



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations
PC#: 17-004 – Round 1
Date: March 1, 2017
Sam:

I have reviewed the submitted documents and have the following comments:

1. Provide a Plat of Survey showing proposed setbacks from all property lines.
2. The building shall be designed as an I-1 occupancy based on the 2009 International Building Code (IBC).
3. Provide the proposed construction type of the building.
4. Provide an occupant load calculation based on bedroom square footage per unit. At the time of this submittal, floor plans of individual units were not submitted. Indicate the number of employees on-site at any given time.
5. Restroom facilities shall be provided for employees. Separate facilities for men and women are required for more than 5 employees working at any one time.
6. Show the location of the elevator machine room.
7. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building Services



Fire Safety Division

Preliminary Planning Review

Date of Review: 2/21/2017

P.C. No. 17-004 Round No. 1

Project name: Hearts Place

Address: 120-122 Boeger Dr.

Planning Department Contact: Sam Hubbard

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General Comments:


1. Provide drawings showing the fire truck negotiating both sides of the building in the parking lot. Dead ends are not permitted per the local amendment to the fire code. If the fire truck must traverse portions of parking lot/property located on another parcel not in the owner's control or possession it is recommended that a permanent easement and deed restriction of the other property be considered to prevent any owners of other properties from obstructing planned fire truck access. Appropriate signage will be required to prevent parking or blocking access.
2. All construction shall be compliant with the current adopted codes.
3. The building shall be provided with a complete NFPA compliant fire suppression system.
3. The building shall be provided with a complete NFPA compliant fire alarm system.
4. The fire department connection shall be 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.
5. A fully operational fire alarm annunciator panel shall be located at the front entrance to the building.
6. A key safe (Knox Box) shall be provided at the front entrance.
7. The building address shall be displayed on the front of the building and shall be a minimum 6" in height on a contrasting background.
8. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 2/21/2017

Reviewed By: 

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: March 6, 2017
Subject: 120-122 Boeger Dr., P.C. #17-004 – Addition to Round 1

With regard to the proposed final plat, I have the following comments:

1. Until plumbing plans have been submitted, I will assume a 4" RPZ and a 4 x 2 compound water meter will be required for this application.
2. Are there going to be lights included in this project? If so, please provide a detail.
3. VAHPW has not further comments at this time.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-004
 Petitioner: UP Development, LLC
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich
 Contact Person: Jessica Berzac
 Address: 900 W. Jackson Blvd. Suite 2W
Chicago, IL 60607
 Phone #: 773-936-5014
 Fax #: 312-870-4748
 E-Mail: jessica@updevelopers.com

P.I.N.# 03-08-100-054 & 03-08-100-053
 Location: 120-22 E Boeger Dr, 60004
 Rezoning: Current: B1, 2 Proposed: 1
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: For: PSH Development
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Multifamily Bld
 Site Gross Area: 20,200 sqft
 # of Units Total: 16 (all 2 bdrm)
 1BR: _____ 2BR: 3BR 4BR: _____

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


| 1. PUBLIC IMPROVEMENTS REQUIRED: | YES | NO | COMMENTS |
|----------------------------------|-------------------------------------|-------------------------------------|----------|
| a. Underground Utilities | | | |
| Water | <input checked="" type="checkbox"/> | | _____ |
| Sanitary Sewer | <input checked="" type="checkbox"/> | | _____ |
| 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 | <input type="checkbox"/> |
| c. ARMY CORP | <input type="checkbox"/> | d. IEPA | <input checked="" type="checkbox"/> |
| e. CCHD | <input type="checkbox"/> | | |

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

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENGINEERING
 DATE OF PLANS: 1-30-17


 Director 3/6/17
Date

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
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. A consolidation is still considered a subdivision by Code. Since a resubdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the proposed sanitary main, the water main extension, and the public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:


Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

14. The Final Plat of Resubdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Resubdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Example attached. Call for an editable Word file.
16. Preliminary stormwater detention calculations are acceptable. Eliminate the half-trap and mortared restrictor pipe detail. Revise the proposed restrictor structure to be similar to the attached detail. Clearly show the overland overflow route for the site.
17. Final design of the detention system must have a statement from the manufacturer or a structural engineer certifying that this system has been designed to the AASHTO HS-25 loading standard.
18. 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.
19. The exhibits provided showing the turning path of the Fire Department's responding vehicle place the vehicle in a dead-end situation. There is an existing 20' Easement for Ingress/Egress on the adjoining property to the north. The proposed parking lot pavement shall be designed to utilize that easement for fire access. Incorporate necessary improvements to the adjoining lot to properly support the vehicle and allow proper access.
20. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Heavy duty pavement section shown is acceptable.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
22. The proposed public sanitary sewer main is shown to be located within an easement along the west property line. However, that easement is full of other utilities. The corner manhole is shown on top of a double pedestal for an existing utility. Is installation even feasible? Consider an alternate design.
23. The sidewalk through the driveway shall be 8" thick concrete. Eliminate the reinforcing wire from the Paving & Surface Legend for any concrete work in the public ROW.
24. Proposed pressure connections for the water main extension must have valves within 5' diameter vaults. Show all surface and sub-surface items along the south side of Boeger Drive along the path of the proposed water main extension.
25. The traffic report misstates the number of apartments as 15 as opposed to the packet information of 16 units. The report should be corrected for the proper number of units in the proposal.

Preliminary Plat of Resubdivision:

26. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items must be addressed:
- a. Item 1: Is "UP Development Consolidation" the name of the proposed resubdivision?
 - b. Item 11: The existing 14-foot wide easement for public utilities through the center of Lot 1 must be vacated. Show the proposed 14-foot wide Public Utility and Drainage Easement along the west side of Lot 1. Add a 5-foot wide Public Utility and Drainage Easement along the east side of Lot 1.
 - c. Item 12: Show the side and rear building setback lines, as applicable.
 - d. Item 13: Provide the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.
27. For the Final Plat of Resubdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #21, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 3/6/17
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

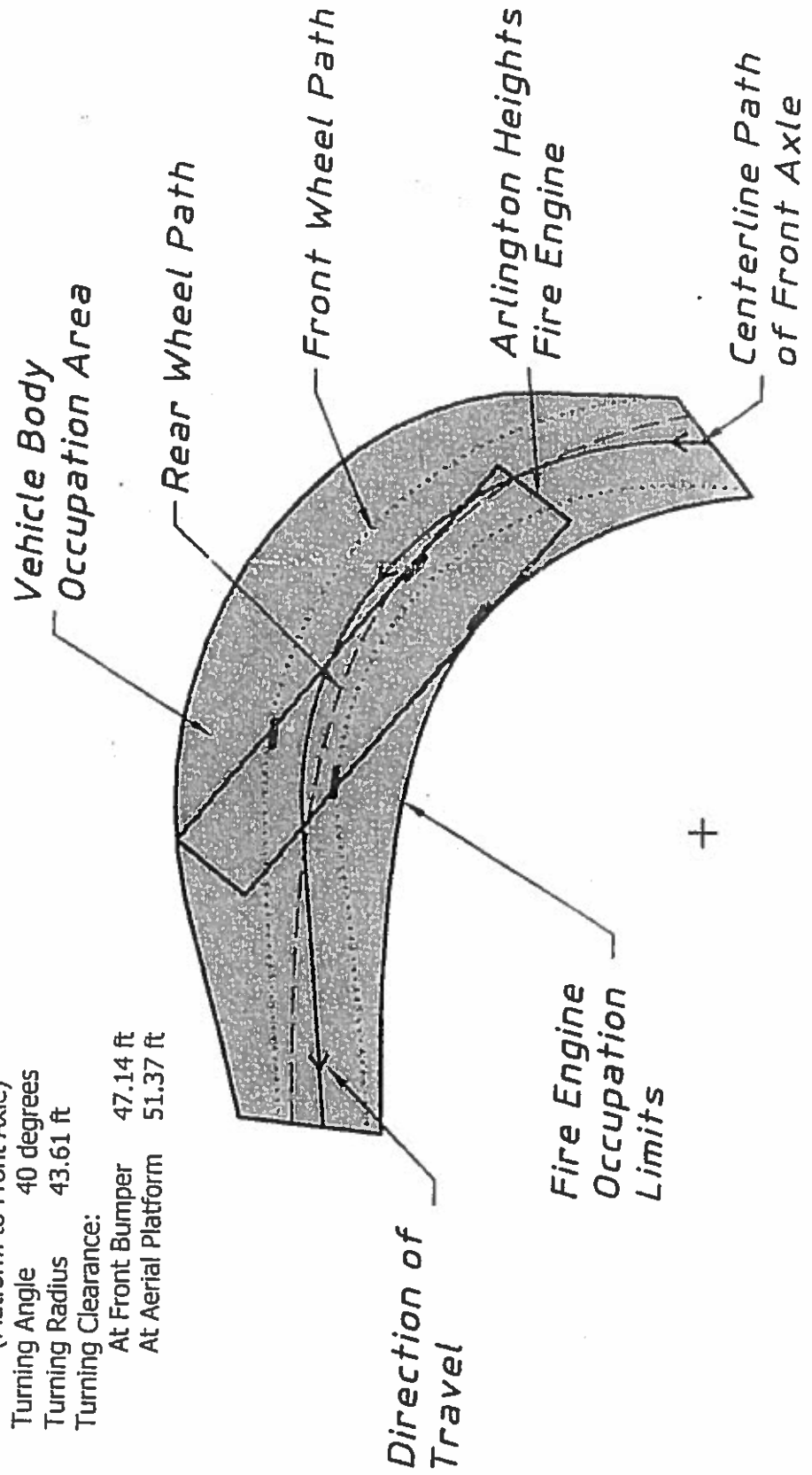
- Fire Apparatus Tower 131 Specifications (1 page)
- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- Outlet Control Structure Detail (1 page)
- Sample Onsite Utility Maintenance Agreement (4 pages)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

