

MEMORANDUM

TO: Sam Hubbard, Development Planner
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 4/14/2016
RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building
P.C. #: 16 - 008 – Round #1

I have reviewed the Round 1 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a B Use Group per the 2009 International Building Code.
2. Provide preliminary details on the types and quantities of medical gases to be stored on site.
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type.
4. Requirements for the medical gas shall follow NFPA 99 - 2005
5. Provide the proposed construction type of the building.
6. Add at least one Area of Rescue to Stairwell A.
7. Proper Area of Rescue communication system shall be provided.

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.

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Lay, Donald

To: Hubbard, Sam
Subject: PC #16-008 Westgate Dental 2900-2990 W. Euclid

Sam

- ①: After reviewing the documents submitted as Round 1 for the subject project generally I have no concern other than the plan of the basement which appears to indicate that egress to "Stairwell B" travel through a private office. In my opinion this would not be permitted.

I will send the hard copy of this back with the plans.

Sincerely

Don

Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor
Village Of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 6005
Phone: 847-368-5594
Cell: 847-899-5001
Fax: 847-368-5975
www.vah.com



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PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: KICS PROPERTIES, LLC _____

Owner: STONESTREET ESPLANADE, LLC _____

Contact Person: RYAN SWINGRUBER _____

Address: 760 W. MAIN STREET SUITE 140 _____

Phone #: (224) 770-4600 _____

Fax #: (224) 770-4609 _____

E-Mail: RSwingruber@stoneleighcos.com _____

P.I.N.# 45-5341324

Location: 3020 SALT CREEK LANE _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: ☒ For: New Building _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 45,132 SF or 1.0361 ACRES _____

of Units Total: ONE _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			


 Director

4-21-16

Date

AS NOTED on
 Memo 4-19-16

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: April 19, 2016
Subject: 2900-2990 W Euclid, P.C. #16-008, Round 1

With regard to the proposed construction, I have the following comments:

1. Water Service Note #30; the proposed connection to existing water main must be within a vault.
2. An approved backflow device(s) will be required for this construction. Size(s) will be determined when architectural plans have been submitted and reviewed.
3. A fire hydrant will most likely need to be installed in front of the proposed office.
4. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
5. The proposed construction is covered with a master meter located at Salt Creek; however if the owner requires a sub-meter, it will be provided as part of the construction permit process after the architectural plans have been submitted and approved.
6. A maintenance plan for storm trap shall be submitted with plans.
7. Detail of restrictors is required.
8. Size and shape of curbed island (north of storm trap) will encourage cut through traffic.

Thank you for the opportunity to comment on this permit application.

C: file
LF

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PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 1

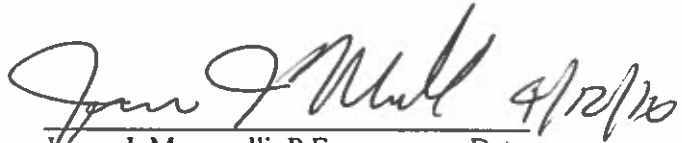
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11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain 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.
12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

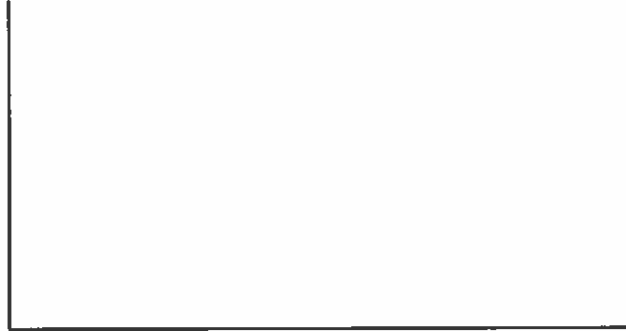
14. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. There is apparently no existing Onsite Utility Maintenance Agreement for the existing Esplanade utility systems. If the lot is under one owner, provide the Village with one overall OUMA for the entire site. If the lot has multiple owners, provide an OUMA for each owner. A sample OUMA is attached. Please contact the Engineering Department for an editable Word document version.
15. Since the Esplanade Center is still one lot, and the utilities for the subject project are connected to the existing private utility systems installed when the Esplanade project was developed, any existing CCR's dealing with the maintenance responsibilities of the utility systems must be updated to include the proposed development.
16. The detention system as designed has the restrictor too deep. With a HWL=712.00 and a 2" restrictor at invert elev=703.70, the head is 8.3 feet. Even specifying a projecting edge restrictor, the release rate is 0.25 cfs, which is 33% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Suggestion: shallower StormTrap units?

17. Provide calculations for sizing the overflow weir. Restrictors between 2" and 4" must be in a trap in a catch basin.
18. Delineate the floodplain and floodway limits and elevations on the grading plan and utility plan, where applicable. Will any of the proposed work be in the floodway or floodplain? If not, clearly indicate that on the plans.
19. The plan on Sheet P-1 is incomplete. The relocated twin arm light pole on the south island and the two existing wall mounted fixtures on the east wall of the Arlington Downs retail space are not accounted for on the photometric plan. The photometric plan does not seem to coincide with the lighting fixtures shown on the other plan sheets. Provide catalog cuts for all pole and building mounted light fixtures.
20. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. 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 tower apparatus.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.


