

BMO Bank
630 W. Northwest Highway
Plan Commission Application – SUP for Drive Through
Round 1 Comments and Applicant Response

Building and Life Safety Department Comments

1. The following currently adopted codes shall apply
 - a. 2018 International Building Code with amendments
 - b. 2018 International Fire Code with amendments
 - c. 2018 International Fuel Gas Code with amendments
 - d. 2018 International Mechanical Code with amendments
 - e. 2018 Illinois Energy Conservation Code with amendments
 - f. 2018 Illinois Accessibility Code
 - g. NFPA 2017 National Electrical Code with amendments
 - h. Current Illinois Plumbing Code with amendments
 - i. NFPA 2015 Life Safety Code
 - j. Illinois Elevator Safety Rules

2. **Chapter 5, 2018 International Fire Code – Fire service features.**
 - a. 503 – Fire Apparatus Access Roads.
 - i. 503.1.1 Buildings and facilities.
 - ii. 503.2.5 Dead ends – amended Appendix D.
 - b. 504 – Access to Building Openings and Roofs.
 - c. 505 – Premises Identification – Amended to 6” not 4” characters.
 - d. 506 – Key Boxes – Knox Box.
 - e. Fire Protection Water Supplies.
 - f. 509 – Fire Protection and Utility Equipment Identification and Access.

3. **Chapter 9 IFC – Fire Protection and Life Safety Systems**
 - a. 903.2.13 Group B – Automatic Sprinkler system shall be provided throughout buildings with a group B fire area.
 - b. 903.3.5 – Water supply shall comply with this section & the Standard referenced in Section 903.3.1.
 - c. 903.4 – Sprinkler system supervision & Alarms.
 - d. 903.4.1 – Monitoring.
 - e. 903.4.2 – Alarms.
 - f. 907.2.2 – Fire alarm system.

Applicant acknowledges Building and Life Safety Department comments and confirms Applicant with design project consistent with the existing codes.

Engineering Comments

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.

The Applicant acknowledges the above comments.

12. Final engineering plans shall be geo referenced by using State Plane Coordinate System- Illinois East. Below are details about projection:

Projected Coordinate System:Projection:
Central Meridian: Scale_Factor: atitude_Of_Origin:
Linear Unit:
Geographic Coordinate System:Datum:

The plans are referenced to the Illinois East State Plane Coordinate System.

13. The proposed project must meet the Village's detention requirements and MWRD volume control. An MWRD permit is required.

Please see updated plans and Stormwater Report. Please note that we will be pursuing a waiver of the MWRD Volume Control requirement due to the reduction in impervious area and prior LUST on-site. Infiltration practices are not practical for this site. We are in the process of preparing the MWRD permit applications and will submit as required.

14. Plan Commission approval will require preliminary 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 updated 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 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.

Please see updated plans and Stormwater Report. Please note that we will be pursuing a waiver of the MWRD Volume Control requirement due to the reduction in impervious area and prior LUST on-site. Infiltration practices are not practical for this site. We are in the process of preparing the MWRD permit applications and will submit as required.

15. 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 (OUMA) is required for all onsite utilities, including detention facilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

So noted. The required OUMA will be provided at the time of final engineering submittal for approval.

16. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). All work within the Northwest Highway right-of-way, including the storm sewer connection, will require a permit from IDOT.

So noted. IDOT permitting is in progress.

17. Euclid Avenue is under the jurisdiction of the Cook County Highway Department (CCHD). All work within the Euclid Ave right-of-way will require a permit from CCHD.

So noted. CCHD permitting is in progress.

18. The proposed utility connections on Euclid Avenue will require a road closure and detour.

Note that CCHD will not allow an open cut installation of these utility connections and is requiring that they be augured and cased. The receiving pit will allow the road to remain partially open during construction. The contractor will provide a traffic maintenance and control plan prior to starting construction.

19. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Revised photometric plan has been provided with the updated plans.

20. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case an engine. 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 apparatus.

The Autoturn Exhibit is provided with the updated plans.

21. Fire lanes must meet the pavement dimensions as directed by the Fire Department. 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.

Pavement sections have been revised as required.

22. The existing asphalt parking lot is paved to the west lot line, adjacent to and matching the elevations for the existing concrete parking lot for the neighboring property. The proposed curb adjacent to the existing concrete parking lot will be higher. Modifications may be needed for this area to ensure the neighboring property is not negatively impacted.

The curb is entirely contained within our property, we don't see how this would negatively impact the neighboring parcel as their drive is wide enough for vehicles to not have to encroach onto our parcel. Furthermore, the neighboring drainage is from north to south so their drainage will not be affected by the slightly higher curb on our side.

23. New sidewalk along Northwest Highway and Euclid Ave:
 - a) Shall meet Public Rights-of-Way Accessibility Guidelines
 - b) Shall be 8" thick through the driveways
 - c) In the event a stop sign is required, detectable warning panels will be required.

Noted. Updated plans have addressed these comments.

Traffic

24. On the southwest access drive into the Northwest Highway (exit from the drive through) consideration should be given to prohibiting left turn (southwest direction). Drivers should be allowed to leave the site just by making a right turn into Northwest Highway to avoid crossing three lanes and blocking westbound traffic.

The TIS has been revised accordingly

Public Works

25. Existing water and sewer connections will need to be disconnected at the Village mains.
26. All pavement shall be surface patched 2' beyond sawcut for all work.
27. Trees along Euclid shall be dwarf in size due to overhead wires.
28. Provide water vault detail. Vault shall be minimum of 5'.

