



MORGAN / HARBOUR
CONSTRUCTION

January 18, 2018

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 – Response Letter – (ROLLING MEADOWS)

Mr. Hubbard,

The following is our Response Letter addressing the comments as outlined in the ROLLING MEADOWS Review Letter dated January 17, 2018 regarding the aforementioned project:

ROLLING MEADOWS - COMMUNITY DEVELOPMENT DEPT. From Fred Vogt, dated Jan 17, 2018

1. Noted.
2. No realignment of existing access drives to Meijer Drive are proposed.
3. **Village of Arlington Heights**
4. It's Included.
5. We do not have pre-existing traffic counts. The traffic study uses existing peak hour traffic volumes as a base to project traffic volumes that includes the full buildout of the proposed warehouse development (Phase II), as well as regional growth in traffic unattributed to a particular planned development in the area.
6. Only Phase 2 was studied since this represents the planned maximum buildout of the development, thereby providing a conservative analysis.
7. As a result of IDOT comments, the proposed access drive on Algonquin Road is being modified to prohibit left-turns out. As such, any influence in traffic gaps coming from the PACE facility traffic officers is no longer relevant.
8. The existing traffic counts reflect heavy vehicles utilizing Meijer Drive.
9. **Village of Arlington Heights**
10. **Village of Arlington Heights**



11. Figure 9 (page 20 of the report) shows the development traffic assignment for heavy vehicles, which comes from Table 1 on page 17. The figure shows 25 and 6 heavy vehicles entering the site during the weekday morning and evening peak hours, respectively, as well as 7 and 19 heavy vehicles exiting the development during the respective peak hours.
12. Existing site drains to Northeast and will be maintained by the proposed development with no impact to Rolling Meadows.
- 13. Village of Arlington Heights**
- 14. Village of Arlington Heights**

Please contact me directly if any of these responses are insufficient or if any further clarification is required in order to obtain jurisdictional approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joshua Spinks", is written over a horizontal line.

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



"PROGRESS THRU PARTICIPATION"

Community Development Department

3600 Kirchoff Road • Rolling Meadows, Illinois 60008 • 847-506-6030 • Fax: 847-483-0365 • www.cityrm.org/rmcd

January 17, 2018

Mr. Bill Enright, Deputy Director of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Mr. Enright:

RE: Proposed Redevelopment, 703-723 Algonquin Rd.

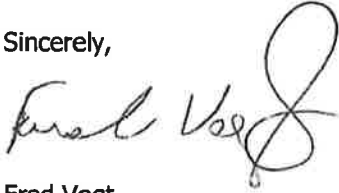
Based upon the receipt of a Traffic Impact Study, prepared by KLOA and dated October 25, 2017, and received by the City of Rolling Meadows January 11, 2018, for a proposed "Arlington Heights Industrial" redevelopment located at 703-723 West Algonquin Road (a.k.a. "Oak Pointe"), the following staff questions and comments are provided.

- 1) The City of Rolling Meadows Engineer is being requested to review the Traffic Impact Study, and received this report yesterday. Additional questions and comments may be forthcoming.
- 2) Verify that no realignment of existing intersections is planned (Weber Road, on the east side of Weber Marking Systems, and the driveway serving Oak Pointe approximately 300 feet south of Algonquin Road).
- 3) Page 8 of the Traffic Impact Study states that Meijer Drive is the jurisdiction of the Village of Arlington Heights. Please clarify what this means, versus maintenance responsibility (as in the 2001 Intergovernmental Agreement).
- 4) Why is the existing Weber Marking Systems traffic never mentioned in the Traffic Impact Study? It is as if that facility is not even there.
- 5) Is there any data available on pre-existing traffic counts, when the Oak Pointe buildings were all occupied? We would like to be able to compare that traffic impact on Meijer Drive (primarily passenger vehicles) as opposed to re-development.
- 6) Why are only "Phase 2" traffic counts provided in the Traffic Impact Study? Where are "Phase 1" traffic counts, or are they included with "Phase 2" data?
- 7) Page 10 of the Traffic Impact Study discusses the PACE facility on Algonquin Road, and references that police officers control afternoon peak hour traffic there, creating "additional gaps". What would be the effect on traffic at the p.m. rush hour in the event that the police traffic control activity were to cease?
- 8) Please confirm, per figure 4 and 5 on pages 11 and 12 in the Traffic Impact Study, that there is currently no heavy truck traffic servicing the existing Oak Pointe property.
- 9) On page 16, the schematic shows a 25% amount of traffic approaching the subject site from the west, presumably utilizing Meijer Drive from Golf Road. This is not desirable. Efforts should be made to eliminate all heavy truck traffic accessing this proposed redevelopment from the west as possible, as such traffic was not anticipated on the section of Meijer Drive in the corporate limits of Rolling Meadows. We have concerns for maintenance and future accelerated repair needs.
- 10) The same schematic, on page 16, shows 100% amount of traffic exiting the site to the north. How will this be controlled and enforced? No reference to signage control (i.e. right-turn only) was seen in the Traffic Impact Study for this driveway.

- 11) Figure 9 on page 20 shows "estimated development-generated traffic volumes of 31 vehicles entering the proposed development site, but only 26 vehicles exiting the site. Please explain.
- 12) Will any changes to stormwater management, detention, and release rates be made? Information should be provided for review (i.e. impacts to Meijer Drive drainage, existing detention plans, etc.).
- 13) The Intergovernmental Development Agreement between the City of Rolling Meadows and the Village of Arlington Heights, dated December 18, 2001, makes reference to the development on the four acres of vacant land as the trigger for conveyance of the maintenance of Meijer Drive (that portion within the corporate limits of the Village of Arlington Heights) from Rolling Meadows to Arlington Heights. The agreement was silent as to any other development or redevelopment in the area as to having an effect on Meijer Drive use and condition. This proposed redevelopment will have an effect on Meijer Drive. The City of Rolling Meadows requests that discussions take place with the Village of Arlington Heights on this matter, as this type of land use change was not previously anticipated and in consideration of 15 years having passed since the construction and opening of Meijer Drive. The City does not believe that it should, upon this proposed redevelopment, any longer be solely responsible for the maintenance of Meijer Drive within the corporate boundaries of the Village of Arlington Heights.
- 14) Discussions should also include the existing pavement condition of Meijer Drive, between Algonquin Road and the Weber Marking Systems driveway. It appears that pavement resurfacing may need to be considered in the next five years. Would it be appropriate to consider having this developer participate in said pavement resurfacing costs, given the proposed impact to Meijer Drive?

We are willing to meet to discuss these comments and questions at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "Fred Vogt", with a stylized, looping flourish at the end.

Fred Vogt
Director of Public Works and Community Development

Cc: B. Krumstok, City Manager
R. Horne, Assistant Director of Public Works and Community Development
G. Rozwadowski, City Engineer