



Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development
From: Sam Hubbard, Development Planner
Date: 5/3/2019
Re: Village Board Meeting on May 6, 2019 - PC #19-002: Yamada America

Background:

On April 10, 2019, the Plan Commission held a public hearing to consider an application to allow modifications to a previously approved development plan that would allow for a building addition at the existing Yamada America facility located at 955 E. Algonquin Road. Staff recommended approval of the application subject to several conditions of approval, and the Plan Commission voted 9-0 to recommend approval subject to the conditions as recommended by staff.

During the hearing, a resident of the townhomes along Cedar Glen (east and south of the subject property) expressed concern about truck traffic backing into the site and blocking Cedar Glen Drive and Algonquin Road.

Based on the feedback received at the public hearing, the Planning and Community Development Department has checked with both the Police Department and Engineering Division relative to truck traffic/staging complaints at the intersection of Algonquin Road and Cedar Glen Drive. Neither were aware of any issues in this area.

Staff further corresponded with the petitioner to determine the extent of truck traffic and truck staging in the vicinity. According the petitioner, there is an average of 14 semi-truck trips generated by the facility on a daily basis (2 incoming deliveries and 12 outgoing shipments). Given the geometry of the site, limited staging does occur on Cedar Glen drive, which is an existing condition that has not be proposed for modification.

If a truck arrives at the site and both semi-truck docks are in use, the truck will typically wait on Cedar Glen until a dock is open. The petitioner was not aware of any complaints regarding truck traffic/staging, however, Yamada has stated that they will work on logistics to minimize the occurrence of overlapping deliveries/shipments. Furthermore, they have provided a truck turning exhibit that indicates a slight widening of the curb cut along Cedar Glen may help facilitate truck staging operations if conditions warrant it in the future.

Analysis

Staff has also asked the petitioner to prepare an exhibit showing what improvements would be necessary to widen out the single-lane rear/side driveway that extends around the side and rear of the

building with access to Algonquin Road. If this drive was widened to allow truck access, trucks could stage in this area until a truck dock is available. Additionally, if this rear/side drive aisle was accessible to trucks, it would reduce the impact of staging on Cedar Glen.