James J. Massarelli, P.E. Date
Director of Engineering

Attachment:

Fire Apparatus Tower 131 Specifications (1 page)
Sample Onsite Utility Maintenance Agreement (4 pages)



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (address) _____, Arlington Heights, Illinois, 6000__, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

*** Insert legal description, or attach as Exhibit A ***

PIN Numbers:

WHEREAS, _____ (print name) _____, ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with **sanitary sewers, storm sewers and stormwater management facilities, domestic water mains**; and

WHEREAS, the **sanitary sewers, storm sewers and stormwater management facilities, and domestic water mains** servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the **sanitary sewers or domestic water mains** in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned **storm sewers and stormwater management facilities** in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

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Community Services Bureau

APR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Westgate Dental
2900-2990 W. Euclid Ave.
PUD

Round 1 Review Comments

04/14/2016

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. There does not appear to be adequate lighting on the exterior of the building, especially the east side adjacent to the retention area. 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?

There are no traffic problems at this location.

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.

This development may create traffic problems due to Starbuck's patrons potentially using Westgate Dental's parking lot as a cut through. There should be traffic control signage in the parking lot to discourage cut through traffic- although signage will not be police enforceable. There is the potential need for modifications to the entrance and egress of the plaza parking lot due to potential increase of traffic flow.

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.
- The interior should have a video surveillance system installed. If no drugs are stored on site, it is recommended that signage indicating such be posted.

Brandi Romag #272
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature
Supervisor's Signature

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for
forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

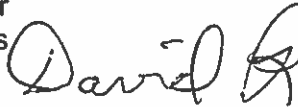
☐ Yes

Phone number:

Alarm Company Name

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 1

From: David Robb, Disability Services Coordinator
Department of Building and Health Services
(847) 368-5793 

To: Sam Hubbard, Planning & Community Development

Date: April 11, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet C4 – Accessible Parking Spaces Location

1. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance, per IAC Section 400.310(c)(2).

Sheet A1.0 – Waiting Room

2. At the "Greeter" Counter adjoining the "Waiting Room" a portion of the counter shall be accessible, per IAC Section 400.320(h).

Sheet A1.3 – Private Restroom

3. IAC Section 400.310(n)(10) states: private use toilet rooms shall be adaptable. An adaptable space is one that can be readily converted with minimal structural changes to make it accessible.
4. Shower units shall comply with IAC Section 400.310(o)(B).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 45-5341324
Petitioner: KICS PROPERTIES, LLC	Location: 3020 SALT CREEK LANE
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: STONESTREET ESPLANADE, LLC	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ ✓ For: New Building
_____	Special Use: _____ For: _____
Contact Person: RYAN SWINGRUBER	Land Use Variation: _____ For: _____
Address: 760 W. MAIN STREET SUITE 140	_____
_____	Land Use: _____ Current: _____
Phone #: (224) 770-4600	Proposed: _____
Fax #: (224) 770-4609	Site Gross Area: 45,132 SF or 1.0361 ACRES
E-Mail: RSwingruber@stoneleighcos.com	# of Units Total: ONE
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ X VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

SEE ADDITIONAL COMMENTS ATTACHED.

Swingruber 4.14.16 Date

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).
8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor.
9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C-2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table).
11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building.
12. All illumination must conform to the requirements within section 11.2-12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.
13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. The study should

take into account future tenants and vacant spaces, and future demand for the medical office.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future uses within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C-4 indicates that 205 spaces are provided.
16. Handicap signage must comply with all applicable state, federal, and local regulations.
17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C-4 indicates that 205 spaces will be provided.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.
19. Signage will be reviewed during the Design Commission process.

Prepared by:



Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
April 15, 2016

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Landscape Issues

- 1) Provide foundation plantings on the east elevation of the building and provide landscaping on the front elevation east of the entrance.
- 2) Explore options for an east/west pedestrian connection/crosswalk. The crosswalk should include specialty pavement similar to what has been incorporated at the Esplanade.
- 3) It is recommended that specialty pavement such as brick pavers or stamped concrete be provided within the front walkway similar to the Esplanade.
- 4) The ends of all parking rows must include a 4" caliper shade tree(Chapter 28, section 6.15). Substitute the proposed Riverbirch with a salt tolerant/drought tolerant shade tree. In addition some of the islands along Euclid and in the rear of the building are missing the code required trees.
- 5) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/ paved areas that are adjacent to the public way. Provide 3' high shrubs along Euclid in order to screen the parking area.
- 6) Provide a detail of the screen for the trash enclosure. In addition to fencing, it is recommended that landscaping be provided adjacent to the enclosure.
- 7) Provide trees along the north property line between the parking area and the property line.
- 8) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 9) 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.

Tree Preservation

- 10) The tree preservation plan and the demolition plan are inconsistent.