



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 703-723 W Algonquin Rd., PUD Preliminary/Final Plat of Subdivision
PC#: 17-013 – Round 1
Date: November 16, 2017

Sam:

I have reviewed the documents for the project indicated above and have the following comments:

1. Provide the proposed construction type of the new buildings.
2. Provide details of the items to be stored, and the average length of time they will be stored. Based on the type of items and their packaging materials provide the Use Group of the warehouse (S-1 or S-2).
3. Provide a height and area calculation based on the construction type and Use.
4. Where the electrical room contains equipment rated 1,200 amps or more, there shall be two exits on opposite corners of the room. The doors and door hinges shall have a fire-rating equal to the rating of the electrical room. Doors shall swing out and have panic hardware. The electrical room shall have the same rating as the building.
5. Permanent roof access is required.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division



Date: 11/2/2017

P.C. Number: 17-013

Project Name: Hamilton Partners PUD and Subdivision

Project Location: 703-723 W. Algonquin Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. A complete NFPA-13 compliant fire suppression system is required.
2. Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
3. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
4. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
5. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
6. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
7. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
8. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
9. Fire protection equipment and service rooms shall be identified in an approved manner.
10. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

11. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
12. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
13. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements.
14. Exit signs shall be illuminated at all times and have emergency power backup.
15. Indicate the maneuvering capability of the Fire Department Tower Truck to confirm that the truck can negotiate the turns on pavement avoiding any dead-ends and identify any overhead wires that may be within the airspace of the truck set-up.
16. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
17. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
18. At least one of the required access routes meeting shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
19. Buildings shall have approved address numbers.
20. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
21. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.
22. Signs shall be posted on both sides of an approach of any fire lane stating NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.

23. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
24. Tenant build-outs may result in additional requirements being met such as control rooms, storage of hazardous materials, etc.
25. Construction shall comply with all adopted codes.

Date November 2, 2017

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: November 10, 2017
Subject: 703-723 W Algonquin Rd, PC #17-013 Round 1



Regarding the proposed utility installation, PW has the following comments:

1. Verify the condition of the sidewalk fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
2. The proposed 12" x 10" connection #8 must be a pressure connection.
3. The hydrant relocation #14 must be coordinated with VAHPW 847-368-5800, 48 hours prior to relocation.
4. All utilities that are not going to be reused must be properly abandoned at the respective main lines prior to installation of new utilities.
5. What is the potable water source for the proposed building at Phase 2?
6. There must be proper separation between the water service and the existing sewer line. Refer to the standard specifications of water and sewer installation for the State of Illinois 6th edition or newer.
7. 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.
8. Water meter and RPZ's will be specified once architectural plans have been submitted.
9. A fence will be required around the detention facilities to protect public from a 4.2' fall.
10. Verify condition of manhole #15 prior to coring new 8" line.

CC: Scott T. Shirley, Director of Public Works

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-013
 Petitioner: Morgan Harbour Construction, L.L.C.
 Owner: Arlington Heights 1, LLC
 Contact Person: Joshua Spinks
 Address: 7510 S. Madison St. Willowbrook, IL 60527
 Phone #: 630-601-8096
 Fax #: 630-734-8099
 E-Mail: jspinks@morganharbour.com

P.I.N.# 08-16-102 } 008-0000
 Location: 703-723-W. Algonquin Rd
 Rezoning: NO Current: m-2 Proposed: m-2
 Subdivision: Consolidation
 # of Lots: 2 Current: 2 Proposed: 1
 PUD: YES For: Distribution
 Special Use: — For: —
 Land Use Variation: NO For: —
 Land Use: — Current: Multi-tenant
 Proposed: off. / industrial
 Site Gross Area: 15.41 Acres
 # of Units Total: —
 1BR: — 2BR: — 3BR: — 4BR: —

