



MORGAN / HARBOUR
CONSTRUCTION

October 31, 2017

Attn: Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Tel: 847-368-5223

Re: 703-723 W. Algonquin Road Project – Planning Commission – PROJECT DESCRIPTION

Mr. Hubbard,

The existing property located at 703-723 W. Algonquin Road has (2) existing buildings that will be demolished to create (1) light distribution building that will be approximately 330,000 sf in total.

We will utilize standard construction practices to construct this new 1-story precast building. The interior structure will consist of structural steel, joist, and metal decking. The interior clear height of the building will be set at 32'-0" in height. The top of precast wall panels will be at 39'-0" in total height. The precast panels will be 12'-0" – 13'-0" wide insulated load bearing panels with a painted finish. The composite wood siding will be at various entryways. The aluminum storefront framing will be clear anodized finish with 1" insulated, low-e, grey tinted glazing. The Make-Up Air Units will be 80/20 units to take advantage of some efficiencies that are common with these types of units. The gas consumption is much less due to the fact that only 20% of the air will be heated during the normal cycle.

The project is intended to be a phased construction project where Phase 1 (North Half) will be the main building starting construction in Spring of 2018 and with a scheduled completion by the end of the year 2018.

The Phase 2 (South Half) will be constructed as an addition to the Phase 1 (North Building) and at a time to be determined at a later date and should take between 8-10 months to construct assuming normal conditions.

The intent for the new structure is to improve this site with a new light distribution facility that will accommodate 1-5 tenants with 308 new parking spaces.

Sincerely,

Joshua Spinks
Senior Project Manager
Morgan / Harbour Construction, L.L.C.