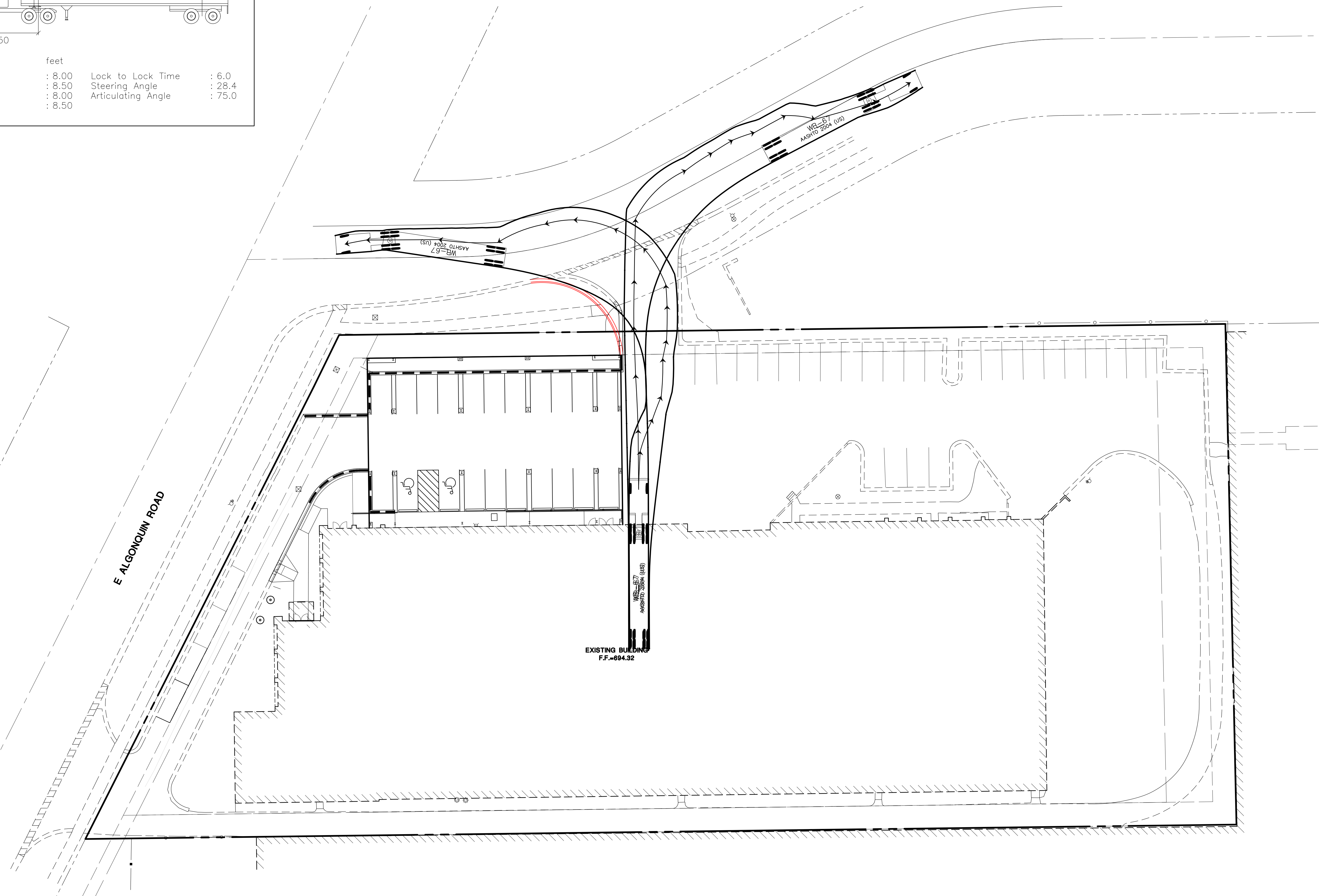
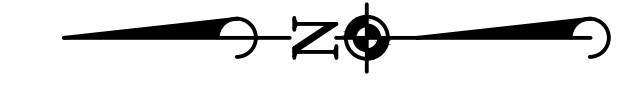
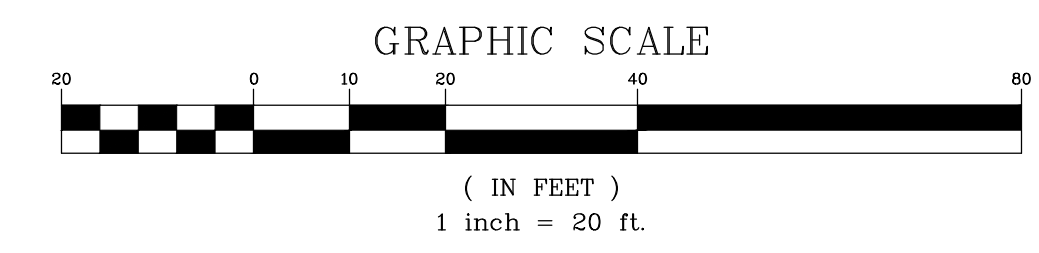
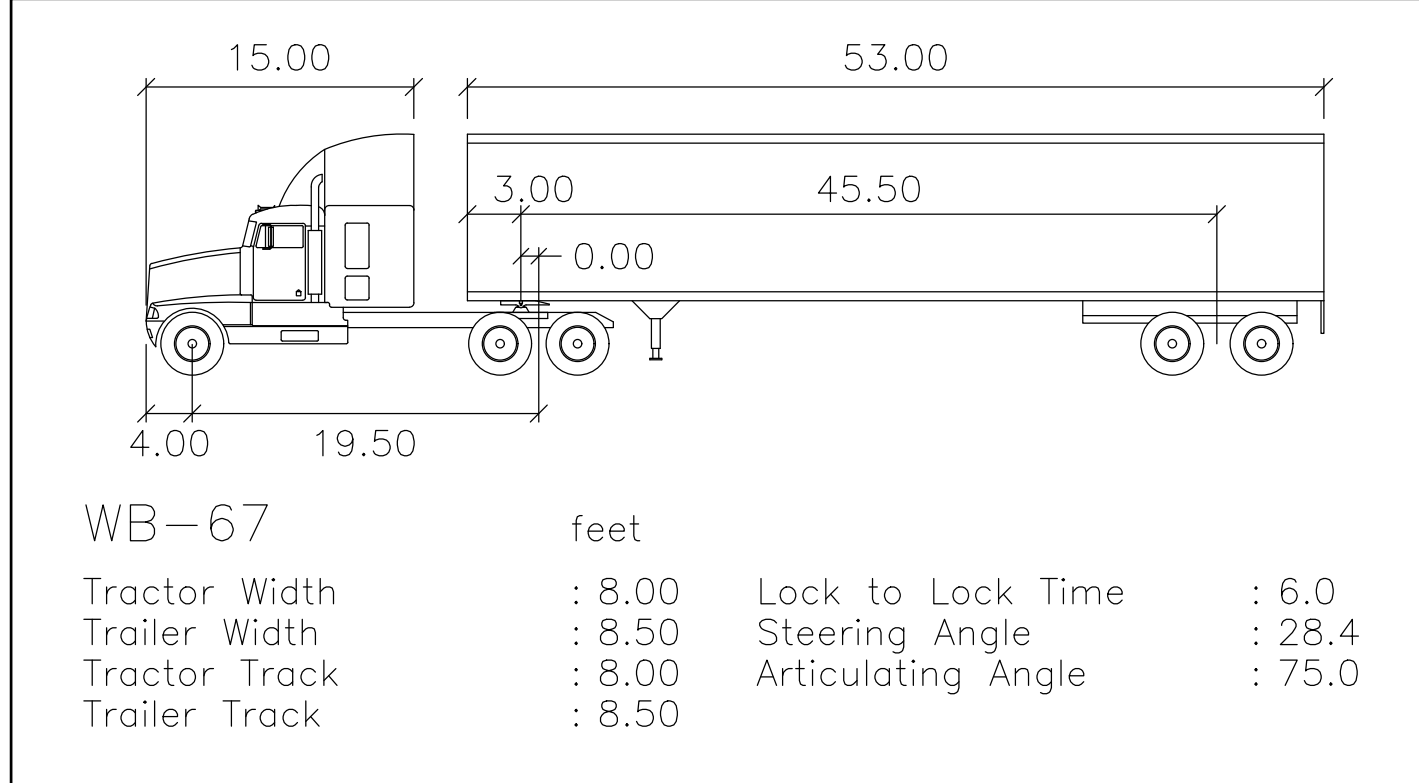
The exhibit showing the necessary improvements is attached. The petitioner has pointed out that implementing these improvements would decrease the amount of greenspace on the site and would trigger stormwater upgrades and an MWRD permit. Additionally, they may require an IDOT permit to widen the Algonquin Road entrance to allow for truck travel, as well as further modifications to the Cedar Glen curb cut. The Staff Development Committee does not believe that the construction of these improvements is warranted at this time given the low volume of truck traffic from the site, but would like to reserve the right to require their implementation in the future, as well as the widening of the Cedar Glen curb cut, if conditions warrant their construction.

