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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

February 14, 2019

Planning & Community Development Dept. Review Round 1 Response

PROJECT: 955 E Algonquin Rd, Arlington Heights, IL
Yamada America Inc.
VAH Case Number PC 19-002

Documents included with this response:

The current complete Plan Commission review package drawing list:

- A.0 Cover Sheet 1/11/2019
- A.1.0 Site Plan rev 2/11/2019
- A.2.0 Composite First Floor Plan rev 2/11/2019
- A.2.1 Mezz Floor Plan with Furniture rev 2/11/2019
- A.3.0 First Floor Reflected Ceiling Plan 1/11/2019
- A.3.1 Mezz Reflected Ceiling Plan 1/11/2019
- A.4.0 Roof Plan 1/11/2019
- A.5.0 Exterior Elevations 1/11/2019
- A.4.0 Roof Plan 1/11/2019
- A.14.0 3D Perspectives 1/11/2019
- X1.0 Existing Floor Plan & Exterior Elevations rev 2/11/2019
- 1 of 6 Civil Engineering Title Sheet rev 2/11/2019
- 2 of 6 Civil Engineering Existing Conditions & Demolition Plan rev 2/11/2019
- 3 of 6 Civil Engineering Site Dimensional & Utility Plan rev 2/11/2019
- 4 of 6 Civil Engineering Grading & Soil Erosion & Sediment Control Plan rev 2/11/2019
- 5 of 6 Civil Engineering Construction Details rev 2/11/2019
- 6 of 6 Civil Engineering Construction Specifications rev 2/11/2019
- 1 Fire Truck Turn Exhibit 2/11/2019 (New sheet)
- 1 of 2 Boundary & Topographic Survey rev 1/23/19 (New - replaces Alta survey dated 4/18/2006)
- 2 of 2 Boundary & Topographic Survey rev 1/23/19 (New - replaces Alta survey dated 4/18/2006)
- L1.0 Landscape & Tree Preservation Plan rec 2/11/2019.

The following response numbers are in reference to those on the Review Round 1 questions.

1 Building & Life Safety Dept

1. Acknowledged. Will comply.
2. Acknowledged. Will comply.

1A Fire Safety Division

1. Acknowledged. Will comply.
2. Acknowledged. Will comply.
3. Acknowledged. Will comply.
4. Acknowledged. Will comply.
5. Acknowledged. Will comply.
6. Acknowledged. Will comply.
7. Acknowledged. Will comply.
8. Acknowledged. Will comply.
9. Acknowledged. Will comply.
10. Acknowledged. Will comply.
11. Acknowledged. Will comply.
12. Acknowledged. Will comply.
13. Acknowledged. Will comply.

2 Public Works

1. Acknowledged that changes need to be made to the main water service.
2. Acknowledged. Will comply.
3. Acknowledged. Will comply.
4. Acknowledged. Will comply.

3 Engineering Dept

(Responses per Manhard Consulting letter 2/11/2019 incorporate here as follows:)

11. Acknowledged. Will comply.
12. The engineering plans are on the Illinois East State Plan Coordinate System.
13. An updated MWRD Permit Determination submittal was made based on the latest improvement plans and disturbance area shown. Please reference the attached letter received by the MWRD dated February 4, 2019, which indicates that an MWRD

Permit will not be required based on the current shown improvements. Please note that the existing permitted detention under MWRD Permit No. 83-169 is not being modified by the proposed improvements. Please confirm that based on the updated MWRD Letter and shown improvements that a OUMA is required for this project.

14. An updated MWRD Permit Determination submittal was made based on the latest improvement plans and disturbance area shown. Please reference the attached letter received by the MWRD dated February 4, 2019, which indicates that an MWRD Permit will not be required based on the current shown improvements and that no detention is required for the proposed improvements at this time. Please note that the existing permitted detention under MWRD Permit No. 83-169 is not being modified by the proposed improvements. As no proposed detention is required, and the existing permitted detention is not being modified, we believe that no detention calculations are required for this development.
15. Lighting design is scheduled to be done during construction documents phase and will be compliant with VAH codes. The basis of design will follow the department's comments and will include a photometric lighting diagram and product data sheets.
16. An Autoturn Fire Truck Turn Exhibit is included with this submittal.
17. Comment noted. No new fire lanes are being proposed as the drive aisle under the proposed addition prohibits access by emergency vehicles. Any pavement rehabilitation within fire lane drive aisles will match the required heavy duty pavement section noted in comments.
18. The clearance under the proposed addition is 98" in accordance with Illinois Accessibility Code. An Autoturn Fire Truck Turn Exhibit is included within this submittal for reference. This details how emergency access will be provided for the majority of the building and the site as a whole. Emergency access for the North face of the building and the NEC of the building at the new building addition will be provided from Algonquin Road and Cedar Glen Drive coinciding with previous discussions with the Village regarding emergency access for the proposed improvements.
19. The grading plan and handicap ramp detail have been revised accordingly to be in compliance with PROWAG.
20. The new and existing curb ramps and sidewalk along Cedar Glen are compliant with PROWAG requirements and sufficient grading information has been provided indicating such.
21. Acknowledged. As previously discussed, the maintenance of the water main on the property is owner's responsibility. In the extraordinary event that water main access is required in the covered parking area, the overhead structure will make serviceability more difficult.
22. i) The code required parking calculation is 46 spaces total based on $11,143\text{sf office related area} @ 1 \text{ space}/300\text{sf} = 37.14$, plus $15 \text{ warehouse employees}/2 = 7.5 + 1$

company vehicle = 45.64~46 spaces total required. 50 spaces total planned. ii) Plan A1.0 has been revised to reflect only 3 spaces total along the north drive in front of the building.

