



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

Fire Safety Division

Date: 1/22/2019

P.C. Number: 18-026 Round 2

Project Name: SUP for Gas Station

Project Location: 1650 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. Owner should be aware that compliance is required for all requirements regarding the installation of any underground storage tank in addition to those requirements regulating the installation of fuel dispensing equipment by the Village and the State of Illinois Fire Marshal. Response is not required at this time.

Date 01-22-19

Reviewed By:

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: January 24, 2019
Subject: 1650 W Algonquin Rd P.C. #18-026 Round 2

With regard to the proposed SUP for Gas Station, I have the following comment:

- 1) The proposed hydrant must be metered. Either feed it from the proposed building (after the water meter) or install a master meter in the Village ROW.
- 2) An RPZ will be required if an irrigation system is installed. Please note this in the landscaping plans calling for a separate irrigation proposal.
- 3) Water meter(s) and RPZ(s) will be sized once the plumbing plans have been submitted. Submit plumbing plans.
- 4) Page C-\$ Water Main Specifications delete the following:
 - a. Comment 1C, delete C-900, PVC is not allowed
 - b. Comment 5, delete Traverse City Hydrant, this company no longer exists
- 5) Provide a detail for the proposed underground detention storage system.
- 6) Provide a maintenance plan for the proposed underground detention storage system.
- 7) The extended drive to Taco Bell must show the proposed asphalt joining their lot with pavement grad details. The plans submitted stops at their landscaping.
- 8) Continue widened bicycle path up to property line including around sanitary structure. This will assure its proper height for shared use path.

If you have any questions, please feel free to contact me.

C. file

Jeff Musinski, Utilities Superintendent

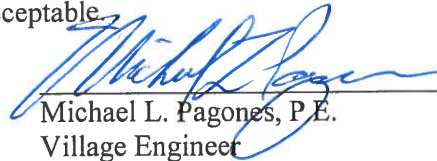
PLAN COMMISSION PC #18-026
7-11 Gas Station and Convenience Store
1650 W Algonquin Rd
SUP for Gas Station
Round 2

30. The petitioner's response to Comments #11, 12 and 13 is acceptable.
31. The petitioner's response to Comment #14 is noted. Regarding the snout oil-grit separator detail shown on sheet C-3 and the restrictor plate detail provided on sheet C-4, a removable hood should be constructed over the outlet pipe. For reference, enclosed is a removal hood detail from the Metropolitan Water Reclamation District (MWRD). If the restrictor is intended to be installed along with the snout oil grit separator, revise the detail accordingly and confirm that it meets the requirements shown in the MWRD detail. Provide the necessary details for the proposed detention storage system located under the pavement, and documentation that it is designed to meet the AASHTO HS-25 loading standard.
32. The petitioner's response to Comment #15 is noted. Since the Round 2 resubmittal, the petitioner has been provided the existing storm and sanitary sewer information along New Wilke Road. At the existing sanitary manhole for the proposed sanitary sewer service connection, show the existing west invert for the 8" clay sanitary sewer. The existing east stub is more than 2 ft above the 15" N/S sanitary sewer and should not be used. Provide a drop manhole service connection. For reference, enclosed is a drop manhole connection detail from the Metropolitan Water Reclamation District. Provide all necessary details for the proposed utilities.
33. The petitioner's response to Comment #16 is not acceptable. Exhibits must be provided showing all possible directions of travel. Provide an additional exhibit showing the vehicle entering the site off of New Wilke Road.
34. The petitioner's response to Comment #17 is acceptable.
35. The petitioner's response to Comment #18 is noted. The Village permit will not be issued until the petitioner obtains the permit from the Illinois Department of Transportation (IDOT) for all work along Algonquin Road.
36. The petitioner's response to Comment #19 is not acceptable. The sidewalk through the entrances shall be 8" thick and shall be carried straight through the driveway with no change of elevation between the driveway and sidewalk. The curb shall stop on either side of the sidewalk. The ADA detectable warning panels at the driveways are required only if there is a traffic control device such as a stop sign. Show proposed signage on the plans. Provide details for all curb ramps and detectable warning panels.
37. The petitioner's response to Comment #20 is acceptable.
38. The petitioner's response to Comment #21 is not acceptable. The pavement patch for New Wilke Road should be revised to reflect the cross section for the heavy duty fire lane cross section. The pavement patch for Algonquin Road must meet IDOT specifications.
39. The petitioner's response to Comment #22 is not acceptable. Coordinate the cross access with Taco Bell and provide the necessary easement documents.

