



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 2
Date: March 29, 2017

Sam:

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

1. Provide a height and area calculation for the building based on the construction type.

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DEVELOPMENT DEPARTMENT**

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



Village of Arlington Heights, IL
Department of Building and Fire Safety



Fire Safety
Preliminary Planning Review

Date of Review: 3/27/2017 P.C. No. 17-004 Round No. 2
Project name: Hearts Place
Address: 120-122 Boeger Dr.
Planning Department Contact: Sam Hubbard

General Comments:

The following comments are in response to the revised plans submitted for review. Certain items mentioned on the original review were not addressed in the response and will be included in this review.

1. The proposed easement for access to the adjoining property to the north should be recorded with that property's title and should specifically state that it will run in perpetuity.
2. Original Comment: 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.

The location of the Fire Department Connection was not shown on the revised plans. In addition there was no indication of a fire hydrant being located within 100 feet to the FDC location.

3. Original Comment: An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided.

There is no indication that this was addressed along the West side of the building. An unobstructed route along the FD Access line should be provided or access.

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Date 3/27/2017

Reviewed By: 

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 5, 2017

Subject: 120-122 Boeger Dr., P.C. #17-004 Round 2



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. I will reserve sizing comments until Final PUD has been submitted.
- 2) A maintenance plan should be submitted for the outlet control structure.

VAHPW has no further comments at this time

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

C. file

Hubbard, Sam

From: Lyons, Bernard
Sent: Wednesday, March 29, 2017 9:09 AM
To: Hubbard, Sam
Cc: Aleckson, Mark
Subject: Heart's place

Sam, Fire has no further comments for Hearts Place on Boeger. BL

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

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

Round 2 Review Comments

04/05/2017

1. Character of use:

-We still maintain 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.

-There will be problems with limiting access to students from Buffalo Grove High School. There is a history of problems caused by students before/after school and on lunch breaks. They move throughout the area to eat, smoke and loiter. They may attempt to use the property as a cut through or for other activity. It may be necessary to fence areas on the property to limit access to the grounds or deny/control access. Your comments state, "Additionally, it is worth pointing out that none of the residential or commercial properties surrounding the High School are fenced off..." There are several properties that have fencing in the area, 125 W Boeger has fencing surrounding the property, as well as the property immediately east of 125 W Boeger with the radio tower on it, as well as the 3430 N Old Arlington Heights Road on the property and the McDonald's uses fencing as well. Fencing is not required by code but is highly recommended for access control. It should be installed and used to control access to areas and does not have to be solid or burdensome. We recommend that the fence is not a solid wall for visibility and patterned to deter climbing. Something as simple as a 4 foot black iron fence like the one pictured(see below) - it is the fencing used at the McDonald's at 15 E Dundee Road.



-The addition of Trespass Warning signs is recommended.

2. Are lighting requirements adequate?

Nothing further.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

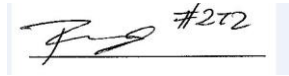
This is not a problem area in relation to traffic accidents.

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:

-We are reviewing similar housing developments in surrounding communities for service call volumes and will comment further upon receipt of this information and its review.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Memo

To: Sam Hubbard, Development Planner
From: Jeff Bohner, Health Officer *JB*
Date: March 27, 2017
Re: 120-122 E. Boeger Drive, PC# 17-004

This Department has reviewed the submittal for 120-122 E. Boeger Drive, P.C. # 17-004 and have no further comments.

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DEVELOPMENT DEPARTMENT



Planning & Community Development Dept. Review

April 3, 2017

REVIEW ROUND 2

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

59. The responses to comments #7 thru #11, and to #13 are acceptable.
60. The response to comment #12 is noted. Please continue to ensure that all revisions include a revision date.

Property Development and Use:

61. The responses to comment #15, comment #18 and comments #20 thru #23 are acceptable.
62. The response to comment #14 is noted. When this project was proposed in 2010, the developer at the time agreed to a provision in the tenant selection plan that would give preference to local applicants. The blank copy of the IHDA Tenant Selection plan still appears to allow local preference criteria in tenant selection. Please clarify why the local preference is no longer a viable option. Staff notes that during 2010, the completed Tenant Selection plan document was provided, although in draft form, which allowed staff to verify the tenant selection details. The document provided within the current application has not been filled out.

Please note that the Housing Agreement and House Rules/Resident manual shall be required during Final PUD.

Additionally, please provide details on the tenant screening process. The previous development proposed a BMP (Blended Management Program) screening process. Please describe the screening process that will be used for the proposed development.

Finally, can language be added to the Tenant Selection plan that prohibits convicted sex offenders and residents with a prior felony conviction?

63. The response to comment #15 is noted. While it is understood that funding has not yet been secured for this project, please provide a description of the *anticipated* funding sources (private, county, state, and federal), that you will be 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.
64. The response to comment #17 is noted. What is the typical number of occupants that reside in two-bedroom units based on your experience in similar developments?
65. The response to comment #19 is noted. However, no house rules have been provided, so the term of stay for an overnight guest remains unknown.

