

1050 E. RAND RD. – PC#: 20-010
PETITIONER RESPONSES TO ROUND 1 COMMENTS
AUGUST 12, 2020

RESPONSES TO FIRE SAFETY DIVISION COMMENTS

1. All currently adopted codes shall apply.

Response: Understood.

2. Provide an auto-turn diagram showing apparatus access to the Fire Department Connection.

Response: Attached

3. A current certificate of inspection for the fire sprinkler and fire alarm shall be provided prior to occupancy being granted.

Response: Understood.

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

Response: Agreed

5. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Changes to the fire alarm system require a separate permit be obtained. No work on the system shall begin unless the permit is obtained.

Response: Understood and agreed

6. Changes to the fire sprinkler system require a separate permit be obtained. No work on the system shall begin unless the permit is obtained.

Response: Understood and agreed.

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

Response: Understood and agreed.

8. Buildings shall have approved address numbers.

Response: Agreed

9. Signs shall be posted on both sides of an approach of any fire lane stating, "NO PARKING - FIRE LANE". Signs shall have arrows indicating the area of parking restriction.

Response: Agreed

10. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Response: Agreed

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RESPONSE TO ENGINEERING DEPARTMENT COMMENTS

- 1-10. No response required. Part of Engineering Department form.
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. The petitioner shall acknowledge that they accept this understanding.

Response: Acknowledged and understood

12. If new lighting is proposed on the exterior of the building, provide a site photometric lighting diagram indicating lighting intensities, and associated catalog cuts for site lighting and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Response: There in no new exterior lighting proposed

13. Several contribution ordinances are in place for the four parcels. The contribution ordinances are as follows:

#73-106 Sanitary Sewer on Jane Ave from Windsor Dr to Clarence Ave, and on Clarence Ave from Jane Ave to Rand Rd

#74-23 Water main on Rand Rd from Dorothy Ave to Clarence Ave #79-159 Ivy Hill Relief Sanitary Sewer

The amount due per parcel is as follows:

03-20-205-002	#73-106	\$274.45
	#74-23	\$838.00
	#79-159	\$500.00
03-20-205-004	#73-106	\$326.30
	#74-23	\$838.00
	#79-159	\$881.60

03-20-205-007	#74-23	\$838.00
	#79-159	\$500.00
03-20-205-008	#73-106	\$381.70
	#74-23	\$838.00
	#79-159	\$1,752.00

Response: Understood and Agreed

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RESPONSE TO FIRE DEPARTMENT COMMENTS

1. Building sprinkler system needs to be to code for the proposed use.

Response: Understood and Agreed

2. The Fire Department Connection shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

Response: Understood and Agreed

3. A Knox Box shall be located at the main front entrance.

Response: Understood and Agreed

4. The fire alarm system will need to be to code for the proposed use. This includes installing a fully operational annunciator panel or alarm panel at the main front entrance.

Response: Understood and Agreed

5. Please provide an auto-turn diagram for our fire engine.

Response: Attached.

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RESPONSE TO COMMUNITY SERVICES BUREAU COMMENTS

1. Character of use:

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

Response: No response necessary.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility - potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

Response: Lighting will be fully compliant with the Village code.

3. Present traffic problems?

There are no traffic problems at this location.

Response: No response necessary

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

Response: No response necessary

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

Response: No response necessary

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: Agreed

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RESPONSE TO PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1-6. No response required. Part of Planning & Community Development Department form.

General:

7. The Plan Commission must review and approve the following actions:

- a. Special Use Permit to allow a Commercial Kennel on the subject property.

Response: Please see the response to #8 below.

- b. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.

Response: The request for the 7' tall solid fence in the side and rear yards is made as a private and public safety measure to prevent dogs trying to jump out of the outdoor activity area, as well as to prevent other animals from entering into the outdoor activity area.

- c. Variation may be required for accessory structure in side yard.

Response: Petitioner will be requesting a land use variation to Chapter 28, Section 6.13-5, to allow an accessory structure on the Property. The accessory structure is an open tented area to provide shade for the staff and dogs during the summer months and inclement weather. It is a permanent structure, but only has only 4 posts securing it to the ground and the roof covering. There is no other impervious ground covering, and the structure is completely open on all four sides. Petitioner's justification for an accessory building land use variation is being submitted under separate cover.

8. Based on further zoning research, it appears that the existing zoning classification of the site is B-3, which allows the proposed use as a special use. Please revise the response to approval criteria to address the three criteria necessary for Special Use Permit approval, as opposed to the four criteria necessary for Land Use Variation approval. Furthermore, the site is not required to update to the Bike Parking requirements since the overall parking requirement for the site is identical to that of the previous tenant.

Response: After discussing the matter with the Village Staff, it has been determined that the current Zoning Map published on the Village's website incorrectly

describes the Property as being zoned B-2 , when it is actually zoned B-3. Based on further discussions with Village Staff, the Petitioner requests that the Property be rezoned to a B-2 zoning classification in which case the currently requested land use variation request would still be applicable, and a Special Use permit would not be applicable.

