

Village of Arlington Heights Building & Life Safety Department

ZON

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 - Round 2

Date: August 18, 2017

Sam:

I have reviewed the documents submitted for the above referenced project and do not have any more comments.

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

Fire Safety Division



Date: 8/21/2017

P.C. Number: 17-008 Round 2

Project Name: Five Story Rental Housing Development

Project Location: 45 South Chestnut Ave

Planning Department Contact: Sam Hubbard, Planning and Community Development

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

1. Response comments from round comment number 21 states "The fire apparatus road along Sigwalt will stop where the existing overhead wires are located to avoid any conflicts with the aerial apparatus". An explanation of the intent and practicability of this comment is being requested. The Fire Code states specifically that 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. FINAL PLAN APPROVAL SHALL BE OBTAINED BY THE FIRE CHIEF.**
2. **Regarding the comment to Planning & Community Development dated July 26, 2017; comment number 14 states that the 2nd floor amenity roof deck includes tables and chairs. No firepits, outdoor kitchens, nor games are proposed, but there are two barbeque grills planned for each side of the elevator tower with a dry-pipe sprinkler head located on the exterior wall above each to prevent possible fire issues.**

The following shall be adhered to:

- 1) The dry pipe fire suppression system shall be connected to the fire alarm system, be approved prior to installation and shall be part of the final acceptance test
- 2) No charcoal or solid fuel shall be used for grill cooking
- 3) Portable fire extinguishers appropriate for this type of use shall be provided within immediate reach at each grill location.
- 4) Grill shall not have ability to move or be relocated from final approved position.

Date 08-23-17

Reviewed By:

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 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 proposed water main should split after it enters the building (in the utility room). This will reduce the meter count to one 6" or 8" fire line rated water meter (depending up on flow requirements).
- 2) The water main should be zinc coated ductile iron pipe and should be wrapped in "V-Bio" poly ethylene wrapping.
- 3) Required backflow devices (RPZ) are as listed;
 - a. 1 – RPZ for fire protection (size to be determined after further detail is submitted)
 - b. 1 – RPZ for domestic purposes (size to be determined after further detail is submitted)
- 4) Submit a comprehensive maintenance plan and attach it to the submitted civil drawings for future reference by HOA.
- 5) Crosswalk shown on northwest corner of site on page 3 of civil plans requires future ADA review by Engineering Department to ensure compliance.
- 6) Any stairways leading to public sidewalk cannot affect the ADA compliance of the public walk. Ensure adequate loading space as well as clearance from hand rails.
- 7) Public Works does not agree with response comment #15. The public sidewalk along W. Sigwalt will need to meet ADA compliance at the intersections. In addition, construction of building will most likely cause the replacement of this sidewalk. It is important to note that any repairs or replacement of ADA ramps will require ADA compliance of sidewalk at the receiving end on the other side of the street.
- 8) An adequate earth retention systems appears to be needed in order to install detention storm trap "within inches" of Village R.O.W. in order to protect existing utility along Chestnut St.

C. file

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-008
Sigwalt Apartments
45 S. Chestnut Avenue
Preliminary Plat of Subdivision, Pre & Final PUD, Rezone
Round 2

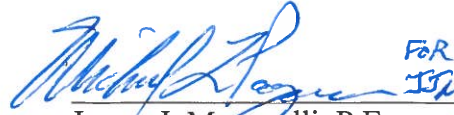


27. The responses made by the petitioner to comments #11-16, 18-21 & 25 are acceptable.
28. The response made by the petitioner to comment #17 is noted. The Staging Plan Narrative is appreciated. A plan showing any lane closures, striping modifications, flagger locations, detour signage, etc. is required.
29. The response made by the petitioner to comment #22 is not acceptable. Although the site generated traffic has included the additional intersections requested, the values shown on Figure 6 do not sum correctly through the intersection of Sigwalt and Highland for the site generated traffic.
30. The response made by the petitioner to comment #23 is not acceptable. The rate of occupancy of the stalls provided needs to be verified through property management. Additionally, the rate for the solitary Arlington Heights site provided is 1.40, which suggests that rates in this town may be higher.
31. The response made by the petitioner to comment #24 is not acceptable. The access to several of the stalls requires backing out the entire distance that the driver utilizes to pull into the stall. There is not enough room to back out of the stall in a conventional manner, and the two stalls perpendicular to the one location of tandem parking pulls so far forward that the tandem driver wouldn't be able to open the their door.
32. The response made by the petitioner to comment #26 is not acceptable. In conjunction with the statements made above, it is suggested that provisional contingencies be made for parking shortages, based upon demand in Arlington Heights.

Final Plat of Resubdivision:

33. Modify the Final Plat of Resubdivision using the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.
34. The bold outline of the subdivision should include the portions to be dedicated, as these are within the current property ownership. The dedications should be delineated by hatching. Show the area of each dedicated space.
35. The two easement shown for public utilities shall be eliminated. The proposed utilities in those areas are private service lines.

36. Construction of the StormTrap facility may require an easement from the adjacent property due to its proximity to the north lot line. It is suggested that a permanent maintenance easement be considered.


FOR ISM 8-30-17
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Needed:

- Cost estimates

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.

(SURVEYOR'S SEAL) Signature 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: _____



Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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

Date _____

Reviewed By: _____

From: Aleckson, Mark

Sent: Wednesday, August 23, 2017 4:18 PM

To: Hubbard, Sam <shubbard@vah.com>; Lyons, Bernard <blyons@vah.com>

Cc: Lay, Donald <dlay@vah.com>

Subject: RE: Utility Burial - Block 425 Site (Sigwalt/Campbell/Highland)

Hello Sam,

The Chief officers meet and they would like the developer to either bury or move any wires to the south side of Sigwalt street.