Zoning:

66. The responses to comments #24 thru #27 are acceptable.

Plat of Subdivision:

67. The response to comments #28 and #30 are acceptable.
68. The response to comment #29 is not acceptable. The required building setbacks must be shown on the Plat of Subdivision, per section 29-201b.12 of Chapter 29 of the Municipal Code. Please revise the Plat to show the required building setbacks.

Site Plan:

69. The response to comments #31, #32, #34, #35, #39, #40, and #41 are acceptable.
70. The response to comment #33 is not acceptable. The "proposed" setback values in the table are incorrect. The values in the proposed column should be the actual minimum setback distances of the building to all property lines at their closest points. Please revise the table accordingly.
71. The response to comment #36 is noted. As the land-banked parking is now proposed to be constructed, please include the total site impervious surface on the "Project Data" table as requested.
72. The response to comment #37 is noted. The "Project Data" table is now showing an overall maximum building lot coverage of 13,794 sq. ft., whereas the previous table indicated a maximum building lot coverage of 9,390 sq. ft. It is unclear where an additional 4,000 sq. ft. of building coverage has been added to the site? The comment was to include the gazebo in the building lot coverage calculation, which would only add approximately 225 sq. ft. of building lot coverage. Please clarify why the building lot coverage has increased by approx. 4,000 sq. ft.
73. The response to comment #38 is noted. The ground mounted mechanical units now shown on the plan should be relocated so that they are behind the principal building and screened from view. It should be noted that AC units must maintain a minimum 20' setback distance from the rear property line.
74. The response to comment #42 is noted. Staff notes that the orientation of the parking lot appears to enable a connection to the north at the location of the access easement, however, no detail on this connection has been provided. Therefore, the petitioner shall acknowledge that in order to meet the standards for emergency access, the Village may require a fence or gate with Knox box in this area, a path from Boeger Rd. to the rear patio area to provide for emergency personnel, an updated fire truck turning exhibit showing how a fire truck can traverse from the subject property through the Popeye's property, improvements to the Popeye's property to ensure adequate emergency vehicle access, and verification that the access easement on the Popeye's property is unobstructed and sufficient to accommodate the needs of the Fire Department. Further changes to the rear of the parking lot may be needed to accommodate the emergency access and to provide additional landscaping, as requested, at the edge of the parking lot.
75. The response to comment #43 is noted. The applicant will proceed without any land-banked parking areas. It should be noted that the site plans appears to show 34 parking spaces although the "Project Data" table indicates that only 33 parking spaces will be provided. Please note that since the office areas are a total of 252 sq. feet in size, only one additional space is required for the office uses, bringing the total required parking to 33 spaces.
76. The response to comment #44 is not acceptable. Staff notes that the landscape plan appears to show a 6' tall fence along the north, east, and western property lines. However, the response to this comment indicated that the petitioner objected to the requirement of a fence. Please clarify. Staff believes that the fence is necessary and notes that it is a landscape code requirement to provide screening between residential facilities and commercial properties. While this obligation usually falls on the commercial property owner, since the petitioner is rezoning the land for an institutional residential facility, and as the last party to develop in the area, the petitioner must provide the landscape screen. The 6' tall fence can satisfy the code requirement for a landscape screen.

Buildings:

77. The response to comments #46, #48 and #49 are acceptable.

78. The response to comment #45 is noted. Please provide full size architectural plans during Final PUD.

79. The response to comment #47 is noted. However, based on the response, three of the units will require a Variation in minimum required unit size as utility closets do not get included in the overall square footage of the dwelling unit size. Staff notes that you have not requested a variation and asserted that all units in the Final PUD will conform to minimum unit size requirements. Please note that any dwelling unit that is less than 750 sq. ft. in net floor area will be required to obtain a Variation, which would require a new public hearing.

Landscaping:

80. The response to comment #52 is acceptable.

81. The response to comment #50 is noted. However, as redesigned, staff notes that the western parking row terminates without the required landscape island. Please revise the parking lot to include the required landscape island at the end of the parking row (north).

82. The response to comment #51 is noted. Staff notes that the final landscape plan shall, at a minimum, provide landscaping around the telephone pedestal located in the front yard.

Market Study:

83. The responses to comments #53 and #54 are acceptable.

Parking:

84. The responses to comment #55 is acceptable.

85. The responses to comment #56 is noted, however, one weekday and one weekend parking count during the morning, afternoon, and evening should be provided for the Myers Place development in Mount Prospect and the PhilHaven development in Wheeling.

Traffic and Transportation:

86. The responses to comments #57 and #58 are acceptable.

Prepared by:



PC 17-004
120 & 122 Boeger Drive

- 1) It is recommended that tree #8, 9, 10, and 21 be preserved.