



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

Date: January 2, 2018

Sam:

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. Add the 3 bedroom units to the Project Data table on sheet 3.
6. Horizontal separation between "S-2" and "R-2" shall be a minimum 1 hour rated assembly.
7. 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.
8. Provide allowable area of openings calculation for the North exterior walls.
9. 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.
10. Recommend all building materials utilized in balcony construction be non-combustible.

11. 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.
12. 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.
13. Elevator lobby shall be enclosed (IBC 708.14.1) or the hoistways pressurized (IBC 708.14.2.1-708.14.2.11).
14. Shaft enclosures shall be 2-hour fire-resistive construction for elevators and refuge chute.
15. Permanent access to the mechanical equipment on the roof shall be provided.
16. Provide the dimensions of the accessible parking stall including the access aisle.



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

Fire Safety Division



Date: 12/21/2017

P.C. Number: 17-016

Project Name: Five Story 80 Unit 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. All work shall conform with currently adopted codes including the 2000 Edition of NFPA 101, Life Safety Code.
2. A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
4. A fully functional fire alarm per NFPA 72 shall be installed. The alarm annunciator panel shall be located at the front entrance.
5. Each location of a fire department communication device shall be an independent zone from the control panel.
6. In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.
7. 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.
8. 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.
9. 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.


10. 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.
11. 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.**
12. 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.
13. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
14. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA Standards and shall comply with all current code requirements including a minimum of two water mains located in different streets. Water supply to required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.
15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements. Storage tanks for fuel storage require approval from the State Fire Marshal.
17. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
18. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

Date 12-21-17

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Bill Enright, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 29, 2017
Subject: 45 S. Chestnut, P.C. #17-016 – Round 1



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

- 1) The water meter(s) and RPZ's will be sized after review of the future architectural plans.
- 2) If the Village is responsible for maintenance of the proposed parking along Sigwalt, the west most bump out shall be removed to allow for proper turning radius of snow removal equipment.

C. file

PLAN COMMISSION PC #17-016
Sigwalt Apartments
45 S. Chestnut Ave.
PUD, Preliminary & Final Plat of Subdivision, Rezone, Variations
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. Since a subdivision 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 Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers 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 street widening and parking bays along Sigwalt Street. 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_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
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 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.
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.

16. The Stormwater Report uses an orifice C value of 0.61. Revise the restrictor basin detail to show a 2" drilled plate restrictor (C=0.61) instead of the 2" cast iron projecting pipe (C=0.73). Restrictors between 2" and 4" must have a trap.
17. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
18. The Construction Staging Plan is not acceptable. Sigwalt Street and Highland cannot be closed or have lanes reduced below one in each direction for extended periods of time. The permit plans must include a street and sidewalk detour plan showing all sign locations, sign types and sizes, and barricades as similarly described in IDOT traffic standards. Permit plans should include IDOT standards 701501, 701801, and 701901. Indicate how the signs are to be mounted. Include Campbell Street on the detour plan. Clearly label each sign: "Road Closed Ahead", "Detour Ahead", "Detour" with arrow in appropriate direction, "End Detour", flagger sign, etc.
19. The on street parking plan showing a new parking bay along the north side of Sigwalt and a delivery/loading bay requires additional information. Provide a sight triangle exhibit to show that proper sight distance is maintained.
20. The parking along Highland Avenue right up to the stop sign is not in compliance with the Illinois Rules of the Road. The parking along Sigwalt should account for the setbacks from stop signs for the eventuality of all way stop signs. Review required sight distance.
21. Sheet 5: The sidewalk through the driveway at Highland Avenue should be constructed to a 1-1/2% side slope.

Final Plat of Subdivision:

22. Show and install new survey monuments/markers at the new property corners, due to the dedications. Since the previously signed subdivision plat is intended to be used, this can be done by hand by the surveyor who prepared the plat.

