

02/20/2018

HEART'S PLACE

Applicant's Response to PUD Amendment Round 1 of Departmental Comments

Building & Life Safety Department

1. Elevator car specifications
Noted. The floor plan has anticipated this requirement.
2. Elevator shaft specifications
Noted.
3. Maximum total occupant load of tenants shall be 52 (doesn't include on-site employees)
Noted.
4. Restroom facilities provided for employees
One restroom is provided, as we do not expect more than 5 employees to be on-site at any given time.
5. Service disconnect specifications
Noted.
6. Electric room specifications
Noted.

Department of Building and Fire Safety

1. Previous Fire Safety comments
Previous comments have been addressed in current plans or will be addressed in the permitting phase.
2. Access to the Fire Department Connection
Please refer to attached email correspondence with Fire Safety Supervisor, Don Lay. The FDC location will shift north to provide access through the proposed sidewalk/entry. Landscape plantings will be revised to ensure ease of access in this area.

Public Works Department

1. Sanitary sewer maintenance
Per our meeting on 2/12, the sanitary services have been separated into two connections.
2. Fire hydrant
A fire hydrant has been added per Public Works & Engineering Department comments.

3. Water main depth
Noted.
4. Water main as built
This has been noted in General Note 8 of the Civil Engineering Plans.
5. Plumbing plans
Noted.
6. Sanitary sewer easement
The western manhole along the northern property line has been shifted slightly north to help the sewer more closely align with the center of the easement. Additional notes have been added to the plans to note that if the utilization of the existing manhole is not suitable for new connection, a new manhole will be installed and aligned in the center of the easement.
7. Landscaping along east side of drive
The landscape plan has been revised as requested.

Fire Department

1. Previous Fire Department comments
Previous comments have been addressed in current plans or will be addressed in the permitting phase.
2. Fire gate access
Noted.

Police Department

6. Afterhours emergency procedures and emergency information/contact card
For emergency building service issues afterhours, tenants will be provided an emergency management contact phone number. For afterhour emergencies of a medical nature, residents will follow the procedure for anyone experiencing such an emergency and call 911. Updated Emergency Information Card is enclosed.

Health Services Department

1. Recycling Plan
Noted.
2. Gazebo accessibility
The gazebo will be accessible.
3. Accessible door hardware specifications
Noted.

4. Door closers specifications
Noted.

Planning & Community Development Department

7. School, Park, and Library contributions
Noted.

8. Revision date on resubmitted plans
All enclosed plans include a revision date.

9. Final plat with signatures

As of recent meeting with The Engineering and Public Works Department, it was determined that a private easement for sewer line maintenance needs to be reflected in the plat. As such, applicant will submit an updated signed plat at a later date, and appear before Plan Commission a second time for approval of the updated plat, as discussed with Village staff. For now, the Plat that was provided in our original submission should be considered as a Preliminary Plat for Plan Commission review.

10. Final engineering and fees

As indicated by the Engineering Department, fees will be paid prior to Final Plat approval by Village Council.

11. Targeted populations – homeless persons

As noted previously, Heart's Place will not provide temporary shelter for homeless persons, and will not house currently homeless individuals. However, in accordance to Priority Need #2, Heart's Place will work with referral agencies and service providers to provide permanent homes to households in the community who are at risk of homelessness (including those who are victims of domestic abuse) or were formerly homeless, and are living with a disability. We acknowledge that the format of IHDA's Tenant Selection Plan does not allow for a clear differentiation of the two populations (currently homeless vs. formerly homeless or at-risk of homelessness); we have therefore updated the TSP and removed the 'homeless' and 'battered women' categories.

12. Targeted populations – persons with disabilities

As noted in the TSP under 'Tenant Type', the development is 'designated as housing exclusively for Special Needs Family'. The preferences noted are subordinate to this designation and, in this case, redundant as the building indeed exclusively serves households living with disabilities.

