

**Responses to Round 1 Village Staff Review Comments for
Plan Commission Petition No. 15-019 Regarding 1501 W. Shure Drive**

Building Department Review

Comment: No comments at this time.

Response: No response required.

Public Works Department Review

Comment: 1. A new compound meter (fire line compound meter) and RPZ will need to be installed. The meter will meter all domestic flow and fire protection. The RPZ will be required to protect all domestic fire flow (including the fire loop). These will be provided as part of the permit fees.

Response: The petitioner will install a new fire line compound meter and RPZ to protect all domestic and fire flow. The petitioner will pay the Village fee for these installations as part of the permit fees.

Comment: 2. Ensure all utilities that are left in service are properly capped to not allow for groundwater infiltration.

Response: The petitioner will comply.

Engineering Department Review

Comment: Permits required other than Village are MWRDGC and IEPA.

Response: The petitioner will obtain permits from MWRDGC and IEPA if required by the applicable regulations.

Fire Department Review

Comment: 1. Building to be sprinkled.

Response: The petitioner will comply.

Comment: 2. Building to have Fire Department Connections adjacent to the main entrance.

Response: The petitioner will work cooperatively with the Fire Department during the proposed partial demolition of the 1501 building to determine a suitable Fire Department Connection location.

Comment: 3. Fire hydrant to be located within 100FT of Fire Department Connections.

Response: The petitioner will work cooperatively with the Fire Department during the proposed partial demolition of the 1501 building to determine a suitable Fire Department Connection location or a fire hydrant within 100 feet thereof.

Comment: 4. Alarm panel of fully functional annunciator panel located within the main entrance of the building.

Response: The petitioner will provide this panel as part of its interior improvement to the 1501 building prior to occupancy thereof.

Comment: 5. Knox Box to be located at the building main entrance.

Response: The petitioner will work cooperatively with the Fire Department during the proposed partial demolition of the 1501 building to determine a suitable Knox Box location.

Police Department Plan Review

Comment: 6a. There should be lighting in the new landscaped area to increase sight lines and deter criminal activity during nighttime hours.

Response: Four Shure Drive street lights along the north boundary of the 1501 site, and a fifth light at the curb cut that provides ingress and egress between the 1501 site and Shure Drive all provide adequate lighting to provide safe sight lines and deter criminal activity. Building egress lighting will further mitigate any opportunity for potential criminal activity. Furthermore, the absence of a sidewalk on the south side of Shure Drive results in little to no pedestrian activity on the north side of the 1501 building.

Comment: 6b. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Response: The petitioner will comply.

Department of Planning and Community Development Review

Comment: 1. Provide landscaping that consists of shade trees, shrubs and perennials on the north elevation. As part of the landscaping, provide foundation plantings.

Response: The petitioner will provide landscaping along the north building elevation

upon final building modification in an effort to avoid substantial damage or destruction of such plantings during the building modification construction process.

Comment: 2. Per sheet C-2, the existing trees must remain and tree protection must be provided during construction.

Response: The petitioner will comply.

Comment: 7. The properties at 1421 and 1501 W. Shure Drive are zoned M-1. The Plan Commission must review and the Village Board must approve:

- a. A Planned Unit Development Amendment to Ordinances 88-060 and 14-002; and
- b. A Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
- c. A Variation from Chapter 28, Section 6.5, Accessory Structures, and Section 5.1-17.8. Yard Areas and Buildings Lines for Accessory Buildings from the requirement that the sports/basketball court and basketball pole not be located in a side yard adjoining a street to allow a sports/basketball court and associated basketball pole at 1421 W. Shure Drive and within the side yard along Shure Drive; and
- d. A Variation from Chapter 28, Section 6.13-3, Location of Fences from the requirement that a fence be open or semi-open and not exceed 5 feet in height to allow a solid fence 6 feet in height in conjunction with the aforesaid sports/basketball court.

Response: The petitioner understands and agrees, which is the basis for Petition No. 15-019.

Comment: 8. A CMU block wall is proposed for the northern façade of 1501 W. Shure Drive until a tenant for the building is identified- Please provide options for upgrading the northern wall with timeframes for proposed improvements, irrespective of when the building is tenanted.

Response: As previously discussed, the petitioner will upgrade the proposed interim CMU block wall once a tenant is identified and the tenant-driven upgrades to that wall and the 1501 building are determined based upon the proposed use thereof and the tenant's requirements.

Comment: 9. For 1421 W. Shure Drive, the basketball half-court is located in the exterior side yard along Shure Drive (which is classified as a Sub-Collector Street). The half court is located as close as 16 feet from the property line along Shure Drive instead of the required 40 feet and will require a variation.

Similarly, it was indicated that a 6FT high solid fence is proposed for the court. Fences are permitted to be no taller than 5FT in height and semi-open therefore a variation is necessary for a 6FT solid fence. Details of the proposed fence must be provided.

Response: The proposed sports court perimeter fence will be a semi-open, 6 foot tall wood, stone-textured precast concrete or metal fence with an 8 foot tall sports net/mesh constructed thereon (i.e., similar to that often used for batting cages) to ensure the sports court is used in a safe and secure manner.

Comment: 10. The total code required parking is 667.

Response: Understood.