



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

**Interoffice Memorandum**

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**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 2  
**Date:** January 2, 2018  
**Sam:**

I have reviewed the revised documents for the project indicated above and have no additional comments.

**RECEIVED**

**JAN - 3 2018**

**PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT**



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

Fire Safety Division



Date: 12/19/2017

P.C. Number: 17-013 Round 2

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. The site plan provided does not clearly show certain items because of the black and white rendition. A clear site plan showing the following is requested to be submitted for additional review:
  - The location of the FDC
  - Fire Department apparatus proposed access to the FDC
  - Location of the fire hydrant closest to the FDC and the distance.
  - Proposed width of the fire department apparatus travel lanes.
2. Placement of the electric (transformer) equipment on the proposed plan in front of the access door to the fire sprinkler/pump room is not acceptable: hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be *approved* by the fire chief.

A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or *approved* by the fire chief.

3. Indicate is emergency power systems for continuous operation of emergency systems will be provided and how it will be fueled


Date December 19, 2017

Reviewed By: \_\_\_\_\_

  
Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: December 28, 2017  
Subject: 703-723 W Algonquin Rd, PC #17-013 Round 2



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

1. The proposed hydrant addition on the north east corner of the property must originate from a pressure connection that is encompassed within a vault with a minimum diameter of 60".
2. Edit Note #11 on the demolition plans to specify "all utilities that are not going to be reused must be properly abandoned at the respective main lines prior to installation of new utilities". The revised note is not specific enough.
3. Remove the brand "Traverse City Hydrant" from the hydrant detail.
4. Ensure that all dumpsters and material piles during construction do not drain into ditches or detention basins.
5. Provide a maintenance plan for all existing and proposed detention systems.
6. Water meter and RPZ's will be specified once architectural plans have been submitted.

CC: Scott T. Shirley, Director of Public Works

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #17-013**  
**Hamilton Partners – Arlington Heights Subdivision**  
**703-723 W. Algonquin Road**  
**PUD, Prelim/Final Plat of Subdivision**  
**Round 2**

36. The response by the petitioner to comments #11-14, 16, 17, 20, 27-32 & 35 are acceptable.
37. The response provided by the petitioner to Comment #15 is acceptable. The OUMA must be provided by the petitioner and reviewed by the Village. The petitioner must then provide a signed original for the Village to execute and record. This signed original must be provided to the Engineering Department before any building permit will be approved.
38. The response provided by the petitioner to Comment #18 is acceptable. Per Village requirements, please add a trap for the upper restrictor, since it is less than 4" in diameter.
39. The response provided by the petitioner to Comment #19 is noted. Also provide an exhibit showing the vehicle entering in the Meijer Drive driveway and turning to the front entrance of the building, basically the reverse of what was provided.
40. The response provided by the petitioner to Comment #21 is not acceptable. The comment stands as a requirement for approval. To reiterate: 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.
41. The response provided by the petitioner to Comment #22 is noted. We are following up internally about these requirements.
42. The response provided by the petitioner to Comment #23 is not acceptable. None of the required documents have been provided. To reiterate: 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:**

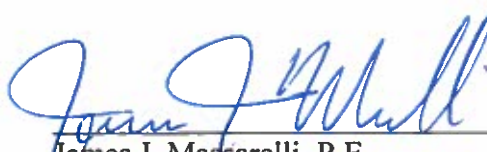
43. The response provided by the petitioner to Comment #24 is noted. Provide hours of operation once a tenant is selected.
44. The response provided by the petitioner to Comment #25 is not acceptable. Under full operation, is truck traffic going to result in lane storage being exceeded? Will the queue result in NB traffic stacking past the private Weber Drive driveway? What is the required storage length for the turn lanes? Provide updated capacity analysis.

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**DEVELOPMENT DEPARTMENT**

45. The response provided by the petitioner to Comment #26 is not acceptable. The turning movement exhibits do not show any emergency vehicles entering the RIRO driveway from southbound Meijer Drive. To reiterate: 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.
46. Show the existing/proposed pavement striping on Meijer Drive on Sheet 7: Geometric and Paving. Include dimensioning for storage lengths, taper lengths, etc.