- Anytime there are power lines the safety, speed, and effectiveness of the ladder truck are compromised. Under a high stress situation during a fire or rescue, we need to maximize safety and effectiveness.
- The ladder needs to be a least 10 feet away from any power lines to avoid any arcing that can occur even without contacting the lines.
- Not only can a fire or rescue situation be a stressful environment to work it can be dark and smoky making it difficult see the wires.
- Power lines also limit our ability to swing the ladder around to lower the entire basket to the ground to get a victim out who cannot climb down the ladder. This method is faster than having a capable victims climb down.
- The power line represented by the blue line takes away tactically desirable option of operating from the corner of the building. This allows the ladder to reach two sides. The corner is also the safest spot in the event of a collapse.
- All three power lines will greatly affect a ladder truck to reach any victims.

Thanks,
Mark

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau


DEPARTMENT PLAN REVIEW SUMMARY

Sigwalt Apartments
45 S. Chestnut Ave.

Round 2 Review Comments

08/28/2017

- 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.**
Nothing Further.
- 6. General comments:**
Nothing Further.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

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 2

Submitted to: Sam Hubbard, Planning & Community Development

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



Date: August 22, 2017

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

-
1. Petitioner's response to "number 4 Health Services Department, dated July 24, 2017," stating: "at least 20% of the mailboxes will comply with the applicable sections of the Illinois Accessibility Code," does not comply with IAC Section 400.350(a) which states: "all common use and public use spaces... shall be accessible utilizing subsections of Section 400.310 as required to ensure accessibility." The mailboxes are in a common use area requiring 100% of the mailboxes to be accessible per the applicable requirements of IAC Section 400.310 and 400.Illustration B., Figures 5 and 6.
 2. Petitioner shall supply a list of the 20% adaptable/accessible dwelling units required by IAC Section 400.350(d).
 3. For the adaptable/accessible units an accessible route per IAC Section 400.310(a) shall be provided into and within all private patios, terraces, balconies..." per IAC Section 400.350(e)(3).

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

August 29, 2017



REVIEW ROUND 2

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

Case Number: PC 17-008

General:

37. Comments #7, #8, 10-#12, #15-#17, #20, #22-#24, #26-28, #31-#33, and #36 have been addressed.
38. The response to comment #9 has been noted and staff is reviewing the Preliminary Plat of Subdivision. As you know, the Final Plat of Subdivision must be submitted, including all signatures, by Sept. 20. In the event that this deadline cannot be met, it is suggested that the next submittal include both the revised Preliminary Plat of Subdivision, as well as a draft of the Final Plat of Subdivision. This way, we can at least move forward with Preliminary Plat of Subdivision approval on Sept. 27th. Final Plat of Subdivision can be approved at a future date shortly after the mylar is signed and submitted to the Village. Please note that Final Plat of Subdivision does **not** require public notice to neighbors or signage posted on the site.
39. The response to comment #13 is noted. The Variation list has been revised to show the required Variations that 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 48' setback.
 - 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 48' setback.
 - e. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 34' setback.
 - f. Chapter 28, Section 5.1-7.6, Required Exterior Side Yard, to allow a exterior side yard setback of 18.3' where code requires a 20' setback.
 - 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 to increase the maximum allowable building height from 60' to 62.5'.
 - i. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 252% 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 5.3' 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.
 - m. Chapter 28, Section 11.4-4, to allow 110 parking spaces (1.25 per unit) where code requires 132 parking spaces (1.5 per unit).

- n. Chapter 28, Section 11.2-7, Size, to reduce the required depth of certain parking stalls from 18' to 16'.
- o. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

40. The response to comment #14 is noted. Will the outdoor patio be closed for use after a certain time in the evening, or after a certain date for the winter?

Site Plan:

41. The responses to comment #18 and #19 are noted. Staff has recommended that all utility lines along Sigwalt Street be buried for aesthetic and fire safety purposes. Staff notes the developer's response that burial is not "feasible"; please provide details as to why it is believed that burial of the overhead utilities as requested is not feasible. Developer is requested to work with the Village to explore this further.
42. The response to comment #21 is noted. Please confirm that all retaining walls will not exceed 3.5' in height.

Building:

43. The response to comment #25 is acceptable. An additional variation for the building height has been added to the list of required variations (comment #39h).
44. The responses to comment #29 and #30 are noted. Additional variations for drive aisle width and parking space depth have been added to the list of required variations (comment #39n and #39o). The Planning Dept. does not have any objection to the 8.5' wide stalls.

Parking and Traffic:

45. The response to comment #34 noted. Staff acknowledges that the petitioner does not desire to lease spaces within the Vail Avenue garage.
46. The response to comment #35 is noted and staff appreciates the data of comparable developments outside of the downtown Arlington Heights area. According to staff's research, data on similar residential developments within Downtown Arlington Heights show that demand for parking spaces is somewhere between 1.4 and 1.5 spaces per unit. Therefore, some parking within the Vail Avenue garage will likely be required. Staff is still evaluating the appropriate amount for the required parking within the Vail Avenue garage and will communicate this recommended amount and cost to you shortly.

Prepared by: SAM JUREAKI

45 S. Chestnut Avenue
PC 17-008
August 18, 2017

No Comments

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