



MORGAN / HARBOUR  
CONSTRUCTION

**February 20, 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 – Planning Commission – Response Letter – (Round 4)**

Mr. Hubbard,

The following is our Planning Commission Response Letter addressing the comments as outlined in the VAH Review email received on February 15, 2018 regarding the aforementioned project:

**ENGINEERING DEPARTMENT – From James Massarelli, dated February 13, 2018:**

- 57. Noted
- 58. Noted
- 59. Noted and will be addressed with Village Engineer
- 60. Noted and will be addressed with Village Engineer
- 61. Noted and will be addressed with Village Engineer

**Traffic:**

62. The updated traffic study (dated February 5, 2018) that was included in the last submittal includes the information requested (parts a, b, and c). This updated study was submitted to IDOT for their further review and comments.

**Plat of Subdivision:**

63. Arlington Heights 1, LLC will comply with 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.



**FIRE DEPARTMENT - From Lt. Mark Aleckson, dated February 14, 2018:**

1. Noted – “The Fire Department has no comments at this time”

**PLANNING & COMMUNITY DEVELOPMENT DEPT. From Sam Hubbard, dated February 14, 2018:**

73. Noted – “The response to comments #64-66, and #68-72 are acceptable”
74. We will comply as appropriate.

**Additional Email from Sam Hubbard dated 02.15.18 from the Director of Planning (PLEASE SEE EMAIL ATTACHED FOR REFERENCE)**

- Please see the enclosed Table ‘A’ – “Estimated Vehicle Trip Generation Comparison” as prepared by KLOA
- Please see the enclosed Truck Turning Exhibit as prepared by RWG Engineering.

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,

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



MORGAN / HARBOUR  
CONSTRUCTION

February 26, 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 – Planning Commission – Response Letter – (Round 3) –  
PUBLIC WORKS DEPARTMENT**

Mr. Hubbard,

The following is our Planning Commission Response Letter addressing the comments as outlined in the VAH Review memorandum dated on February 21, 2018 regarding the aforementioned project:

**PUBLIC WORKS DEPT – Memorandum as prepared by Cris Papierniak, dated February 21, 2018:**

1. Noted
2. Noted – Owner will comply with the additional language as it pertains to the Owner will be responsible for any maintenance or restoration of improvements built within the easement.

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

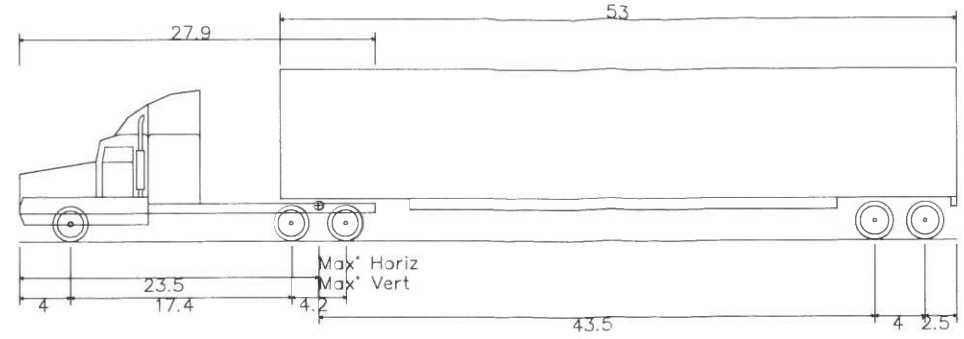
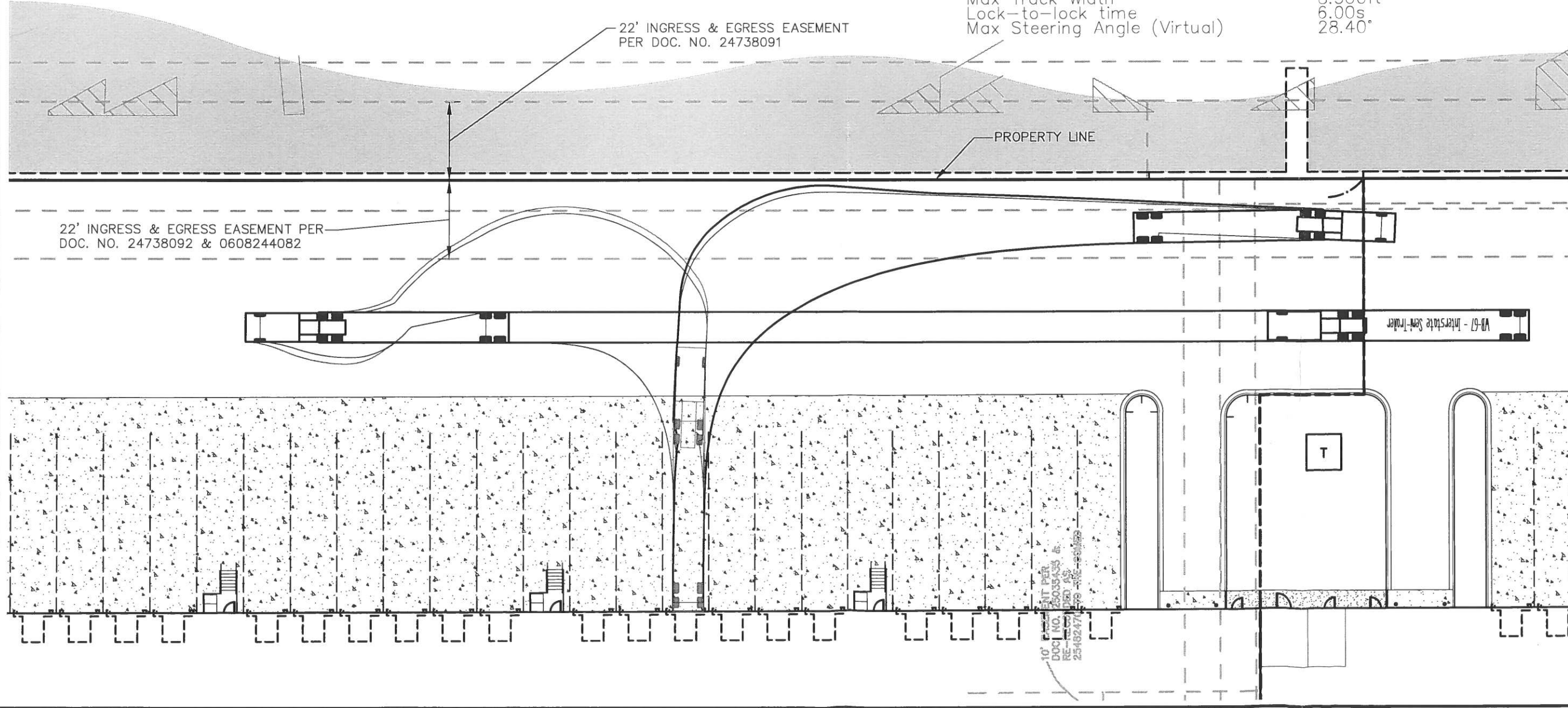
Sincerely,

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

Table A

**ESTIMATED VEHICLE TRIP GENERATION COMPARISON**

Development	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Daily
	In	Out	In	Out	
<b>Proposed Warehouse/Distribution 331,014 s.f. (LUC 150) TOTAL</b>	<b>126</b>	<b>33</b>	<b>32</b>	<b>96</b>	<b>1,380</b>
<b>Existing Development 216,221 s.f. (LUC 710) TOTAL</b>	<b><u>312</u></b>	<b><u>43</u></b>	<b><u>54</u></b>	<b><u>266</u></b>	<b><u>2,360</u></b>
<b>Vehicle Trip Generation Difference<sup>1</sup>:</b>	<b>+186</b>	<b>+10</b>	<b>+22</b>	<b>+170</b>	<b>+980</b>
<sup>1</sup> The existing development, at 100% occupancy, will generate more traffic during the weekday morning and weekday evening peak hours, as well as the weekday daily, compared to the total buildout of the proposed development.					



WB-67 - Interstate Semi-Trailer  
Overall Length 73.500ft  
Overall Width 8.500ft  
Overall Body Height 13.500ft  
Min Body Ground Clearance 1.334ft  
Max Track Width 8.500ft  
Lock-to-lock time 6.00s  
Max Steering Angle (Virtual) 28.40°

22' INGRESS & EGRESS EASEMENT  
PER DOC. NO. 24738091

22' INGRESS & EGRESS EASEMENT PER  
DOC. NO. 24738092 & 0608244082

PROPERTY LINE

WB-67 - Interstate Semi-Trailer

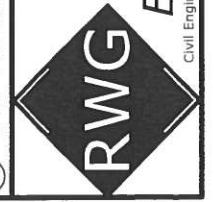
10' EASEMENT PER  
DOC NO. 25003435 &  
RE-RECEIVED AS  
25462471/179 -05E-05/053

PROJECT NO. 32212717	DATE 02/20/18	SCALE 1"=30'	PROJ. MGR. PDL	PROJ. ASSOC. RWG
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ARLINGTON HEIGHTS INDUSTRIAL  
ARLINGTON HEIGHTS, ILLINOIS  
TRUCK ROUTING EXHIBIT

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Engineering, LLC  
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