



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: Arlington Heights Police Department – New Building – Preliminary Review
PC #: PC 16-024 – Round 2
Date: February 6, 2017

Sam:

I have reviewed the submitted documents and have no further comments at this time.

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Village of Arlington Heights, IL
Department of Building Services



Fire Safety Division

Date: 2/9/2017

P.C. Number: 16-024 Round 2

Project Name: Police Department

Project Location: 200 E. Sigwalt St.

Planning Department Contact: Sam Hubbard, Planning and Community Development

Cc: Lt. M. Aleckson, A.H.F.D.

General Comments:

1. The new plan shows a storm water detention vault along the northernmost parking aisle. One of the previous comments was to indicate the ability for the Fire Tower Truck to negotiate the turns and to access the area north of the police building. I could not find where this was addressed in the revised comments.
2. Per the response received, the ability for the truck to negotiate a turn from Sigwalt onto the access drive appears that the truck traveling east on Sigwalt and turning north into the access drive will protrude over the curb on the southwest corner of the fire station. I don't know if this will be a problem. Will there be any shrubbery or high curbs in this location that would keep the truck from negotiating the turn without striking an object?
3. The response received stated they will comply with those concerns raised on our first review without specifically addressing them such as the location of the fire sprinkler room being located in the basement of the building. There are specific requirements for access to be provided to this area that were not shown in the original drawings. Will this result in a potential loss of usable space for police personnel in order to accommodate?


NOTE: THIS REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO DETAILED PLAN REVIEW

Date 2-09-17

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: February 14, 2017
Subject: Police Department Plan Commission

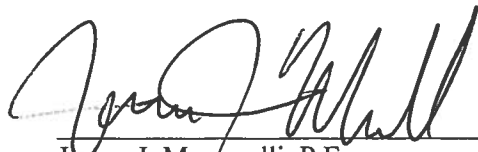
Regarding the AHPD Plan Commission plans, we have the following comments:

1. We are still evaluating the merits of a sub-grade generator and chiller and will provide further commentary on this once the construction team has provided Public Works with additional details.
2. The parking of cars may require triple basins for the sally port and evidence garage.
3. Location of water connection and meter room has not been finalized.
4. Location and size of IT room has not been finalized.
5. How will pit or sub grade area for chiller and generator be protected from leaf and debris buildup that would affect blocking of coils of chiller and generator radiator?
6. Need to provide location for air intake and exhaust for boiler combustion/ignition for both Building and Fire range.
7. Location of Fire Station #1 and Police Station transformers have not been finalized.
8. Location of relocated Fire Station #1 garbage corral has not been finalized.

CC: Scott T. Shirley, Director of Public Works
Jeff Musinski, Utilities Superintendent
Dave Van Ryn, Building Maintenance Foreman

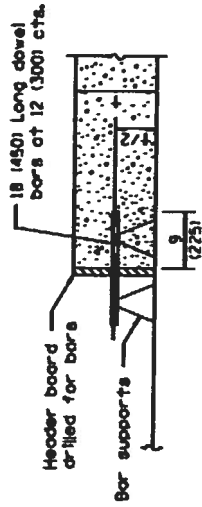
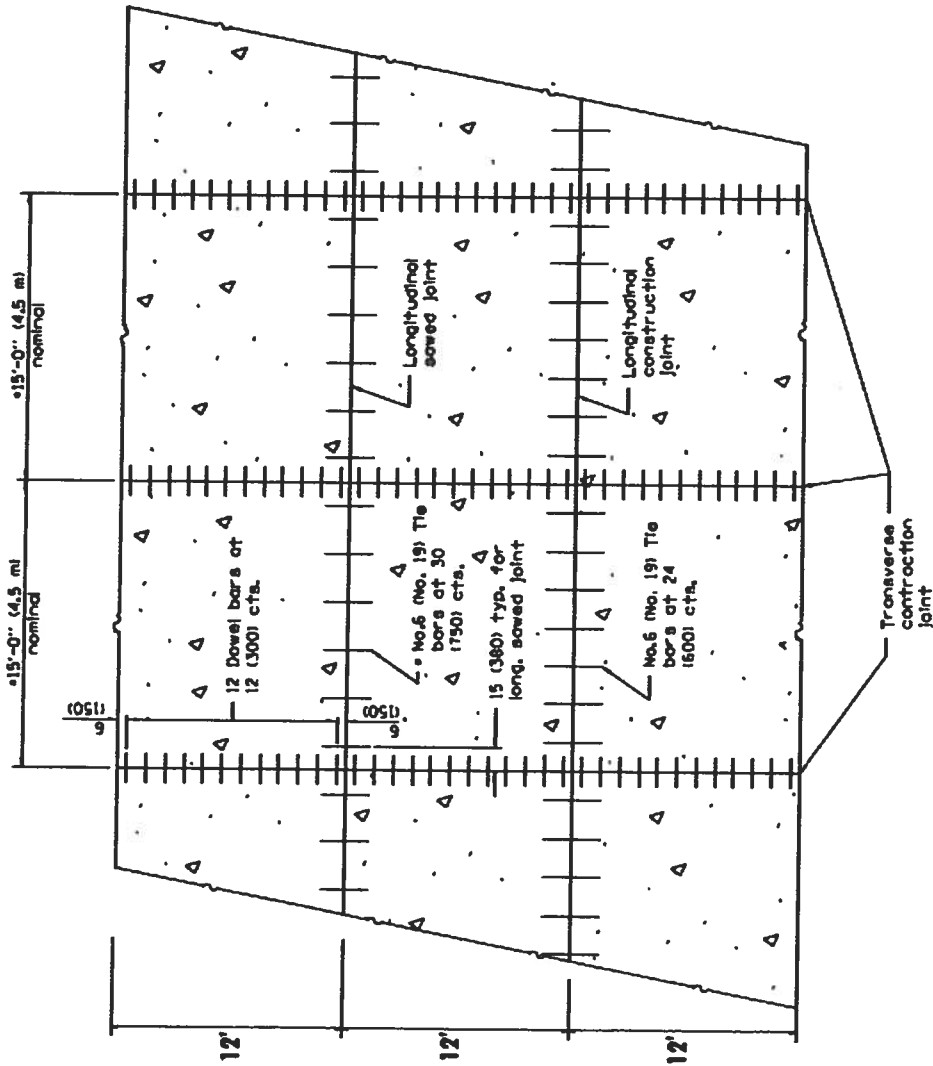
PLAN COMMISSION PC #16-024
Police Station Redevelopment
200 E. Sigwalt St.
PUD Amendment to Ord #78-026
Round 2

