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January 26, 2018

Mr. Sam Hubbard  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

Re: Sigwalt Apartments – 45 S. Chestnut Ave.  
Village PC#: 17-016  
HKM Project No. 16031

Dear Mr. Hubbard,

Please accept the following responses to the Plan Commission Department Review Comments – Round 1, dated as indicated below.

Building & Life Safety Department, dated January 2, 2018

1. Project will be reviewed per 2009 IBC as mixed use “S-2” (parking garage) and “R-2” (residential) occupancy. – ok
2. The proposed construction type of the building is III-B.
3. Height and Area calculation:

Per Table 503 for III-B

R-2 allowed: 55' height, 4 stories, 16,000 sf/story

S-2 allowed: 55' height, 3 stories, 26,000 sf/story

With height and area increases due to NFPA 13 sprinkler per IBC 504.2 and 506.3:

R-2 allowed: 75' height, 5 stories (max. actual for this use group in the proposed building is 5 stories + basement), 48,000 sf/story (max. actual is 28,605 sf)

S-2 allowed: 75' height, 4 stories (max. actual for this use group in the proposed building is 1 story + basement), 78,000 sf/story (max. actual is 28,605 sf)

Per IBC 506.5 and 508.4 for mixed and separated occupancies (dwelling units will be separated as required by other sections of the code), allowable building height shall be based on that allowed for each occupancy group based on type of construction per Section 503.1 (see above), and the allowable building area per story shall be such that the sum of the ratios of actual building area divided by allowed building area for each occupancy does not exceed 1, and the allowable



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overall building area shall be such that the aggregate sum of the ratios of each story shall not exceed 3.

Applying IBC 506.5 for total allowable overall building area:

1st Floor: actual to allowable for S-2 =  $18,770/78,000 = 0.241$

1st Floor: actual to allowable for R-2 =  $9,835/48,000 = 0.205$

1st Floor sum of ratios =  $0.241 + 0.205 = 0.446 < 1.0 = \text{ok}$

2nd Floor: actual to allowable for R-2 =  $22,535/48,000 = 0.469$

3rd Floor: actual to allowable for R-2 =  $22,535/48,000 = 0.469$

4th Floor: actual to allowable for R-2 =  $22,535/48,000 = 0.469$

5th Floor: actual to allowable for R-2 =  $17,780/48,000 = 0.370$

Total Building sum of ratios =  $0.446 + (3 \times 0.469) + 0.370 = 2.223 < 3.0 = \text{ok}$

4. Occupant Load Calculation (Parking garage and Residential, both 200 sf/occ):
  - Basement 26,965 sf/200 = 135 occupants
  - 1st Floor 28,605 sf/200 = 144 occupants
  - 2nd Floor 22,535 sf/200 = 113 occupants
  - 3rd Floor 22,535 sf/200 = 113 occupants
  - 4th Floor 22,535 sf/200 = 113 occupants
  - 5th Floor 17,780 sf/200 = 89 occupants
5. The 3 bedroom units have been added to the Project Data table on the Site Plan (sheet 3).
6. Horizontal separation between "S-2" and "R-2" will be a 1-hour rated assembly.
7. The North exterior wall within 5' of the property line will have a fire-resistant rating of 1-hour.
8. Allowable area of openings calculation for the North exterior wall per IBC 705.8.1 and Table 705.8:

There are no openings in the exterior wall that is 5' from the north property line. Maximum allowed area of unprotected exterior wall openings in the wall with fire separation distance of 18.3' (15' to less than 20' on Table), for a sprinklered building, is 75% in any story.

Total area of wall of one story =  $237' \times 11'-4" = 2686 \text{ sf}$

Total area of unprotected openings = 1096 sf

$1096 \text{ sf} / 2686 \text{ sf} = 41\% \text{ actual} < 75\% \text{ allowed}$
9. Exterior wall ratings will comply with Table 602.
10. The balconies are currently planned to be non-combustible.
11. At least one elevator will be provided for fire department emergency access with a cab size to accommodate the village's ambulance stretcher requirements and



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be identified by the Star of Life. Elevator manufacturer's information regarding cab size and stretchers was emailed to the village previously for review and it is our understanding that the standard 3500 lb. elevators with side opening doors, which accommodate large stretchers (24x84), would be acceptable, provided the handrails do not interfere with the stretcher operation.

12. The electrical room will comply with the applicable village-adopted codes and requirements.
13. Elevator lobbies are not required because the building will have an automatic sprinkler system to comply with IBC 708.14.1, Exception 4.
14. Shaft enclosures, including those for elevators and refuse chutes, will be 2-hour fire-rated to meet the applicable village-adopted codes and requirements.
15. Permanent access to the mechanical equipment on the roof will be provided via alternating tread device in the stair enclosure.
16. The dimensions of the accessible parking stall and its access aisle have been provided on the plans.