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

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OCT 31 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water			<u>X</u>
Sanitary Sewer			<u>X</u>
Storm Sewer			<u>X</u>
b. Surface Improvement			
Pavement			<u>X</u>
Curb & Gutter			<u>X</u>
Sidewalks			<u>X</u>
Street Lighting			<u>X</u>
c. Easements			
Utility & Drainage	<u>X</u>		
Access	<u>X</u>		
2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC	<u>X</u>	b. IDOT	<u>X</u>
c. ARMY CORP		d. IEPA	
e. CCHD			

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NOV 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?
4. SITE PLAN ACCEPTABLE?
5. PRELIMINARY PLAT ACCEPTABLE?
6. TRAFFIC STUDY ACCEPTABLE?
7. STORM WATER DETENTION REQUIRED?
8. CONTRIBUTION ORDINANCE EXISTING?
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...
10. WETLAND EXISTING?

YES	NO	COMMENTS
	<u>X</u>	
	<u>X</u>	<u>SEE COMMENTS</u>
	<u>X</u>	
	<u>X</u>	
<u>X</u>		
<u>X</u>		<u>#66-111 PAID IN FULL IN 1978</u>
	<u>X</u>	
	<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RWG ENGINEERING, LLC.
 DATE OF PLANS: 10-17-17

James J. Mull 11/16/17
 Director Date

PLAN COMMISSION PC #17-013
Hamilton Partners – Arlington Heights Subdivision
703-723 W. Algonquin Road
PUD, Prelim/Final Plat of Subdivision
Round 1

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. Since a subdivision is being proposed the plans must meet all subdivision requirements. 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 Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. The basins require a 1-foot freeboard with an overflow weir at the 6" line. An Onsite Utility Maintenance Agreement must be executed prior to final engineering

approval. See attachment. Contact the Engineering Department for an editable Word version of the document.

16. The stormwater report outlines the proposed detention facilities and satisfactorily addressed the Village's stormwater detention volume requirements: Phase 1 North provides 2.681 ac-ft., Phase 2 South provides 3.208 ac-ft. The total of 5.889 ac-ft exceeds the required 5.76 ac-ft by 0.129 ac-ft.
17. The plan shows proposed surface detention at the truck docks. It is our understanding that the drains from the dock area must go through an oil separator or triple basin. There are concerns about whether or not the oil separator or triple basin would function properly if, say, the stormwater flow happened to reverse through the basin. Check with the MWRD to see if they will allow this setup. The depth of water is not as concerning, given the height and length of semi-trucks.
18. The detail showing the restrictor catch basin for Phase 1 North does not show the existing 4" pipe as described in the stormwater report. Please revise.
19. The Fire Truck Maneuvering Exhibit does not utilize the Village's fire vehicle specifications. Show 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. The exhibit must show the vehicle driving down the aisle closest to the building along the north side of the building.
20. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Proposed heavy duty pavement cross section can be used if it can be demonstrated that the structural number of the proposed pavement section meets or exceeds the structural number of the Village's required pavement section.
21. Public sidewalk, 8" thick, to be established across the existing Meijer Drive driveway. Sidewalk takes precedence through the driveway, with curb stopping on either side of the sidewalk. Detectable warning panels are required for sidewalks at stop controlled driveways.
22. ADA requires a full 18' parking stall depth. Cannot specify 16.5' stall depth for handicap spaces.
23. The plans show offsite pavement improvements. Written permission, whether in the form of an existing easement that allows pavement construction or a letter from the property owner must be provided before this work can be allowed.

