

Architects + Planners

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January, 15 2019

Village of Arlington Heights

P. C. Number 18-026



FIRE SAFETY DIVISION

1. All currently adopted codes shall apply. *Response: Noted.*

2. Fire department connections shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.

Response: A fire hydrant has been added near the trash enclosure.

3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Response: Noted. Fire suppression drawings will be submitted by fire contractor for permit review.

4. Fire protection equipment and service rooms shall be identified in an approved manner.

Response: Noted.

5. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

Response: Noted.

6. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.

Response: Noted. Fire alarm permit drawings will be submitted for permit review at later time.



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7. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

Response: Noted. Will be provided by fire alarm contractor.

8. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.

Response: Noted.

9. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

Response: Noted.

10. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

Response: Noted. Will be provided during permit review process.

- 11. Exit signs shall be illuminated at all times and have emergency power backup. Response: Noted. Will be provided during permit review process.
- 12. Buildings shall have approved address numbers.

Response: Noted.

PUBLIC WORKS DEPARTMENT

1) The proposed 4" water line must be metered as it enters the building. It cannot enter on the west side of the building and connect to a meter on the east side.

Response: The water line connection has been moved to the east side of the building as requested.

2) An RPZ will be required if an irrigation system is installed. It will need to be installed on the irrigation supply line.

Response: Noted.



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Water meter(s) and RPZ(s) will be sized once the plumbing plans have been submitted.

Response: Noted

4) The proposed pressure connection to the existing 12" water main must be encompassed within a 60" vault.

Response: Noted and included

5) The storm drain as designed shows collecting storm water from the pump area. You need to provide protection assurances (triple trap with automatic shut offs) that will prevent petroleum products from entering the Village storm system.

Response: A proposed snout with skirt cleaning device has been added to the plan set.

6) What are the plans for storm detention?

Response: It will be provided underground

7) The southeast corner shows a shared access to adjacent site and leading to grass. How will this be designed with new property use?

Response: Curb and pavement have been added

8) You need to remove and replace any sidewalk serving the property that does not drain properly or is damaged due to construction.

Response: This has been noted and adjusted on the plan set

<u>ENGINEERING DEPARTMENT</u>

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.



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The petitioner shall acknowledge that they accept this understanding.

Response: Noted

12. 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: -88.3333333 Scale Factor: 0.99997500

Latitude Of Origin: 36.6666667

Linear Unit: Foot US

Geographic Coordinate System: GCS-North-American-1983

Datum: D- North- American- 1983 Prime Meridian: Greenwich

Angular Unit: Degree

Response: Noted

13. Detention is required for the site, and an MWRD permit will be required. The proposed detention/retention 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. Please contact the Village for an editable version of the OUMA.

Response: Noted

14. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet



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the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

Response: This information has been added to the preliminary plan set

15. The preliminary plans show the storm sewer connecting to New Wilke Rd and do not provide details of the sanitary sewer connection for the new building. Since the submittal Watermark Engineering has been made aware that the existing sewer along New Wilke Rd is a sanitary sewer, not a storm sewer. The plans must be revised. Provide all rims and inverts for the proposed sanitary and storm sewer. The Public Works Department Superintendent of Utilities will provide additional information as to the ownership of the sanitary sewer on New Wilke Rd. In the event the petitioner will be constructing a storm sewer and/or sanitary sewer across the adjacent vacant parcel to connect to the Village utilities, provide the necessary easements.

Response: Additional information has been received and rim and invert elevations have been provided

16. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

Response: Please refer to sheet AS1.01a for fire truck route.

17. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

Response: The pavement detail has been updated as requested

18. All right-of-way improvements along Algonquin Rd shall be reviewed and approved by the Illinois Department of Transportation (IDOT).

Response: Noted



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19. The sidewalk through the entrances shall be 8" thick. In the event a traffic control device (stop sign) will be installed at the entrance/ exit locations, ADA detectable warning panels shall be installed at the crossing. All ADA related items shall meet the requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG).

Response: Noted

20. The existing sidewalk along the east side of New Wilke Rd is 8 ft wide and is currently designated as a bike path. The Village of Arlington Heights Bicycle and Pedestrian Plan calls for this path to be widened to 10 ft. The sidewalk through the New Wilke Rd entrance/ exit should be constructed at IO ft.

Response: Noted and updated

21. Provide a pavement patch detail for the New Wilke Rd entrance / exit. The pavement patch detail for the Algonquin Rd entrance / exit must meet IDOT specifications.