| | |
|--------------------------|--------------|
| Overall Height | 11 ft - 8 in |
| Overall Length | 48 ft - 0 in |
| Overall Width | 8 ft - 6 in |
| Overall Wheelbase | 21 ft - 2 in |
| Front Overhang | 14 ft - 0 in |
| (Platform to Front Axle) | |
| Turning Angle | 40 degrees |
| Turning Radius | 43.61 ft |
| Turning Clearance: | |
| At Front Bumper | 47.14 ft |
| At Aerial Platform | 51.37 ft |



Preliminary Plat of Subdivision Checklist

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

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

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

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

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

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

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

President

Village Clerk

APPROVED by the Village Collector _____

APPROVED by the Director of Engineering _____"

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

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

Signature
(SURVEYOR'S SEAL) Illinois Land Surveyor
No. _____"

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

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

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

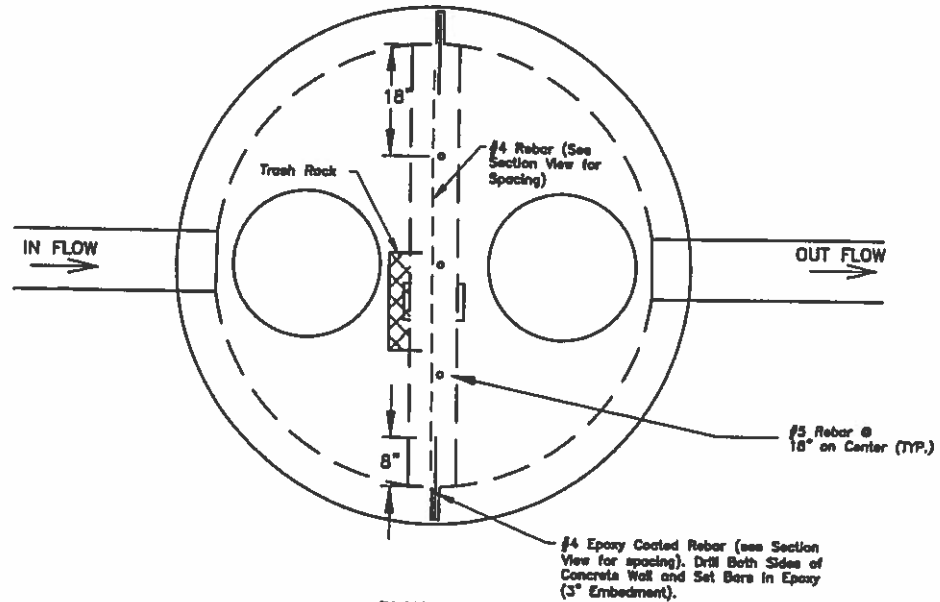
BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