48. The responses made by the petitioner to comments #11-15, 17-22, 24-26, 28-35, 37-42, 44, 46 & 47 are acceptable.
49. The response made by the petitioner to comment #16 is noted. The revised Preliminary Stormwater Management Calculations show a required volume of 0.69 ac-ft, which is verified by calculations by the Village. The actual provided volume shall be calculated for the Final Stormwater Management Report and must be based on the dimensions of the actual proposed detention facility. Restrictor diameter of 2.25" is also verified by Village calculations. This restrictor must be trapped. A detail for the outlet control structure shall be included in the final engineering drawings.
50. The response made by the petitioner to comment #23 is noted. The revised Preliminary Stormwater Management Calculations do not address this comment. The overflow elevation of 682.60 shown on Section B-B on Sheet C-102 is higher than the matching pavement elevations for the existing fire station back driveway. Show the finished floor elevation of the fire station to verify that the overflow does not enter the fire station. The 682.60 overflow elevation is for the pavement. The water would have to build up even higher to flow over this elevation. Depending on area elevations, the overflow may actually be directed toward the railroad ROW and along the north side of the fire station. Need to verify. Note: Isn't TR-20 meant to be used for watershed areas, not small developments of a couple acres?
51. The response made by the petitioner to comment #27 is noted. Sheet C-104: The PCC pavement section shall match the recently completed Fire Station 4 concrete driveway pavement section: 10" PCC Concrete, 4" CA-6 Stone Subbase, transverse 1-1/2" dowel bars, longitudinal #6 tie bars. See attached detail.
52. The response made by the petitioner to comment #36 is noted. The response says, "Depressed ADA curb ramps have been added...", but being only for Police personnel, will they need to be ADA compliant with detectable panels? An additional depressed curb ramp should be added at the north end of the new public walkway along the west side of the police building as a convenience for people parking in the northern parking aisle, but it should not need detectable panels, since it is not the designated ADA route.
53. The response made by the petitioner to comment #43 is noted. A revised Traffic Study was not included in this submittal. Comment still stands.
54. The response made by the petitioner to comment #45 is noted. A revised Traffic Study was not included in this submittal. Comment still stands.

 2/8/17
James J. Massarelli, P.E. Date
Director of Engineering

Attachment:
PCC Pavement detail

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TRANSVERSE CONSTRUCTION JOINT

DOWEL BAR DIAMETER: 1 1/2"

GENERAL NOTES

See Standard 420001 for details of joints not shown.

All dimensions are in inches (millimeters) unless otherwise shown.