40. The petitioner's response to Comment #23 is not acceptable. Please provide an Engineer's Estimate for the site development construction cost.
41. The proposed water service will be under the proposed storm sewer. Provide a detail of the crossing showing proposed inverts and separation. The storm sewer at the crossing of the water service shall be constructed of water main quality pipe.

TRAFFIC

42. The petitioner's response to Comment #24 noted. To avoid conflicts with the potential new right turn lane for westbound Algonquin Road, the petitioner should verify with IDOT and/or other governing agencies such as IEPA the minimum setback design criteria for the underground gas tank.
43. The petitioner's response to Comment #25 is noted. Although crash data in the Traffic Impact Study dated December 6, 2018 was obtained from the Illinois Department of Transportation for 2012 thru 2016, the petitioner should acquire and analyze the data from the Arlington Heights and Rolling Meadows Police Department to evaluate the past three years.
44. The petitioner's response to Comment #26 is noted. The Traffic Impact Study proposes that the New Wilke Road access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn and an exclusive right-turn lane under stop control. The Village reserves the right to limit full access for the New Wilke Road access drive, and recommends that there be a stipulation in the final Ordinance for this project. All proposed striping and signage must be shown on the plans.
45. The petitioner's response to Comment #27 is not acceptable. Regarding Table 2, Projected Site-Generated Traffic Volumes, please clarify how the 60% Pass-By Reduction was calculated.
46. The petitioner's response to Comment #28 is noted. Due to the Taco Bell cross access so close to Algonquin Road, the alignment should be reviewed by IDOT for input on signage, striping, etc.
47. The petitioner's response to Comment #29 is acceptable.


Michael L. Pagones, P.E.
Village Engineer

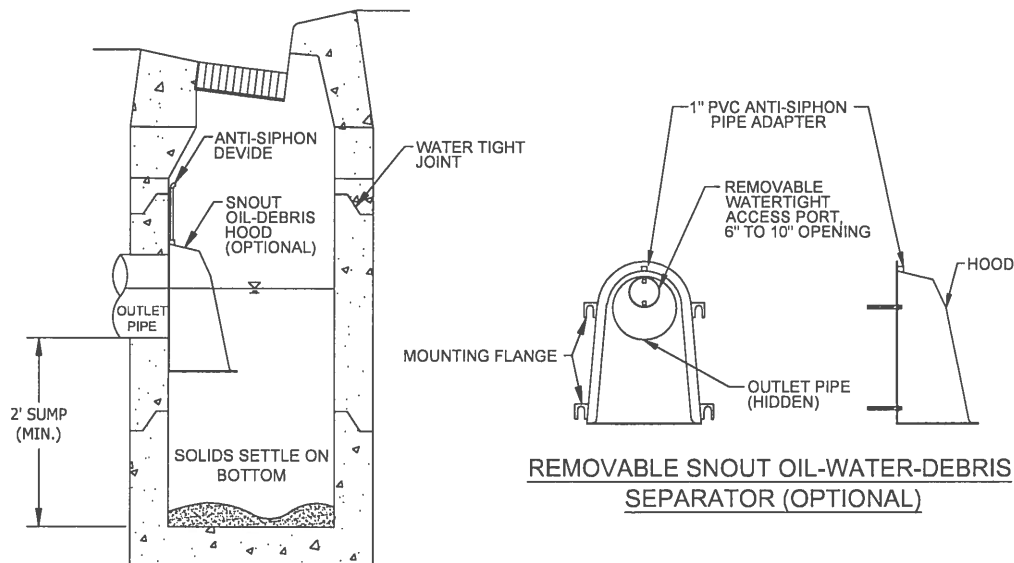
1/25/19
Date

Attachments:

