



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 45 S Chestnut Ave. – Preliminary and Final PUD for 5-Story, 88 unit Residential Housing Development. Preliminary and Final Plat of Subdivision to consolidate lots, Rezoning from R-3 to R-7 and multiple Variations (density, setbacks, building lot coverage, F.A.R., and parking)

PC#: 17-008

Date: July 17, 2017

Sam:

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I have reviewed the documents submitted for the above referenced project and offer the following comments:

1. Project will be reviewed per the 2009 International Building Code (I.B.C.) as a mixed use "S-2" (parking garage) and "R-2" (residential) occupancy.
2. What is the proposed construction type of the building?
3. Provide a height and area calculation for the building including all allowable increases.
4. Provide an occupant load calculation per floor.
5. Horizontal separation between "S-2" and "R-2" shall be a 1 hour rated assembly.
6. The North exterior wall shall have a minimum fire-resistant rating of 1-hour based on the distance to the lot line of 5 feet. Table 602.
7. Provide allowable area of openings calculation for the North exterior walls.
8. Exterior wall ratings shall comply with Table 602. Adjacent existing buildings will not be required to comply with current exterior wall ratings, however, future developments will.
9. Recommend all building materials utilized in balcony construction be non-combustible.
10. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

11. If the electrical service to the building is 1,200 amps or more, the electrical room shall have a minimum rating equal to the building construction, and have two exit doors on opposite ends of the room with panic hardware with a fire-rating equal to that of the room.
12. Elevator lobby shall be enclosed (IBC 708.14.1) or the hoistways pressurized (IBC 708.14.2.1-708.14.2.11).
13. Shaft enclosures shall be 2-hour fire-resistive construction for elevators and refuge chute.



**Village of Arlington Heights, IL
Department of Building & Life Safety**



Fire Safety Division

Date: 7/13/2017

P.C. Number: 17-008

Project Name: Five Story 88 Unit Rental Housing Development

Project Location: 45 South Chestnut Ave

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.


1. Fire department connections 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.
2. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
4. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
5. Fire protection equipment and service rooms shall be identified in an approved manner.
6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
7. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
8. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
9. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
10. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
11. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.

12. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
13. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
14. Each location of a fire department communication device shall be an independent zone from the control panel.
15. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.
16. Exit signs shall be illuminated at all times and have emergency power backup.
17. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
18. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.
19. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal.
20. Indicate the maneuvering capability of the Fire Department Tower Truck to confirm that the truck can negotiate the turns on pavement avoiding any dead-ends and identify any overhead wires that may be within the airspace of the truck set-up.
21. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. **Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.**
22. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
23. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.

Date 07-13-17

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: July 28, 2017
Subject: 45 S. Chestnut, P.C. #17-008

With regard to the proposed utility installation at 45 S. Chestnut, I have the following comments:

- 1) The permit lists address as 45 S Chestnut and the Engineering Plans lists the project as 37 S. Chestnut, reconcile this discrepancy
- 2) All existing storm sewers that are going to be abandoned must be abandoned at the respective storm main connections revise the utility plans to reflect these connections
- 3) Install chimney seals on all proposed storm and sanitary structures.
- 4) Verify the condition of the sidewalk fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 5) The proposed 8" pressure connection must be enclosed within a vault with a minimum diameter of 60".
- 6) The Village will need an easement of 5' east of the east edge of the sidewalk on S. Chestnut for future maintenance of the existing 4" fiber optic conduit owned by the Village
- 7) Relocate the restrictor vault #25 to the south at least 10' from a permanent structure (wall).
- 8) There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th edition or newer.
- 9) All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
- 10) A compound meter within the building will be required.
 - a. The compound meter will require a 3" bypass meter configuration.
 - b. The compound meter will be a 6" x 2" meter.
- 11) Required backflow devices (RPZ) are as listed;

- a. 1 – 6" RPZ for fire protection
- b. 1 – 3" RPZ for domestic purposes

12) A separate RPZ will be required if an irrigation system will be installed.

13) Restrictor manhole shall be accessible.

14) All roadway patches shall have surface asphalt layer extend 2' beyond edge of trench.

15) All improved sidewalk ramps shall meet ADA standards. Wherever an improvement is made, the corresponding ramp across the street shall also be improved.

16) I did not see any site lighting improvements or street lights.