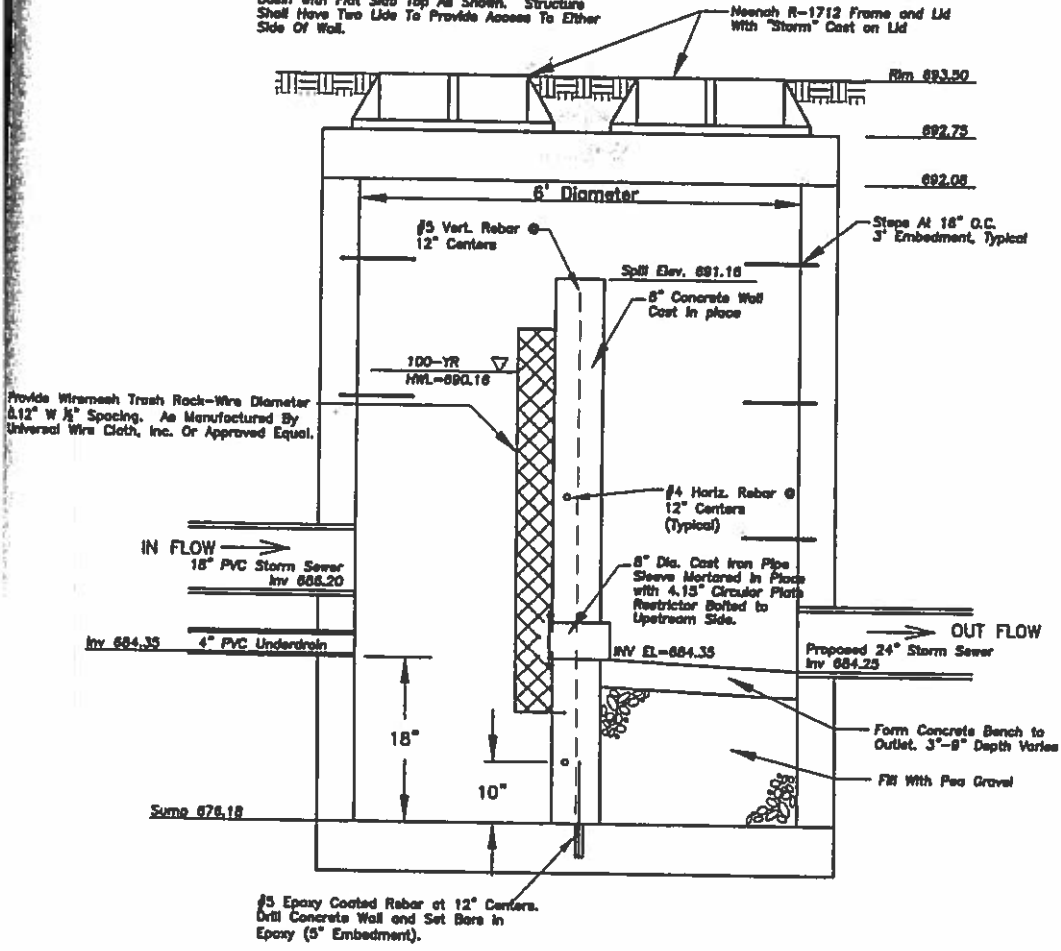
BY: _____ DATE: _____, 20__

TITLE: _____

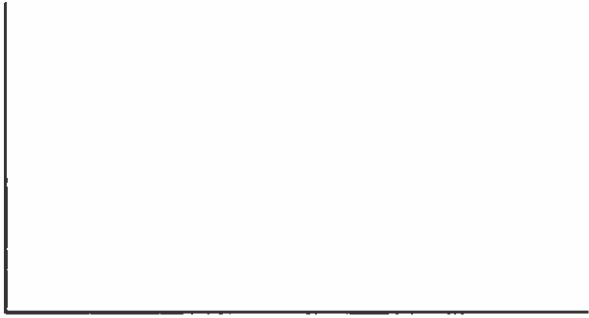


PLAN VIEW
NOT TO SCALE

Note:
Structure Shall Be Modified 6" Diameter Catch Basin with Flat Slab Top As Shown. Structure Shall Have Two Lids To Provide Access To Either Side Of Wall.