Fire Safety Division, dated December 21, 2017

1. The project will conform to currently adopted codes, including the 2000 Edition of NFPA 101, Life Safety Code.
2. A complete NFPA 13 compliant fire suppression system to meet the applicable village-adopted codes and requirements will be provided.
3. An approved water supply capable of supplying the required fire flow for fire protection will be provided.
4. A fully functional fire alarm will be provided to meet village requirements and the alarm annunciator panel will be located at the front entrance.
5. Fire department communication devices will be zoned to meet village requirements.
6. The elevators will not be used as accessible means of egress since the building will have an automatic sprinkler system and a horizontal exit to comply with IBC 1007.2.1, Exception 1.
7. Fire department connections will be installed to meet the applicable village-adopted codes and requirements, and will be located on the street side of the building, fully visible and recognizable from the street or nearest point of fire department vehicle access near the main front entrance unless a different location is desired by the village.



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8. Fire department connections will be installed in accordance with the NFPA standard applicable to the building system and located near the main front entrance unless a different location is desired by the village.
9. Fire department connections will be located near the main front entrance and within 100 feet of a fire hydrant.
10. Building will provide radio coverage for emergency responders to meet village requirements.
11. A Fire Lane and Truck Maneuvering Plan has been provided to identify three available fire apparatus access roads with the access road along Sigwalt stopping where the existing overhead wires are located to avoid any conflicts with the aerial apparatus. However, the developer and the Village staff will work together to determine the construction and financial feasibility of relocating the existing overhead utility lines along Sigwalt in the Village Right-Of-Row. There are 2 options that need to be obtained in order to make a final determination.
  - Option 1 – The existing AT&T and WOW overhead lines that run along Sigwalt would be relocated to an overhead line that runs south across Sigwalt to a new pole placed on the south side of Sigwalt. The existing pole on the north side of Sigwalt would remain. In addition, the ComEd overhead lines that run diagonally along Sigwalt would be relocated to run overhead, south across Sigwalt, similar to the AT&T and WOW lines.
  - Option 2 – The existing AT&T and WOW overhead lines that run along Sigwalt would be buried. In addition those lines, the existing ComEd, Comcast and AT&T lines that connect to the existing pole on the north side of Sigwalt would be buried.
12. As allowed by IBC 1009.13, since the main roof is not occupied, access will be provided by an alternating tread device and will comply with the applicable village-adopted codes and requirements.
13. The elevators will not be used as accessible means of egress since the building will have an automatic sprinkler system and a horizontal exit to comply with IBC 1007.2.1, Exception 1.
14. A fire pump, if provided, will be installed to meet the applicable village-adopted codes and requirements. However, since the building's highest occupied floor level is under the 60' village amendment for classification as a high-rise buildings, the requirement for fire pump water supply to be connected to two water mains located in different streets does not apply.



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15. Access to all fire protection equipment will be provided to meet village requirements.
16. Standby power is not required for the elevators because the building will have an automatic sprinkler system and a horizontal exit to comply with IBC 1007.2.1, Exception 1.
17. Shop drawings for fire alarm systems will be submitted by the General Contractor for village review prior to installation.
18. A Knox Box containing keys will be provided near the front main entrance to meet village requirements.

Public Works Department, dated December 29, 2017

Please see attached letter from RWG.

Engineering Department, dated January 10, 2018

Please see attached letter from RWG.

Fire Department, dated December 27, 2017

1. The building will be sprinklered to meet the applicable village-adopted codes and requirements.
2. The fire department connection will be in a visible location near the main front entrance on Sigwalt Street.
3. A fire hydrant will be located within 100 feet of the fire department connection.
4. A fire alarm annunciator panel or control panel to meet village requirements will be located in the vestibule of the front main entrance.
5. A Knox Box containing keys will be provided near the front main entrance to meet village requirements.
6. Please see response to Fire Safety Division comment #11.

Police Department, dated December 21, 2017

1. The character of use is consistent with the area. – ok
2. Lighting will be provided to meet the applicable village-adopted codes and requirements with special attention given to the outside common area of the roof deck, the garden apartment patios, and the entrance/exit to the parking garage.
3. There are no traffic problems at this location. – ok
4. This is not a problem area in relation to traffic accidents. – ok



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5. Regarding street parking near the vehicle entrance/exit drive, in order to avoid removing any more public parking spaces than were necessary to provide for the access driveway, warning lights/audible bollards will be provided near the sidewalk to signal that vehicles are exiting.
6. Regarding the general comments:
  - Landscaping has been selected with concern to not create hiding locations.
  - Elevating the entry level and the use of site retaining walls between the sidewalk and the building were intended to help limit access to the grounds and the garden level patios.
  - The property management company will establish guidelines for tenant's patio furniture to avoid having it become a nuisance, and to deter theft and/or damage.
  - Emergency information/contact card was included with the initial submittal and will be kept current through all construction phases.
  - Trespass signage will be considered by property management if trespassing or loitering becomes a problem.
  - The parking provided meets the village zoning code requirement.
  - Security cameras will be installed in the private parking garage for added safety.
  - The storage area, lower level, will be secured and accessible only to residents with signage and security cameras provided.

Health & Human Services Department, dated December 27, 2017

1. The building will comply with the applicable sections of the Illinois Accessibility Code.
2. The public and common use areas, including mailboxes, coffee station, and trash receptacles, will comply with the applicable sections of the Illinois Accessibility Code.
3. through 11. The 20% adaptable units required by IAC will be identified when the project is submitted for building permit. The adaptable units will be designed to comply with all applicable code requirements.
12. The building and all units will comply with applicable federal regulations, including the Fair Housing Act.

Planning & Community Development Department, dated January 2, 2018

7. The height of the building has been revised to 60'.



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8. Since the exact depth of the balconies has not been fully determined at this point, we would like to request that the variance for Permitted Obstructions indicate to allow certain balconies to project up to 5'-4" into the required front and exterior side yards. However, since the setback on the north is to the one-story portion of the building, the balconies on that side will all be behind that 5' setback line.
9. The Plat of Subdivision will be modified and re-submitted.
10. The estimated rent ranges are: \$1,963 for 1-bedrooms, \$2,864 for 2-bedrooms, \$3,819 for 3-bedrooms.
11. Please see response to Fire Safety Division comment #11.
12. Move-in/move-out operations will be restricted as indicated.
13. Residential units will be rental apartments, and if conversion to condominiums is desired in the future, an amendment to the PUD will be requested.
14. A final construction schedule/phasing plan with detailed information on street closures will be provided for review and approval by staff at the time of building permit.
15. The fee required by the Housing Commission will be paid at the time of building permit.
16. School, Park, and Library contributions will be made prior to issuance of the building permit.
17. The Design Commission hearing occurred on January 9, 2018, with a re-hearing on January 23, 2018.
18. A draft of the public hearing letter and proof of the public hearing sign will be provided for review and approval prior to sending the letter and posting the signs.
19. The variations needed based on the rezoning requirements are requested by the Owner. However, for item i., since the side yard setback being requested is 5', due to the 1-story bump-out on that side of the building, the balconies will not project into that 5' setback.
20. As noted in the comments, no parking variation is being requested.

Planning & Community Development Department – Landscape Items, dated December 20, 2017

1. Landscaping screening will be provided for any utility/mechanical areas located at grade so they are full screened.
2. A landscape compliance bond and tree fees will be provided.

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Re: Sigwalt Apartments – 45 S. Chestnut Ave.  
Village PC#: 17-016  
RWG Project #291-127-16

Dear Mr. Hubbard,

Please accept the following responses to the Village Department Review Comments – dated as indicated below.

Public Works Department, dated December 29, 2018

1. The comment is noted that the RPZ's will be sized after future review of architectural plans.
2. For the on-street parking along Sigwalt, the new plan reflects the comments/changes from the village traffic engineer, Tom Ponsot. Due to strict guidelines for site distance, future and current stop sign setbacks, Illinois Rules of the Road requirements, and certain obstacles currently located in the ROW along Sigwalt we cannot move, the plan has evolved into what is now shown on the Final Engineering. If a bump out exists on the plan, it is not able to be removed at this time.

Final Engineering, dated December 29, 2018

11. The petitioner accepts the understanding of the first comment and the review process of the village.
12. A revised engineer's EOPC was included in this submittal for both private and public improvements.
13. The Final Engineering plans were georeferenced. See cover page of plans.
14. A revised Final Plat is included in this submittal. The petitioner accepts the understanding of the plat review process of the village.
15. The previous OUMA that was signed and notarized is still accurate and able to be used.
16. The restrictor was revised to be a 2" plate instead of a 2" pipe.
17. At this time, no on-site lighting is proposed. Building mounted light fixtures will be provided to meet means of egress illumination requirements of applicable village-adopted codes.
18. Please see response for Planning Department item #4. Petitioner will work with staff to develop a plan at the time of building permit review.
19. A sight triangle exhibit was provided to Tom Ponsot for his review. The revised plan reflects his requested changes and his approval.



20. The parking along Highland was revised per Tom Ponsot's review. Adjustments were made for site distance and required setbacks for existing and future stop signs.

21. The side slope of the sidewalk was revised to 1.5%.

Final Plat of Resubdivision

22. The callout for new iron pipe monument markers was revised on the plat. Other verbiage changes were made as requested by the village.

Sincerely,

Maureen Mulligan, P.E.