Response: Noted

22. Coordinate the cross access with Taco Bell and provide the necessary easement documents.

Response: Noted

23. Per Chapter 20, Section 20-106 of the Municipal Code, the applicant shall pay a permit fee for the plan inspection and review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost for the site development (not the building) and shall be collected prior to approval of the final engineering plans. Please provide an Engineer's Estimate for the site development construction cost.

Response: Included

24. The petitioner is made aware that there is the possibility of intersection improvements at Algonquin Rd and New Wilke Rd that would involve a new right turn lane for westbound traffic on Algonquin Rd. To construct this right turn lane, right-of-way acquisition and modifications to existing curb, sidewalk, etc. may be needed along the north side of Algonquin Rd



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that could impact the frontage for 1650 W Algonquin Rd. For the site plan, the petitioner should anticipate the worst case scenario for a new 12' wide lane, 5' wide parkway, 5' wide sidewalk and 1' for the property line to be set form the sidewalk.

- a. The petitioner should verify with IDOT the minimum setback design criteria for the gas tank.
- b. The orientation and placement of the canopy and overhand over the gas pumps should account for the potential roadway setback constraints.

Response: Noted

25. The traffic report provides the accident history however there is no breakdown about how many collisions might be related to vehicles entering or exiting this site. Has the analysis for the crash reports identified site related accidents?

Response: Due to the close proximity of the access drives to the intersection of Algonquin Road with New Wilke Road, it is difficult to sperate the accidents associated with the intersection from the access drive. It should be noted that the provided accident data numbers include any accident that would have occurred at the access drives in addition to elsewhere at the intersection.

26. With the current access control along Route 62, the driveway configuration should be constructed to the I.D.O.T. standard for right turn in/out only. Additionally, based upon the turning vehicle volumes in Wilke Road, full access from the Wilke Road driveway may not be assured.

Response: Noted

27. The traffic report site generated volumes makes a gross reduction of 60% pass-by trips, but what is this based upon, which study?

Response: The pass by reduction percent is based on studies performed by ITE as published in the 10th Edition Manual.

28. What is the purpose of the cross access with Taco Bell? The proposed shared access connection to the Taco Bell site immediately adjacent to the Algonquin Road entrance driveway should be evaluated for conflicts.

Response: The City of Arlington Heights had requested the Cross Access with Taco Bell in our preliminary meetings



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29. Copies of catalog cuts for all exterior site lighting fixtures must be provided. All pole or building mounted, or under canopy fixtures must be glareless, sharp cut-off, optically controlled fixtures. Diffusing or prismatic lenses may not project below the surface of the fixture to project light laterally, especially on fixtures under the canopy. Based upon the mounting heights of the SA-4, SK3_FS, and EWLS, may also need to be evaluated for glare that may affect homes towards the north.

Response: Please see attached cut sheets for all exterior lighting.

FIRE DEPARTMENT:

1) Building is to be sprinkled per code.

Response: Building will be sprinklered.

2) The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible. It shall located within a maximum travel distance of 100 feet to the nearest fire hydrant capable of delivering the required fire flows.

Response: A fire hydrant has been added near the trash enclosure.

3) A Knox Box containing keys to access necessary parts of the building shall be mounted on the main front door of the building.

Response: Noted. Knox box will be provided near main door or as required by fire marshal.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance door.

Response: Noted. To be provided by fire alarm contractor for review.

POLICE DEPARTMENT;



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1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no apparent 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.

This development should not create any additional traffic problems.

- **6.** General comments:
- 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. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. 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.

Response: Noted.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

Response: Landscaping in rear of building has been revised to allow sightlines to possible ambush locations.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

Response: Noted.

- Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed.

Response: Noted.

Recommended to install cameras (with recording capabilities) on the
exterior and interior of store, to include a monitor at the checkout
counter so employees have ability to monitor store interior and
exterior, specifically by the restrooms. The design around the restroom



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creates a blind comer. Exterior surveillance should be able to monitor license plates at pumps for drive offs, patrons entering and exiting building, etc.

Response: Noted.

- Ensure employees have unobstructed views of the aisles- utilizing open floor plan, convex mirrors. Install mirrors in ceiling corners of store to improve visibility within store and down aisles.

Response: Noted.

- High value merchandise should be kept in secured/locked area behind counter

Response: Noted.

- Store front windows should be free of large posters and obstructions to increase visibility from outside in and vice versa.

Response: Noted.

Recommended to have rear access door (northeast side) relocated so employees can have better view of door to deter theft; or install door buzzer/chimes to alert employee when door is open(ed)

Response: Noted.

The exit door adjacent to the restrooms can provide an opportunity for theft. Consider

Response: This exit door will be equipped with alarm.

HEALTH SERVICES DEPARTMENT:

1. An exterior grease trap may be required by the Plumbing Inspector. Contact the Building Department for any questions.

Response: Please see attached cut sheet for grease trap typically used by 7-11.