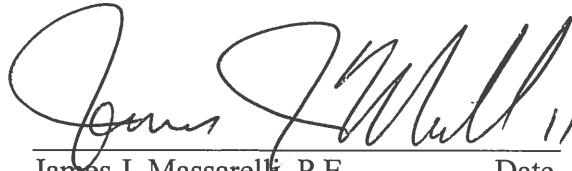
Traffic:

24. How is the proposed operation of this facility structured, on a 7:00 a.m. – 5:00 p.m. work day or will the building be operated in shifts around the clock?
25. The existing Meijer Drive pavement geometry at the intersection of Rt 62 provides a dual left turn bay and single through/right turn bay. What is the current occupancy of these lanes, and during the peak hour, are there loaded cycles where these lanes do not clear? Also with the introduction of tractor-trailer combination trucks in the traffic stream, this will displace passenger cars, possibly aggravating this condition. Please provide a capacity analysis to verify adequate storage length for the south leg of this intersection under the proposed condition.
26. The existing raised barrier median in the center of Meijer Drive must be extended to the end of the striped dual left turn bay markings. This will extend south of the right turn in/out passenger car driveway into the north parking lot of the site.
27. Please provide all proposed lighting photometric site illumination plans, along with catalog cuts for all parking lot pole fixtures, as well as any exterior lights proposed to be mounted to the exterior of the building.
28. Please clarify the orientation of the directions identified in the Capacity analyses tables 2-6 that better defines mainline, and cross traffic legs of the intersection.
29. How is the proposed recommendation to increase traffic signal cycle length along Route 62 being implemented? Have discussions with I.D.O.T. taken place, is there correspondence that the State has approved this request? Please provide documentation.
30. There is no discussion of the parking analysis for this site. Code required parking verses supplied parking should be identified. With the 308 stalls being provided, the projected arrival and departure of employees would seem to suggest much higher peak hour volumes. Is the site over capacity in the number of parking stalls being provided?

Final Plat of Subdivision:

31. Many of the easements shown on the ALTA surveys along Outlot A and Meijer Drive, continuing from the south, are not shown on the Final Plat.
32. There are public utilities (water mains, sanitary sewer) that do not appear to be located within public utility easements. Do any of the Ingress/Egress easements contain language to also allow public utilities? For clarity, please prepare a detail to larger scale of the easements and property lines in the vicinity of Outlot A and the access road off Meijer Drive.
33. Attached is the Final Plat of Subdivision Checklist. Please follow each item and modify the plat as necessary.

34. What are the Parcel designations for? It is unclear whether they are existing or proposed. Parcel 1 "A" is bold indicating proposed, but Parcel 1 "B" and Parcel 2 are not bold, indicating existing. Where is the demarcation line between the parcels?
35. Parcel 1 "A" is shown on the Sidwell Atlas as PIN 08-16-102-030-0000, which is not included in the list of PIN numbers shown on the Plat. Is this piece of property included in the proposed ownership/development?


James J. Massarelli, P.E. Date 11/16/17
Director of Engineering

Attachments:

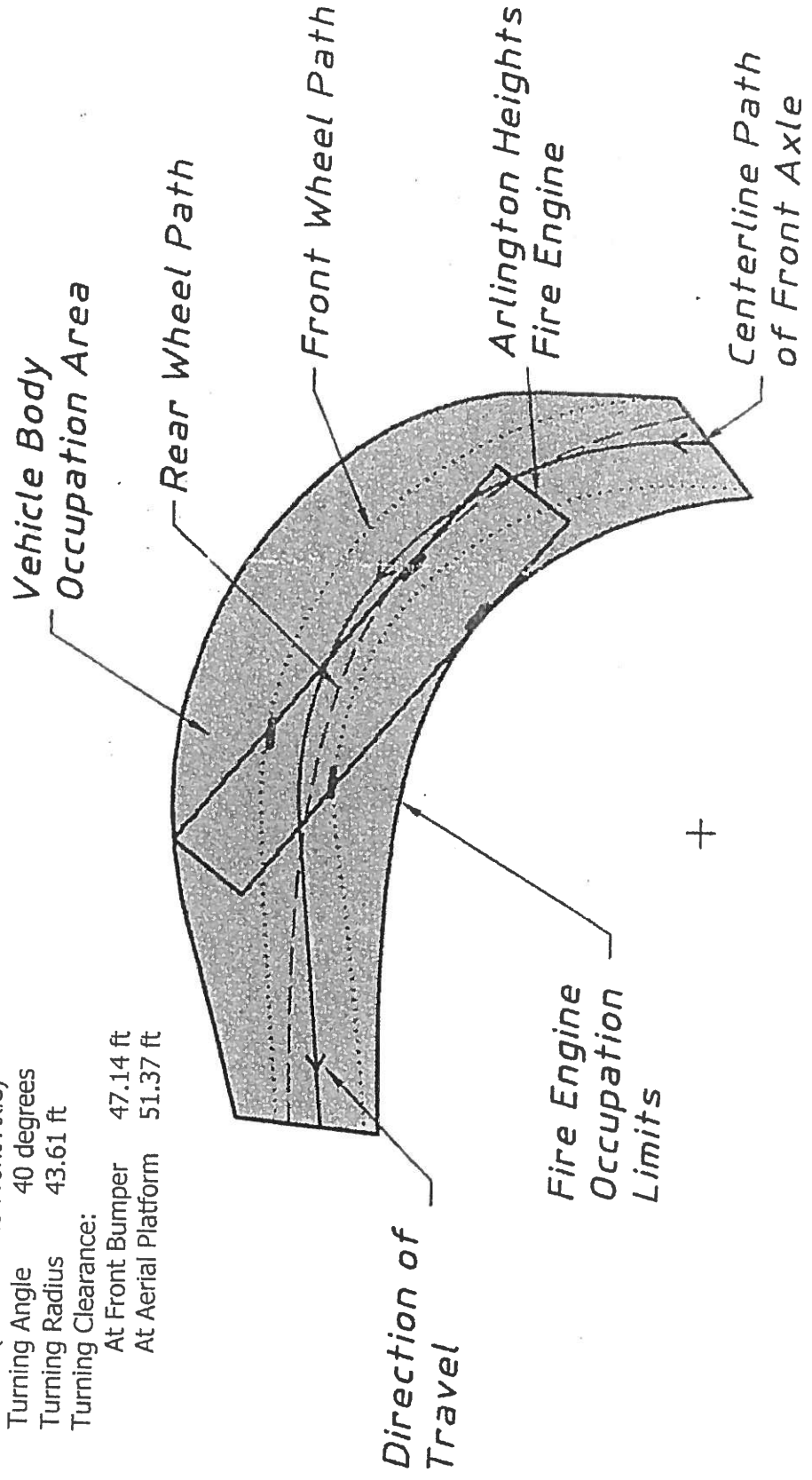
- Fire Apparatus Tower 131 Specifications (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Onsite Utility Maintenance Agreement (4 pages)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft



Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector _____

APPROVED by the Director of Engineering _____

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature
Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

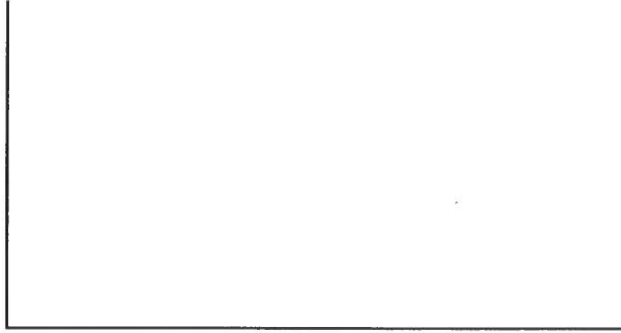
630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670



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/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or 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/or 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/or 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

Title: _____

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-013

Project Name Hamilton Partners PUD and Subdivision

Project Location 703-723 W. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of the building more than 30 feet in height.
- 2) Building is to be sprinkled per code.
- 3) The Fire Department Connection shall be located at the main front entrance of the building and be fully visible. It shall be located within a maximum travel distance of 100 feet to the nearest fire hydrant.
- 4) A Knox Box (key safe) shall be located at the main front entrance.
- 6) A fire alarm zoning indicator panel and associated controls or fire alarm control panel (full functioning auxiliary panel) shall be located within the closest proximity to the front main entrance of the building.

