



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 3/23/2018
Re: PC #17-013: Hamilton Partners Distribution Facility, 703-709 & 715-723 W.
Algonquin Rd. – Plan Commission Hearing March 14, 2018

On January 24, 2018, the Plan Commission voted to continue application #17-013 until the February 28th meeting to allow the petitioner additional time to address three primary issues:

1. Coordination between the petitioner and the owner of Weber Packaging Solutions (711 W. Algonquin Rd.), which is located immediately to the west of the subject property and shares a common access drive with the subject property.
2. Incorporation of required changes by IDOT relative to restricted egress from the driveway along Algonquin Road and changes to the traffic study to evaluate the proposed timing modifications for the traffic signal at Meijer Drive and Algonquin Road.
3. Village coordination with staff from the City of Rolling Meadows, who raised concerns about truck traffic on Meijer Drive and its impact on that street relative to traffic and maintenance.

The application was continued again February 28th, and again on March 14th to allow additional time to address the above issues.

Since the original Plan Commission hearing on January 24, the Village has had several internal meetings to discuss the project, and has held separate meetings with the City of Rolling Meadows, the petitioner, and Weber Packaging Solutions.

Relative to item #1 above, staff has added several conditions of approval and modified some of the original recommended conditions of approval.

Regarding item #2, the petitioner has made changes to the site plan and traffic study as required by IDOT and has submitted these changes to IDOT for a secondary review. While IDOT has not yet provided their secondary review comments, staff believes that the petitioners' changes to the plans address the primary concerns raised by IDOT. Furthermore, Village approval will be conditioned upon IDOT approval, and staff believes that item #2 has been addressed.

Staff has also met to discuss the issues raised by the City of Rolling Meadows. The Village has responded to their initial concerns and will continue dialogue with the City of Rolling Meadows relative to the Intergovernmental Agreement (IGA), traffic on Meijer Drive, and the ongoing maintenance of Meijer Drive. These discussions can take place independent of the requested zoning action on the subject property, and staff believes that these discussions should not prevent the application from moving forward.

Recommendation:

The Staff Development Committee reviewed the application and recommends approval of the requested PUD and Preliminary Plat of Subdivision, subject to the conditions as outlined below.

Final Plat of Subdivision:

1. Final Plat of Subdivision approval shall be required. Prior to Final Plat of Subdivision approval, the following items shall be required:
 - a. IDOT review and approval of the proposed development.
 - b. Petitioner shall be responsible for design, construction, and installation of all off-site roadway improvements required by the proposed development. This may include, but shall not be limited to, proportional contributions towards any improvements required to Meijer Drive as determined necessary by the Village of Arlington Heights.
 - c. Petitioner shall work with the Village of Arlington Heights to resolve issues raised by the City of Rolling Meadows, to the satisfaction of the Village of Arlington Heights.

Site Plan:

2. The petitioner shall install a decorative fence around any detention area as requested by the Public Works Department.
3. The petitioner shall install a paved waiting area for PACE customers in the Right-of-Way adjacent to Algonquin Road. The location of such paved waiting area shall be determined in coordination with PACE and the Village of Arlington Heights.
4. The petitioner shall revise the site plan to incorporate greenspace and a shade tree within the parking lot island located at the southwest corner of the Phase II building.

5. The petitioner shall revise the site plan to remove the two parking spaces in the southwest corner of the site that encroach into the shared access drive easement.

Outlot A:

6. The petitioner shall take the following actions relative to Outlot A:
 - a. If ownership of Outlot A has been transferred to the petitioner prior to Final Plat of Subdivision approval, the petitioner shall incorporate Outlot A within the subdivision area.
 - b. Prior to issuance of a building permit, the petitioner shall cause to be recorded an amendment to, or abrogation of, the stormwater easement over Outlot A to accommodate for the proposed driveway improvements within the easement area, if the Village determines such amendment or abrogation is needed.

Shared Private Access Drive:

7. The petitioner shall either reconstruct or repave, as determined by the Village, the entire portion of the existing approx. 22' wide shared access driveway that is located on the Weber Packaging Solutions property, only if approved by Weber Packaging Solutions. This reconstruction/repavement shall be to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights.
8. The petitioner shall continue to work with the Weber Packaging Solution and the Village of Arlington Heights on acceptable improvements, as determined by the Village of Arlington Heights, to the shared private access roadway to provide for adequate passenger vehicle/truck traffic separations. This may include, but is not limited to, striping of the access driveway and landscape barriers to separate and protect vehicular movements.

Meijer Drive Improvements:

9. If approved by the City of Rolling Meadows, the petitioner shall install an extension to the raised barrier median in the center of Meijer Drive located adjacent to the subject property, as well as certain improvements to the sidewalk on Meijer Drive adjacent to the subject property. If the City of Rolling Meadows does not grant approval for such barrier median extension and sidewalk improvements, then the extension and sidewalk improvements will not be required at this time. However, the petitioner shall be required to install the barrier median extension and sidewalk improvements, upon request of the Village, when jurisdiction of Meijer Drive (within the corporate limits of Arlington Heights) is transferred to Arlington Heights.

General:

10. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies