENERAL COMMENTS:

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 AUG 31 2015
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director _____

Date _____

Memorandum

To: Latika Bhide, Development Planner
From: Cris Papierniak, Assistant Director of Public Works
Date: August 27, 2015
Subject: 13 E Miner ST., P.C. #15-013 Round 1



With regard to the proposed Planned Unit Development, I have the following comments:

1. Currently the proposed site hosts numerous private utilities. Until an approved design is completed on how these utilities will be re-routed, VAHPW rejects the proposed construction.

Thank you for the opportunity to comment on this permit application.

C: file

LF

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AUG 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water			<u>UNKNOWN</u>
Sanitary Sewer			<u>UNKNOWN</u>
Storm Sewer		<input checked="" type="checkbox"/>	
b. Surface Improvement			
Pavement		<input checked="" type="checkbox"/>	
Curb & Gutter		<input checked="" type="checkbox"/>	
Sidewalks		<input checked="" type="checkbox"/>	
Street Lighting		<input checked="" type="checkbox"/>	
c. Easements			
Utility & Drainage	<input checked="" type="checkbox"/>		
Access	<input checked="" type="checkbox"/>		

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- | | | | |
|--------------|-------------------------------------|---------|--------------------------|
| a. MWRDGC | <input checked="" type="checkbox"/> | b. IDOT | <u>POSSIBLY</u> |
| c. ARMY CORP | <input type="checkbox"/> | d. IEPA | <input type="checkbox"/> |
| e. CCHD | <input type="checkbox"/> | | |

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. SITE PLAN ACCEPTABLE?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. PRELIMINARY PLAT ACCEPTABLE?	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. STORM WATER DETENTION REQUIRED?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. CONTRIBUTION ORDINANCE EXISTING?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. WETLAND EXISTING?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

Director

Date

PLAN COMMISSION PC #15-013
Miner Street Development
13 E. Miner Street
Planned Unit Development
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. 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. 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. Final approval will require final engineering plans including stormwater detention calculations. The proposed development is located within the Village's downtown district and therefore is allowed to pay a fee in lieu of detention at the rate of \$1.00 per cubic foot of required storage volume. 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 Bulletin 70 rainfall data.
15. 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.
16. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
17. The Plat of Survey provided does not show any existing easements. Provide a document that shows all existing easements on the property and/or on the adjoining properties.

18. There have been multiple previous discussions about the development of this property with the property owner, adjoining property owners, ComEd, and other utilities. The following items must be satisfactorily addressed before Plan Commission approval can be granted:
- a. Provide a signed Agreement between all affected property owners regarding the disposition of the existing water service, sanitary service, and any other private services that run through the subject property to service adjoining buildings on other properties. The Agreement must refer to engineering plans that show exactly how the new services are to be constructed and stipulate who is paying for the construction and maintenance of the new facilities.
 - b. Provide a Plat of Easement for any new utility, ingress/egress, and/or other public or private easements.
19. There are no engineering site drawings in the packet. Petitioner is notified that additional comments are likely upon receipt of engineering site drawings.
20. There is no traffic study provided with the submittal.

 8/19/15
James J. Mastarelli, P.E. Date
Director of Engineering

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Miner Street Development 13 E. Miner

Round 1 Review Comments

08/13/2015

- 1. Character of use:**
- 2. The character of use should not be problematic.**
- 3. Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
- 4. Present traffic problems?**
There are no traffic problems.
- 5. Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
- 6. Traffic problems that may be created by the development.**
The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the available covered parking must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal that vehicles are exiting.
- 7. General comments:**
 - Emergency telephones should be installed in the parking area for added safety.
 - The storage area, lower level, 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.
 - Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.


Brandi Romag, Crime Prevention Officer
Community Services Bureau

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AUG 13 2015

Approved by:



Supervisor's Signature

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

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1. GENERAL COMMENTS:

The Development will need to submit a recycling plan to this office upon occupancy.

See the attached comments from the Disability Services Coordinator

RECEIVED

AUG 25 2015

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Jeff Bohner 8/24/15 *JB*
 Environmental Health Officer Date

James McCalister 8/24/15 *JM*
 Director Date

Plan Review

Project: Miner Street Development
13 E. Miner St.
Planned Unit Development
P.C. #15-013 Round 1

To: Latika Bhide, Planning & Community Department

From: David Robb, Disability Services Coordinator
Department of Building and Health Services
(847) 368-5793



Date: August 21, 2015

Re: Illinois Accessibility Code (IAC) Eff. April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>
Federal Fair Housing Accessibility Guidelines Eff. March 13, 1991
<http://www.fairhousingfirst.org/fairhousing/requirements.html>

- 1) Petitioner shall comply with all requirements of the Illinois Accessibility Code (IAC) pertaining to Multistory Housing per IAC Section(s) 400.350, 400.360, and 400.310.
- 2) Petitioner shall design and construct three (3) Adaptable Dwelling Units [20% X 12 dwelling units = 2.4] per the requirements of IAC Section 400.350(e)(1-7) and 400.360(a through e).
- 3) Petitioner shall design and construct all common and public use areas on all floors (levels) utilizing subsections of IAC Section 400.310.
- 4) Petitioner shall be advised that all twelve dwelling units (100 percent of dwelling units in buildings with elevators) and all public and common use areas in the development are under jurisdiction of the Federal Fair Housing Accessibility Guidelines' Seven Requirements for Accessibility per Fair Housing Amendments Act, 42 U.S.C. §3601 et seq.
- 5) Petitioner shall design and construct all twelve individual dwelling unit entrances in compliance with IAC Section 400.310(j).

Sheet A5

- 6) Petitioner shall identify "Areas of Rescue Assistance" on all floors (levels) off grade as required in buildings with elevators per IAC Section 400.310(b)(4).

Sheets A7 and A8

- 7) See Comments: 1) through 6) above.

Sheets C5 and A9

- 8) See Comment: 1) above.

Miner Street Development

13 E. Miner Street

P.C. 15-013

August 26, 2015

- 1) Along Miner Street, the petitioner will be required to comply with the village downtown standards for sidewalks, street trees and site furnishings. Please provide a plan identifying the required streetscape enhancements.
- 2) The mechanical units must be fully screened with landscaping. Identify the species and height of the proposed evergreens located on the west elevation in the northwest corner.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

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

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

Comments:

Please see attached.


 _____ Date

Planning Department Comments, Miner Street Development (PL15-013, 13 E. Miner Street (Panzarino), Round 1)

7. The property at 13 E. Miner Street is zoned B-5. Apartment Building or Multiple Family Dwellings (without first floor commercial) are not permitted in the B-5 district. A Land Use Variation is necessary. Petitioner must provide a written justification addressing the following criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
8. A Preliminary and Final Planned Unit Development approval by the Village Board with recommendation from the Plan Commission is required.
9. According to the Village's Comprehensive Plan the subject site is designated as "Mixed Use". A residential development with no commercial component would not be consistent with the Comprehensive Plan.
10. The following variations are necessary:
 - a. Land Use Variation from Section 28-5.5-3, Permitted Uses Table, Residential, to allow Apartment Building or Multiple Family Dwellings;
Staff cannot support this variation as commercial space should be incorporated on the first level of the proposed building. This is an opportunity to enliven the streetscape on the north side of the Downtown. As proposed, a retail dead zone will be created mid-block. Also, the garage door would eliminate 3-4 on-street parking spaces. The number of spaces provided within the garage is not code compliant and the village will make parking spaces available for 13 cars.
 - b. Section 5.1-14.6, Required Minimum Yards, from the required combined side yard setback of 30 feet to allow 5.81 feet;
The petitioner must provide a written justification for this variation. Please note that preliminary building code review concludes that window openings are not allowed where exterior walls are less than 5 feet from the property line and for walls that are 5 to 10 feet from the property line, only 25% of the wall area may contain window openings. Additionally, there are concerns regarding safe egress routes to the public way from the proposed building exits. The windows on the east façade that are within 5 feet of the property line are not permitted. Since living spaces are required to provide a window, the floor plan must be redesigned.
 - c. Section 5.1-14.6, Required Minimum Yards, from the required rear yard of 30-feet for residential uses located above the first floor to allow 5 feet;
The Petitioner must provide a written justification as well as demonstrate that 5 feet is sufficient to accommodate servicing functions, exiting requirements, utilities and building and fire separation requirements.
 - d. Section 11.2-8, from the required two-way drive aisle width of 24 feet to allow 18 feet;
The Petitioner must provide a written justification to this variation. Parking spaces 1 and 2 appear difficult to navigate into.
 - e. Section 11.5-2, from the required 13 parking spaces to allow 10 spaces;
Staff cannot support this variation as the required parking can be accommodated within the North garage and commercial space incorporated on the first floor.
 - f. Section 6.12 Traffic Engineering Approval, from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer to allow no study;
Because of the small scale of the project, staff is supportive of a variation from the requirement to provide a traffic study, however the petitioner must submit a written justification for the variation request.
 - g. Variation from Section 28-11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.

Please provide a written justification to all the variations listed above. The justification must specifically address the following criteria:

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b) The plight of the owner is due to unique circumstances.
- c) The variation, if granted, will not alter the essential character of the locality.

11. The total code required parking for this site is calculated as:

Proposed Miner Development			
	# of Dwelling Units	Parking Required	Parking Proposed
1 Bedroom Units	6 units	6 Spaces (1.00/unit)	
2 Bedroom Units	6 units	7.5 Spaces (1.25/unit)	
TOTAL		13 Spaces	10 Spaces Reduced to 9 spaces with 1 accessible space
Surplus (Deficit)		(3 spaces)	

12. The Village can make the 13 required parking spaces for the residential development available in the North Garage. The first floor of the development should incorporate commercial space, not parking.
13. No accessible spaces are provided. This will reduce the number of parking spaces provided to 9. Parking spaces 1 and 2 appear to be difficult to navigate into, especially given the 18 foot drive aisle.
14. The developer should submit their plans to ComED as soon as possible, so they can start a formal review of providing services to the block as this issue needs to be resolved so that the location and dimensions of any ComEd easements is known. A Plat of Easement must be provided prior to the Plan Commission hearing.
15. The petitioner must provide a signed agreement with the adjacent property owners regarding utilities that run through the subject property and addressing the relocation of the utilities prior to the Plan Commission hearing.

Enright, Bill

From: Philip DeFrancesco <padxco@gmail.com>
Sent: Thursday, October 08, 2015 9:07 AM
To: Enright, Bill
Cc: adamevesalon@gmail.com; Phil DeFrancesco
Subject: 13 E Miner Development - Comments & Update
Attachments: Round 1 Commens.pdf; a front.pdf; a garage.pdf; a left.pdf; a plan.pdf; a rear.pdf; a right.pdf; Notice of Public Hearing.pdf

Good Morning Bill,

Hope all has been well. On behalf of Frank Panzarino, I wanted to go through and address the planning committee comments and concerns regarding the building coming in at 13 E Miner. For your review, attached you'll find the comments we worked off of and the revised plans for the building. The final attachment you'll find consists of the latest revisions to the letter we plan on mailing out. Please review the enclosed material and let us know your thoughts.

Regarding the attached Round 1 comments herein, here are Frank's responses:

7. In conducting a market analysis, moving forward with an apartment building (with the future hopes of converting and selling off as condos) with retail on the first floor will not provide nearly as attractive as a return then what we're proposing, an apartment building with 1st floor parking garage. If we were to move forward with the current zoning, these are the problems and risks we take on as developers and as a village, rather than building as proposed:
- The retail market is soft north of the tracks. This has been a problem and still continues to be a major concern and issue.
 - Vacant retail will drastically hurt the cash flow of the building, potentially making it a negative cash flow property. Vacant retail space will have a negative impact, not only on the consumers and residents, but will negatively effect Frank as the owner operator of the building.
 - With the high possibility that the retail space is vacant for a long time, eating up all the cash flow and more, could be a leading factor as to the building spinning into foreclosure. Then we'll have to deal with a distressed commercial sale in the area in which will make a drastically negative impression for the area.
 - No parking garage will higher the challenge of renting out the units,
 - No parking garage will call to accept lower rents
 - No parking garage will lower re-sale values when and if it ever comes time to convert the building and sell off the units individually.
 - No parking garage will have to call for Frank to have to ask for parking spaces in the parking garage. But even parking garage spaces were assigned to any of the units, most residents don't want to walk blocks to get to their car, especially in the wonderful winters we're faced with here in Chicago.
 - Vacant retail space on the first floor will not have a negative curb appeal and negative attraction to not only the building, but the area.
 - There continues to be vacant retail space all around this site, why add on to the vacant retail space.
 - Every month that space sits vacant on the first floor, thousands of dollars will be lost.
 - The area does not call nor need additional retail space.

