



August 23, 2019

Village of Arlington Heights
Building Department
33 S Arlington Heights Road
Arlington Heights, IL 60005

**Re: Parking Lot Alterations and Interior Buildouts (1501 W. Shure Dr)
Arlington Heights, IL 60004
P.C. Number: 19-011**

We reviewed the comments sent on August 20 via email regarding the parking lot and interior buildout at 1501 W Shure Drive. The following are our responses to those comments. Please note the project name has been changed to Parking Lot Alterations and Interior Buildout.

Fire Safety Division:

1. *Fire Hydrant and Fire Lane Access drawings noted. No additional comments.*

Response: Comment noted.

Plan Commission Comments:

19. *The petitioner's response to Comment Nos. 11, 12, 13 & 14 is acceptable.*

Response: Comment noted.

20. *The petitioner's response to Comment No. 15 is noted. An exhibit showing fire truck access to the Phase 2 parking lot shall be provided. This can be addressed at permit.*

Response: An exhibit showing the fire truck routing for the Phase 2 parking lot is included in this submittal.

21. *The petitioner's response to Comment No. 16 is noted. The fire lane for the Phase 2 parking lot shall be a heavy duty pavement section. This can be addressed at permit.*

Response: The fire lane for the Phase 2 parking lot is now heavy duty pavement.

22. *The petitioner's Response to Comment No. 17 is noted. Regarding the proposed gated entrances, the Fire Department shall have 24/7 access. Knox box access to gate swipe cards, facility keys and interior swipe cards (if used) will be necessary.*

Response: The rolling gates remain open while the BNOC is not in use and security gate arms can be activated by Security Staff who will be on-site 24/7. In addition to this, knox

boxes will be located at all gate entries into the site to enable access to the site. Knox boxes are also located at the Main Entry and Fire Pump Room for access into the interior of the building.

23. *The petitioner's response to Comment No. 18 is acceptable.*

Response: Comment noted.

Fire Department Comments:

1. *The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.*

Response: When the 1421 and 1501 improvements watermain improvements were completed in the last couple years, an FDC and new watermain were located at the northwest corner of the building as part of the northern building demo to 1501 Shure. A fire hydrant is located approximately 120' from that FDC location. That FDC location is located adjacent to a building access point that will have all appropriate access keys in a knox box. In order to provide a new FDC connection a new fire line would be required to be installed across the entire building and is not part of the buildout scope of these improvements.

2. *The building will be sprinkled.*

Response: Confirmed.

3. *Fire Department access through the security gates needs to be addressed.*

Response: The rolling gates remain open while the BNOC is not in use and security gate arms can be activated by Security Staff who will be on-site 24/7.

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

Response: Fully operational alarm panel will be installed at the front entrance.

5. *The auto-turn diagram we received appears to be problematic with the space allowed for turning the apparatus. The Fire Department would like to work with the contractor to address this issue.*

Response: The south accesses have been received per markups by Deputy Chief Pete Ahlman received from Nanci Julius on August 22, 2019. These changes allow additional space for the fire truck to access the site.

Department Plan Review Summary:

1. Round 2, no further comments.

Response: Comment noted.

Planning and Community Development Comments:

26. The responses to comments #8-10, #12-14, and #16-25 are acceptable.

Response: Comment noted.

27. The response to comment #7 is noted. The requested approvals have been adjusted accordingly:
 - a. Amendment to PUD Ordinance 88-60, 15-016, and 15-040 to allow certain modifications to the approved development plan.
 - b. Variation to Chapter 28, Section 6.13-3a, Front Yard, to allow a 8' tall open fence with sharp points, a 17.3' tall solid fence enclosing a mechanical unit, and a 6' tall solid fence enclosing certain gas meters, all in a front yard.
 - c. Variation to Chapter 28, Section 6.13-3b, Side and Rear Yards, to allow a 8' tall open fence in a side yard and a 8' tall solid fence in a side yard.
 - d. Variation to Chapter 28, Section 6.13-3b.2, Corner Lot, to allow an 8-foot tall open fence and a 17.3' tall solid fence enclosing a mechanical unit in a rear yard.
 - e. Variation to Chapter 28, Section 6.13-3c.1, Exterior Side Yards, to allow an 8-foot tall open fence in an exterior side yard.
 - f. Variation to Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
 - g. Variation to Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow Central Air Conditioning Units to be setback 8.5 feet from a side property line where code requires a 97.4' setback.
 - h. Variation to Chapter 28, Section 6.5-2, to allow certain accessory structures (guard houses) within a front yard and to allow five accessory structures on the subject property where only four are allowed.
 - i. Variation to Chapter 28, Section 10.2-9, Access, to allow certain driveway entrances in excess of the maximum allowable driveway width of 36'.
 - j. Please note that based on your response to comment 11, additional language may need to be added to 8b and 8d above.

Response: Noted.

28. The response to comment #11 is noted. Chainlink fences are limited to 6 feet in height and slats are only allowed when a chainlink fence screens a dumpster enclosure. Therefore, the proposed 8' tall chainlink fence with slats that encloses the northern transformer is not allowed. It is recommended that the slats be removed and landscaping be reincorporated as originally proposed. Alternatively, a variation can be requested for the slats, or the fence can be removed and the generator enclosure walls can be extended to include the transformer on the north side of

the building. Finally, a fence has also been shown on sheet C3.2 enclosing the existing transformer on the south side of the building. Is this also proposed as an 8' tall chainlink fence with slats? Please provide details for said chainlink fence to determine if a variation is required. If a variation is required, please update the response to the standards of review for proposed variations accordingly.

Response: A variation for a proposed chainlink fence with slats at 8' in height will be requested.

29. *The response to comment #15 is noted. However, no line delineating Phase I work from Phase II work was added to the floor plans. Please clarify if the 68,253 sq. ft. Phase II area consists of the area that is hatched and labeled "Unoccupied Area" (4001) on sheet A02-00B.*

Response: Yes, a line has been added to Sheet A02-00B. And yes, the Phase II work is the unoccupied area of 68,253 SF.

Landscape Comments:

1. *Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate 4 inch caliper shade trees in the islands on the south end along Cellular Drive. Also, incorporate shade trees in the center island north of the building at the ends of the parking row and within each of the proposed islands. In addition, please incorporate a shade tree at the south end of the parking row along the west side. A 4 inch caliper shade tree must be provided at the ends of all parking rows.*

Response: Shade trees have been provided at the ends of all parking rows except where conflicts with utilities exist. 4-inch caliper shade trees have been provided in the islands on the south end along Cellular Drive. One tree has been added, but the remainder of islands have light poles. Shade trees have been added where possible.

If you have any questions or require any additional information, please contact me at 630.487.5555.

Sincerely,

Kimley-Horn and Associates, Inc.



Lesley Netzer, P.E., Project Manager

Enclosures: Fire Truck Routing Exhibit
Fire Hydrant Map Exhibit
Final Engineering Plans
Traffic Technical Memo
Lighting and Photometric Plans
Architectural Sheets A01-14, A01-15, A02-00B, A02-01F, A10-01, G01-01
Traffic Memo