 1/10/18
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-016

Project Name CA Ventures/Sigawalt Apartments

Project Location 45 S. Chestnut

Planning Department Contact Sam Hubbard

General Comments

Round 1

- 1) Building to be sprinkled.
- 2) The Fire Department Connection (FDC) shall be located at the main front entrance. It shall be fully visible.
- 3) A fire hydrant is to be located within 100' of the Fire Department Connection (FDC).
- 4) A fully operational annunciator panel or alarm panel shall be installed at the main front entrance.
- 5) A Knox Box shall be located at the main front entrance.
- 6) Overhead utility and power lines shall not be located within the aerial fire apparatus working area for the building.

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

Date Dec. 27, 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.
PC#17-016

Round 1 Review Comments

12/21/2017

1. Character of use:

The character of use is consistent with the area.

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 garden apartment patios and entrance/exits to parking garage.

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 garage 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:

-Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

-It is recommended to limit access to the grounds specifically the garden level patios to reduce the potential for trespassing and loitering.

-If chairs and tables are to be left outside on the patios, they should be chained down or together to prevent theft; or brought inside when not in use to deter theft and/or damage. Outdoor seating can become an attractive nuisance during overnight hours. Other valuables should be brought inside or necessary precautions against theft should be taken.

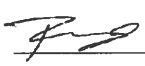
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

-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 vehicles and 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

Approved by:

 #557
Supervisor's Signature

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)	<input type="text"/>
Address/City	<input type="text"/>
Telephone Number	<input type="text"/>
Date Information Obtained	<input type="text"/>

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name	<input type="text"/>
Address/City	<input type="text"/>
Telephone Number	<input type="text"/>
Cell Number	<input type="text"/>

Contact #2

Name	<input type="text"/>
Address/City	<input type="text"/>
Telephone Number	<input type="text"/>
Cell Number	<input type="text"/>

Alarm System

No

Yes

Phone number:

Alarm Company Name



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", written over the name "Sean Freres".

Date: December 27, 2017

Re: PC# 17-016. Sigwalt Apartments- 45 S. Chestnut Ave. Round 1

-
- See the attached accessibility comments.

RECEIVED
DEC 28 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review for Accessibility

Address: 45 S. Chestnut Avenue - CV Ventures/Sigwalt Apartments
PUD for five-story 80 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. #17-016 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

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

Date: December 22, 2017

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>
Fair Housing Amendments Act, (42 U.S.C. §3601 et seq)
Fair Housing First: <http://www.fairhousingfirst.org/fairhousing/requirements.html>

-
1. Illinois Accessibility Code, Subpart D: Multistory Housing, New Construction Sections 400.350, 400.360 and 400.310 apply.
 2. IAC Section 400.Illustration B., Figures 5 and 6 apply to all public and common use areas including Mail boxes, Coffee Station and Trash receptacles.
 3. Petitioner shall supply a list of the 20% Adaptable/Accessible dwelling units required by IAC Section 400.350(d).

Conceptual Unit Plans: "1 Bedroom – 05" and "2 Bedroom 03" [P.C.#17-008 identified as the Accessible/Adaptable Units]:

4. An accessible route per IAC Section 400.310(a)(1-12) shall be provided into and within all private patios, terraces, balconies of Accessible/Adaptable dwelling units..." per IAC Section 400.350(e)(3).
5. In U-Shaped Kitchens a minimum of 60-inches is required between opposing base cabinets, countertops, appliances or walls per IAC Section 400.360(d)(1).
6. Kitchens in Accessible/Adaptable units require an accessible "Work Surface" per IAC Section 400.350(d)(4)(A through E) and Illustration B., Fig. 50.

7. The two closet doors in series lack wheelchair maneuvering space per IAC Section 400.310(j)(6) and 400.Illustration B., Figure 26., in accordance with Section 400.350(e)(2).

Conceptual Unit Plans: "2 Bedroom – 08" and "2 Bedroom -09" [P.C.#17-008 identified as the Accessible/Adaptable Units]

8. In the "2 bedroom -09 unit" U-Shaped Kitchens require a minimum of 60-inches between opposing base cabinets, countertops, appliances or walls per IAC Section 400.360(d)(1).
9. Identify the kitchen "Work Surface" section of counter in both the "2 bedroom – 08" and "2 bedroom – 09" units per IAC Section 400.350(d)(4)(A through E) and Illustration B., Fig. 50.
10. There is a lack of clear floor maneuvering space adjacent to the pull side of the bathroom doors in both the "2 bedroom 08" and "2 bedroom 09" units as required by IAC Section 400.350(e)(2) in accordance with IAC Section 400.310(a); 400.310(j)(5) and 400.Illustration B., Fig 25(a).