8. This will be dropped off by Frank for your initial review.

9. With a first floor parking garage and residential floors above would constitute the building as mixed use.

10a. Similar to the responses given in #7 and #9.

10b. The existing site is a fill in site and approximately only 66' wide x 90' deep. Frank has worked the plans several times in order to maximize the value of the site, taking into consideration the easements that must be provided, with hopes to eventually turn it into a profitable site for all. The building use on the site would need relief from the zoning ordinance.

10c. The 5 foot rear yard will meet existing requirements for width of an egress path. The 5 feet are minimum depth of separation for fire separation. The proposed balconies and plans are recessed further back to accommodate this.

10d. We are redesigning the parking design to be more spacious for ingress and egress.

10e. We've worked and reconfigured the plans several times over to create and support as many many garage spaces possible. This is all that we can make happen taking into everything into account.

10f. Because of the small scale project and proposed on-site parking, and miner being a less traveled street, a traffic study is not a big concern.

10continued. This building, if granted, will not alter the essential character of the locality, it'll actually add tremendous, beautiful character. This building is in scale and proportion of those of the surrounding buildings and will have magnificent curb appeal.

11. As 10e states.

We greatly appreciate all the time, cooperation, and support you and the rest of the committee have provided and with some relief from the zoning ordinance(s), we will be able to create one beautiful and attractive building!

If you have any questions or if there is anything else you need, please let me know.

Thanks.

Philip DeFrancesco
President of Dapper Crown
P: 630.330.0313
F: 630.332.8132
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Enright, Bill

From: Philip DeFrancesco <padxco@gmail.com>
Sent: Thursday, October 08, 2015 9:53 PM
To: Enright, Bill
Cc: adamevesalon@gmail.com; Phil DeFrancesco
Subject: 13 E Miner Department Comments & Responses

Good Evening Bill,

Per our trade of emails, here are the responses to the various departments.

Regarding the last few emails there were sent:

1. The left side of the building will be provided no later then Tuesday.
2. The 2 hard copies of the new plans (24 x 36) will be provided no later then Tuesday.
3. As of right now, there's no proposed change in brick color. If there would be any changes, it would be only one brick color, besides the stone.

Regarding the Building Department Code Comments (1)Summary:

1. The building will support an ambulance stretcher.
2. The habitable room has been eliminated, it will no longer be in the building.
3. We will have two-way communication throughout
4. The walls will have 1 hr fire resistance rating.
5. The floor assemblies separating dwelling units will have 1 hr fire resistance rating.
6. The location of the mechanical room is on the blue prints.
7. Occupant load as indicated.
8. An accessible means of egress path is provided.

Regarding the Building Department Code Comments (1A) Summary:

1. This was discussed with fire department and we'll revise plans will meet code.
2. We've moved the staircase to the back, allowing this to meet code.
3. Stairwells will be ADA compliant.

If you have any questions or if there is anything else you need, please let me know.

Engineering Department Summary:

Based on the conversation Frank had with you, Bill Enright, he will provide all of this information once an agreement is made with the zoning board.

Police Department Summary:

1. Nothing needed.
2. Nothing needed.
3. Nothing needed.
4. Nothing needed.
5. Nothing needed.
6. Flashing signals will be provided when cars are entering and exiting the building.
7. Panic button(s) will be installed in the parking garage, along with key fob/ card entrance doors that will only be available to residents. All doors will be secured.

