



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 3

Date: April 18, 2017

Sam:

I have reviewed the Round Three submitted documents and do not have any more comments.

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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: 4/12/2017 P.C. No. 17-004 Round No. 3
Project name: Hearts Place
Address: 120-122 Boeger Dr.
Planning Department Contact: Sam Hubbard

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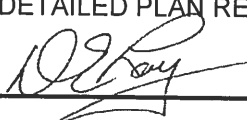
General Comments:

The following comments are in response to the revised plans submitted for review.

1. While the access provided for the Fire Tower Ladder appears to be acceptable, the revised plans do not indicate an acceptable walkway around the perimeter of the building. Sec. 504.1 of the Fire Code requires an approved access walkway leading from fire apparatus access roads to exterior openings.
2. The location of the Fire Dept. Connection appears acceptable; however, the distance from the FDC to the fire hydrant is not shown on the revised plans. It should be confirmed that this distance does not exceed the maximum travel distance of 100' from the FDC to the fire hydrant.
3. Drawings indicate that there will be a "gate/fence" installed between the north property line and the adjacent property across the fire access lane. Fire apparatus access road gates shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet.
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one person.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved prior to installation.
 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
 7. Locking device specifications shall be submitted for approval prior to installation.
 8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
 10. Appropriate signage on the gates will be required to be displayed on both sides of the gate to prevent any type of obstruction.

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

Date 4/12/2017

Reviewed By: 

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 13, 2017

Subject: 120-122 Boeger Dr., P.C. #17-004 Round 3

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.

VAHPW has no further comments at this time

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


C. file

*OK per Jeff's
Comments.
CJ*

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PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
Round 3

31. The responses made by the petitioner to comments #29 & 30 are acceptable for preliminary approval.


James J. Massarelli, P.E. Date
Director of Engineering

Needed at Final Engineering:

Estimates of Cost
OUMA
Final detention calculations
Manufacturers' loading certification
Photometrics
Public sanitary sewer main design
Add utility signature blocks to Final Plat
Access easement issue
Sidewalk hatching

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

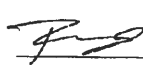
**Hearts Place (Boeger) Apartments
120 & 122 E. Boeger Dr.**

Round 3 Review Comments

04/12/2017

1. **Character of use:**
-Nothing further
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. *** THE REVIEW IS COMPLETE AND FINDINGS PASSED ON TO PLANNING DEPT.***
-Nothing further

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 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Planning & Community Development Dept. Review

April 17, 2017



REVIEW ROUND 3

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

87. The responses to comments #62 is noted. A draft of the "Tenant Selection Plan" and "Hearts Place Resident Manual" will be required prior to final Village Board consideration of the Preliminary PUD.
88. The response to comment #73 is noted. The condenser units shall be moved per the Design Commission requirements and additional landscaping will be added and shown on the landscape plan for Final PUD. Please note that a code-compliant Photometric Plan will also be required during Final PUD review.
89. The response to comment #75 is noted. During Final PUD approval, additional information and details will be needed on the Popeye's connection and coordination with Popeye's will be required.
90. The response to #82 is noted. Landscaping shall be added around the telephone pedestal in the front yard during Final PUD consideration.
91. The response to #68 is *not* acceptable. The Final Plat shall be revised during Final Plat of Subdivision approval, and the correct required setbacks must be shown on the Final Plat of Subdivision. This is 30' for the rear yard setback and 25' for the east side and west side setbacks.

Prepared by: SAM WEAVER