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

Date November 14, 2017 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

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NOV 15 2017

ARLINGTON HEIGHTS POLICE DEPARTMENT

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

703-723 W. Algonquin Rd.
PC#17-013

Round 1 Review Comments

11/13/2017

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

3. Lighting should be up to Village of Arlington Heights code. Special attention should be given to illuminating parking lot areas, and any secluded areas on the property. These areas should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, drug use and other criminal activity.

4. Present traffic problems?

There are no traffic problems at this location.

5. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

6. Traffic problems that may be created by the development.

There should be traffic control signage in the parking lot and right turn only designed exit lanes to discourage left turns onto Algonquin Road.

7. 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 and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.
- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.
- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.
- Install cameras (with recording capabilities) on the exterior and interior of building, to include a monitor at the reception/ or office area so employees have ability to monitor interior and exterior.

#272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
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: policemail@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

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.

Print Form (To Mail)

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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.

Petitioner: Morgan Harbour Construction, LLCOwner: Arlington Heights I, LLCContact Person: Joshua SpinksAddress: 7518 W. Madison St.
Willowbrook, IL 60527Phone #: 630-601-8096Fax #: 630-734-8099E-Mail: j.spinks@morganharbour.com

P.I.N.#

08-16-102Location: 703-723 W. Algonquin Rd.Rezoning: NO Current: M-2 Proposed: M-2Subdivision: Consolidation# of Lots: 2 Current: 2 Proposed: 1PUD: YES For: DistributionSpecial Use: — For: —Land Use Variation: NO For: —Land Use: — Current: Multi-tenantProposed: off/industrialSite Gross Area: 15.41 Acres# of Units Total: —

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

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

1. GENERAL COMMENTS:No comments

RECEIVED

OCT 31 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT[Signature] 11-15-17
Environmental Health Officer Date[Signature] 11/15/17
Director Date

Planning & Community Development Dept. Review

November 14, 2017



REVIEW ROUND 1

Project: 703-723 W. Algonquin Rd

Case Number: PC 17-013

General:

7. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
8. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
9. Section 5.1-17.2(d) of the Zoning Code restricts the storage of flammable and explosive materials. Please confirm that all materials stored within the warehouse portions of the building will comply with the regulations of Section 5.1-17.2(d).
10. Please provide a photometric plan and catalog cut sheet for all parking lot and wall mounted light fixtures.
11. Please provide an estimated number of employees that will be working out of the building in both Phase I and Phase II. Additionally, please provide the expected hours of operation of the facility.
12. Section 9.8(i) of the Zoning Code requires that all PUD's include a construction schedule and phasing plan. Please provide the required construction schedule, which includes information on the approximate date of construction start, the number of construction phases and the starting and completion date for each phase, as well as a construction staging plan. The construction phasing plan shall include the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on anticipated lane closures, including info on where the closures will take place and the timeframe for each closure.
13. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.
14. Please provide details on all proposed retaining walls, including information on maximum wall height and wall materials.

Easements

15. The southern parking row and detention area encroach on the 30' Water & Sewer easement as established in Document 20922014 & 24731232. Please clarify if the provisions of this easement allow for this encroachment.
16. The southwestern most parking spaces encroach into the 22' wide Access Easement as established in Document 24738091 & 0608244082. Please clarify if the provisions of this easement allow for parking spaces to be located within the easement area.
17. A 25' wide Access Easement exists on the northeast portion of the property. To whose benefit is this easement? If the easement is for the benefit of the 715-723 W. Algonquin property, it should be vacated as part of this subdivision as both properties will be consolidated and under unified ownership.
18. Development within Phase I proposes the expansion of the driveway/paved area into "Outlot A", which outlot is not owned by the petitioner. Please confirm that the provisions of Document 0030435526 allow for the use of this area for ingress/egress. Of note, Document 0030435526 appears to be a Stormwater and Drainage Detention Easement.
19. Please clarify if detention basin "N-1" serves only the subject property or whether it serves as a detention area for other properties. It is noted that this detention area falls outside of "Outlot A" and overlaps onto the privately owned subject property with no easement. If the detention area serves properties outside of the subject property, an easement for the benefit of those properties shall be required as part of this development.
20. The various access easements should be cleaned up as part of this subdivision. Please propose a solution to consolidate the five access easements on the western side of the property, which may include the modification of certain access easements that are no longer needed (such as the easement established via Document 24176553, which appears to traverse over one of the detention basins).

