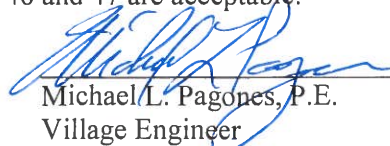


PLAN COMMISSION PC #18-026
7-11 Gas Station and Convenience Store
1650 W Algonquin Rd
SUP for Gas Station
Round 3

- 48. The petitioner's response to Comment No. 30 is acceptable.
- 49. The petitioner's response to Comment No. 31 is noted. The preliminary plans provided for the StormTrap show a structural design meeting AASHTO HS-20 highway loading. The system shall meet AASHTO HS-25 loading standard. This can be addressed at final engineering. The revised detail for the restrictor is acceptable.
- 50. The petitioner's response to Comment Nos. 32, 33 and 34 is acceptable.
- 51. The petitioner's response to Comment No. 35 is noted.
- 52. The petitioner's response to Comment Nos. 36, 37 and 38 is acceptable.
- 53. The petitioner's response to Comment No. 39 is noted. The Taco Bell cross access easement documents shall be provided at final engineering.
- 54. The petitioner's response to Comment No. 40 is noted. The Engineering Division is reviewing the cost estimate to complete the calculation for plan review, inspection, and other fees. Upon completion of this review, the fee letter will be prepared for the petitioner to assemble the proper documents.
- 55. The petitioner's response to Comment No. 41 is acceptable.
- 56. In reference to the petitioner's response to the Public Works Department Comment No. 1, provide the necessary easement documents and Plat of Easement for the relocated fire hydrant along New Wilke Road. This can be addressed at final engineering.

TRAFFIC

- 57. The petitioner's response to Comment No. 42 is acceptable.
- 58. The petitioner's response to Comment No. 43 is noted. Evaluation at time of permit could be made regarding driveway operations, turning restrictions, and any channelization or signage requirements that may be supported by analysis of the crash data provided by Arlington Heights and Rolling Meadows.
- 59. The petitioner's response to Comment No. 44 is noted. The Special Use Ordinance should stipulate that "The Village reserves the right to limit full access for the New Wilke Road access driveway". All proposed striping and signage must be shown on the plans, this can be addressed at final engineering.
- 60. The petitioner's response to Comment Nos. 45, 46 and 47 are acceptable.


Michael L. Pagones, P.E.
Village Engineer

2/8/19
Date

Final Engineering:

\$1,372.46 Fee in Lieu (calculations dated January 15, 2019 Round 2 submittal)
IDOT Permit
Cross access easement documents with Taco Bell
Plat of Easement for relocated fire hydrant

Planning & Community Development Dept. Review

February 8, 2019



REVIEW ROUND 3

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

Case Number: PC 18-026

32. Your response to comment #24 and #26-#30 are acceptable.
33. Your response to comment #25 is noted. Below is a list of the zoning approvals that will be required. Please note that your response indicates that the driveway width variation is not required since the plans have been revised to show a 24' wide driveway, however, since the driveway on the Taco Bell property at your shared property line has been designed to be 23' in width, to have your driveway be 24' would misalign the connection between the two properties. Therefore, the variation is still required. Additionally, based on a change to the site plan, the driveway entrances now require a variation.
- a. Special Use Permit to allow an "Automobile Service Station with a Convenience Store".
 - b. Variation to Chapter 28, Section 10.2-9, Access, to allow a 37' wide driveway entrance where code limits driveway entrances to 36' in width.
 - c. Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.
34. The response to comment #31 is noted. Zoning approval will be subject to IDOT review and approval of the proposed curb cuts.
35. Please note that the revised plans now show a small concrete pad at the northeast corner of the site (engineering plan sheet C-2). What is this pad for? This can be addressed at time of permit, however, please note that any mechanical/utility infrastructure in this location would not comply with code.

Prepared by: SAMUEL J. BENTZ

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-026
 Petitioner: Vequity Series 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:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
 (See below.)

YES	NO
<u>X</u>	<u>—</u>
<u>X</u>	<u>—</u>
<u>X</u>	<u>—</u>

Comments:

NO COMMENTS

[Signature] 2/5/19
 Coordinator Date