



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department  
**Subject:** 120-122 E. Boeger Drive – Final Plat of Subdivision, Amendment to Preliminary PUD (Ordinance #17-028), Density Variation and Parking Variation  
**PC#:** 17-014 – Round 1  
**Date:** January 16, 2018  
**Sam:**

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

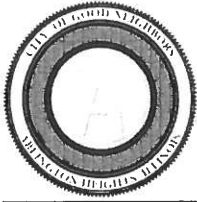
1. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate 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 door frame.
2. The elevator shaft shall have a minimum fire-resistance rating of 1 hour.
3. Per the Tenant Selection Plan, Section VII, the total occupant load of tenants shall be 52. Two persons per bedroom. This does not include on-site employees.
4. Restroom facilities shall be provided for employees. Separate facilities for men and women are required for more than 5 employees working at any one time.
5. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.
6. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, but not less than one hour, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.

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**JAN 16 2018**

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

**PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT**



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

Fire Safety  
Preliminary Planning Review

Date of Review: 1/3/2018 P.C. No. 17-014 Round No. 1  
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.

1. Previous Fire Safety comments made on this project should be considered to be part of this review.
2. Access to the Fire Department Connection shall not be obstructed by landscaping, parking of vehicles, etc. Parking space in front of the FDC should be posted No Parking to verify that the FDC will not be obstructed.

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

Date 1/3/2018

Reviewed By: 

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

## Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: January 12, 2018

Subject: 120-122 Boeger Dr., P.C. #17-014 Round 1



With regard to the proposed final plat, I have the following comments:

- 1) The position of VAHPW is that we will not be responsible for the maintenance of the proposed 305' of 8" PVC sanitary sewer. The proposed sanitary sewer will replace and reroute an existing sewer that services Popeye's Restaurant. That new "common line" will be prone to grease related maintenance issues and future maintenance would have to be performed on private property. We strongly suggest a maintenance agreement between Popeye's and Heart's Place for this common sewer line.
- 2) A fire hydrant will need to be installed at or around station 3 + 00. The Village will supply the fire hydrant. The contractor will be responsible for providing the 8x6x8 tee, 6" valve and auxiliary box. The length of bury will be coordinated at time of installation with VAHPW.
- 3) Minimum depth of bury for the water main will be 5.5'.
- 4) A set of as builts will be required for the public water main installation on Boeger. As builts will be provided in a digital form suited for Village's GIS system.
- 5) Until plumbing plans have been submitted, I will assume a 6" RPZ, and a 6 x 2 compound water meter will be required for this application. I will reserve sizing comments until Mechanical Room details have been submitted.
- 6) Proposed 5' easement is not sufficient for repair on shared sanitary sewer main. Easement shall be a minimum of 5' on either side of proposed pipe.
- 7) The existing Hackberry should not be replanted along east side of drive. Instead, we recommend planting a more columnar tree like a Ginkgo, Bald Cypress or Regal Prince Oak.

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

C. file

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #17-014**  
**Heart's Place**  
**120-122 E. Boeger Drive**  
**Preliminary Plat of Subdivision, PUD Amendment**  
**Round 1**

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**JAN 23 2018**

**PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT**

This project began as PC #17-004 and was preliminarily approved by the Village Board on July 10, 2017. The petitioner subsequently revised their plan, requiring an amendment to the preliminary PUD. The current PUD Amendment, while a new PC number, is a continuation of the previous project from a review standpoint, in effect, becoming the final engineering stage.