9. Staff believes 40 dogs within the outdoor play area at one time could result in loud noise. Per Chapter 28, if the use is found to be objectionable due to noise, it is in violation of the B-3 regulations. Can you provide three locations where Pet Suites has similar outdoor play facilities in close proximity to residential uses?

Response: PetSuites operates over 40 locations nationwide and has the same set-up at each location. It does not experience issues with regard to the number of dogs in the outdoor activity area at one time. The dogs are generally very well behaved and there is onsite personal supervision at all times that there are dogs in the outdoor activity area. (no less than one employee for every 25 dogs). If a dog does bark it is either relocated to another part of the area or brought inside. It should also be noted that use of the outdoor activity area will be more limited in the winter and on inclement days. Examples of the three facilities with close proximity to residential uses is attached.

10. Please clarify if any new ground mounted (site) or building mounted light fixtures are proposed. If any new fixture is proposed, please provide catalog cuts for said fixture. If new ground mounted (site) fixtures are proposed, a photometric plan is required.

Response: No new light fixtures are proposed other than for the ground sign, which specifications have been previously submitted.

11. What will the total capacity be for cats and dogs (both during day and overnight if different)?

Response: Cats = 10 (overnight only, there is no day care for cats)
Dogs = Maximum capacity is 130 dogs which occurs only during peak holiday periods. Normal weekend occupancy is 78-90 dogs. The ratio of daycare to boarding varies from 30/70% to 40/60%.

12. Please ensure that any revisions to the plans (or associated documents) include a revision date.

Response: Understood.

13. Will building include any sound dampening materials to buffer noise generated from boarding activities?

Response: Other than the exterior masonry walls, insulation, and wallboard there is no necessity for any additional sound dampening materials, as there are no loud noises emanating from the premises. PetSuites'

representative will be testify that this is not an issue in any of their other 40 locations.

14. Four handicap parking spaces are required. Please revise the striping for the required number of handicap parking spaces. The Illinois Accessibility Code now allows adjacent handicap spaces to share an accessible aisle.

Response: See revised Site Plan attached

15. Please provide catalog cuts for the furnishings within the outdoor play area, or show these details on the plans.

Response: Detailed plans and specifications are attached. Samples are also on the material board

16. The site renderings appear to show an accessory structure, which could potentially require a variation. Please provide catalog cut sheets on said structure, or provide details on the plans (height, size, materials, etc.).

Response: Detailed plans and specifications are attached.

17. Please revise the plans to include details on the proposed dumpster enclosure as well as the enclosed fence around the play area.

Response: Detailed plans and specifications are attached.

18. What dates were the traffic counts from the Indiana stores collected?

Response: May of 2017

Landscaping Comments:

1. The landscaping must be consistent with the approved landscape plan pursuant to ordinance 88-112.

Response: Agreed. See attached revised Landscape Plan

2. There are code required trees at the ends of some of the parking rows where the tree is absent Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4-inch caliper shade tree. Incorporate trees within the existing islands along the northwest property line. In addition, incorporate the required shade trees within the existing islands along the north property line.

Response: Agreed. See attached revised Landscape Plan

3. Per Chapter 28, Section 6.15 a three-foot high screen is required between the public right of way and the parking area. The approved landscape plan per ordinance 88-112 includes Cotoneaster along Jane Avenue. Due to the limited planting area, incorporate ornamental grasses such as Karl Forester within the area between the sidewalk and the parking spaces along Jane Avenue. Along Rand Road, infill any gaps within the existing deciduous shrubs.

Response: Agreed. See attached revised Landscape Plan

4. As identified on the approved landscape plan per ordinance 88-112, incorporate landscaping within the center island along Rand Road.

Response: Agreed. See attached revised Landscape Plan

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RESPONSE TO HEALTH SERVICES DEPARTMENT COMMENTS

1. **GENERAL COMMENTS:**

The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture and a Kennel business license from the Village of Arlington Heights.

Response: Understood

2. **ILLINOIS ACCESSIBILITY COMMENTS:**

Sheet A2.0

The double door vestibule type entry configuration at seven interior doorways does not provide adequate wheelchair maneuvering space on the pull side of the door per Illinois Accessibility Code (IAC) Section 404.2.6 and Figure 404.2.6(a), in accordance with Section 202.3 Alterations.

Response: See attached revised indoor site plan

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RESPONSE TO PUBLIC WORKS DEPARTMENT COMMENTS

With regard to the new construction for Pet Suites LUV, I have the following comments:

1. A replacement water meter is required for this application. It must be a 4” x 1” FM3 as manufactured by Mueller Systems.

Response: The water meter will be replaced. with a 4” x 1” FM3 as manufactured by Mueller Systems.

2. A 4” and a 2” replacement RPZ is required and will be sized upon submittal of plumbing plans.

Response: Understood and agreed.