17) A warning sign and light warning pedestrians of vehicle traffic is required.

18) Any existing depressed curbs along Chestnut shall be removed and replaced for full height curb.

19) Brick pavers on Highland shall match new existing downtown design including perimeter concrete ribbon curb.

20) Norway spruce spacing appears to be too close to the building. In addition, numerous large trees appear to be proposed on top of detention vault. Is the cover sufficient for these trees to prosper?

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-008
 Petitioner: Michael Porto
CA Ventures
 Owner: CA Ventures "Clark Street Holdings, LLC"
 Contact Person: Michael Porto - CA Ventures
 Address: 130 E. Randolph St. Suite 2100
Chicago, IL 60601
 Phone #: 312-248-2095
 Fax #: _____
 E-Mail: mporto@ca-ventures.com

P.I.N.# TBD with Subdivision
 Location: 45 S. Chestnut
 Rezoning: Current: R3 Proposed: R7
 Subdivision:
 # of Lots: _____ Current: 6 Proposed: 1
 PUD: For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 41,987
 # of Units Total: 88
 1BR: 38 2BR: 3BR: 4BR: 2BR 50

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

1. PUBLIC IMPROVEMENTS

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

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 DEVELOPMENT DEPARTMENT

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC	<u>X</u>	b. IDOT	
c. ARMY CORP		d. IEPA	<u>X</u>
e. CCHD			

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

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RWG ENGR
 DATE OF PLANS: 7/10/17

James J. Mull 8/1/17
 Director Date

PLAN COMMISSION PC #17-008
45 S. CHESTNUT
Preliminary Plat of Subdivision, Preliminary and Final 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 Engineer's estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineer's 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.

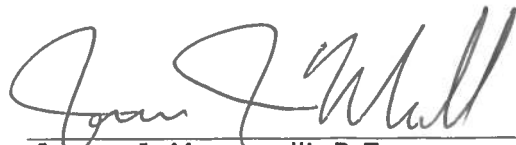
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_201_Feet
Project: Transverse_Mercator
False_Easting: 984250.00000000
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. No Preliminary Plat of Subdivision was provided.
17. Construction phasing and any road closures need to be reviewed as part of final Engineering.
18. New brick sidewalk detail meeting ADA requirements must be reviewed and approved by the Engineering Department.
19. If R.O.W. dedications along Chestnut are required, please show that on final Engineering plans and Plat of Subdivision.
20. Traffic review will be completed by August 4, 2017.

 8/1/17
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-008

Project Name CA Ventures/Sigwalt Apartments

Project Location 45 S. Chestnut Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Building is to be sprinkled per code.
- 2) The Fire Department Connection shall be located on the front of the building on Sigwalt Street, be fully visible, and located at the main entrance of the building within a maximum travel distance of 100 feet to the nearest fire hydrant.
- 3) A Knox Box shall be mounted on the main front door of the building.
- 4) A fire alarm zoning indicator panel and associated controls or fire alarm control panel (full functioning auxiliary panel) shall be located within the closest proximity to the front main entrance of the building.

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

Date July 24, 2017 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Sigwalt Apartments
45 S. Chestnut Ave.

Round 1 Review Comments

07/31/2017

1. Character of use:

The character of use is consistent with the area. It will be necessary to limit access to the grounds, especially the open courtyard- is this for residents only and does it have controlled access? This is recommended to limit access and loitering. The addition of Trespass 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- ie courtyard and parking garage. 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.

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.

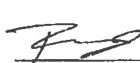
6. General comments:

-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 vehicles.

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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Arlington Heights Police Department

Emergency Information Card

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

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

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. 17-008
Petitioner: Michael Porto
CA Ventures

Owner: CA Ventures "Clark Street Holdings, LLC"

Contact Person: Michael Porto - CA Ventures
Address: 130 E. Randolph St. Suite 2100
Chicago, IL 60601

Phone #: 312-248-2095

Fax #: _____

E-Mail: mporto@ca-ventures.com

P.I.N.# TBD with Subdivision

Location: 45 S. Chestnut

Rezoning: Current: R3 Proposed: R7

Subdivision:

of Lots: _____ Current: 6 Proposed: 1

PUD: For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 41,987

of Units Total: 88

1BR: 38 2BR: 3BR: 4BR: 2BR 50

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

1. GENERAL COMMENTS:

See the attached accessibility comments

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DEVELOPMENT DEPARTMENT

Sean Freres, LEHP  7/24/17
Environmental Health Officer Date

James McCalister  7/24/17
Director Date


Plan Review for Accessibility

Address: 45 S. Chestnut Avenue
Preliminary and PUD for five-story 88 unit rental housing development. Preliminary and Final Plat of Subdivision to consolidate the lots, Rezoning from R-3 to R-7 and multiple variations (density, setbacks, building lot coverage, F.A.R, parking)