1. The Engineer's Opinion of Probable Cost was included in the submittal. A letter will be generated detailing the Engineering fees and deposits required for this project.
2. 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 provided for review to final engineering approval. The signed executed OUMA must be provided directly to the Engineering Department before permit approval.
3. The stormwater detention calculations provided are acceptable.
4. Provide written certification from StormTech that the planned system has been designed to the AASHTO HS-25 loading standard.
5. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
6. Plans for the public sanitary sewer relocation are acceptable. Permits from the MWRD and the IEPA are required for the new public sanitary sewer main. Work directly with the Engineering Department for the submittal requirements for these permits.
7. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, 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.
8. It is understood that coordination with the owner of the Popeye's Restaurant is underway. The required pavement work on the Popeye's property must be completed prior to the issuance of any temporary or permanent occupancy for the subject project. Please note that the Final Plat of Subdivision will not be signed until a written document is provided, signed by both parties, acceptably documenting how this will be accomplished.
9. The alternate hatching for the public sidewalk vs. the private sidewalk is acceptable.
10. Sheet C-2.0: The public sidewalk shall take precedence over the curb through the driveway. Stop the curb on either side of the public sidewalk.

11. Sheet C-2.0: The east-facing parking stalls can be 16.5' in depth to the face of the curb, allowing for 1.5' of overhang over the curb. The west-facing parking stalls can also be 16.5' in depth to the face of curb as long as the adjoining sidewalk is also widened 1.5' to account for the overhang and not reduce the walking area. If the 18' stall depth dimension is kept, wheel stops should be installed to eliminate vehicle overhang.
12. Sheet C-2.0: The handicap sign for the northernmost handicap parking space should be positioned 8' to the south, in the middle of the proposed handicap space.
13. Sheet C-3.0: Label the existing pipe inverts to be plugged per MWRD requirements for the two existing sanitary manholes where the existing sanitary sewer main is being removed through the center of the property.
14. Sheet C-3.0: The proposed water service pressure connection shall be contained in a 5' minimum diameter valve vault. Show the valve vault on the plans.
15. Sheet C-3.0: Where will the water meter be located? The service line has an unmetered private hydrant shown.
16. Sheet C-4.0: Show the proposed grading contours along the east side of the parking lot to show how the proposed grading ties into the existing grading on the lot to the east.
17. Provide cut sheets or plan details from the manufacturer for the proposed StormTech system, including design loading criteria and proposed volume.
18. Sheet CX-1.1: Village Code requires fire hydrants at a maximum spacing of 330'. Add a fire hydrant somewhere between Station 1+50 and Station 2+75 on the new water main extension.
19. Sheet CX-1.1: Verify with the Public Works Department as to how they want the water main connection at the east end of the extension to be designed: whether to use a pressure connection and leave the dead end or eliminate the dead end and install a 90-degree elbow.

  
James J. Massarelli, P.E.      1/17/18  
Director of Engineering      Date



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number PC#17014

Project Name Hearts Place PUD Amendment

Project Location 120-122 E Boeger Drive

Planning Department Contact Sam Hubbard

## General Comments

Round 1

General Comments:

- 1) Previous Fire Department comments pertaining to this project should be considered part of this review.
- 2) The Fire Department must be able to open the gate in the back of the property at all times so any fire apparatus can drive through.

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

Date January 11, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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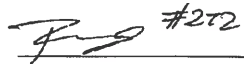
### DEPARTMENT PLAN REVIEW SUMMARY

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

#### Round 1 Review Comments

01/08/2018

- 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:**
  - What are the guidelines and specific procedures in place for afterhours needs of tenants? Please clarify and outline procedures on how tenants are to contact maintenance for building service issues; and how tenants in need or crisis are to contact their case manager if there is no full time management unit on site?
  - 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. 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.

 #272

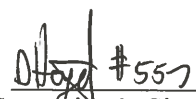
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

 #557  
Supervisor's Signature

# Arlington Heights Police Department

## Emergency Information Card

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](mailto:policemail@vah.com).