Recommendation: Based upon the above, it is recommended that the following modification to the Plan Commission recommendation be considered, which would add the aforementioned condition of approval:

Green Bold text is to be added

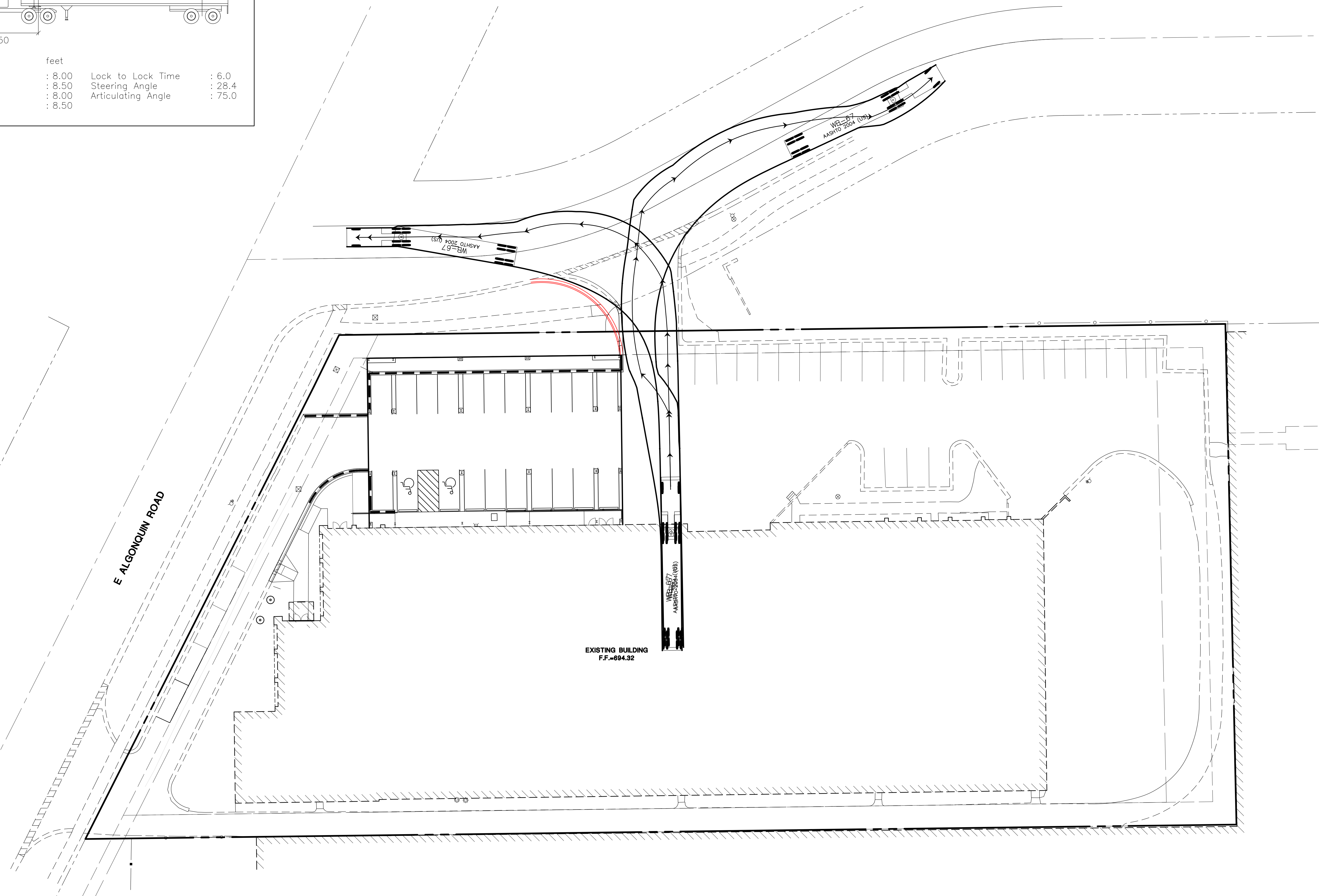
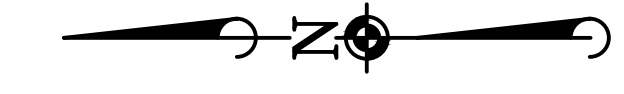
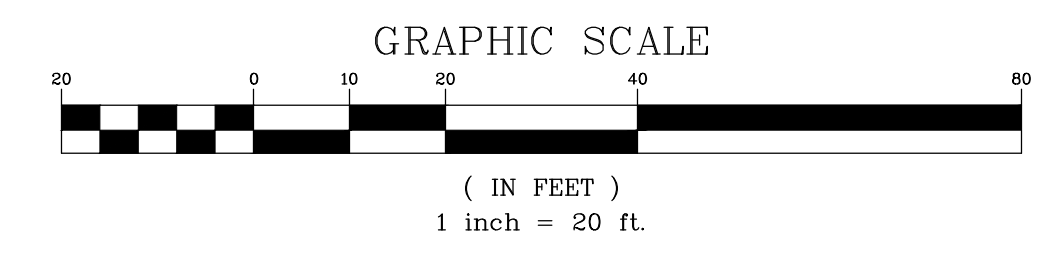
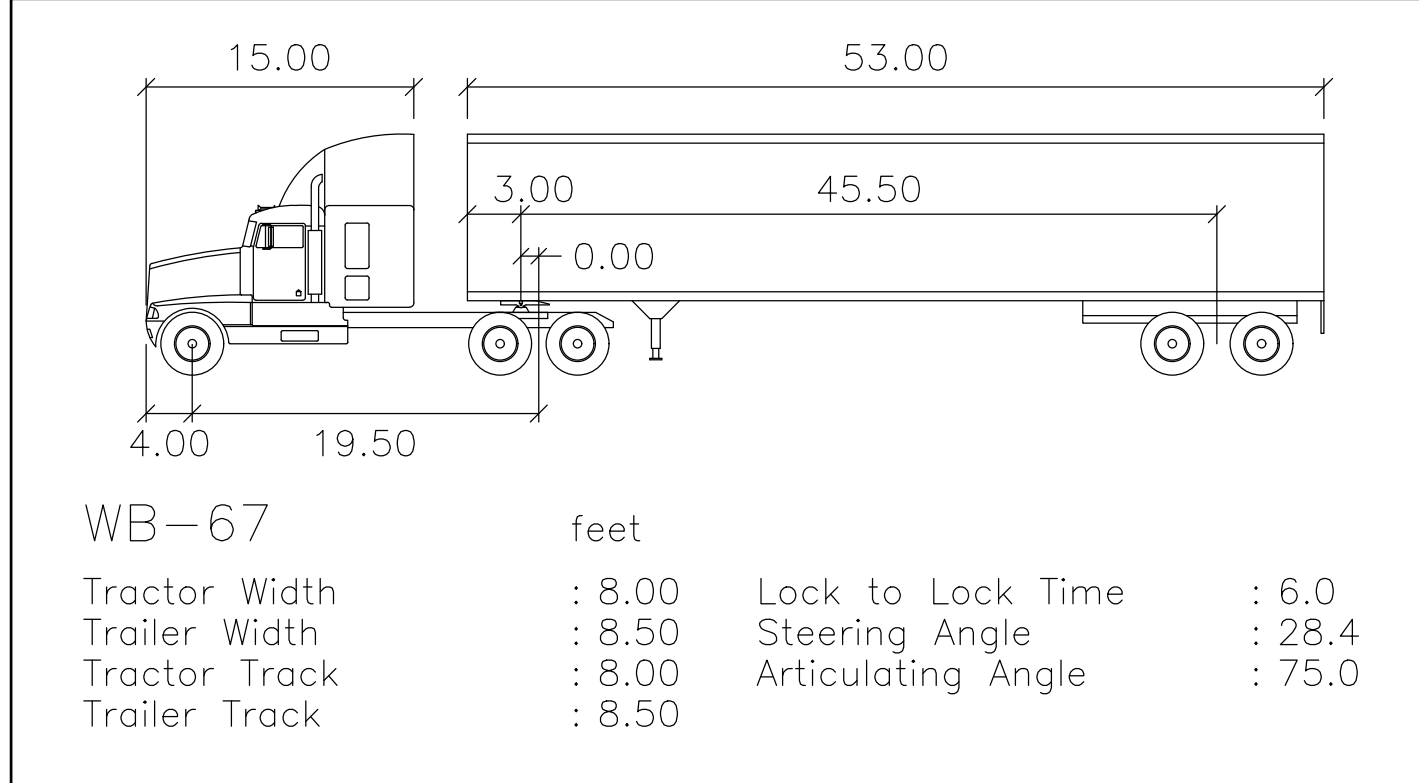
1. **Should truck queuing for access become a recurring issue, the property owner will work with the Village to mitigate the cause of any such truck queuing issues, for Village review and approval. Possible improvements to address this issue may include the implementation of improvements as depicted in the Semi Truck Turning Exhibit – Lane 1, dated 4-16-19 and prepared by Manhard Consulting, as well as the improvements depicted in the Alternate Truck Entrance Site Improvements exhibit, dated 5-2-19 and prepared by Manhard Consulting.**
2. Compliance with the February 26, 2019 motion from the Design Commission.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Cc: *Randy Recklaus, Village Manager*
Mike Pagonis, Village Engineer