Noted. Updated plans have been modified to address these comments.

Fire Department Comments

1. Building is to be sprinkled per code.
2. The Fire Department Connection shall be located at the main front entrance of each building. It shall be fully visible, accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.
3. A Knox Box shall be located at the main front entrance.
4. Install a fully operational annunciator panel or alarm panel at the main front entrance.

Noted, these items will be addressed as part of the permit drawings.

Police Department Comments

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. 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.

3. Present traffic problems?

During peak traffic hours, the intersection of Euclid and Northwest Highway (adjacent to the proposed business) experiences traffic delays especially related to the train crossing.

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.

Due to the high traffic volume during peak hours, vehicles entering or leaving the business and attempting to cross over two lanes of traffic on Northwest Highway may cause traffic problems. A traffic impact study is recommended for this reason.

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.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- 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.

Comments and statements are duly noted and will be evaluated and addressed as a part of the approval process.

Disability Services Comments

1. Accessible Pedestrian Route from Euclid Avenue Sidewalk

Consider adding a pedestrian curb ramp where the sidewalk crosses the curb on the Northeast side of the facility.

Noted. Plans have been modified to add this ramp.

Planning & Community Development Comments

1. Please provide a written response to Special Use Permit criteria. The written response should directly address the following:

a) That said special use is deemed necessary for the public convenience at this location.

BMO Harris Bank N.A. plans on closing its outdated 1007 Euclid location and relocating its main Arlington Heights branch to a new, to be constructed, state-of-the-art full-service branch bank with drive-through banking services, at 630 W. Northwest Highway. The special use for a drive-through is necessary for public convenience given the nature, extent, and demand for drive-through banking by BMO customers.

b) That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

BMO Harris Bank will be the sole occupant and user at the location. BMO Harris Bank is a widely known and recognized national banking association providing myriad financial services to its customer which in no way will be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

- c) That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed use at the location – a full service branch bank with drive-up banking and 24/7 ATM operations - will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The provided Market Study is acceptable.

Site:

3. The proposed ground signage is not compliant with code allowances. Please note that the proposed signage would not be allowed without a variation granted via the Design Commission process.

Noted, Plans will be modified. A separate building and ground signage application shall be submitted, and any variance requests will be addressed at that time.

4. Maximum permitted lighting in business districts cannot exceed 2.0 foot-candles. The proposed lighting exceeds 2.0 foot-candles in multiple locations per the provided photometric plan. Please revise the proposed lighting and photometric plan so that lighting at the property line does not exceed 2.0 foot-candles.

Noted. Revised photometric plan is included in the plans and has been modified accordingly to address the comments.

5. Screening along the east property line adjacent to the residential property shall be provided. Screening should be comprised of a planting bed with 6-foot-tall evergreen shrubbery or a 6-foot-tall solid fence. Given the drive aisle exceeds the minimum width of 24 feet there is room to incorporate screening in one of the aforementioned forms.

Plans have been modified to provide for a 6-foot-tall solid fence along the residential property.

6. The maximum permitted fence height is 6 feet. The proposed dumpster enclosure is proposed to be 6-feet 4 inches. Please reduce the height of the dumpster enclosure to 6 feet.

The enclosure walls have been reduced below 6 feet.

7. Chapter 28, Section 6.15-1.2b of the Municipal Code requires that landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live shade tree at a minimum of four inches in diameter shall be located at the end of every parking row. The northwest spaces do not have islands meeting this requirement. As such, a variation from this provision is required.

So noted. We are requesting a waiver from this provision as the island at the northwest corner cannot be enlarged due to site constraints and parking needs.

8. For the required variation as noted in Comment 7, please provide a written response to the following Zoning Code Variation Criteria:

- a) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- b) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- c) The proposed variation is in harmony with the spirit and intent of this Chapter; and
- d) The variance requested is the minimum variance necessary to allow reasonable use of the property for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed is consistent with existing uses and zoning of surrounding properties. The property has been vacant for numerous years and the current Owner desires to dispose of the property. The proposed variance is consistent with Zoning Code Variation Criteria. The variance requested is the minimum variance needed for the operation of the proposed use.

Traffic Study:

9. The provided study is marked as a draft. Please provide the finalized study as soon as possible.

The traffic study has been updated and finalized.

10. The provided draft study does not include information on parking demand. The finalized study should include a parking demand analysis.

The TIS has been revised accordingly.

11. Additional comments may be provided once the finalized traffic study is provided.

Understood and noted.

Landscape Comments

- 1) Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row in an island that is equal in area to one parking space. In the northwest corner please increase the size of the islands or seek a variation. In addition, incorporate additional shade trees in order to meet the code requirement. Please incorporate an additional shade tree south of the trash enclosure and provide an additional tree along Euclid Avenue for a total of three trees along the frontage.

Noted. Plans revised accordingly.

- 2) It is recommended that options be explored for incorporating a three foot wide planting bed along the east and west property line where the pavement abuts the curb/ neighboring parking area.

We have explored the options but found that this is not possible due to site constraints.

- 3) Along the southeast property line please continue the row of shrubs in place of the turf.

Noted. Plans revised accordingly.

- 4) Along Euclid and Northwest Highway please increase the size of the shrubs so that they are a minimum of three feet high at time of installation (Chapter 28, Section 6.15).

Noted. Plans revised accordingly.

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

Noted. Appropriate landscaping has been included that will screen the exterior meters and other elements.

- 6) 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.

Applicant shall have the appropriate bond posted and fees paid in compliance with the ordinance.