PLANING & COMMUNITY DEVELOPMENT DEPARTMENT:

General:

- 7. The Plan Commission must review and approve the following actions:
- a. Special Use Permit to allow an "Automobile Service Station".

Response: Noted.



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8. Please note that a meeting with neighboring property owners must take place well in advance of the Plan Commission hearing. Please contact me for details about said meeting.

Response: Noted.

9. Please revise the project narrative to include information on any proposed green features/sustainable design elements that will be included. If none are proposed, please state such.

Response: Noted & Revised

10. Are any items proposed for outdoor display/sale (windshield fluid, firewood, ice, propane, salt, etc.)?

Response: To be determined by tenant.

11. Please provide additional details on expected deliveries and loading times. While it is understood that, on average, there will be two main deliveries per week, what time do these deliveries typically occur? Please note that deliveries between the hours of 10:00pm and 7:00am shall be prohibited.

Response: Noted.

12. Please ensure that all plans resubmitted for a second round of review incorporate any changes as required by the Design Commission.

Response: All Design Commission comments have been included.

13. On all future revisions, please ensure that all plans and studies include a revision date.

Response: Noted.

Site/Building Related:

14. Please note that a condition of approval will be required that mandates the property owner enter into and record a shared access agreement with the Taco Bell property owner next door for reciprocal access between the two sites. The recording of this document will be required prior to occupancy on the subject property.

Response: Noted.

15. Please complete the site analysis table with the proposed building setbacks on sheet AS1.01 as well as the proposed impervious surface coverage and FAR info on the "Site Data" table on sheet C-2.



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Response: Please refer to sheet AS1.01 for updated table.

16. Please confirm the number of bicycle parking spaces within the proposed bicycle parking rack and add a note to the site plan outlining such.

Response: Please refer to AS1.01 for updated table.

17. The proposed wall pack style lights, as shown on sheet A1.01, are not allowed. Additionally, four such fixtures are proposed on the rear of the building and it is unclear why lighting is necessary along the back of the building. Please note that the elevations do not show these proposed lights. It is recommended that building lights are not provided on this elevation.

Response: Please see attached cut sheets for all light fixtures used on this project. Per email from Sam Hubbard the wall pack fixtures have been reviewed and are approved.

18. The dumpster elevation on sheet AS1.02 does not match the elevations as shown on sheet A3.01 and A3.02 relative to the proposed material of the enclosure. Please revise so that both plans are consistent.

Response: Please see updated sheets.

19. In anticipation of the future right-turn lane along Algonquin Road, please revise the site plan to push the curb line along the west, southwest, and south as far in as possible while still preserving adequate space for vehicular access and circulation. Please see the exhibit below for clarification.

Response: Site plan has been updated in anticipation of the future right turn lane along Algonquin Rd.

20. Due to concerns from the neighboring residential property owners to the north, combined with the fact that the proposed plan reduces the greenspace/buffer that currently exists at the north of the property, it is recommended that a 6' tall solid fence be provided as indicated below.

Response: A 6' tall opaque vinyl fence has been added along the North and part of the East property line.

Landscaping

21. A shade tree is required in the landscape island indicated below. Please clarify if a variation is requested, and if so, the necessary justification for a variation must be provided.



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Response: A shade tree has been added to the island.

22. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, switchgear, etc.) on the site plans and landscape plans and screen all units appropriately.

Response: Plans have been reviewed for any ground mounted equipment and they have been screened.

Parking/Traffic:

23. The KLOA traffic study states that the Algonquin Road access drive will be a right-in/right-out access drive, however, the site plans show full access to Algonquin Rd. Please clarify and revise the plans accordingly.

Response: The plans have been revised to show a right-in/right-out with a 2" high mountable curb to allow for the fuel truck to enter the site.

LANDSCAPE AND TREE PRESERVATION:

1) In order to screen the parking from the residential to the north, provide 6-foot tall upright ::-: Junipers along the north property line adjacent to the parking area.

Response: A 6' Juniper hedge has been added to the North property line. Each evergreen should reach 6' wide x 15' tall.

2) As part of the landscape plan, please identify the location and quantity for the proposed plant material.

Response: As this is a preliminary set of plans for zoning approval, quantity and tags for plant materials are not feasible or typical because of possible changes to the general layout and site plan.

3) For the two trees that are proposed for removal, please indicate the size, species and condition.

Response: Size, condition and identification of the existing trees on-site have been added.

4) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

Response: One ground mounted utility pad has been screened.

5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree



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fee is required f ach lineal foot offrontage.

Response: Noted.