13. Typical staffing hours

During a normal week management staff will be on-site 3-5 days. Maintenance staff will be at the building at least three days per week to clean and conduct repairs for around 2-4 hours each visit. Property management staff will likely be present 1-2 days each week to talk with tenants, renew leases, complete paperwork and oversee work orders for around 1-3 hours depending on purpose. Most planned management staff visits will be during normal business hours in addition to emergency visits as needed. The amount of time to

be spent on-site by case managers and service providers will vary based on individual tenant's needs. Some residents may require daily interaction while others will need less frequent contact. It will be the responsibility of each partner provider agency to determine the needs of each resident to be independent.

14. Variations required

Noted.

15. Popeye's acknowledgment of needed improvements

Please see Popeye's owner's acknowledgement of the required improvements enclosed.

16. Construction staging plan

Updated construction staging plan enclosed.

17. AC condensing units

Item #7 of the Preliminary PUD ordinance states that 'Petitioner shall work with Staff to relocate and screen mounted condensing units to the northwest corner of the property to the extent feasible.' During discussions with the Plan Commission, it was agreed that limits on the length of refrigerant piping made it impossible to move *all* of the condensing units to the rear of the building. Instead, it was agreed that the units adjacent to the gazebo would be moved to the north end, while the remaining units would remain on the south end but be properly screened as required by the Design Commission. The site plan provided in our previous submission reflects this understanding.

18. Bicycle parking rack

Noted. As this was the only required change to site plans at this stage, we are not providing an updated plan, but the permitting plans will include a bike rack on site, as required.

19. Updated resident car ownership information

As of January, 2018:

Philhaven has 49 occupied units and 18 households own a vehicle

Myers Place has 38 occupied units and 14 households own a vehicle

Axley Place has 13 occupied units and 7 households own a vehicle

Design Commission

1. Screening of condensing units

Condensing units are screened with evergreens trees and shrubs as well as the perimeter wood fencing.

2. Landscaping and trash enclosure

Noted. The trash enclosure has been redesigned to include masonry that matches the building, at the base of the enclosure. Landscaping plans have been revised as requested.

February 20, 2018

Village of Arlington Heights Building Services Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005



Re: 120-122 W Boeger Drive – PUD Amendment Round 1 (PC#17-014)
Hearts Place

In response to your comment letter dated January 23, 2018, subsequent emails and meetings, we offer the following:

Engineering

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.
RESPONSE: Noted.
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.
RESPONSE: A preliminary OUMA is attached. Per discussion with the Building & Life Safety and the Engineering Department, a signed document will be furnished upon land acquisition and further coordination.
3. The stormwater detention calculations provided are acceptable.
RESPONSE: Noted.
4. Provide written certification from StormTech that the planned system has been designed to the AASHTO HS-25 loading standard.
RESPONSE: Per coordination with Mike Pagonis in the Engineering Department, the HS-25 Loading letter from Stormtech provided in the previous submittal is acceptable.
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 cutoff, and no wall pack style fixtures will be permitted.
RESPONSE: A photometric plan has been included in this submittal. See attached photometric with product data for proposed fixtures.
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.
RESPONSE: The plans have been revised in coordination with Public Works and Engineering Staff. The sanitary sewer that services Popeye's (7 W. Dundee Road) will be relocated to the west side of the property and become a private service. The private sanitary sewer that will service the proposed building will connect directly to Village sewer independent of Popeye's relocation. All

applicable MWRD Permit Application documents will be included with the submittal to the Engineering Department.

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.

RESPONSE: As a result of sanitary sewer(s) revisions mentioned in response #6, this item will be submitted under separate cover pending further coordination with Village staff and associated parties.

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.

RESPONSE: Noted, the requested document has been included in the submittal.

9. The alternate hatching for the public sidewalk vs. the private sidewalk is acceptable.

RESPONSE: Noted.

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.

RESPONSE: The plans have been revised as requested.

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.