OUTLET CONTROL STRUCTURE



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (*address*), Arlington Heights, Illinois, 6000_, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers: _____

WHEREAS, _____ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and/or stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the _____ day of _____, 20__.

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

_____, an (LLC? Corporation?), for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20__.

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public



Arlington Heights Fire Department
Plan Review Sheet

RECEIVED

FEB 28 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 17-004

Project Name

Hearts Place

Project Location

120-122 Boeger Drive

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Please see Fire Safety Division general comment #1 pertaining to dead ends for Fire Department truck access.
- 2) Allow Building & Zoning Department comments regarding suppression, detection, and construction to serve as Fire Department comments.
- 3) The Fire Department Connection shall be fully visible and located at the main front entrance. It shall be within 100 feet of the nearest fire hydrant.
- 4) A Knox Box (key safe) shall be located at the main front entrance.
- 6) A fully operational fire alarm or annunciator panel shall be located at the front entrance to the building.

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

Date Feb 27, 2017

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hearts Place (Boeger) Apartments 120 & 122 E. Boeger Dr.

Round 1 Review Comments

03/01/2017

1. Character of use:

The character of use is not consistent with the area. This development is surrounded by commercial properties except for one multi family complex on the other side of Boeger. The main problem will be limiting access to students from Buffalo Grove High School. There is a history of problems caused by students after school and on lunch breaks. They move throughout the area to eat, smoke and loiter. They might attempt to use the property as a cut through. It will be necessary to fence the property to limit access to the grounds. We recommend that the fence is not a solid wall for visibility and patterned to deter climbing. The addition of Trespass Warning 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 and parking lot. 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.

It does not appear that this project will create any traffic problems.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Parking could become an issue if a larger percentage of residents than expected have the ability to drive and maintain vehicles.

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MAR 02 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

| | |
|---------------------------------------------------------|----------------------------------------------------------------------------------------|
| Petition #: P.C. <u>17-004</u> | P.I.N.# <u>03-08-100-054 & 03-08-100-053</u> |
| Petitioner: <u>UP Development, LLC</u> | Location: <u>120-22 E Boeger Dr, 60004</u> |
| <u>900 W. Jackson Blvd, Suite 2W</u> | Rezoning: <input checked="" type="checkbox"/> Current: <u>B1, 2</u> Proposed: <u>1</u> |
| <u>Chicago, IL 60607</u> | Subdivision: _____ |
| Owner: <u>Mr. Aleks Nikolich and Mr. Dejan Nikolich</u> | # of Lots: _____ Current: _____ Proposed: _____ |
| _____ | PUD: <input checked="" type="checkbox"/> For: <u>PSH Development</u> |
| _____ | Special Use: _____ For: _____ |
| Contact Person: <u>Jessica Berzac</u> | Land Use Variation: _____ For: _____ |
| Address: <u>900 W. Jackson Blvd, Suite 2W</u> | Land Use: _____ Current: <u>Vacant</u> |
| <u>Chicago, IL 60607</u> | Proposed: <u>Multifamily Bld</u> |
| Phone #: <u>773-936-5014</u> | Site Gross Area: <u>20,200 sqft</u> |
| Fax #: <u>312-870-4748</u> | # of Units Total: <u>16 (all 2 bdrm)</u> |
| E-Mail: <u>jessica@updevelopers.com</u> | 1BR: _____ 2BR: <u>3BR</u> 4BR: _____ |

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

1. GENERAL COMMENTS:

Developer must submit multi-family recycling plan to Village for approval during Building Department permit process.

See attached comments from Village Disability Services Coordinator.