April 16, 2019 - 12:16 - Doug Blaine - C:\Users\blaine\OneDrive\Documents\Exhibit Eng\Drawings\Exhibit Eng\Drawings\Turn Exhibit.dwg - Updated by: cblaine

<p>PROJ. MGR.: JSP PROJ. ASSOC.: KRR DRAWN BY: CAK DATE: 04-16-19 SCALE: 1" = 20'</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
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<p>Manhard CONSULTING LTD.</p> <p style="font-size: small;">800 Woodside Parkway, Vernon Hills, IL 60061 phone: 847.634.1500 fax: 847.634.0099 manhard.com Environmental Scientists • Environmental Engineers • Construction Managers • Landscape Architects • Planners</p>													
<p>YAMADA AMERICA BUILDING EXPANSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS SEMI TRUCK TURN EXHIBIT - LANE 1</p>													
<p>SHEET 1</p>													
<p>SHR.AH101</p>													



April 16, 2019 - 12:12 - Doug Blaine - C:\Users\blaine\OneDrive\Documents\Exhibit 2\Drawings\Exhibit 2\Drawings\Exhibit 2.dwg - Updated by: C:\blaine

DATE	
REVISIONS	

Manhard
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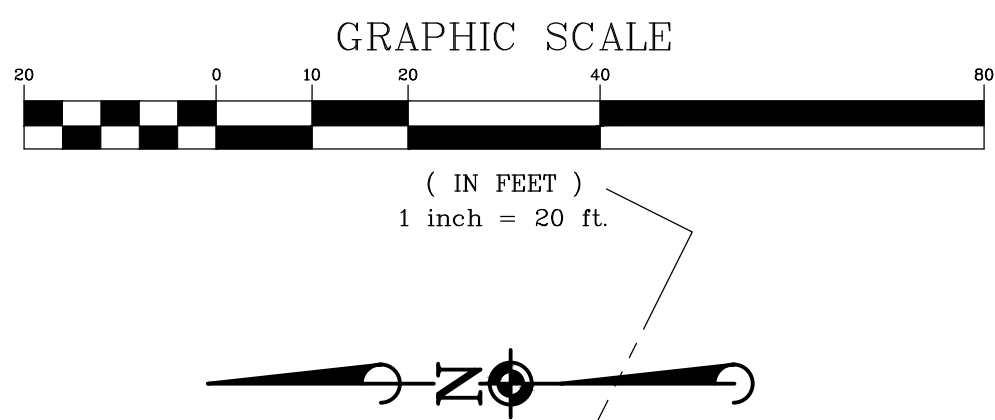
YAMADA AMERICA BUILDING EXPANSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SEMI TRUCK TURN EXHIBIT - LANE 2

PROJ. MGR.: JSP
PROJ. ASSOC.: KRK
DRAWN BY: CAK
DATE: 04-16-19
SCALE: 1"=20'

SHEET
1

SHR.AH101

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E ALGONQUIN ROAD

EXISTING BUILDING
F.F.=694.32

LIMITS OF DISTURBANCE
PROPOSED IMPERVIOUS ADDITION
EXPAND ENTRANCE FOR TRUCK TURN IMPROVEMENTS (REQUIRES IDOT PERMIT)

PROPOSED IMPERVIOUS ADDITION
EXPAND ENTRANCE FOR TRUCK TURN IMPROVEMENTS (REQUIRES IDOT PERMIT)