Final Plat of Subdivision:

47. The response provided by the petitioner to Comment #33 is noted. The following items from the Final Plat of Subdivision Checklist have not been satisfactorily addressed:
  - h. Include signature blocks for Comcast and WOW cable.
  - m. Include any building setback lines.
  - n. Include the Deed of Dedication as provided.
  - o. Include the Village certificate as provided. Eliminate duplicate certificates.
  - t. Add a block stating "Send Tax Bill To:".
48. The response provided by the petitioner to Comment #34 is acceptable. One of the leader lines for Parcel 1 "B" overlaps Parcel 1 "A". Please fix.

  
James J. Massarelli, P.E.      1/2/18  
Director of Engineering      Date



## Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-013

Project Name

Hamilton Partners PUD & Subdivision

Project Location

703-723 W. Algonquin Road

Planning Department Contact Sam Hubbard

### General Comments

Round 2

- 1) Please provide an auto turn diagram using the specs that engineering provides for Tower 131.
- 2) The Fire Department Connection (FDC) shall be located at the main front entrance and be fully visible. A fire hydrant is to be located within 100' of the FDC.
- 3) A fully operational annunciator panel or alarm panel is to be located at the main front entrance.
- 4) A Knox Box is to be located at the main front entrance. In addition a Knox Box is to be located at each tenant entrance.

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

Date Dec. 28, 2017

Reviewed By: \_\_\_\_\_

LT. Mark Aleckson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

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

#### Round 2 Review Comments

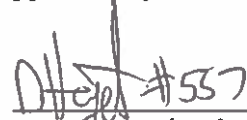
**12/19/2017**

1. **Character of use:**  
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**  
Nothing further.
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.**  
There should be traffic control signage in the parking lot and right turn only designed exit lanes to discourage left turns onto Algonquin Road.
6. **General comments:**  
Nothing further.

 #272

\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #557  
\_\_\_\_\_  
Supervisor's Signature

# Planning & Community Development Dept. Review

January 2, 2018



## REVIEW ROUND 2

Project: 703-723 W. Algonquin Rd

Case Number: PC 17-013

44. The response to comments #9 - #11, #13 - #14, #16, #19, #21, #23 - #28, #31, #32, #36, #37, and #43 are acceptable.
45. The responses to #7 and #8 are noted. If the signed mylar and payment of all engineering fees and deposits cannot be provided one week prior to the scheduled Plan Commission meeting, an electronic and paper copy of the Plat document must be provided, which shall be revised to read "Preliminary Plat".
46. The response to #12 is noted. Please revise the construction staging plan to include information on construction entrances and construction fence locations.
47. The response to comment #15 is noted. Please provide a copy of documents #20922014, #24731232, #19977407, & #20097967 to verify that the provisions of the water and sewer easements allow the proposed parking lot and detention area encroachments. If the documentation provided does not clearly illustrate how these encroachments are permitted, a letter granting permission for these encroachments shall be required by the parties which hold rights to these easements.
48. The response to comment #17 is noted. Please provide document #24176554 and #0608244082 to verify that this easement has been abrogated. If the easement has already been abrogated, then why is it shown on the plat and Alta survey? If only the rights to the easement, but not the actual easement, have been abrogated, then the easement shall formally be vacated as part of this development, which would likely required all parties with rights to that easement to sign off on the Plat to authorize its vacation.
49. The response to comment #18 is noted. Since the existing easement provisions do not allow for the construction of pavement and vehicular travel within that easement, permission from the property owner to allow for the proposed improvements shall be required. Please provide this written permission.
50. The response to comment #20 is noted. Prior to appearing before the Plan Commission, the petitioner shall propose a solution to address the multitude access easements along the western edge of the property and immediately abutting the property to the west.
51. The response to comment #22 is not acceptable. The required table has not been added to the plan. Please add the following tables to the conceptual site plan and fill in the corresponding information.