Site Plan

21. Please revise the architectural "Conceptual Site Plan" so that it is printed to-scale.
22. Please revise the architectural "Conceptual Site Plan" so that the table titled "Development Standards" includes another column outlining the proposed values for each of the code requirements (F.A.R., setbacks, and Off-Street parking) as based on the proposed development.
23. Please correct the following inconsistencies between the architectural site plan and the engineering site plans:
 - a. The architectural site plan shows the setback of the rear parking area as 30' and the engineering site plan shows this setback area as 15.45'.
 - b. There are retaining walls shown in basin "N-2" on the architectural site plan, which are not shown on the engineering plans.
24. Please include a measurement on the engineering Phase I and Phase II plans (sheets 7 and 8) that show the proposed setback of the building, at its closes point, to the north, south, east, and west property lines.
25. 17' deep stalls are allowed where a 1.5' overhang area is provided. However, when this overhang area encroaches on a servicewalk, the overhang is not allowed. Please revise the 17' deep parking stalls that include an overhang area encroaching on a servicewalk by either pushing back the servicewalk or providing the full depth for the parking stall.
26. Other than the transformer proposed on the west side of the building and the rooftop mechanical units, are any above ground utility or mechanical units proposed on the site (HVAC equipment, generators, utility pedestals, transformers, etc.).

27. Are any exterior dumpsters proposed, or will all dumpsters/refuse equipment be stored indoors?

Plat of Subdivision:

28. Is PIN 08-16-102-030 part of the subject property? Cook County records show this PIN is owned by Hamilton Partners. If this PIN is part of the subject property, please add it to the PIN list on the Plat of Subdivision.

29. Please extend the side yard setback lines to "Parcel 2" as delineated on the Plat of Subdivision.

30. Please clarify why the three parcels "1A, 1B, and 2" are delineated on the plat. They do not appear to be necessary on the Plat and should be removed if unnecessary as they may be construed as separate lots in the proposed subdivision. Alternatively, language can be added to the title to indicate that the Plat of Subdivision is to consolidate parcels 1A, 1B, and 2.

31. Please remove all references to the Village of Palatine.

32. Are any Covenants or Bylaws proposed in conjunction with the subdivision?

Landscaping:

33. There are two parking lot landscape islands proposed as concrete. These islands appear to contain a tree as required by code. Please clarify how a tree will be planted in the concrete landscape island.

Parking and Traffic:

34. The parking requirements are shown below. Please confirm that all data is accurate.

PHASE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF VEHICLES	SQUARE FEET	PARKING RATIO	PARKING REQUIRED
Phase I	Office	N/A	N/A	5,460	1 space per classroom plus two space per employee	18.2
	Warehouses and Storage	Unknown	45	N/A	1 space per vehicle plus 1 space per every two employees	45
Phase II	Office	N/A	N/A	5,460	1 space per classroom plus two space per employee	18.2
	Warehouses and Storage	Unknown	61	N/A	1 space per vehicle plus 1 space per every two employees	61
Total Parking Required						142
Total Parking Provided						308
Parking Surplus /(Deficit)						166

Note: Phase I provides 154 parking spaces, but may be reduced to 153 based on the need to add 1 handicap accessible stall.

35. The parking requirement for warehouse/distribution uses is calculated based, in part, on the number of employees during peak shift. While it is understood that no tenants have been signed, please provide an estimated number of employees for both Phase I and Phase II. Additionally, please acknowledge that, pending the actual number of employees, a non-compliant parking situation may be created that the property owner would need to resolve.