RESPONSE: Parking lot geometry has been revised in accordance with the suggestions above. East facing stalls are 16.5' in depth to the face of curb with 1.5' of overhang. West facing stalls are also 16.5' in depth to the face of curb with 1.5' of overhang, the remaining walking area maintains a minimum width of 5' including the 1.5' of overhang from the face of curb.

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.

RESPONSE: The plans have been revised as requested.

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.

RESPONSE: The plans have been revised as requested. The existing sewer will be abandoned in place per Village and MWRDGC standards.

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.
RESPONSE: The plans have been revised as requested.
15. Sheet C-3.0: Where will the water meter be located? The service line has an unmetered private hydrant shown
RESPONSE: The water meter will be located inside the building. Per coordination with Village staff, the fire hydrant has been revised to be located in Village ROW.
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.
RESPONSE: The plans have been revised as requested.
17. Provide cut sheets or plan details from the manufacturer for the proposed StormTech system, including design loading criteria and proposed volume.
RESPONSE: Per coordination with the Engineering Departments, the details were previously provided and accepted on the Building Permit Submittal plans. The details can be seen on C6.2 & C6.3
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.
RESPONSE: The plans have been revised as requested.
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.
RESPONSE: Per discussion with the Public Works Department, this item will be coordinated prior to construction. Notes detailing the coordination have been added to the water main Plan & Profile sheet to notify the VoAHPW prior to installation.

If you have any questions or need any additional information please contact me at 847-223-4804 ext. 24.

Eriksson Engineering Associates, Ltd.



Cade Fontana
Design Engineer

Cade Fontana

From: Lay, Donald <dlay@vah.com>
Sent: Tuesday, January 23, 2018 10:26 AM
To: Cade Fontana
Subject: RE: Heart's Place - 120-122 W Boeger Drive

Cade
The proposal is acceptable.
Don

From: Cade Fontana [<mailto:cfontana@eea-ltd.com>]
Sent: Tuesday, January 23, 2018 9:04 AM
To: Lay, Donald <dlay@vah.com>
Subject: Heart's Place - 120-122 W Boeger Drive

Don,

Per our telephone conversation, please see the attached sketch of the geometry plan and the associated plan review comment. Due to the limited parking layout variations, the addition of a no parking sign in front of the FDC location would result in the loss of an accessible space or overall parking count. Although we understand that a vehicle can occupy any portion of the accessible space per code, it is our experience that drivers typically do not park in the cross hatched area of the 16' space. In lieu of the no parking sign, we request that this cross hatched area will be sufficient to provide access to the FDC location. In addition, coordination with the MEP/Architect is in progress to shift the FDC location a few feet north so that unobstructed access can be maintained through the proposed sidewalk/entry area. Landscape plantings will also be coordinated to ensure ease of access.

Respectfully,

Cade Fontana
Design Engineer
p 847.223.4804. Ext. 24

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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ACKNOWLEDGEMENT AND CONSENT

The undersigned, being the owner of the land commonly referred to as 7 W. Dundee Road in Arlington Heights, Illinois (PIN 03-08-100-052) (the "Easement Property"), hereby consents to the following:

Employees, representatives, contractors, sub-contractors, and other similar agents of Heart's Place, LLC, being the owner and developer of Heart's Place Apartments, a residential development to be located at 120 W. Boeger Drive in Arlington Heights, Illinois (the "Development Property"), performing any and all work necessary to construct those improvements requisite to satisfy the easement granted to the Village of Arlington Heights for ingress/egress across the Easement Property, such work being described as the installation and construction of an asphalt paver connection across the northeast end of the Development Property across the southeast end of the Easement Property, as to create a paved connection for the ingress/egress of the Village Fire Department's vehicles, such connection being further identified on Exhibit A attached hereto.

This consent is being delivered on the condition that the owner of the Development Property pay for those costs associated with the improvements described herein.

OWNER:

Dated: 1/18/18


By: 
Title: president

Exhibit A

[Exhibit begins on the following page]

