

Response to Department Review Comments, 125 W. Boeger Drive

1. Charley Craig, Assistant Building Official

Is the building currently set up for two separate tenant office spaces, one on the second floor?

- Yes, the first floor is currently being used as office space and the second floor is also available to be used by a second tenant.

The accessible parking shown may not meet current standards for configuration, location, quantity and etc.

- Yes, there are currently 37 parking stalls and two accessible stalls. We realize 39 stalls are needed by code and will require a variation.

Note that the existing fuel tanks installed on the exterior must be maintained in a safe and code compliant manner.

- Yes, we acknowledge this and agree to safely maintain the tanks.

The planned interior modification will require that permits be obtained and the work inspected.

- Yes, we acknowledge that if modifications are needed, we will obtain the appropriate permits.

The applicant should be informed that starting large construction equipment before sunrise may impact residential properties and violate village noise regulations.

- We acknowledge this concern and will comply with the village noise regulations.

1A. Paul Butt, Fire Safety Plan Reviewer

1. Review of this project is based on the 2009 International Building Code and the 2009 International Fire Code.

- Acknowledged

2. To determine the "Use" of the areas of this building provide a description of what will be stored in the "Tools/ Equipment/Inventory/ Maintenance area. Also what type of work will be performed in the "Maintenance and Repair" area?

- The items to be stored in "Tools/Equipment/Inventory/Maintenance Area" include: hand held electrical tools, blades for various tools, dollies, flat carts, temporary lighting, cords, fans, personal protective equipment, building materials, disaster saws, concrete saws, floor removal tools, hammers, prybars, screwdrivers, tin snips, etc.
- Work to be performed in the "Maintenance and Repair" area include: cleaning and repairing tools that will be coming back from job sites and inventory control

3. Will there be flammable or combustible liquids stored anywhere in the building? What quantities?

- Yes, torch carts containing propane and oxygen will be used and stored within the building.

4. Describe the storage racking. How high and what will be the storage commodity?

- Racking will be approximately 15 feet in height and contain items listed above in number 2.

5. What is the capacity of the diesel storage tanks? Installation of these tanks shall comply with Village requirements, NFPA-30 and the State Fire Marshalls office.

- There are 2 onsite diesel storage tanks that contain 2,000 gallons each. Johler will confirm the installation complies with village and state requirements.

6. Describe what type of interior alterations will be performed, if any, for the office space and the rear shop/storage areas.

- At this time, there are no plans for any interior alterations.

2. Public Works

There may need to be protective features added to existing and future catch basins depending upon the condition of construction vehicles stored within the property.

- Johler expects only street sediment on vehicles stored at this location. However, in case of excessive sediment, Johler will install and maintain sediment baskets in the yard area.

If an approved and functioning RPZ is not installed at this location; one must be installed in accordance with Village Ordinance. The device will need to protect both fire and domestic service.

- There is currently an inspected and functioning RPZ installed in the building.

3. Engineering

No Comments

4. Fire

No Comments

5. Police

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

- No Response needed

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code.

- No Response needed

3. Present traffic problems? There are no traffic problems at this location.

- No Response needed

4. *Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.*

- No Response needed

5. *Traffic problems that may be created by the development. This development should not create any additional traffic problems.*

- No Response needed

6. *General comments: Fence around property should be free of holes and in good repair to prevent access to the property and heavy equipment. Keys to equipment should be stored in a secure location and not inside the vehicles or heavy equipment on site.*

- Acknowledged

6. Health

No Comments

7. Planning Department Comments

7. *A Land Use Variation for a Construction Yard in the M-1 district is required.*

- Acknowledged

8. *The following variations are necessary:*

a. *Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.*

b. *Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 37 parking spaces instead of the required 39 parking spaces.*

- a. & b. Acknowledged

9. *Submitted this response previously.*

10. *Per Section 5.1-17.1, all servicing must take place within completely enclosed buildings. Confirm that any maintenance and repair of vehicles will take place within the building.*

- All maintenance and repairs will take place within the shop area.

11. *The applicant shall provide written confirmation that the operations will not violate the requirements for: noise, smoke and particulate matter, vibration, fire and explosive hazard, odors, noxious odorous matter, & glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.*

- Johler will comply with Sections 5.1-17.2.

12. *The existing concrete canopy and brick shelter do not meet the required 25 feet setback for an accessory structure and are considered existing non-conforming. As no change is being proposed, the canopy and brick shelter shall remain as an existing non-conforming structure at this time.*

- Acknowledged

13. *The total code parking for this site is calculated as:.....*

Therefore, a variation of 2 spaces is needed.

- Acknowledged

14. *Is there room on the property to provide the required parking spaces? If the required parking spaces can be provided on site, then a variation will not be required.*

- A variation is requested.

15. The petitioner has indicated that there is an eight foot tall chain link fence with privacy slats around the entire perimeter of the yard. Per Section 5.1-17.1, Conditions of Use, the yard must be enclosed by solid walls or fences. It appears that portions of the fence do not meet the requirements of the Ordinance. As part of this land use variation request, the fence must be brought up to code.

- Johler would need to know what the deficiency is with the existing fence in order to correct the code requirement.

16. Is an additional fence proposed for the heavy equipment/ company vehicles or trailers? State the number of heavy equipment/company vehicles/trailers stored within this area.

- No other fencing is proposed within the yard. Johler owns seven pieces of Heavy Equipment, which could be in and out of the yard at any point in time. Typically, 0-3 company vehicles could be stored in the yard. Typically, about 10 trailers could be stored at any given time.

17. The ends of all parking rows must include a landscape island equal in area to one parking space. One landscape island is required for the south end of the west parking row. If there is no room to add an island at this time and no change is being proposed, then the lack of a landscape island would be considered as an existing nonconformity.

- There would not be room for a landscape area at the south end of the west parking row.

18. If any exterior modifications are proposed, then a Design review will be required.

- At this time, there are no exterior modifications proposed.

7A. Planning/Landscape

The ends of all parking rows must include a landscape island equal in area to one parking space, protected by durable materials, which contains a 4" caliper shade tree (Chapter 28, Section 6.16-1.2b). Per code an island is required on the west elevation at the south end of the parking row.

- There would not be room for a landscape area at the south end of the west parking row.