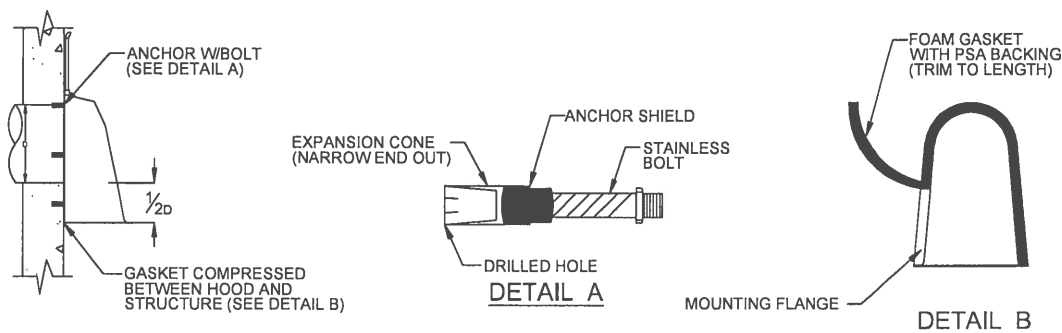
New Wilke at Algonquin Rd Sanitary Sewer atlas
Removable Hood Detail (MWRD)
Typical Drop Manhole Connection (MWRD)

Final Engineering:

\$1,372.46 Fee in Lieu (calculations dated January 15, 2019 Round 2 submittal)



CATCH BASIN WITH OPTIONAL HOOD



OUTLET PIPE

NOTES:

1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOOT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO $\frac{1}{2}$ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER $\frac{3}{8}$ " STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF $\frac{1}{2}$ " OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".
9. RESTRICTOR AND SNOOT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOOT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOOT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE



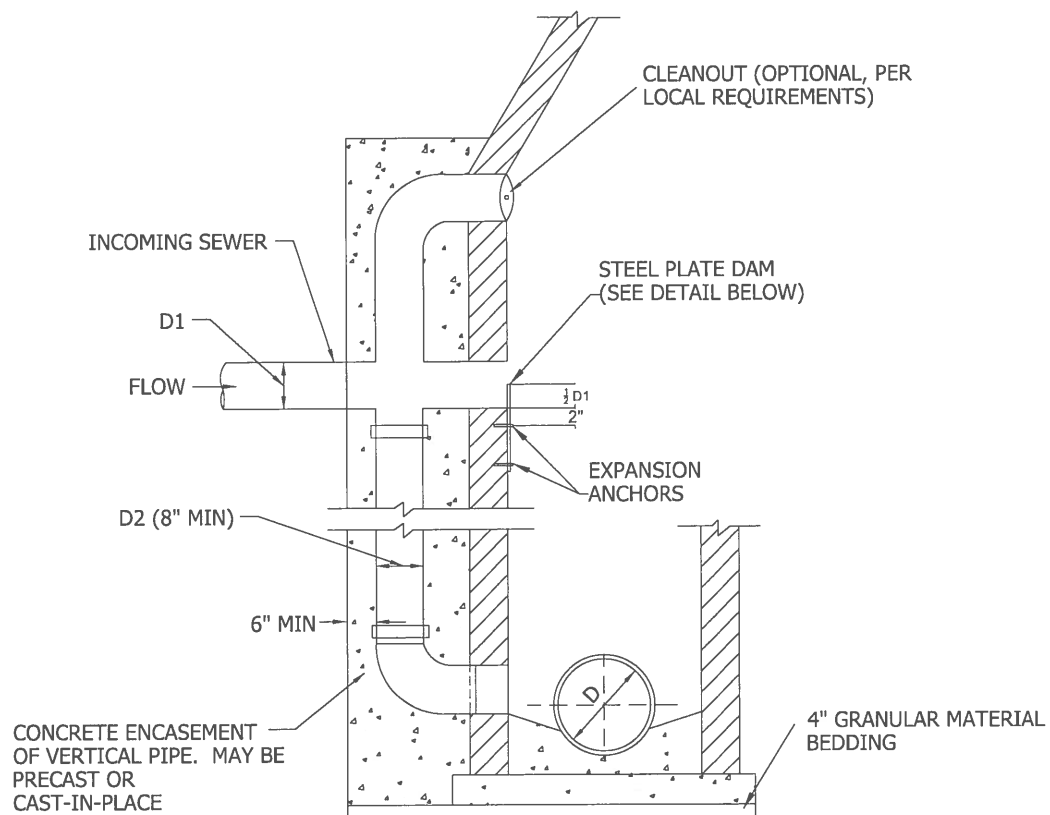
TECHNICAL GUIDANCE MANUAL

REMOVABLE HOOD basin and water
quality structure DETAIL

7/1/15

STD. DWG. NO.11

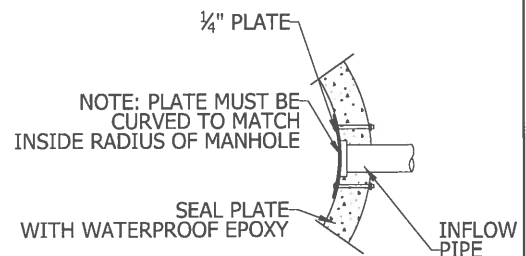
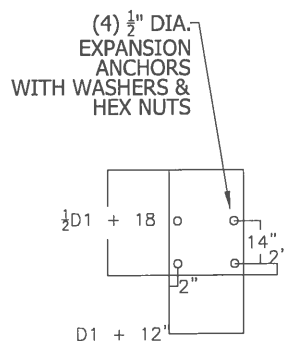
PAGE NO. 12



NOTES:

1. REQUIRED FOR 2FT. OR GREATER DROP TO SANITARY OR COMBINED SEWER.
2. MINIMUM WALL THICKNESS IS 6" FOR CAST IN PLACE CONCRETE STRUCTURES AND 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE STRUCTURES.
3. CONCRETE FOR ENCASEMENT SHALL BE 4,000 PSI @ 28 DAYS.
4. FORCEMAIN FLOW NOT ALLOWED AS INCOMING SEWER, SEE FORCEMAIN DISCHARGE DETAIL.

DIAMETER (INCHES)	
D1	D2
6	8
8	8
10	8
12	8
15	10
18	12
21	15
24	18



STEEL PLATE DAM

NOTES:

1. PLATE AND FASTENERS MUST BE FABRICATED IN STAINLESS STEEL, DUCTILE IRON, OR EQUIVALENT WATERPROOF/WEATHER PROOF MATERIALS.
2. BOLTS TACK WELDED TO PLATE.
3. ANCHOR EMBEDMENT: 3" MIN.

NOT TO SCALE



ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

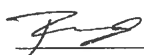
DEPARTMENT PLAN REVIEW SUMMARY

7-11 Gas Station/ Convenience Store
1650 W. Algonquin
PC# 18-026
Round 2

Review Comments

01/31/2019

1. **Character of use:**
Nothing Further.
2. **Are lighting requirements adequate?**
Nothing Further.
3. **Present traffic problems?**
Nothing Further.
4. **Traffic accidents at particular location?**
Nothing Further.
5. **Traffic problems that may be created by the development.**
Nothing Further.
6. **General comments:**
Nothing Further.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau



Planning & Community Development Dept. Review

January 23, 2019

REVIEW ROUND 2

Project: 7-11 Gas Station
1650 W. Algonquin Rd.