LIMITS OF DISTURBANCE

PROPOSED IMPERVIOUS ADDITION

EXPAND REAL DRIVE AISLE FOR TRUCK TURN MOVEMENTS

IMPROVEMENTS FOR ALTERNATE ENTRANCE SUMMARY
SITE AREA = 2.18 AC
EXISTING IMPERVIOUS AREA = 1.73 AC
EXISTING PERVIOUS AREA = 0.45 AC
PERCENT IMPERVIOUS = 79.4%
PROPOSED IMPROVEMENTS DISTURBED AREA = 0.842 AC
PROPOSED IMPROVEMENTS IMPERVIOUS AREA INCREASE = 0.089 AC
NEW IMPERVIOUS AREA TOTAL = 1.82 AC

ALTERNATE ENTRANCE DETENTION REQUIREMENTS
REQUIRED DETENTION FOR BUILDING EXPANSION = 0.05 AC
REQUIRED DETENTION FOR IMPERVIOUS SURFACE IMPROVEMENTS = 0.02 AC-FT

EXISTING DETENTION POND STORAGE CAPACITY = 0.45 AC-FT
- PROPOSED DETENTION POND STORAGE CAPACITY = 0.29 AC-FT
= PROPOSED POND STORAGE DEFICIT = 0.16 AC

TOTAL ADDITIONAL DETENTION REQUIRED = 0.23 AC-FT

ALTERNATE ENTRANCE VOLUME CONTROL
BUILDING EXPANSION REQUIRED VOLUME CONTROL STORAGE = 0.02 AC-FT
ALTERNATE ENTRANCE IMPERVIOUS AREA IMPROVEMENTS REQUIRED VOLUME CONTROL STORAGE = 0.01 AC-FT
TOTAL ADDITIONAL VOLUME CONTROL = 0.03 AC-FT

DATE	REVISIONS

Manhard CONSULTING LTD
650 Westdale Parkway
Lisle, Illinois 60130
TEL: (630) 308-8888
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