Jeff Bohner  2/27/17

Environmental Health Officer

Date

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FEB 27 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister  2/27/17

tor

Dirac

Date

Plan Review for Accessibility

Address: Hearts Place – Permanent Supportive Housing
120 & 122 E. Boeger Drive
Rezoning from B-1 to B-2
Preliminary and Final Plat of Subdivision, Preliminary PUD
Rezoning from B-1 and B-2 to the I District, Comp Plan
Amendment, Multiple Variations

Round 1
P.C. #17-004

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: February 23, 2017

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

-
1. Per IAC Section 400.320(e) "Housing units owned or financed by a governmental unit which consist of five or more dwelling units on each project site, shall comply with all requirements of Multifamily Housing." (IAC Section 400.350).
 2. See Subpart D: Multi-Story Housing, New Construction Section 400.350(a through e) and Section 400.360(a through e) Requirements for Adaptable Dwelling Units.
 3. The Federal Fair Housing Accessibility Guidelines apply to 100 percent of dwelling units in elevator buildings and to all public and common use areas. (See Fair Housing Amendments Act, 42 U.S.C. §3601 et seq.) and the "Fair Housing First" website links below.
<http://www.fairhousingfirst.org/fairhousing/coverage.html>
<http://www.fairhousingfirst.org/fairhousing/requirements.html>
<http://www.fairhousingfirst.org/faq/safeharbors.html>

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FEB 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-004
 Petitioner: UP Development, LLC
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich
 Contact Person: Jessica Berzac
 Address: 900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Phone #: 773-936-5014
 Fax #: 312-870-4748
 E-Mail: jessica@updevelopers.com

P.I.N.# 03-08-100-054 & 03-08-100-053
 Location: 120-22 E Boeger Dr, 60004
 Rezoning: Current: B1, 2 Proposed: 1
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: For: PSH Development
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Multifamily Bld
 Site Gross Area: 20,200 sqft
 # of Units Total: 16 (all 2 bdrm)
 1BR: _____ 2BR: 3BR 4BR: _____

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

- | | <u>YES</u> | <u>NO</u> | |
|----|-------------------------------------|-------------------------------------|-----------------------------------------------------------------|
| 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 type="checkbox"/> | SUBDIVISION REQUIRED? |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.) |

Comments:

Please see attached Comments

SAM HARRIS 3-3-17
 Date



Planning & Community Development Dept. Review

March 3, 2017

REVIEW ROUND 1

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

7. It is noted that a Neighborhood Meeting has been scheduled to take place on March 7th. Upon completion of this meeting, please provide a copy of the sign-in sheet to staff, as well as a summary of the discussion that took place.
8. Completion of the Design Commission process, prior to appearing before the Plan Commission, is required. To date, no Design Commission application has been received. All signage will be reviewed as part of the Design Commission process.
9. The project will appear before the Housing Commission on March 7th.
10. A detailed Construction Phasing and Staging Plan will be required at time of Final PUD application. This plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction works and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
11. School, Park, and Library contributions will be required prior to the issuance of a building permit.
12. Please ensure that all plans to be resubmitted as a result of the Round 1 Village review comments include a revision date.
13. Final engineering plans will be required at time of final PUD and final Plat of Subdivision approval.

Property Development and Use:

14. Section 9.5-2.1(h) required the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a detailed Tenant Selection Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process? Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?
15. Please provide a detailed description of all funding sources, (private, county, state, and federal), that you anticipate utilizing for this project. In this description, please clarify which sources will be used to facilitate the initial construction of the building and for the annual operation of the facility. If rents are capped at \$1,298 (per the Market Study), and a tenant is only required to pay 30% of their gross income towards their rent, please explain what sources will cover the gap in rental income.
16. Staff understands the UP Development will be the property developer, HODC will be the property manager (i.e. landlord), and multiple different supportive service agencies will be the service providers. At what point will UP

Development turn control of the project over to HODC? While the facility will be “disability neutral”, is there a primary service provider that HODC will be partnering with for most tenant referrals and services?

17. At the Plat and Subdivision Committee meeting, the petitioner stated that there would be a maximum of four people per unit. Please confirm that this will be the maximum number of occupants per unit.
18. The market study mentions “live-in assistants”. What situations would allow a live-in assistant and would they be required to stay in their own room or be on the lease?
19. Will overnight guests be allowed?
20. Between the onsite property manager and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day?
21. The security procedures description states that case manager, service provides, and property maintenance staff will be onsite during “business hours”. What days and hours are typical business hours for case managers and service providers?
22. The security procedures description interior and exterior camera but did not mention key FOB’s. Will key FOB’s be used to secure the building? Will there be a buzzer system for residents to let visitors in?
23. Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.