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

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



HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. \_\_\_\_\_  
 Petitioner: UP Development, LLC  
900 W. Jackson Blvd. - Suite 2W  
Chicago, IL 60607  
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich  
 \_\_\_\_\_  
 Contact Person: Alex Pereira  
 Address: 900 W. Jackson Blvd. - Suite 2W  
Chicago, IL 60607  
 Phone #: 312-870-4747  
 Fax #: \_\_\_\_\_  
 E-Mail: alex@updevelopers.com

P.I.N.# 03-08-100-054, 03-08-100-053  
 Location: 120-122 E Boeger Dr.  
 Rezoning: \_\_\_\_\_ Current: \_\_\_\_\_ Proposed: \_\_\_\_\_  
 Subdivision:   
 # of Lots: \_\_\_\_\_ Current: 2 Proposed: 1  
 PUD:  For: Amendment to PUD  
 Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
 Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
 \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Current: \_\_\_\_\_  
 Proposed: \_\_\_\_\_  
 Site Gross Area: \_\_\_\_\_  
 # of Units Total: 18  
 1BR: 10 2BR: 3 3BR: 8 4BR: 8

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

1. GENERAL COMMENTS:

Complex must submit a recycling plan upon occupancy.  
Please see the attached comments from the Disability Services Coordinator.

Jeff Bohner 1/11/18  
 Environmental Health Officer Date

James McCalister 1/11/18  
 Director Date

Plan Review for Accessibility

Address: Hearts Place  
120 & 122 E. Boeger Drive  
Final Plat of Subdivision, Amendment to Preliminary PUD  
(Ordinance #17-028), Density Variation, Parking Variation

Round 1 P.C. #17-014

Submitted to: Sam Hubbard, Planning & Community Development

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



Date: January 11, 2018

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

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Sheet A0.1

1. Identify that the Gazebo is wheelchair accessible Per IAC Section 400.310(a)(1)(B).

Sheet A7.1 Include in the "Accessibility Notes" or "Door Hardware Schedule"

2. Specifications for accessible door hardware for levered-handled door openers, etc., per IAC Section 400.310(j)(8).
3. Specifications for Door Closers with opening forces in compliance with IAC Section 400.310(j)(10) for interior and exterior hinged doors.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

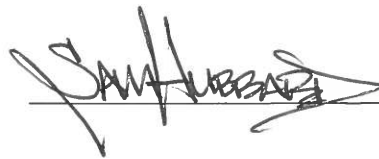
Petition #: P.C. <u>17-014</u>	P.I.N.# <u>03-08-100-054 &amp; 03-08-100-053</u>
Petitioner: <u>Heart's Place, LP</u>	Location: <u>120 W Boeger Dr. &amp; 5 W Dundee Rd</u>
<u>2001 Waukegan Rd., P.O. Box #480</u>	Rezoning: <u>      </u> Current: <u>      </u> Proposed: <u>      </u>
<u>Techny, IL 60082</u>	Subdivision: <u>      </u>
Owner: <u>Aleks and Dejan Nikolich (5 W Dundee)</u>	# of Lots: <u>      </u> Current: <u>      </u> Proposed: <u>      </u>
<u>Brian Passmore (120 W Boeger Dr)</u>	PUD: <u>  ✓  </u> For: <u>PSH Development</u>
	Special Use: <u>      </u> For: <u>      </u>
Contact Person: <u>Richard Koenig</u>	Land Use Variation: <u>      </u> For: <u>      </u>
Address: <u>2001 Waukegan Rd., P.O. Box #480</u>	Land Use: <u>      </u> Current: <u>Vacant</u>
<u>Techny, IL 60082</u>	Proposed: <u>Multifamily Bld</u>
Phone #: <u>847-564-2900</u>	Site Gross Area: <u>20,200 sqft</u>
Fax #: <u>      </u>	# of Units Total: <u>18 units</u>
E-Mail: <u>rkoenig@hodc.org</u>	1BR: <u>10</u> 2BR: <u>3</u> 3BR: <u>8</u> 4BR: <u>      </u>

