



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: Yamada Building Expansion – Amendment to Rezoning Ordinance 81-112, 82-146, 89-027, and 92-011, Variations
PC#: 19-002 – Round 2
Date: February 22, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have no additional comments.

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

Fire Safety Division

Date: 2/25/2019

P.C. Number: 19-002 Round 2

Project Name: Yamada Building Expansion

Project Location: 955 E. Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

No additional comments at this time.

The information provided is conceptual only and subject to a formal plan review.

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Date 02-25-19

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 15, 2019
Subject: Yamada Building Expansion P.C. #19-002 (955 E Algonquin) Round 2

With regard to the proposed rezoning, variances and construction, I have the following comments:

- 1) The existing 6 x 2 fire line meter is required as a replacement for the incoming domestic and fire service.
- 2) The existing fire system single detector check valve needs to be replaced with an approved 6" RPZ.
- 3) A 2" RPZ is required as a replacement for the domestic flow.
- 4) The existing 6" RPZ on fire system #2 is required as a replacement for the fire flow on Fire System #2.

If you have any questions, please feel free to contact me.

C. file

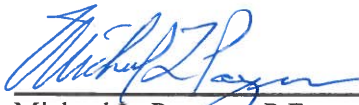
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PLAN COMMISSION PC #19-002
Yamada Building Expansion
Amendment to Rezoning Ordinances 81-112, 89-027 and 92-011, variations
Round 2

23. The petitioner's response to Comment Nos. 11 and 12 are acceptable.
24. The petitioner's response to Comment No. 13 is noted. The Village is in receipt of the MWRD determination that the current plans for a second floor addition do not modify the permitted detention facilities, therefore; an MWRD permit is not required. The Village concurs with the MWRD's determination. Regarding the Onsite Utility Maintenance Agreement (OUMA), there is not an agreement on record with the Village for this private detention facility. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
25. The petitioner's response to Comment No. 14 is acceptable.
26. The petitioner's response to Comment No. 15 is noted. The photometric lighting diagram and related catalog cuts shall be submitted at permit.
27. The petitioner's response to Comment Nos. 16, 17 and 18 are noted. Per Don Lay, Fire Safety Supervisor, there would be no compromise in fire protection or fire accessibility using the neighboring streets as fire lanes. This sufficiently addresses Engineering's concerns regarding the fire lane and fire truck access.
28. The petitioner's response to Comment Nos. 19, 20 and 21 are acceptable.

Traffic:

29. The petitioner's response to Comment No. 22 is noted. Regarding the existing aisle along the north side of the building, with three parking stalls the drive aisle is approximately 10.5 ft. 24 ft wide is required for two way traffic. It is suggested that this aisle be signed for one-way traffic. If it is one-way eastbound, a "Trucks Prohibited" sign placed at the west end of the driveway. If it is signed for one-way westbound, provide "One Way" and "Do Not Enter" signs at the west end of the driveway. This could be addressed at permit.


Michael L. Pagones, P.E. 2/22/19
Village Engineer Date

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Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-002

Project Name

Yanada Building Expansion

Project Location

955 E. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 2:

The Fire Department as no additional comments at this time.

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

Date February 18, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Yamada – 155 E Algonquin Rd **Amendment to Rezoning Ordinances Variation**

Round 1 Review Comments

02/27/2019

1. **Character of use:**
Nothing Further.
2. **Are lighting requirements adequate?**
Nothing Further.
3. **Present traffic problems?**
Nothing Further.
4. **Traffic accidents at particular location?**
Nothing Further.
5. **Traffic problems that may be created by the development.**
Nothing Further.
6. **General comments:**
Nothing Further.


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Aey #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

DH #557
Supervisor's Signature

Memo

To: Sam Hubbard, Development Planner
From: Jeff Bohner, Health Officer 
Date: February 15, 2019
Re: PC#19-002, Yamada Building Expansion

This Department has no further comments.

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DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 26, 2019



REVIEW ROUND 2

Project: 955 E. Algonquin Rd.
Yamada America

Case Number: PC 19-002

General:

7. Your responses to comments #7-#11, and #13-#19 are acceptable.
8. Your response to comment #12 is noted. Per your 2/19/19 email, ComEd will locate the transformer on the East side of the building. Will this require the removal of the existing tree in this landscape island? Please note that additional landscaping will be required.
9. Your response to comment # 16 is noted. Per your email from 2/26/19, a revised parking calculation has been conducted and a total of 48 parking spaces are required. The 50 parking spaces provide on site is code compliant.

Prepared by:



Yamada Building Expansion
PC 19-002
February 21, 2019

Landscape Issues

- 1) Along Algonquin Road, consider a more salt tolerant shrub in place of the proposed Dense Yews.
- 2) 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 fee is required for each lineal foot of frontage.