### Phase I

	M-2 District Code Required	Proposed
<b>Setbacks</b>		
North (front)		
South (rear)		
East (side)		



West (side)		
South (rear - parking areas)		
F.A.R.		
Building Lot Coverage	None	
Impervious Surface Coverage	None	
Building Height	None	
Off-street Parking Spaces		

#### Phase I and II

	M-2 District Code Required	Proposed
Lot Size		
Lot Width		
Setbacks		
North (front)		
South (rear)		
East (side)		
West (side)		
South (rear - parking areas)		
F.A.R.		
Building Lot Coverage	None	
Impervious Surface Coverage	None	
Building Height	None	
Off-street Parking Spaces		

52. The response to comment #29 is not acceptable. Section 29-201(b)12 of the Subdivision Code requires the setback lines be shown on all Plats of Subdivision. Please add setback lines showing the required front, side, and rear yard setbacks.
53. The response to comment #30 is not acceptable. There is no reason why the three parcels are shown on the Plat. The purpose of the Plat is to consolidate the entire property into one recorded lot. Therefore, showing these parcels obscures the Plat. Please remove these parcels from the Plat.
54. The response to comment #33 is not acceptable. Section 6.15-1.2(b) of the Zoning Code requires that all parking rows terminate with a landscape island that includes a shade tree. Please incorporate a shade tree into all parking lot islands.
55. The response to comment #34 is noted. The adjusted parking requirement is shown below.

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 300 sq. ft.	18.2
	Warehouses and Storage	65	26	N/A	1 space per vehicle plus 1 space per every two employees	58.5

<b>Phase II</b>	Office	N/A	N/A	5,460	1 space per 300 sq. ft	18.2
	Warehouses and Storage	65	42	N/A	1 space per vehicle plus 1 space per every two employees	74.5
Total Parking Required						169
Total Parking Provided						308
Parking Surplus/(Deficit)						139

56. The response to comment #35 is noted. Village review and approval would be required for any additional parking area proposed on the site.
57. The response to #38 is noted. The office portion of the development requires 2 bicycle parking spaces, the warehouse portion requires 5 bicycle parking spaces, for a total of 5 bicycle parking spaces. Please confirm that the proposed bicycle parking area on the plans has sufficient room for 5 bicycle parking spaces and please adjust the note on the plan to specify that the bicycle parking area will contain at least 5 bicycle parking spaces.
58. The response to comment #39 is noted. Please note that the Engineering Dept. is requiring a southern extension of the median curb within Meijer Dr.
59. The response to comment #41 is not acceptable. Prior to scheduling a meeting with the Plan Commission, staff must have record of correspondence with IDOT relative to their preliminary review of the timing change.
60. The response to comment #42 is noted. However, no revised traffic study/table was provided.
61. The proposed bike rack location is not shown on the civil plans or the landscape plans. Please revise those plans to incorporate the proposed bike rack.
62. The response to comment #9 from the Public Works Department indicates that there will be a fence around the retaining ponds, with a note that the fence is shown on the landscape plan. However, there is no fence shown on the landscape plan. Please show the location of the proposed fence on all applicable plans and provide a detail for said fence, including height, style, and materials.
63. Please revise plans to address the Design Commission motion from November 28, 2017 as follows: A requirement to provide a minimum of eight feet of space between the northeast corner of the building and the driveway curb to allow for more landscaping at the corner of the building. A requirement to provide additional foundation plantings adjacent to the building, especially along the north and south walls adjacent to the roadways. The plantings should include layering of understory trees, shrubs, and perennials.

Prepared by:

  
1.2.18

Hamilton Partners PUD Subdivision  
702-723 W. Algonquin Road  
PC 17-013  
December 22, 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 islands where the trees are absent.
- 3) Continue the code required three foot high screen to the east near the northeast corner adjacent to the drive aisle (west of the drive aisle). The landscaping should not obstruct site lines.
- 4) Provide foundation plantings adjacent to the proposed building. There are areas where the foundation plantings are absent. Infill any areas with shrubs and/or perennials along the base of the building.