4 Fire Department

1. Acknowledged.
2. Acknowledged
3. Acknowledged
4. Acknowledged.

5 Police - Community Services Bureau

1. Acknowledged.
2. Acknowledged
3. New lighting will be design to be compliant with VAH codes.
4. Acknowledged
5. Acknowledged
6. The design of covered parking area with open sides (above 3ft high landscaping) is intended for two way visibility of vehicles and pedestrians without the need for signaling lights or audible signals.
7. Acknowledged. The EM exit stair has a secured locked door and is not accessible to the public from the exterior. The ornamental stair in the public lobby is planned with open risers (just less than 4") to maximize natural light and visibility through the stair to the elevator. Agent info will be provided with the building permit.

6 Health & Human Services

1. Requirement acknowledged and will be designed accordingly to comply.

7 Planning & Community Development

7. Acknowledged that Plan Commission must review and approve noted actions.
8. All documents submitted herewith have been reviewed to confirm they include a related revision date and include incorporated changes as recommended by the Design Commission.
9. There are no proposed green features/sustainable design elements in excess of code requirements.

10. Existing Building Floor Plan X1.0 and Proposed Floor Plan A1.0, A2.0 & A2.1 have been revised to reflect all room names that define use, including areas not in contract (i.e., existing rooms to remain), as well as hatched areas by use type with boundary area values.
11. Parking stall LxW dimension, and drive aisle width have been added to sheet A1.0 for the parallel parking stalls at the north end of the property. The parking spaces along the front has been revised to 3 from 4 to maintain a max total of 50, which exceeds the 46 minimum spaces required.
12. There are two possible transformer locations indicated on sheet A1.0. The east side of the building location is noted as the preferred location (see keynote 6 on that plan) subject to ComEd approval. If this does not work for ComEd, the alternate location would be on the north side (see keynote 7 on that plan). The Landscape Plan L1.0 has been revised to reflect the same layout as A1.0. An existing tree at this location would be affected by this alternate location so a clouded alternate replacement trees have been also indicated). Additionally, the planter at the northwest corner of the building addition on Landscape Plan L1.0 has been revised to reflect the same layout and size as shown on A1.0 and the civil engineering plans.
13. The Site Improvement Legend on Sheet A1.0 uses numbers in boxes as keynote targets. There are 4 individual bike rack shown along the building The bike rack keynote target has been corrected to read "12", and not 1. Additionally the Legend keynote has been revised to indicate "4 bike racks to accommodate a minimum of 4 bikes".
14. The Site Improvement Legend on Sheet A1.0 has been revised to include a description of the "Alternate transformer alternate: brick screen wall to match transformer height, TBD". We are waiting for ComEd's specs on the transformer size.
15. The unlabeled feature was removed from A1.0. It was the proposed location of the transformer in an earlier iteration.
16. The areas on my 12/18/2018 email to S. Hubbard, areas are described as existing areas (i.e., 42,422 sf building footprint plus mezzanine areas, and 38,709 sf building footprint only). A1.0 is consistent with that. However, after review of area calculations a few minor errors were found. The Areas and Parking Calculations have been corrected accordingly on revised A1.0 with a corrected breakdown of the areas and the parking calculation.
17. Understood, although we do not expect the required parking total to exceed 50.
18. There are 17 office and 15 warehouse staff. The narrative is correct. The parking calculation was in error. Drawing A1.0 has been corrected.
19. Yamada has only 1 company vehicle used in connection with the operations occurring on the premises.

7A Landscape

1. Front transformer location is an Alternate only, in case the primary planned location

shown on A1.0 is not approved by ComEd. In this alternative location the transformer would be screened with a masonry wall to match the building. Wall height would be same as transformer which is to be determined.

2. Landscape Plan L1.0 has been revised to include 3ft high shrubs along the north drive.
3. Landscape Plan L1.0 has been revised to include 4" caliper shade tree at NE corner of proposed addition.



By:

Kevin Sherman, Architect

Attachments:

- 1 full size set of drawings including 2/11/2019 revised dated sheets and sheets dated 1/16/2019 that were not affected by this revision.
- 3 full size sets of 2/11/2019 revised sheets.
- 2 half size sets of 2/11/2019 revised sheets.
- 10 copies of this response letter.
- 6 copies of letter from MWRD dated February 4, 2019.