

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 21, 2018
Subject: 703-723 W Algonquin Rd, PC #17-013 Round 4

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

1. As noted in 1/10/18 responses for MHC, VAHPW will specify Water Meter and RPZ's one architectural plans have been submitted.
2. Any future maintenance that disturbs curb or asphalt that lies within the existing 30' easement on the south side of the property adjacent to the tollway will result in the owners' responsibility to restore concrete, asphalt or landscaping. The Village is not responsible for any maintenance or restoration of improvements built within our easement. This will need to be added to final plat of survey.

C: file

PLAN COMMISSION PC #17-013
Hamilton Partners – Arlington Heights Subdivision
703-723 W. Algonquin Road
PUD, Prelim/Final Plat of Subdivision
Round 4

57. The response by the petitioner to comments #50-52, 55 & 56 are acceptable.
58. The response provided by the petitioner to Comment #53 is noted. The easement rights for the offsite pavement improvements must be cleared up before Plan Commission approval can be recommended.
59. Clearly show the site's drainage overflow routes for the north and south drainage areas. If the inlets were covered with leaves, where would water overflow? Designate primary overflow route for fully functional conditions, and designate secondary overflow for clogged conditions.
60. Sheet 12: Although not delineated, it appears that the overflow point for the north area is at the curb structure MH64, with a T/C elev of 715.60. It also appears that basin N-1 overflows to the south toward the truck docks, although the elevation is unclear. The pooling water at the truck docks appears to overflow to the south between the building phases at elev 715.20. Please clarify.
61. Sheet 13: The south basin (S-1) overflow elevation is 715.9 for the HWL=715.4. However, at the southeast corner of the Phase 2 building, there is a curb structure with a T/C elevation of 715.90. As the basin begins to overflow above elev 715.9, the curb will also overflow east toward the adjacent property. At elevation 716.0 there are multiple locations where the T/C is also 716.0, resulting in multiple spillover points at only 0.2 feet of head at the basin weir. This must be addressed to provide the 1-foot freeboard for the 100-yr flow.


Traffic:

62. The response provided by the petitioner to Comment #54 is not satisfactory. The following items need to be addressed:
 - a. The question about allowing additional green time to the traffic signal at Algonquin Road and Meijer Drive has not been answered.
 - b. According to the capacity analysis, the amount of lane stacking for the left turn and through movements for Meijer Drive at Algonquin Road is below standard. Address the impact this will have on the number of loaded cycles and the possible back-up across and blocking the shared driveway south to the Weber property.
 - c. Address the possibility of lengthening the green extension times for Meijer Drive leg of the traffic signal to account for the increased gap times due to the high percentage of heavy truck traffic.

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Preliminary Plat of Subdivision

63. According to Ordinance 02-094, Section 5(6), "Ownership and maintenance responsibilities for Outlot A shall be conveyed to the owner(s) of the Oak Pointe Office Center located to the east." The current project should not move forward until this condition is satisfied.

 2/13/18
James J. Massarelli, P.E. Date
Director of Engineering

Items needed for Village permit:

OUMA
Provide hours of operation when tenant is selected
Revise restrictor and trap
Public sidewalk configuration

Arlington Heights Fire Department Plan Review Sheet

Planning & Community Development Dept. Review

February 14, 2018



REVIEW ROUND 4

Project: 703-723 W. Algonquin Rd
Hamilton Partners Distribution Facility

Case Number: PC 17-013

73. The response to comments #64-66, and #68-72 are acceptable.

74. The response to comment #67 is not acceptable. Section #7 of Document #0608244082 clearly states that "The Parties covenant that vehicles shall not be parked on any of the Easement Premises." Please cite language within the agreement that supports the proposed parking spaces within the easement. These parking spaces shall be eliminated.

Additionally, the petitioner shall provide a written statement acknowledging that they have analyzed all of the easement agreements related to the subject property and proposed development and that the proposed development will comply with all applicable easement conditions and restrictions.

Prior to Final Plat of Subdivision approval, the petitioner shall cite the provisions of all applicable easements that clearly outlines the allowance for any proposed improvement within the specific easement areas.

All improvements on the Weber Packaging Solution property shall be subject to their review and approval.

Prepared by: