

T I N A G L I A

A R C H I T E C T S

May 13, 2014

Ms. Latika Bhide
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

MAY 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: 413 S. Arlington Heights Road; PC #15-002
1st Round Departmental Review Comments

Ms. Bhide,

The following is in response to the Village of Arlington Heights Plan Review letter received on April 27, 2014. You will find an item by item response to the comments brought forth in the review, as well as 10 sets of revised drawings as requested.

Building Department

No Comments.

Building Department – Fire Safety

1. *The new structure is being identified as a “storage” building. What will be the storage...*
The public will not have access to the storage building. The structure will be used to store items that will be serviced off-site or which are waiting for pickup by customers.
2. *The building and outside covered display area shall be protected by an automatic fire...*
Code research and dialog with Paul Butt and the Building Department is ongoing and current. The petitioner will continue to work with each department in order to appropriately solve and satisfy the requirements for automatic fire sprinkler and alarm systems.
3. *Indicate the construction type of the structure in accordance with 2009 I.B.C.*
Building construction type will be IIB.
4. *Indicate how compliance with Section 705 for exterior walls will be met with a building...*
Code research and dialog with Paul Butt and the Building Department is ongoing and current. The petitioner will continue to work with each department in order to appropriately solve and satisfy the requirements for building separation and fire resistance ratings.

Public Works Department

1. *Engineering will need to verify the proper volume detention for underground storage...*
Full detention design and calculations will be submitted to the Engineering Department for review and approval during the final engineering phase.

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2. *It isn't clear where water or sewer will be provided for the proposed storage building...*
There are no water or sewer services required for the proposed building, as it is solely to be used for storage purposes.
3. *Verify condition of catch basin that outlet control is tying into. Size and condition must be...*
The condition of the existing catch basin shall be verified during the final engineering phase. Should it be deemed to be inadequate for connection, it shall be removed and replaced accordingly.
4. *Is there a photometric? Are parking lights proposed?*
Because the project is surrounded by residential property, site lighting is not currently being proposed. If, however, site lighting is required/provided it will be flat bottom, sharp cut-off, no wall pack style fixtures will be used, and all will be submitted to the Village for approval.

Engineering Department

11. *The petitioner is notified that these comments are being provided to ensure that the project...*
The petitioner accepts this understanding.
12. *Final engineering plans shall be georeferenced by using State Plane Coordinate System...*
Final engineering plans shall be prepared to georeferenced the State Plane Coordinate System.
13. *Final approval will require final engineering plans including detention calculations showing...*
We understand that final engineering plans and detention calculations will be required for final project approval, and that the underground detention system will need to be designed to proper loading standards. For now, the attached preliminary engineering plans include preliminary calculations on the release rate, as well as the 'required' and 'proposed' detention volumes, to demonstrate that the required volume can be achieved for this site. We also acknowledge the Village's 'fee in lieu of' program as described above, and a note summarizing this has been included within the detention calculations.
14. *When on-site lighting is proposed, provide a site photometric lighting diagram indicating...*
Because the project is surrounded by residential property, site lighting is not currently being proposed. If, however, site lighting is required/provided it will be flat bottom, sharp cut-off, no wall pack style fixtures will be used, and all will be submitted to the Village for approval.
15. *Provide an exhibit to engineering scale showing the turning path of the Fire Departments...*
A Fire Truck Turning Exhibit (AutoTurn Exhibit) has been attached, which includes wheel paths (dashed lines) and vehicle overhangs (solid lines).
16. *Fire lanes adjacent to buildings must have a minimum pavement width of 26'. Fire lanes...*
The widths of the fire lanes were discussed, and it was determined that the current 24' widths as shown are adequate for this site. The main fire lane through the site has now been depicted to incorporate a 'heavy duty' bituminous pavement, as shown on the Geometry & Paving Plan on Sheet 1 of the civil plans. The driveway aprons have also been revised to be concrete as requested. Full details on pavement sections, depths, etc. will be included within the final engineering plans.
17. *Consider including bicycle racks in development plan to encourage alternate modes of...*
Bicycle racks are not currently proposed, but will be considered.