36. Please acknowledge that the office areas generate their own parking requirement per the Zoning Code "Collective Provision", and a non-compliant parking situation may be created that the property owner would need to resolve should the actual size of the office spaces be larger than proposed.
37. Phase I must be self sufficient relative to handicap parking requirements. A parking lot with 150 parking stalls is required to provide 5 handicap accessible stalls. Please add an additional handicap accessible stall to Phase I. As the combination of Phase I and Phase II requires a total of 8 handicap accessible stalls, one handicap accessible stall can therefore be removed from Phase II.
38. Section 11.8 of the Zoning Code requires the provision of bicycle parking spaces in new development. The number of bicycle parking spaces is based on the overall number of employees within a warehouse/storage facility. Bicycle parking spaces are required at a rate of one space per every 40 employees, with a minimum of two bicycle parking spaces required. Please provide an estimated number of employees for both Phase I and Phase II and add the corresponding number of bicycle parking spaces to each phase.
39. The traffic study recommended the northern passenger vehicle access drive at Meijer Drive adjacent to detention basin N-2 be R-in and R-out only with a stop sign. The addition of a stop sign at this location will be required. Additionally, is the current configuration of the R-in/R-out suitable to control these movements, or does the porkchop curb need to be raised and/or the median on Meijer Drive extended south to prevent outbound left turn movements and inbound right turn movements?
40. A stop sign will be required for egress at the intersection of the full access drive and Algonquin Road.
41. Has IDOT been approached relative to their initial perspective on adjusting the signal timing at Meijer Drive and Algonquin Road? Please provide any correspondence with IDOT relative to this proposed change.
42. There appear to be errors in Table 2 relative to the overall LOS grade for each leg of the weekday AM future conditions for NB and SB movements. The level of delay is shown as increasing in the future conditions, however, the overall LOS grade for each leg is shown as improving despite the increase in delay time relative to the existing condition. Please correct this table or clarify why the LOS has improved given an increased delay.
43. In order to avoid an unsignalized left turn across Algonquin Road into the full access drive from westbound Algonquin Road, passenger vehicles may opt for the signalized intersection at Meijer Drive. As the northerly access drive is restricted to R-in movements only, these passenger vehicles may traverse thru the truck access drive to reach the southern, eastern and northern passenger parking areas. Did the traffic analysis consider this possibility? Would these movements be safe given the potential truck movements adjacent to the loading areas and truck access drive?

Prepared by:



Hamilton Partners PUD Subdivision
702-723 W. Algonquin Road
PC 17-013
November 15, 2017

Tree Preservation

- 1) There are five Bur Oak trees ranging in size from 24-42 inch caliper in the east corner of the site that are identified for removal. The Oak trees are in good condition.

Landscape Issues

- 2) The ends of all parking rows and every twenty spaces must include a landscape island which contains a 4" caliper shade tree. (Chapter 28, section 6.15-1.2b). Increase the size of the proposed trees from 2.5 inch to 4 inch caliper. In addition, provide trees in the island along the front elevation where the tree is absent.
- 3) 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. Extend the proposed screen to the west in order to screen the northwest corner of the parking lot.
- 4) Per Chapter 28, landscaping must be provided at the perimeter of the detention basin. In addition to the proposed trees, include a mix of shrubs and perennials.
- 5) Provide foundation plantings adjacent to the proposed building. The proposed plantings are minimal and should consist of a mix of understory trees, shrubs and perennials. The plantings for the phase one building must be continuous at the base of the building along the front and side elevations.
- 6) Any utility meters or mechanical units must be screened with landscaping or another appropriate method of screening. Identify the location of any trash enclosures. The enclosure must be fully screened with a fence/wall and landscaping.
- 7) A landscape compliance bond in the amount of 30% of the landscaping costs will be required and a tree fee of \$200 is required for each tree identified for preservation. In addition, a \$4 tree fee is required for each lineal foot of frontage.