P.C. #17-008

Round 1

Submitted to: Sam Hubbard, Planning & Community Development

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

Date: July 21, 2017

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

1. Illinois Accessibility Code, Subpart D: Multistory Housing, New Construction Sections 400.350, 400.360 and 400.310 apply.

First Floor plan

2. Shift Accessible Parking stall so the striped access aisle aligns with the Lobby Entrance Doorway.
3. IAC Section 400.310(c) requires 5 Accessible Parking Spaces in parking facilities with 110 parking spaces.
4. IAC Section 400.Illustration B., Figures 5 and 6 apply to mail boxes, the Coffee Station and Trash receptacles.
5. Important note: The Federal Fair Housing Accessibility Guidelines apply to all public and common use areas and to 100 percent of dwelling units in elevator buildings. (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/requirements.html>
<http://www.fairhousingfirst.org/faq/safeharbors.html>

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-008</u>	P.I.N.# <u>TBD with Subdivision</u>
Petitioner: <u>Michael Porto</u>	Location: <u>45 S. Chestnut</u>
<u>CA Ventures</u>	Rezoning: <input checked="" type="checkbox"/> Current: <u>R3</u> Proposed: <u>R7</u>
Owner: <u>CA Ventures "Clark Street Holdings, LLC"</u>	Subdivision: <input checked="" type="checkbox"/>
Contact Person: <u>Michael Porto - CA Ventures</u>	# of Lots: <u> </u> Current: <u>6</u> Proposed: <u>1</u>
Address: <u>130 E. Randolph St. Suite 2100</u>	PUD: <input checked="" type="checkbox"/> For: <u> </u>
<u>Chicago, IL 60601</u>	Special Use: <u> </u> For: <u> </u>
Phone #: <u>312-248-2095</u>	Land Use Variation: <u> </u> For: <u> </u>
Fax #: <u> </u>	Land Use: <u> </u> Current: <u> </u>
E-Mail: <u>mporto@ca-ventures.com</u>	Proposed: <u> </u>
	Site Gross Area: <u>41,987</u>
	# of Units Total: <u>88</u>
	1BR: <u>38</u> 2BR: <u>3BR: 4BR: 2BR</u> 50

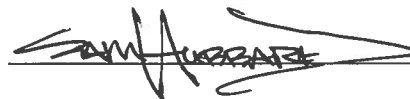
(Petitioner: Please do not write below this line.)

YES NO

1. COMPLIES WITH COMPREHENSIVE PLAN?
2. COMPLIES WITH THOROUGHFARE PLAN?
3. VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. SUBDIVISION REQUIRED?
6. SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Please see attached Comments.



Date

Planning & Community Development Dept. Review

July 26, 2017



REVIEW ROUND 1

Project: Southern 1/3 of Block 425 – CA Ventures
Sigwalt Apartments

Case Number: PC 17-008

General:

7. A courtesy meeting with the neighbors is required prior to appearing before the Plan Commission. Has this meeting been scheduled? It is suggested that this meeting take place prior to any revisions to the plans as a result of 1st Round Departmental review comments since further revisions to the plans may be needed to address neighborhood concerns. Please provide a summary of this meeting once it has been held.
8. Please reach out to Nora Boyer, Housing Planner with the Village of Arlington Heights, to coordinate an appearance before the Housing Commission relative to the Village's Affordable Housing Policy. Appearance before the Housing Commission must be completed prior to appearing before the Plan Commission.
9. The Plat of Subdivision to consolidate the lots into one lot of record was not provided within the 1st Round submittal documents. Please provide the required Plat of Subdivision. Relative to the Plat, 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.
10. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's. 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.
11. School, Park, Library, and Affordable housing contributions will be required prior to the issuance of a building permit.
12. When plans are resubmitted, please ensure that all HKM Plans (architectural and landscape) are submitted on full sized sheets (36"). Additionally, it appears that certain sheets from HKM were not included in the submittal (missing sheets 2, 11, 16).
13. The following Variations have been identified:
 - a. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. .91 acres where code requires a minimum of 2 acres for the R-7 District.
 - b. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 67,800 sq. ft. in lot size.
 - c. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of approx. 11' where code requires a 44' setback. Please note that the extent of this Variation may increase as a result of the final determined building height.