Zoning:

24. The Plan Commission and Village Board will have to approve the following:
 - A rezoning from the B-1 and B-2 Districts into the I District.
 - A preliminary and final plat of subdivision to consolidate the two lots into one lot.
 - A preliminary and final PUD to allow a 16 unit supportive housing development.
 - An amendment to the Comprehensive Plan to change the designation of the subject property from “Commercial” to “Institutional”.

The following Variations have also been identified:

- Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 acres to 0.93 acres.
- Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres in size and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
- Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet (note – further details on the plans will be needed to verify the exact extent of this variation).
- Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
- Chapter 28, Section 11.4-1, Residential Uses, to allow 25 parking spaces where code requires 33 parking spaces. Please note that staff recommends the construction of all 33 parking spaces.

For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:

- That 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.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

25. In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide further details on marketing efforts and strategies that have been used over the last 5 years.
26. Similarly, please provide a summary on inquiries and purchase prospects that have been received over the last 5 years to substantiate that a residential property use on the site would be the most viable.
27. The application from 2010 included studies on the effects of a PSH development on neighboring property values. Please provide current studies that outline this effect.

Plat of Subdivision:

28. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
29. Please revise the Plat to show the required side and rear yard setbacks.
30. Will any subdivision Covenants, Conditions, and Restrictions be proposed in connection to the lot consolidation?

Site Plan:

31. The scale on the preliminary engineering plan was slightly skewed when the plan was printed. On subsequent revisions, please make sure that the plans are printed to scale.
32. Please revise the preliminary engineering site plan to show the distance of the building to each property line (north, south, east, west) at its shortest point to allow staff to determine the proposed building setbacks.
33. The "Project Data" table is not showing the proposed building setbacks. Please revise the table to show what the actual proposed distance will be from the building to all property lines.
34. Although the architectural plans showed a 30' rear yard building setback, the engineering auto-turn exhibit (which appeared to be at the correct scale) showed the distance of the rear of the building to be 29' setback from the rear property line. Please ensure that the setbacks of the building conform to all requirements and to scale and accurately shown on the engineering site plan and architectural site plans.
35. Please revise the engineering site plan to show the distance from the building wall to the closest point of the parking lot to determine the extent of the Variation required.
36. Please include a line item in the "Project Data" table that indicates what the proposed impervious surface lot coverage will be, including clarifying the difference between the land-banked parking left as open space and as being constructed with pavement. As noted above, staff is recommending that the land-banked parking be constructed as part of the proposed development and not be left as open space.
37. Was the gazebo factored into the proposed "Building Lot Coverage" calculation?
38. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, etc.) on the site plans and landscape plans.
39. Please provide a photometric plan including catalog cut sheets for all fixtures.
40. Will there be any outdoor play equipment for children?

41. The land-banked parking option places the loading berth within the required side yard setback. Section 11.6-1 of Chapter 28 requires loading berths to be located out of any required side yard setback. Please explore alternative layout for the land-banked parking option that will remove the need for this potential Variation, or clarify if a Variation will be requested.
42. As noted above, staff recommends the construction of the land-banked parking. Please note that the architectural site plan appears to show only a 1'-2' setback from pavement to north property line. A minimum of 6' separation should be provided to allow for landscape screening. Additionally, if it is necessary that the subject property be connected to the property to the north via the existing easement to allow for a fire truck to leave the site without backing up, the location of the proposed loading berth may conflict with this drive aisle. Please clarify if a Variation to waive the requirement for a loading berth will be requested, or whether the site can be redesigned to find a code-compliant location for the loading berth.
43. If the petitioner elects to proceed with the land-banked parking option, it should be shown on the preliminary engineering plans as well. If inclusion of the land-banked parking option will clutter the plan, a separate plan showing the land-banked parking is acceptable.
44. In order to provide additional site buffer and security, a 6' tall fence is recommended around the east, west, and north sides of the property. If the applicant is amenable to constructing this fence, it should be noted that a Variation would be required.