Case Number: PC 18-026

24. Your response to comment #8, #9, #12-#18, #20, #23 are acceptable.

25. Your response to comment #7 is noted. Please note that the following approvals will be required:

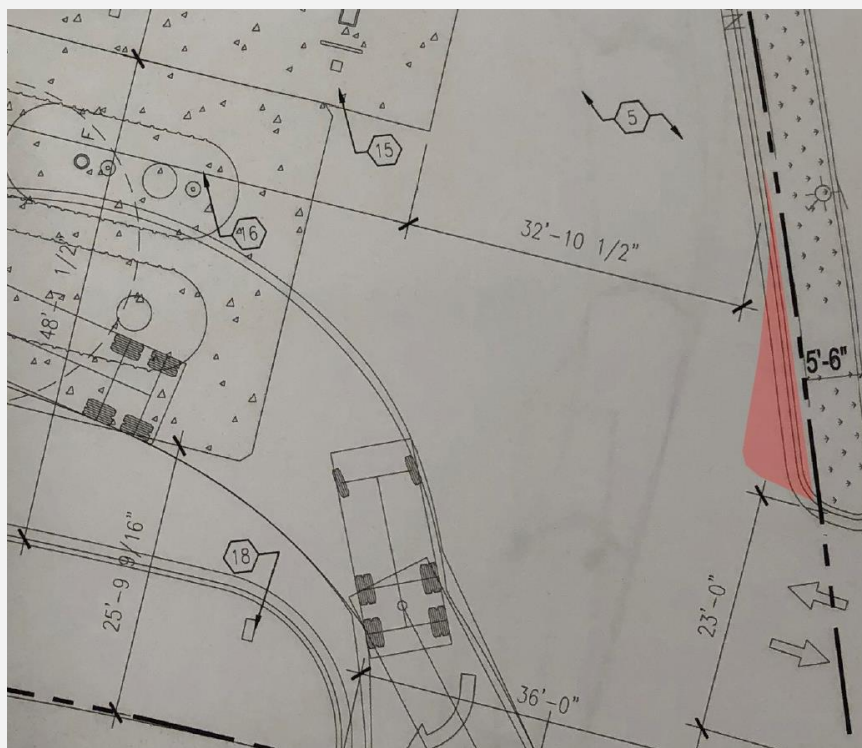
- a. Special Use Permit to allow an "Automobile Service Station with a Convenience Store".
- b. Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

Please provide the required written justification for the driveway variation as per the four standards within the zoning code, summarized at the end of this review for reference.

26. The response to comment #10 is noted. Please inform your tenant that outdoor storage of merchandise for sale is not allowed per the regulations in Section 5.1-11.4f of the Zoning Code.

27. The response to comment #11 is unacceptable. Communicate with your tenant to understand the typical anticipated delivery times and provide this information.

28. Your response to comment #19 is noted. A condition of approval will be recommended that will require revisions to the site plan to provide additional greenspace and landscaping by bumping out the curb as indicated below:



29. Please provide details on the proposed vent stack shown on sheet C-2. What is this for? How tall will it be? Please provide a cut sheet or a representative example (picture) of how it will look. If this element is taller than 3' in height, it should be routed to a less prominent location on the site.
30. The floor plan includes three boxes on the eastern side of the building (exterior), and the site plan includes two boxes, one labeled CO-2 cage, the other one unlabeled. What will these items be and how many of them will there be? Why is there an exterior CO-2 cage? Will CO-2 be sold?
31. Have there been preliminary discussions with IDOT on the viability of the site design? Please outline any preliminary review comments from IDOT.

Standards for Variation approval:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Prepared by:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-026
 Petitioner: Vequity Senes XLVII
1650 W. Algonquin

Owner: Michael Graham

Contact Person: Kim Ward
 Address: 400 N. State St. - Suite 400
Chicago, IL 60654
 Phone #: 312.985.0987
 Fax #: N/A
 E-Mail: k.ward@vequity.com

P.I.N.# 08-08-401-028
 Location: 1650 W. Algonquin Rd.
 Rezoning: — Current: B-2 Proposed: B-2
 Subdivision: —
 # of Lots: — Current: — Proposed: —
 PUD: — For: —
 Special Use: X For: Gas Station
 Land Use Variation: — For: —

Land Use: — Current: Gas Station
 Proposed: Gas Station
 Site Gross Area: 29,313 sq. ft.
 # of Units Total: —
 1BR: — 2BR: — 3BR: — 4BR: —

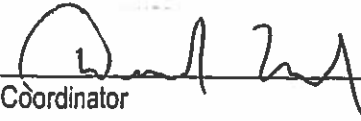
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>X</u>	<u>—</u>
2. Complies with Landscape Plan Ordinance	<u>X</u>	<u>—</u>
3. Parkway Tree Fee Required (See below.)	<u>X</u>	<u>—</u>

Comments:

- 1) As part of the landscape plan, identify the proposed plant material/species and the quantities for all plant material.

 1/25/19
 Coordinator Date