- d. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of approx. 16.8' where code requires a 44' setback. Please note that the extent of this Variation may increase as a result of the final determined building height.
- e. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of approx. 4.8' where code requires a 34' setback. Please note that the extent of this Variation may increase as a result of the final determined building height.
- f. Chapter 28, Section 5.1-7.6, Required Exterior Side Yard, to allow a exterior side yard setback of approx. 18.2' where code requires a 20' setback. Please note that the extent of this Variation may increase as a result of the final determined building height.
- g. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 71.3% building lot coverage where code allows a maximum 45% building lot coverage.
- h. A variation to the maximum allowable building height may be required based on further details (see comment # 26 below).
- i. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 252.5% FAR where code limits maximum FAR to 200%.
- j. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
- k. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 4' into the required front, exterior side, and side yards.
- l. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.

14. Please provide additional details on the 2nd floor outdoor amenity roof deck. What types of amenities will be provided other than tables and chairs? Will there be a firepit? Barbeque grills? Outdoor kitchen? Games? Etc.
15. The market study indicates that the development will be 86 units and the bedroom mix outlined in the market study does not reflect the current proposed bedroom mix. Please verify that the conclusions of the market study are still applicable to the current design of the project.
16. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan:

17. Please revise architectural sheet 3 and engineering sheet 3 to include the actual exterior side yard setback of the building, *at its closest point*, to the property line abutting Sigwalt Street. The exterior side yard measurements provided are from the corners of the building south towards Sigwalt Street, however, the front entry of the building is closer to the street than the corners of the building. The exterior side yard setback should be measured from the closest point of the building to the corresponding property line. Similarly, on both sheets please revise the side yard setback (north) to show the distance from the one-story ramp bump out to the northern property line.
18. Please provide additional details on the overhead wires which run down the center of the site and will be removed as part of this development. Are these lines active? Who do they provide service to?
19. It appears that the overhead wires that run west from the utility pole located at the midpoint of the site along Sigwalt Street to the northeast corner of Sigwalt and Chestnut, as well as across Sigwalt to the southwest corner of Sigwalt and Chestnut, and also directly south across Sigwalt, are not proposed to be buried. Please provide a confirmation letter from all utility companies that have infrastructure on the utility pole that the overhead utilities can be engineered underground and are feasible to bury. If feasible, the petitioner shall coordinate the burial of all overhead utilities with the relevant utility companies.
20. Are any changes proposed to the existing telephone and electric utility boxes located along Sigwalt Street? Can these utility boxes be relocated to the rear of the site or put underground? Other than the transformer along Highland Ave., are any new above ground utility boxes proposed?

21. Please provide cross sections showing the storm trap with landscaping above, and cross sections from the sidewalk to all retaining walls/planter walls. Details indicating the maximum height of all retaining walls and planter walls is required.
22. There was previous discussion about an at grade detention infiltration area that would include native plantings and would be located in the northwest corner of the site. Is this element no longer proposed?
23. The site plan should be revised so that there are only two parking spaces between the garage entrance and the corner of Sigwalt and Highland. These spaces can double as a loading zoning with parking restrictions for loading between certain hours. Please revise the site plan accordingly and propose desired loading zone no parking times.

Building:

