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January, 30 2019

Village of Arlington Heights

P. C. Number 18-026

FIRE SAFETY DIVISION

The information provided is conceptual only and subject to a formal plan review.

Response: Noted.

PUBLIC WORKS DEPARTMENT

- 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.

Response: We have relocated the existing fire hydrant to the West side of the site to be behind the new pedestrian walk. This will also help with the relocation in the future Algonquin Road Expansion.

- 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.

Response: Note has been added to L 3 sheet.

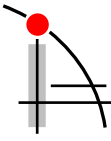
- 3) Water meter(s) and RPZ(s) will be sized once the plumbing plans have been submitted. Submit plumbing plans.

Response: Plumbing plans will be submitted as part of the building permit.

- 4) Page C-4 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

Response: A. This note has been removed. B. This note has been removed



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- 5) Provide a detail for the proposed underground detention storage system.

Response: See attached StormTrap Preliminary Plans with a revision date of 1/31/19

- 6) Provide a maintenance plan for the proposed underground detention storage system.

Response: See attached StormTrap Preliminary Plans with a revision date of 1/31/19

- 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.

Response: The asphalt drive has been extended to meet the Taco Bell site as requested

- 8) Continue widened bicycle path up to property line including around sanitary structure. This will assure its proper height for shared use path.

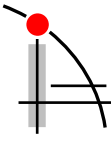
Response: The widened bike path has been continued to the property line, including around the sanitary structure.

ENGINEERING DEPARTMENT

30. The petitioner's response to Comments #11, 12 and 13 is acceptable.

Response: Noted.

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



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pavement, and documentation that it is designed to meet the AASHTO HS-25 loading standard.

Response: The detail has been added and modified on sheet C-3. The StormTrap plans have been included in this submittal.

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.

Response: The surveyors were not able to measure a western pipe in the existing manhole. We have shown a new drop connection to the existing manhole.

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.

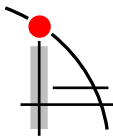
Response: Please refer to AS1.01 B for additional fire truck route off of New Wilkie Road.

34. The petitioner's response to Comment #17 is acceptable.

Response: Noted.

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.

Response: Plans have previously been submitted to IDOT for review and permit.



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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.

Response: The plans have been updated to better designate the sidewalk areas through the driveways. Traffic control devices are shown.

37. The petitioner's response to Comment #20 is acceptable.

Response: Noted.

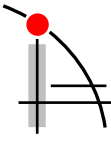
38. The petitioner's response to Comment #21 is not acceptable. The pavement patch for New Wilke Road should be revised to reflect the cross section for the heavy duty fire lane cross section. The pavement patch for Algonquin Road must meet IDOT specifications.

Response: The pavement patch has been updated to reflect the heavy duty fire lane cross section as requested.

39. The petitioner's response to Comment #22 is not acceptable. Coordinate the cross access with Taco Bell and provide the necessary easement documents.

Response: Per discussion with the Village of Arlington Heights and from our village obtained meeting notes on September 27th
"The property abutting the subject site on the east (Taco Bell) is currently in the process of receiving zoning entitlements for redevelopment as a new Taco Bell building. As part of that process, the Taco Bell site is required to provide future cross access through their site into the Citgo Gas Station site, and reciprocal access may be required from the Citgo property to the Taco Bell site"

40. The petitioner's response to Comment #23 is not acceptable. Please provide an Engineer's Estimate for the site development construction cost.



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Response: An updated estimate is included.

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.

Response: The storm sewer pipe material has been changed to water quality RCP with O-ring joints to meet this requirement. The crossing information is shown on page C-3. Separation details have been added to sheet C-6 for both the horizontal and vertical directions.

TRAFFIC

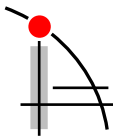
42. The petitioner's response to Comment #24 noted. To avoid conflicts with the potential new right turn lane for westbound Algonquin Road, the petitioner should verify with IDOT and/or other governing agencies such as IEPA the minimum setback design criteria for the underground gas tank.

Response: After further review with IDOT they prefer a 10' setback for all underground tanks but they do not have a set requirement

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.

Response: The crash data included in the report is the most recent available data from IDOT. Requests for crash data for the past three years have been submitted to the Village of Arlington Heights and the City of Rolling Meadows, and the requested crash data will be forwarded as soon as it is received.

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



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provide an exclusive left- turn and an exclusive right-tum 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.

Response: So Noted

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.

Response: The 60 percent pass-by reduction that was applied to site-generated volumes is based on studies conducted by ITE as shown in their trip generation handbook. The studies indicate that 56 to 62 percent of vehicles generated will be pass-by trips. As such, and in order to be consistent, a 60 percent reduction was applied. A copy of the handbook sheets is included.

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.

Response: Plans have previously been submitted to IDOT for review and permit.

47. The petitioner's response to Comment # 29 is acceptable.

Response: Noted.

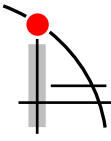
PLANING & COMMUNITY DEVELOPMENT DEPARTMENT:

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

Response: Noted.

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



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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.

Response: The driveway has been revised to be 24' wide on our property.

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.

Response: Propane cage has been removed from drawings. The only items stored outside in the cages would be CO2 for soda machines and N2 for Nitro coffee. These items are not for sale and are only to support equipment.

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

Response:

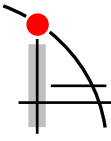
28. Your response to comment #19 is noted. A condition of approval will be recommended that will require revisions to the site plan to provide additional greenspace and landscaping by bumping out the curb as indicated below:

Response: The curbing has been bumped out as requested to allow for additional greenspace.

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.

Response: The vent stack has been relocated to the new greenspace provided in response to comment #28.

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,



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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?

Response: The three boxes as shown on plan show CO2, N2 and propane tanks. CO2 is used only with soda and slurpy machines inside the store. The second cage will hold liquid Nitrogen N2 to be used with new Nitron Cold brew coffee machine used by 7-11. The third cage was a propane cage but it was removed based on comment # 26. Please refer to ASI.01 for more information.

31. Have there been preliminary discussions with IDOT on the viability of the site design? Please outline any preliminary review comments from IDOT.

Response: Plans have previously been submitted to IDOT for review. We will forward review comments as soon as we get them.

LANDSCAPE AND TREE PRESERVATION:

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

Response: We have updated the plans to include specific proposed plant materials.