18. *Village standard for ADA required detectable warning panels on public sidewalks is East...*
A call-out has been added to the Geometry & Paving Plan specifying "EJIW, 24"x24" panels" for all ADA detectable warnings.
19. *The concrete sidewalks shall be constructed through the driveways (8" thick concrete). The...*
The concrete sidewalks have now been extended through the driveways as requested. Final pavement thicknesses will be specified within the final engineering plans.
20. *The new sidewalk at the east driveway shall be constructed 1' off the ROW, per code, and...*
The sidewalk at the east driveway has been revised to be 1' off the ROW and shall taper out to meet the existing walk.
21. *Vehicles parking directly in front of the new covered display area will overhang the curb and...*
This narrow area is simply a hardscape and is not intended as a pedestrian walkway.
22. *The western row of parking stalls along building is shown as 18' deep. Without wheel stops...*
The parking stalls along the west end of the site have been revised to 16.5' depths, and the adjacent sidewalk has been widened accordingly. See revised plans.
23. *The detention control structure must be located on private property.*
The detention control structure has been relocated to be within the private property.
24. *The Village's detention requirements are not based on disturbed area, by on the entire...*
This item was discussed with the Village's Engineering Dept., and it was determined that the detention storage must be sized accordingly to account for the area tributary to the system. The property is essentially 'cut' into two separate drainage areas by the existing building, with the front half of the building draining to the west and the rear half draining to the project area (east). There are visible downspouts along both the front and rear of the building, so it can be reasonably assumed that the roof drainage is divided in two. Therefore, the area for which detention shall be provided has been increased to account for the rear half of the existing building.
25. *Show where the existing building downspouts drain. As many as possible should be routed...*
Approximate locations for the existing downspouts along the rear face of the building have been added to the Utility Plan on Sheet 2 of the civil plans. A new 'Downspout Collection Line' has also been added to collect and route these downspouts to the proposed detention system.

Fire Department

No comments received.

Arlington Heights Police Department

1. *The character of use is consistent with the area and is not a concern.*
Noted.
2. *Lighting should be up to Village of Arlington Heights code. The walkway between the...*
Site lighting will be per code, and the walkway will either be properly illuminated or eliminated, if current Building Department comments ultimately come to that conclusion.
- 3-6. **Noted.**

Health Services Department

No comments.

Planning & Community Development Department

1-6. **Noted.**

7. *The property at 413 S. Arlington Heights Road is zoned B-2. The property was developed...*
Noted.

8. *The following variations are necessary...*
Noted.

9. *It appears that the proposed fence along the south property line is 6'-2" to the top...*
The fence detail has been modified to indicate an overall height of 6'-0". We have looked at alternate locations for the trash enclosure and believe that its current location is the correct one for this site.

10. *The total code required parking for this site is calculated as...*
Noted.

11. *The applicant has indicated that 3 vehicles will be stored on-site? Where will the vehicles be...*
There will be a maximum of 3 vehicles used for the operation of the business; however, none of these vehicles will be stored on-site. These vehicles will be used for deliveries to and from the storage facility, and will be stored at an off-site location. The loading dock and adjacent parking stalls will be used as necessary. The number of deliveries to the site varies on a day to day basis, as needed, and will comply with scheduling per the Village of Arlington Heights code requirements.

12. *Please note that any parking lot lighting proposed must meet the provisions of Chapter 28...*
Because the project is surrounded by residential property, site lighting is not currently being proposed. If, however, site lighting is required/provided it will be flat bottom, sharp cut-off, no wall pack style fixtures will be used, and all will be submitted to the Village for approval.

13. *Note that per Chapter 28, Section 5.1-11.1g, all deliveries and loading related activities...*
Noted.

14. *It appears that the fence for the outdoor display area is 6 feet tall. Fences cannot exceed...*
The height of the outdoor display fence was not indicated on the plans. The plan has been modified to indicate a maximum 5'-0" height per code requirements. See sheet 3.P.

15. *The landscape screening between the parking lot and the adjacent roadways must be 36...*
The landscaping has been adjusted. See revised plan.

16. *The Euonymus shrubs along the south property line should be changed to Juniper per the...*
The Euonymus shrubs have been changed to Arborvitae, an upright evergreen, which will provide screening. See revised plan.

17. *If there are any utility meters or structures, they must be screened with landscaping or...*
No new utility meters or structures have been provided.

Planning & Community Development - Landscape & Tree Preservation

1. *Pursuant to Chapter 28, Section 6.15, the ends of all parking rows must include a 4-inch...*
Noted. The petitioner is seeking a variation for this requirement, due to logistical concerns regarding the rear entrance to the stores in that location.
2. *The trash enclosure is proposed adjacent to the residential district to the south. It is...*
Alternate locations for the trash enclosure have been considered, and we believe that its current location is the correct one for this site.
3. *Along East Grove a portion of the parkway is currently paved. The paved parkway should...*
At this time, work is only being done at the rear of the property.
4. *Consider incorporating landscaping at the base of the existing ground sign which is located...*
At this time, work is only being done at the rear of the property.
5. *If there are any utility meters or structures, they must be screened with landscaping or...*
No new utility meters or structures have been provided.
6. *A landscape compliance bond in the amount of 30% of the landscaping costs will be...*
Noted.

Please feel free to contact our office if you have any questions.

Sincerely,

Kelle Q. Bruckbauer
TINAGLIA ARCHITECTS, INC.