

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, 80 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#: 17-016 - Round 2

Date: February 6, 2018

Sam:

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

1. 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 doorframe.

RECEIVED
FEB 07 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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



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

Fire Safety Division



Date: 1/30/2018

P.C. Number: 17-016 Round 2

Project Name: Five Story 80 Unit Rental Housing Development

Project Location: 45 South Chestnut Ave

Planning Department Contact: Sam Hubbard, Planning and Community Development

1. To confirm, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car size not less than 60 inches by 85 inches.
2. It is imperative that there are no utility lines that may interfere with the operation of an aerial ladder. Approval will not be granted if it is determined that there has been no change to the existing overhead utility lines as their current location could create a hazardous condition to fire operations.

RECEIVED
JAN 30 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


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

Date: 01-30-18

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 7, 2018
Subject: 45 S. Chestnut, P.C. #17-016 – Round 2



With regard to the developer's response #2 by RWG at 45 S. Chestnut, I have the following comments:

- 1) The equipment used for snow removal cannot accommodate the tight turns caused by the proposed bump outs. The developer needs to re-evaluate or provide maintenance agreement for snow removal.


C. file

PLAN COMMISSION PC #17-016
Sigwalt Apartments
45 S. Chestnut Ave.
PUD, Preliminary & Final Plat of Subdivision, Rezone, Variations
Round 2

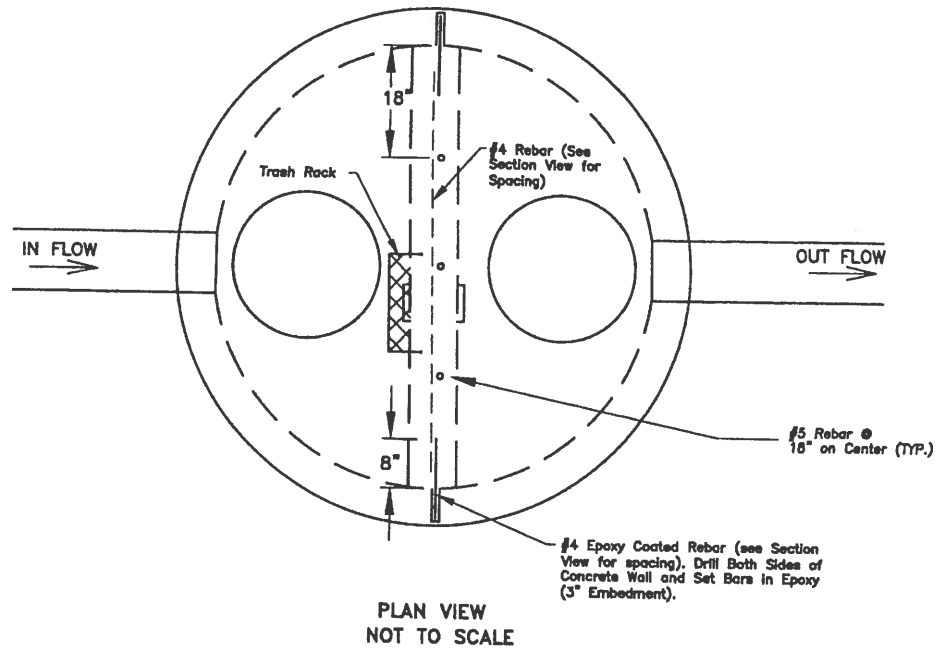
- 23. The responses made by the petitioner to comments #11-15 & 18-22 are acceptable
- 24. The response made by the petitioner to comment #16 is noted. Restrictors between 2" and 4" must have a trap. The trash rack shown on the attached "Outlet Control Structure Detail" can be specified instead of a trap. This can be shown in the permit plans.
- 25. The response made by the petitioner to comment #17 is noted. Provide the catalog cuts for all building mounted luminaires at permit submittal. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Final Plat of Subdivision:

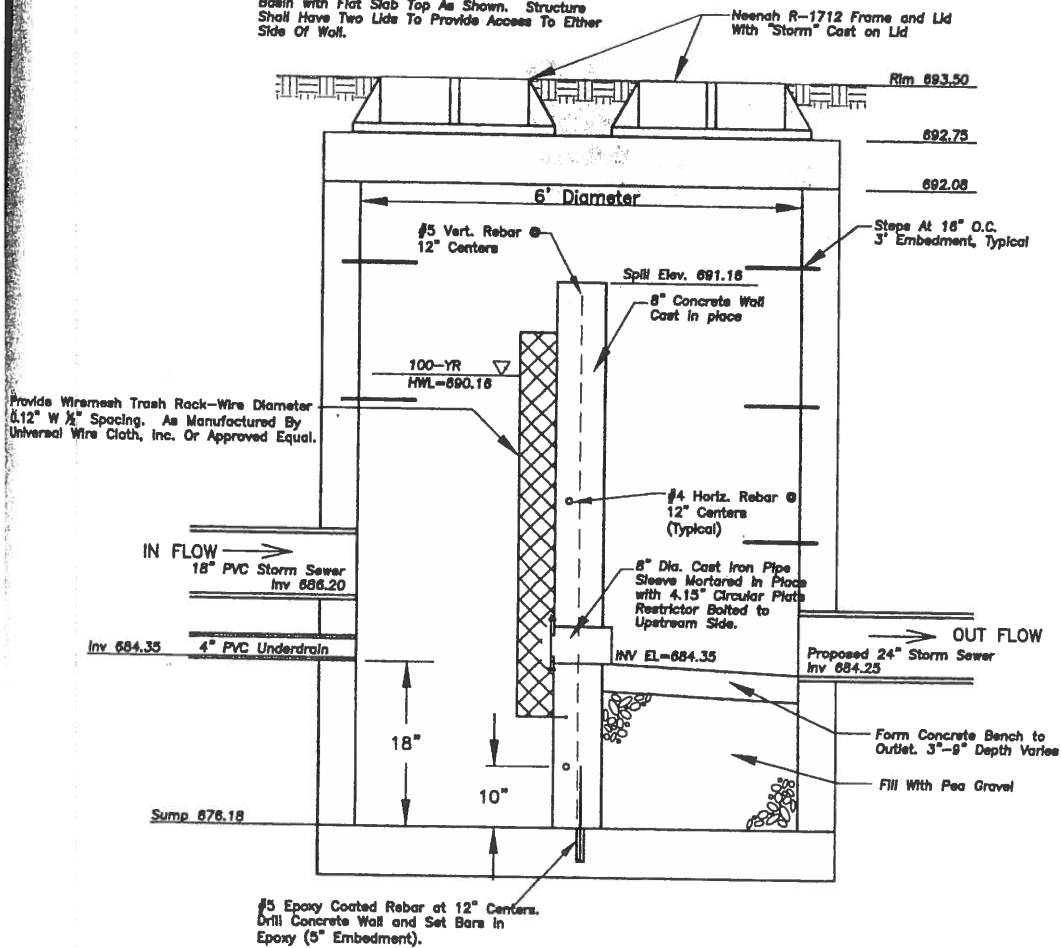
- 26. This comment was made in Round 2 of the Plan Commission #17-008 and was incorporated at that time. However, this revised Plat of Subdivision reverted back and must again be changed as follows: The bold outline of the subdivision should include the portions to be dedicated, as these are within the current property ownership. The dedications should be delineated by hatching. Show the area of each dedicated space.

 2/5/18
James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED
FEB 05 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-016

Project Name

CA Ventures/Sigwalt Apartments

Project Location

45 S. Chestnut Ave

Planning Department Contact Sam Hubbard

General Comments

Round 2

1) No utility lines will be allowed that interfere with aerial apparatus operations. No overhead wires are to be located on the North side of W. Sigwalt, east side of S. Chestnut, and west side of S. Highland. No overhead wires should cross the road to the building that would interfere with aerial ladder operations.

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

Date February 5, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

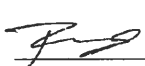
DEPARTMENT PLAN REVIEW SUMMARY

Sigwalt Apartments
45 S. Chestnut Ave.
PC#17-016

Round 2 Review Comments


02/02/2018

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
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

Approved by:

 #557
Supervisor's Signature



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Jeff Bohner, Environmental Health Officer *JB*

Date: February 7, 2018

Re: PC# 17-016. Sigwalt Apartments- 45 S. Chestnut Ave. Round 2

This Department has reviewed the plans for the property listed above and has no further comments.

RECEIVED

FEB 07 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 6, 2018



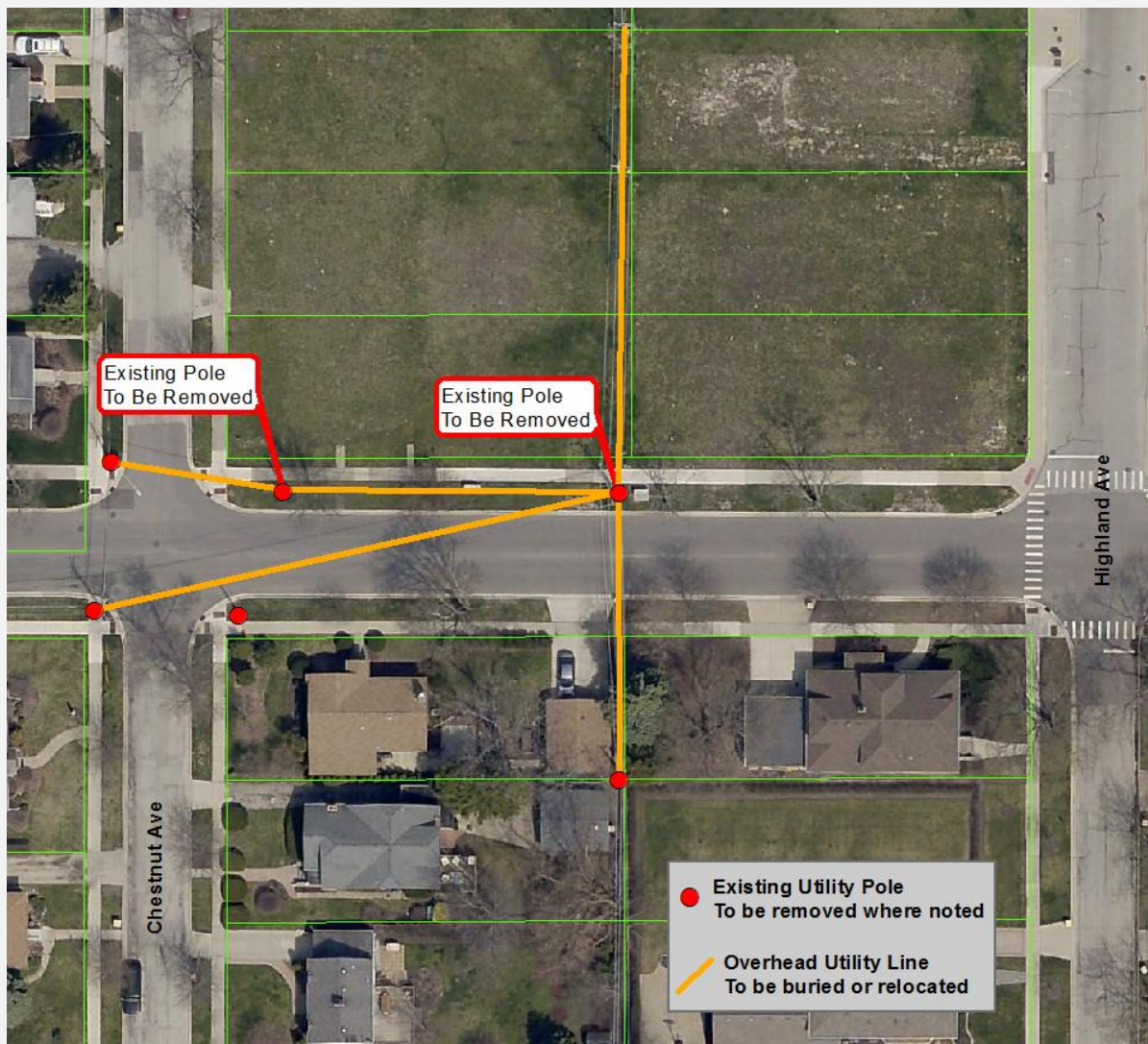
REVIEW ROUND 1

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

Case Number: PC 17-016

General:

21. The response to comments #7-#10, #12-#18, and #20 are acceptable.
22. The response to comment #11 is noted. For clarification, please see the graphic below, which represents the utility pole and utility lines that the Village is asking be relocated or buried. The feasibility of the burial/relocation of these utility lines and poles will be determined in conjunction with all utility companies.



23. Response to comment #19 is noted. Based on the revised building height, 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. 1.39 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 61,500 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 6.8' where code requires a 45' setback.
 - d. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 45' setback.
 - e. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 35' setback.
 - f. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
 - g. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
 - h. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front and exterior side yards.
 - i. 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'.
 - 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 a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.

Prepared by:



PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Michael Porto
CA Ventures
 Owner: CA Ventures "Clark Street Holdings, LLC"
Authorized Officer: Brian Morrissey
(Chief Accounting Officer)
 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: 80

APR 35 2BR 39 3BR 6 4BR 0 6 39

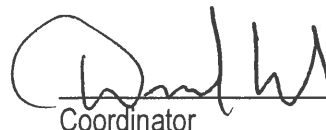
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>X</u>	_____
2. Complies with Landscape Plan Ordinance	<u>X</u>	_____
3. Parkway Tree Fee Required (See below.)	<u>X</u>	_____

Comments:

NO COMMENTS

 2/5/18
 Coordinator Date