Planning and Community Development Summary:

7. In conducting a market analysis, moving forward with an apartment building (with the future hopes of converting and selling off as condos) with retail on the first floor will not provide nearly as attractive as a return then what we're proposing, an apartment building with 1st floor parking garage. If we were to move forward with the current zoning, these are the problems and risks we take on as developers and as a village, rather than building as proposed:

- The retail market is soft north of the tracks. This has been a problem and still continues to be a major concern and issue.
- Vacant retail will drastically hurt the cash flow of the building, potentially making it a negative cash flow property. Vacant retail space will have a negative impact, not only on the consumers and residents, but will negatively effect Frank as the owner operator of the building.
- With the high possibility that the retail space is vacant for a long time, eating up all the cash flow and more, could be a leading factor as to the building spinning into foreclosure. Then we'll have to deal with a distressed commercial sale in the area in which will make a drastically negative impression for the area.
- No parking garage will higher the challenge of renting out the units,
- No parking garage will call to accept lower rents
- No parking garage will lower re-sale values when and if it ever comes time to convert the building and sell off the units individually.

- No parking garage will have to call for Frank to have to ask for parking spaces in the parking garage. But even parking garage spaces were assigned to any of the units, most residents don't want to walk blocks to get to their car, especially in the wonderful winters we're faced with here in Chicago.
- Vacant retail space on the first floor will not have a negative curb appeal and negative attraction to not only the building, but the area.
- There continues to be vacant retail space all around this site, why add on to the vacant retail space.
- Every month that space sits vacant on the first floor, thousands of dollars will be lost.
- The area does not call nor need additional retail space.

8. This will be dropped off by Frank for your initial review.

9. With a first floor parking garage and residential floors above would constitute the building as mixed use.

10a. Similar to the responses given in #7 and #9.

10b. The existing site is a fill in site and approximately only 66' wide x 90' deep. Frank has worked the plans several times in order to maximize the value of the site, taking into consideration the easements that must be provided, with hopes to eventually turn it into a profitable site for all. The building use on the site would need relief from the zoning ordinance.

10c. The 5 foot rear yard will meet existing requirements for width of an egress path. The 5 feet are minimum depth of separation for fire separation. The proposed balconies and plans are recessed further back to accommodate this.

10d. We are redesigning the parking design to be more spacious for ingress and egress.

10e. We've worked and reconfigured the plans several times over to create and support as many many garage spaces possible. This is all that we can make happen taking into everything into account.

10f. Because of the small scale project and proposed on-site parking, and miner being a less traveled street, a traffic study is not a big concern.

10continued. This building, if granted, will not alter the essential character of the locality, it'll actually add tremendous, beautiful character. This building is in scale and proportion of those of the surrounding buildings and will have magnificent curb appeal.

11. As 10e states.

12. The additional parking in the North garage will be a benefit to the rest of the resides that will not have parking inside the building; however, due to the revised plans (exit), the building only has 7 parking spaces. Even if only each unit has 1 car, there's a shortage of a minimum of 5 parking spaces, which will already hurt rentals and possible re-sales. As discussed, even though we have these adequate spaces, the shortage of parking will still pose a problem. If we eliminate all garage parking, this will pose a great problem and put the building at serious financial risk.

13. Parking garage plan has been revised.

14. This is no longer needed.

Health Services Summary:

1. Building will comply with this code.
2. Building will comply with this code.
3. Building will comply with this code.
4. This is understood.
5. Building will comply with this code.
6. Building will comply with this code.

Planning and Community Development Continued Summary:

1. Building will comply with these standards.
2. Building will comply with these standards; however based on the ComEd request, the shrubs will be short.

Fire Department Summary:

1. FDC will be provided.
2. This will have to be confirmed. If one is not within distance, one will be installed.
3. Building will not be sprinkled, but will meet code.
4. Building will have alarm panel.
5. Knox box will be provided.
6. Egress path will meet code.
7. Exit access path will meet code.
8. Egress path leads to Miner St.

Public Works Summary:

1. Solution is in place and will be resolved. We will have this finalized in the near term.

Thanks.

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