24. Please provide conceptual floor plans for all unit models.
25. Building height shall be measured from the average finished grade along the property line of the front of the property. Since the property has two "fronts" per code (frontage along Highland and along Chestnut), the height of the building along these frontages will determine the height of the building per zoning code regulations. Please update the elevations to show maximum height at both corners of the building in the east elevation and west elevation **as measured from grade at the property line in those locations** (i.e. not from grade at the first floor as currently shown in the south elevation). Please note that this will likely change the height of the building from a zoning perspective, which may alter the extent of the setback Variations and may create the need for a height Variation.
26. Please note that balconies are not allowed to project into a require front, side, or exterior side yard. As the balconies along the south, east, and west elevations project outward from the building and into the required yards, a Variation is required and has been added to the summary contained in comment #12.
27. Will any of the proposed den's have closets, doors, or windows? What is a "blind den"?
28. How will access to the green roof above the ramp be provided for maintenance?
29. Please provide measurements for the width of **all** drive aisles within the interior garage. It appears that the ramp will be only 20' wide, and certain drive aisle may only be 23'-6" wide. Additionally, the entry drive into the garage appears to be only 20' wide. All two-way drive aisles are required to be a minimum of 24' wide. Please clarify if a Variation is requested.
30. Certain parking spaces are proposed at only 16' in depth with no overhang. Code requires that all parking spaces be 9' wide by 18' deep, with the exception for 16.5' deep spaces where a 1.5' overhang is provided. In addition, certain spaces may be 8.5' in width upon review and approval by the Engineering Department. Please clarify if a variation is requested for parking space size.

Landscaping:

31. The landscape architect should verify that the location of all proposed trees is viable given the underground storm trap and certain utility lines.
32. The landscape plan indicated a "lawn" area at the southwest corner of the building, however, that area is shown as brown and not shaded as green like the other lawn areas on the plan. Please revise the plan to clarify if this area will be mulched or will be lawn.
33. The proposed transformer located in the front yard along Highland needs to be screened with landscaping. Please note that a Variation to allow this transformer in the front yard is required and has been added to the summary in comment #12.

Parking and Traffic:

34. The parking requirements for the site are shown below:

DEVELOPMENT	PARKING CODE USE	NUMBER OF UNITS	SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
Sigwalt Apartment Building	R-7 Multi-Family	88	N/A	1.5 spaces per unit	132
Total Parking Required					132
Total Parking Provided					110
Parking Surplus /(Deficit)					22 (16.6% reduction in required parking)

As outlined above, a parking variation is required. In lieu of a parking Variation, the developer may request that the 22 required spaces be provided in the Vail Avenue garage through an agreement with the Village, which would require that the developer contribute to the downtown parking fund at a rate of approx. \$4,400 per required parking space. Please note that all agreements for parking within Village owned garages must be discussed with the Parking Committee. The applicant has to option to provide adequate justification for a parking variation (see comment #35), request that the parking be provided in the Vail Avenue garage through an agreement with the Village, or provide the code required parking on site. Please clarify what approach is proposed.

35. If a variation is requested, additional information is needed to substantiate the viability of the proposed 1.25 spaces per unit parking ratio. Please provide additional data on the most applicable developments surveyed in the KLOA study (9750 on the Park, Wheaton 121, Residences at the Grove, and Uptown La Grange), including the number of bedrooms in each unit of those developments, the occupancy of each of those developments, and the actual usage of the provided parking in those developments. The supply has been provided for each of those developments, however, the demand for parking in those developments has not been analyzed. Are the parking facilities at these developments at capacity, or do they experience a surplus of parking? Additional comparative examples would also be helpful, please consider the Deerfield Village Center Apartments in Deerfield, River 595 in Des Plaines, Kingston Pointe Apartments in Des Plaines, Elmhurst 225 in Elmhurst, and the Park 205 development in Park Ridge. Unless clear evidence has been provided to show that the proposed 1.25 parking spaces per unit ratio will be sufficient for parking demand, staff will recommend that the 22-space deficit be accommodated in the Vail Avenue garage (if space allows), or that additional on-site parking be provided.
36. The KLOA study makes several references to parking areas being accessed off Chestnut, however, the site plan does not show any access from Chestnut. Please clarify and make revisions accordingly.

Prepared by: 

45 S. Chestnut Avenue
PC #17-008
July 26, 2017

Landscape Issues

- 1) Provide landscaping adjacent to the transformer on the east elevation. Any utility meters or mechanical units must be screened with landscaping or another appropriate method of screening.
- 2) There are trees proposed above the detention vault. Please verify what can be planted and show the outline of the vault on the landscape plan.
- 3) The proposed elms along Sigwalt Street may potentially conflict with the overhead utility line along Sigwalt. Evaluate the placement and species of the proposed trees.
- 4) Provide details of the streetscape along Highland Avenue.
- 5) Overall, the landscaping is minimal and it is recommended that additional landscaping be provided. The landscaping should be layered in order to help soften the proposed building. In addition, consider specialty pavement at the main entrance of the building.