**ALTERNATE "B" FIRE STATION
PCC PAVEMENT, 10" SPECIAL DETAIL**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-024

Project Name

Police Station

Project Location

200 E. Sigwalt Street

Planning Department Contact Sam Hubbard

General Comments

Round 2

No Comments at this time from the Fire Department.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date Feb. 9, 2017

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

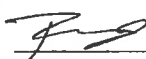
DEPARTMENT PLAN REVIEW SUMMARY

AHPD – 200 E. Sigwalt Ave.
PC#16-024
Round 2

Round 2 Review Comments

02/10/2017

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
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.**
There may not be enough room to navigate the narrow driveway at the rear of the building on the east side. Vehicles exiting the sally port will have to contend with two way traffic. East side driveway could be a one way entrance to reduce chances of accidents. It is recommended that vehicles back into sally port to increase visibility upon exiting.
6. **General comments:**
 - Recommended to remove benches from in front of the police station- the presence of benches may encourage loitering, and is a potential security risk considering the times. Anyone sitting on the west benches can have a view into the training room windows, or a view of the second floor windows from any bench.
 - The benches in the front of the police station should have a divider bar positioned in the middle similar to the benches in downtown Arlington Heights that have the divider bar installed
 - The garbage can immediately outside the police doors poses a potential hazard/threat. Anyone can deposit any object into the can. There are Department of Homeland security compliant trash cans available that have a very high heat resistant, are clear (so law enforcement can see the contents) and/or bomb resistant.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", written over the name Sean Freres.

Date: February 3, 2017

Re: 200 E. Sigwalt- PC# 16-024 Round 2

The Health Department has no comments at this time.

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DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 9, 2017



REVIEW ROUND 2

Project: 200 E. Sigwalt Street
Police Station Redevelopment

Case Number: PC 16-024

General:

7. The response to comment #7 is noted. Written justification for Variations has been received. In sum, the following approvals have been requested.
 - Amendment to PUD Ordinance #78-026 and #05-041 to allow construction of an approximately 70,290 square foot Police Station facility.
 - Variation from Section 11.2-8 of Chapter 28 of the Municipal Code to allow a drive aisle width of 22' in the rear police parking area where code requires a 24' wide drive aisle.
 - Variation from Section 6.15-1.2(b) of Chapter 28 of the Municipal Code to waive the requirement for a landscape island in the rear police parking area where code requires a landscape island within a row of 20 or more parking spaces.
 - Variation from Section 11.4 of Chapter 28 of the Municipal Code to reduce the required parking from 619 parking spaces to 431 parking spaces.
8. The response to comment #8 is acceptable.
9. The response to comment #9 is noted. A code-compliant photometric plan, including all catalog cuts for each fixture, will be required during Final Engineering review.
10. The response to comment #10 is acceptable. The Construction Staging Plan has been received.

Site Plan:

11. The response to comment #11 is noted. However, the dimension has not been added to the plans.
12. The response to comment #12 is noted. All mechanical equipment shall be completely screened and will be verified during Final Engineering.
13. The response to comment #13 is acceptable. The utility area is now consistent on all plans.
14. The response to comment #14 is noted. This area is now shown as consistent on all plans. Final Engineering plans will need to identify what surface this area will be (paving, landscaping, etc.).
15. The response to comment #15 is noted. Final Engineering plans must provide a location for this dumpster enclosure for review and approval by the Village.
16. The response to comment #16 is acceptable. The proposed fence will be identical to the existing fence in this location.

17. The response to comment #17 is noted. The Final Landscape plan shall provide details on the proposed fence to the west of the building.

Building:

18. The response to comment #17 noted. Elevations showing building height have still not yet been provided. The previous comment stands. This information is needed prior to proceeding to the Plan Commission.

Site Circulation:

19. The response to comment #19 is acceptable. The entrances into the parking area are not required to conform to the minimum drive aisle standards and therefore no Variation is needed.

20. The response to comment #20 is acceptable. A drive aisle width Variation has been requested.

21. The response to comment #21 is acceptable. The plans have been revised to show the correct drive aisle configuration for the western entrance to the Municipal Campus.

22. The response to comment #22 is acceptable. The loading space will remain at the current location and size.

23. The response to comment #23 is acceptable. After review, the loading space will not be included in the driveway width calculation of the western entrance, resulting in a total width of approximately 30' at the proposed ROW line. This width conforms to the original Variation of 40'. Furthermore, upon review, the width of the eastern driveway entrance is broken up by the existing landscape island between the eastern driveway and the Fire Station driveway entrance. The resulting Police Station driveway entrance is approximately 35' in width when measured along the proposed ROW line from the back of the western curb to the median of the landscape island. This width conforms to the maximum allowable width of 36'. There is no change proposed to the width of the Fire Station curb cut.

24. The response to comment #24 is acceptable. Do Not enter signage has been added to the plan.

Parking and Traffic:

25. The response to comment #25 is acceptable. The required square footage information has been provided and the required parking has been calculated. A Variation to reduce the parking requirements has been requested.

26. The response to comment #26 is acceptable.

Prepared by:



Village of Arlington Heights Police Station

200 E. Sigwalt Street

PC#16-024

February 10, 2017

- 1) Please note that sheet L202 identifies 3" caliper shade trees and 4" caliper trees are required.