Buildings:

45. For all resubmittals, please provide full sized sets of the Architectural site plan.
46. Section 9.5-2.1(d) of Chapter 28 requires preliminary architectural floor plans for all preliminary PUD projects. The submitted floor plans did not show the level of detail as required for preliminary PUD approval. Please revise the floor plans to show the interior details of each unit and space within the building.
47. Did the net floor area calculation for each dwelling unit include any utility rooms within the unit?
48. The dumpster enclosure should be constructed of masonry walls to compliment the appearance of the building. Use of a vinyl fence is discouraged.
49. The project narrative stated that the development will meet the 2015 certification criteria for an Enterprise Green Community development, and will have a HERS rating of 75 or lower. Please provide specific details on what the energy efficient/green design features will be provided to obtain this certification and rating.

Landscaping:

50. Landscape islands at the end of all parking rows must be the full width of a parking space. The landscape island abutting the dumpster enclosure, in both the proposed and land-banked option, does not appear to be the full width of a parking space.
51. Please add additional landscaping around the telephone pedestal in the front yard and the cable pedestal in the rear yard.
52. The rendering and architectural site plan is not consistent with the engineering site plan and landscape plan in the front entrance area, which is shown as all paving on the landscape plan and engineering plan, and is shown with a small landscape area on the rendering and architectural site plan. Please revise plans to ensure they are all consistent.

Market Study:

53. The market study states that people with chronic homelessness are a target demographic for the proposed development. Please clarify this statement as it is understood that the development is for residents with disabilities.

While a homeless person with a disability would qualify for housing at Hearts Place, the market study does not make this distinction, which leads to the perception that a homeless individual without a disability may be qualified to live at Hearts Place or that Hearts Place will provide temporary shelter for the homeless.

54. The average size of the units and corresponding rent per square foot, as well as the size range of the units within the Market Study are not correct. Please revise the Market Study so that it includes the correct size of the proposed units and all corresponding calculations.

Parking:

55. The traffic study states that the development will contain 15 units and there is no mention of the office portion that will be provided within the development. Based on these omissions, the required amount of parking in the traffic study is not correct. Please revise the traffic study to ensure it contains accurate information.
56. The parking study relies on 2010 data from supportive housing developments in Waukegan, Rockford, Chicago, and Peoria to establish the parking demand for the proposed site. The parking study should analyze the parking demand per unit at the Axley Place development in Glenview, the Myers Place development in Mount Prospect, and the PhilHaven development in Wheeling to determine updated per unit parking demand from developments that are more similar to the proposed project.

Traffic and Transportation:

57. Section 6-12 of Chapter 28 requires that all PUD applications must submit a traffic analysis that evaluates access, on-site circulation, trip generation, trip distribution, and impacts to public streets. Please clarify if a Variation from this requirement is requested.
58. The project narrative identified the Pace Bus routes 604 and 234, as well as the Wheeling Township Dial-a-Ride service for seniors and the disabled as viable public transportation options for residents of this development. Staff notes that these options are not available on Sunday. What alternative travel options for residents without access to a car exist on Sundays and/or if the bus routes are discontinued?

Prepared by: SAM JUBAZI

PC 17-004
120 & 122 Boeger Drive

- 1) Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4" caliper shade trees. Provide a 4" caliper shade tree in the northeast corner near the trash enclosure. The landscape island must be equal in area to one parking space.
- 2) Provide a 6' screen along the side and rear property lines. As part of the screen, provide additional evergreen trees.
- 3) Provide additional foundation plantings along the south (front) and the east elevation. The plantings should be layered and consist of a mix of shrubs, perennials and groundcover. The proposed landscaping is sparse and additional landscaping should be provided.
- 4) Provide details of the proposed site furnishings.
- 5) It is recommended that tree #8, 9, 10, and 21 be preserved.
- 6) The site plan, elevations and landscape plan are inconsistent. The elevations show trees near the main entrance within the landscape island. Also, the site plan shows green space. Please make sure the plans are consistent. Due to the size of the island, consider brick pavers within the island and raised decorative planters.