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### **ADDITIONAL CORRESPONDENCE BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND THE CITY OF ROLLING MEADOWS**

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**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

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January 22, 2018

City of Rolling Meadows  
Community Development Department  
3900 Berdnick Street  
Rolling Meadows, IL 60008

Attention: Fred Vogt

Subject: 703-723 West Algonquin Road  
Arlington Heights Industrial Development  
Traffic Impact Study  
1<sup>st</sup> Review  
(CBBEL Project No. 980361.L315)

Dear Fred:

We have reviewed the Traffic Impact Study, dated 10/25/17, (received January 16, 2018) prepared by KLOA, Inc. Our comments are contained below.

**A. Traffic Impact Study**

1. The heavy vehicle directional distribution shown on Figure 7 for the right turn onto Meijer Drive via IL Route 58 (Golf Road) seems high at 25%. Based on our brief observation period on a weekday in the mid-morning, several semi-trucks were observed using the traffic signal at IL Route 62 (Algonquin Road) and Meijer Drive. Site truck access along Meijer Drive via IL Route 58 (Golf Road) should be discouraged or restricted as that portion of Meijer Drive is winding and has many driveway access points. By contrast, the segment of Meijer Drive via IL Route 62 (Algonquin Road) is relatively straight and provides easy access to the site.
2. The lane configuration analyzed in Synchro at Meijer Drive and IL Route 62 (Algonquin Road) does not match the lane configuration shown in Figure 3, Existing Roadway Characteristics. Specifically, the Synchro analyzes the southeast bound approach on IL Route 62 (Algonquin Road) as having an exclusive left turn lane, two through lanes and an exclusive right turn lane. The northeast bound approach (Meijer Drive) is analyzed with an exclusive left turn lane, a combined left turn/through lane and an exclusive right turn lane.
3. The southeast-bound right turn lane on IL Route 62 (Algonquin Road) at Meijer Drive does not operate with a right turn overlap. The Synchro analysis should be revised.
4. An exclusive right turn lane northbound on Meijer Drive at IL Route 62 (Algonquin Road) is recommended. This right turn movement should also operate as an overlap. The existing geometry in the field has a shared through/right turn lane. However, the Synchro was analyzed with an exclusive right turn lane, but not with the right turn overlap.

5. AutoTurns exhibits for all turning movements should be prepared utilizing WB-67 design vehicle and included in the TIS for IL Route 62 (Algonquin Road) & Meijer Drive, for IL Route 58 (Golf Road) & Meijer Drive, and for Meijer Drive & Continental Towers access driveway. The City is concerned that a WB-67 design vehicle traveling straight through on Meijer Drive may have difficulty navigating the curve at the intersection of Meijer Drive & Continental Towers without crossing the centerline and encroaching oncoming lanes.
6. IDOT approval of this TIS may be required since the east site access drive intersects with IL Route 62 (Algonquin Road). The IDOT approval letter should be included in the TIS submittal.

**B. Site**

1. The outbound direction of the west leg of the Meijer/Algonquin intersection should be restriped to provide an exclusive left, shared left/thru and exclusive right turn lane. (Since the existing traffic signal operates as a split phase, changing the lane use will not affect signal operation).
2. Due to the numerous access points, curvilinear alignment and especially the sharp corner at the entrance to Continental Towers, truck deliveries to the Arlington Heights Industrial Development should not be allowed on Meijer Drive from Golf Road. All trucks must use Meijer Drive off of Algonquin Road.

Sincerely,



Gary Rozwadowski, PE  
Assistant City Engineer

cc: Rob Horne - Public Works  
Keith Anderson - Community Development  
Elizabeth Payne, Community Development  
Robert Jungwirth - CBBEL



## Village of Arlington Heights

33 South Arlington Heights Road  
Arlington Heights, Illinois 60005-1499  
(847) 368-5000  
Website: [www.vah.com](http://www.vah.com)

March 21, 2018

Fred Vogt  
Director of Public Works & Community Development  
City of Rolling Meadows  
3900 Berdnick St.  
Rolling Meadows, IL 60008

RE: Proposed Development 703-709 W. Algonquin Rd. – PC#17-013

Thank you for meeting with the Village of Arlington Heights representatives recently and for your communication of March 9, 2018. While many of the technical questions regarding the above project were discussed at our meeting, you had specifically requested a response to certain items outlined below.

### **Supplemental Responses to Initial Comments**

3. The traffic study notes the Meijer Drive abutting the proposed development is within the corporate boundaries of the Village of Arlington Heights. The Village of Arlington Heights acknowledges that this portion of Meijer Drive, although within the corporate boundaries of Arlington Heights, is subject to an Intergovernmental Agreement (IGA) with the City of Rolling Meadows, and maintenance currently rests with the City.
9. The Village of Arlington Heights acknowledges the City of Rolling Meadows desire to limit truck traffic along Meijer Drive. However, with only 25% of the truck traffic projected to use the Golf Road/Meijer Drive intersection, the vast majority of inbound truck traffic anticipated by the development will enter from the Meijer Drive/Algonquin Road intersection. It is not reasonable to restrict truck traffic at Golf Road/Meijer Drive, and it should be noted that Meijer truck traffic is not restricted from using the Algonquin Road/Meijer Drive intersection located in Arlington Heights. The IGA calls for the public access road to remain two-way traffic from Golf Road to Algonquin Road.
10. Left turns out of the private drive are projected to be minimal and movements will be predominantly to the signalized intersection. Please note that 25% of the outbound truck traffic is projected to travel westbound on Golf, which can only be accessed via the Algonquin/Meijer intersection since westbound egress from Meijer Drive at Golf Road is restricted. Additionally, 30% of the outbound truck traffic will result in final truck movements continuing northwest bound on Algonquin Road. Movements in this direction are more logical from a left hand turn from the Algonquin/Meijer intersection, as opposed to travelling a longer distance down Meijer Drive, waiting for an opportunity to enter traffic at the stop sign controlled intersection at Golf/Meijer, then making a left turn at the Golf/Algonquin intersection. Finally, as stated in the response to #9 above, Meijer generated truck traffic, both inbound and outbound, is not restricted from using the intersection of Algonquin/Meijer Drive in the Village of Arlington Heights.
13. The Village has held discussions with the City of Rolling Meadows on the IGA, as requested.
14. The Village is evaluating this request. However, it should be noted that cost sharing for roadway maintenance with private developers is rarely requested by the Village. It should also be noted that the need for pavement resurfacing in the very near future has been accelerated by the lack of maintenance on the portion of Meijer Drive within the Village of Arlington Heights under the maintenance responsibility of the City of Rolling Meadows per the IGA.

**Additional Comments**

The additional comments contained in your March 9<sup>th</sup> communication and the attached Christopher Burke letter have been forwarded to the petitioner and the Village's Engineering and Public Works Departments for review and comment.

A response to the City of Rolling Meadows request to renegotiate the Intergovernmental Agreement (IGA) will be provided separately.

In the meantime, if you should have any further questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, reading "Charles Witherington-Perkins". The signature is fluid and cursive, with the first name "Charles" being the most prominent.

Charles Witherington-Perkins, AICP  
Director of Planning & Community Development

c: Randy Recklaus, Village Manager  
Chris Papierniak, Assistant Director Public Works  
Robin Ward, In-House Counsel  
Jim Massarelli, Director Engineering  
Bill Enright, Deputy Director Planning  
Sam Hubbard, Development Planner