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

- |    | <u>YES</u>    | <u>NO</u>     |   |
|----|---------------|---------------|---|
| 1. | <u>X</u>      | <u>      </u> | COMPLIES WITH COMPREHENSIVE PLAN?                               |
| 2. | <u>X</u>      | <u>      </u> | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | <u>X</u>      | <u>      </u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | <u>      </u> | <u>X</u>      | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <u>X</u>      | <u>      </u> | SUBDIVISION REQUIRED?   |
| 6. | <u>X</u>      | <u>      </u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

PLEASE SEE ATTACHED COMMENTS



1-16-18

Date



# Planning & Community Development Dept. Review

January 14, 2018

## REVIEW ROUND 1

Project: 120-122 E. Boeger Drive  
Hearts Place PUD Amendment

Case Number: PC 17-014

### **General:**

7. School, Park, and Library contributions will be required prior to the issuance of a building permit.
8. Please ensure that all plans to be resubmitted as a result of the Round 1 Village review comments include a revision date.
9. 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
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.

### **Property Development and Use:**

11. The submitted Tenant Selection Plan now lists battered woman and homeless as populations that the development will serve. Please clarify how these populations fit within the previously described parameters of supportive housing for individuals with disabilities. Please note that previous correspondence indicated that the development would not house individuals who were currently homeless, and one of the goals of the Consolidated Plan states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community".
12. The Tenant Selection Plan describes the development as a "individual living building with a preference towards people with disabilities". It was our understanding that the building was to be strictly for people with disabilities. Please confirm this to be the case.
13. Per Condition 4b of the previous approval ordinance, please provide estimates for the minimum days and hours that the property manager and maintenance staff expect to be on premises during a typical week. Additionally, what are the expected days and hours that case managers/service providers expect to be on the premises during a typical week?

### **Zoning:**

14. The Plan Commission and Village Board will have to approve the following:
  - An amendment to PUD Ordinance 17-028 to allow for the increase in units from 16 to 18. This amendment to the PUD shall also constitute final PUD approval.
  - Final plat of subdivision to consolidate the two lots into one lot.
  - A Variation from 5.1-8.4, Minimum Lot Size, to allow a 40,435 square foot lot where code requires a 43,200 sq. ft. lot.
  - A Variation from Section 11.4-1 to allow 33 parking spaces where code requires 37 parking spaces.

**Site Plan:**

15. The project narrative indicates that “proof of record of the Fire Access easement with the property’s title” will be provided prior to building permit issuance. Please note that the fire access easement located on the Popeye’s property has already been established and recorded. However, prior to PUD approval, the petitioner must provide written confirmation from Popeye’s that acknowledges the remaining portion of the access drive, which is currently unimproved, will be constructed on their property.
16. The construction staging plan indicates that off-site parking will be utilized during both phases of construction. Once the 33 space parking lot is completed during Phase I, the 5-20 estimated construction vehicles shall park within the on-site parking area. Please revise the construction staging plan to clarify this.
17. Condition #7 of the previous PUD approval required that all AC condensing units be relocated to the rear of the building and be screened with landscaping. Please relocate the AC condensing units to comply with this approval condition.
18. The Village has recently adopted a Bicycle Parking Ordinance, which requires all new developments to provide on-site bicycle parking spaces. Per these regulations, the proposed facility must provide 2 bicycle parking spaces. Please revise the site plan to include a singular bicycle parking rack that will provide space for no less than 2 bicycles.

**Parking:**

19. Please provide updated resident car own information to reflect current conditions at Myers Place and PhilHaven. In addition, please include resident car ownership data for Axley Place as well.

Prepared by:



PC 17-014  
120 & 122 Boeger Drive  
Heart's Place

- 1) The condensing units must be fully screened with evergreens.
- 2) Per the Design Commission motion on April 6, 2017, item #5 requires that the Austrian Pines and the Hameln grasses be replaced with a different species. Also, per item #6, the trash enclosure must be masonry to match the building and not vinyl fencing.