Sheet 16c "2 Bedroom - 06"

11. There is a lack of clear floor wheelchair maneuvering space on the pull side of the entrance door as required by IAC Section 400.350(a) in accordance with IAC Section 400.310(j) and 400.Illustration B., Fig. 25(a).
12. **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.) "Fair Housing First" website links below.
<http://www.fairhousingfirst.org/fairhousing/requirements.html>

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	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"/>
Authorized Officer: <u>Brian Morrissey</u>	# of Lots: _____ Current: <u>6</u> Proposed: <u>1</u>
(Chief Accounting Officer)	PUD: <input checked="" type="checkbox"/> For: _____
Contact Person: <u>Michael Porto - CA Ventures</u>	Special Use: _____ For: _____
Address: <u>130 E. Randolph St. Suite 2100</u>	Land Use Variation: _____ For: _____
<u>Chicago, IL 60601</u>	Land Use: _____ Current: _____
Phone #: <u>312-248-2095</u>	Proposed: _____
Fax #: _____	Site Gross Area: <u>41,987</u>
E-Mail: <u>mporto@ca-ventures.com</u>	# of Units Total: <u>80</u>


APR 35 ZBR: 39 3BR: 6 4BR: 0 6 39

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

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

Comments:

PLEASE SEE ATTACHED

 _____ 1-2-17 Date

Planning & Community Development Dept. Review

January 2, 2018



REVIEW ROUND 1

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

Case Number: PC 17-016

General:

7. Please clarify the overall height of the building. The project narrative indicates that the building will be 62 feet in height, however, the elevations show the top of the roofline to be 63'-8" on the eastern elevation.
8. Please clarify the maximum projection of the balconies on all sides (north, south, east, and west).
9. The Plat of Subdivision will need a sticker placed over the existing Plan Commission signature block. Please provide the sticker so that it can be affixed to the document.
10. What are the estimated rent ranges for the 1-bdrm, 2-bdrm, and 3-bdrm units?
11. Overhead utilities along the northern and southern side of Sigwalt will need to be buried, pending feasibility from all utility companies as previously agreed upon.
12. Move-in/move-out operations shall be restricted to between 7:00 AM - 6:00 PM on Monday through Friday and 9:00 AM - 4:00 PM on Saturday and Sunday.
13. Residential units are to be approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
14. A final construction schedule/phasing plan, including detailed information on street closures, shall be required at time of building permit for review and approval by staff.
15. Compliance with the August 15, 2017, motion of the Housing Commission will be required. Fee will be \$25,000 per unit in lieu of the providing the 12 affordable housing units for a total of \$300,000, to be paid at the time of building permit.
16. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
17. Design Commission appearance will be required, which is scheduled for January 9, 2018.
18. Please provide a draft of the public hearing letter and proof of the public hearing sign for review and approval prior to sending the letter and posting the signs
19. The following Variations have been identified (based upon a 63'-8" tall building):
 - 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 49' 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 49' setback.
- e. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 39' 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. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 63'-8".
- h. 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%.
- i. 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.
- j. 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'.
- k. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
- 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.

Parking and Traffic:

20. 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	80	N/A	1.5 spaces per unit	120
Total Parking Required					120
Total Parking Provided					120
Parking Surplus /(Deficit)					0

As indicated above, no parking variation is required.

Prepared by: *SAM JUBARI*

45 S. Chestnut Avenue
PC #17-016
December 20, 2017

- 1) Landscape screening must be provided for any utility/mechanical areas located at grade so that they are fully screened.
- 2) A landscape compliance bond in the amount of 30% of the landscaping costs will be required. In addition, a \$4 tree fee is required for each lineal foot of frontage.