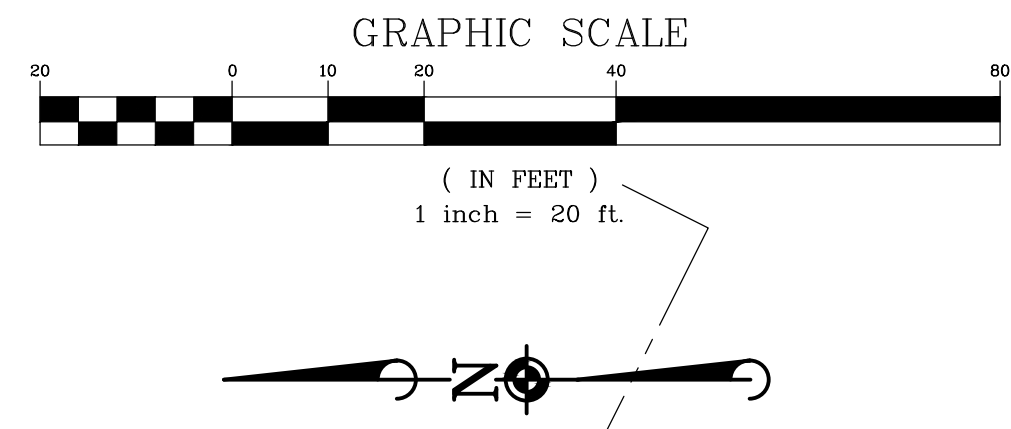
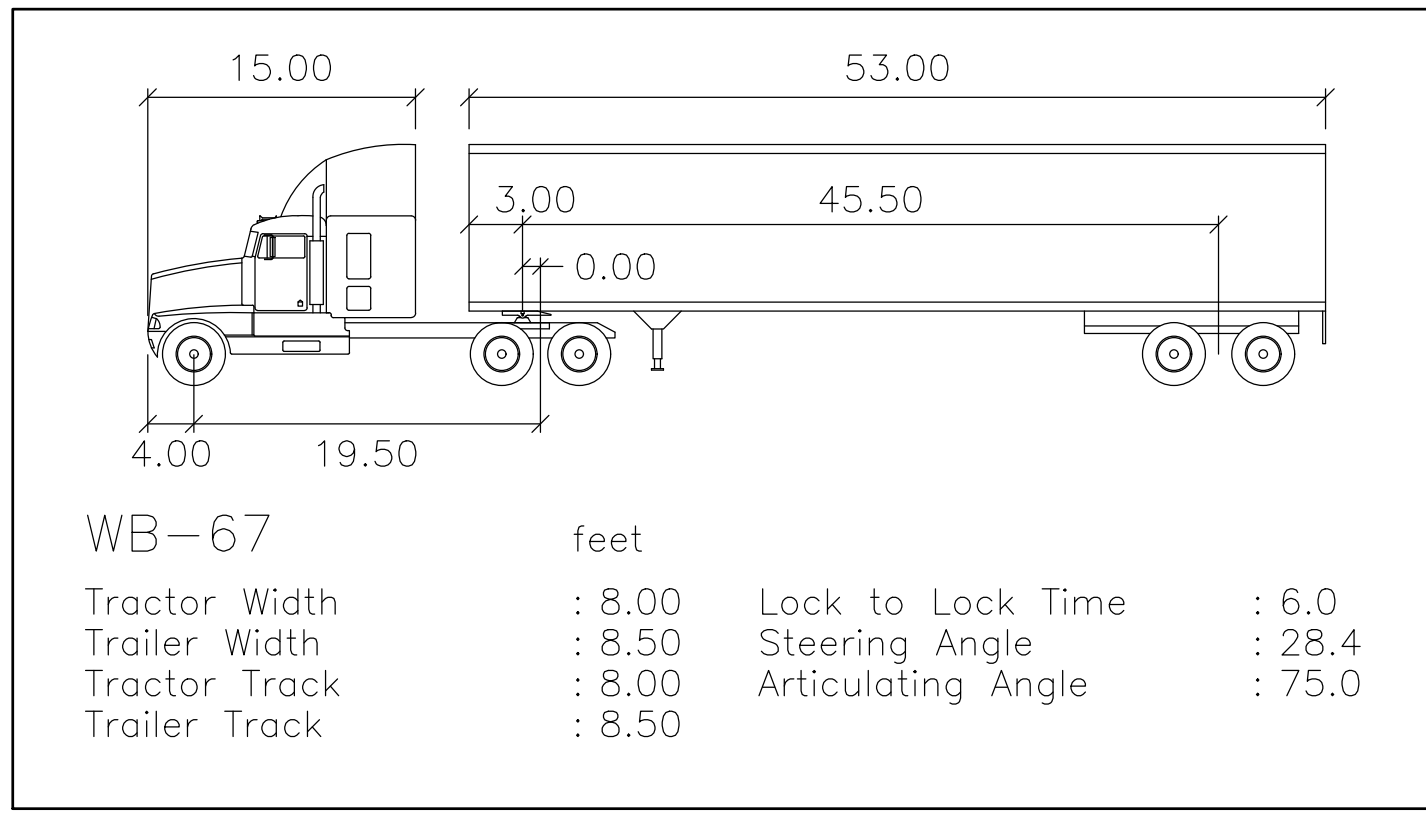
YAMADA AMERICA BUILDING EXPANSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ALTERNATE TRUCK ENTRANCE SITE IMPROVEMENTS

PROJ. MGR.: JSP
PROJ. ASSOC.: KRK
DRAWN BY: CAK
DATE: 05-02-19
SCALE: 1"=20'

SHEET
1
SHR.AHL01

July 2, 2019 - 14:39 Dwg Name: P:\Shr\0154\0154.dwg (Final Drawing) \AHL01.dwg (North Entrance Truck movement improvements) \ahli01.dwg Updated By: Ccoller

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EXPAND ENTRANCE FOR TRUCK TURN IMPROVEMENTS (REQUIRES IDOT PERMIT)

EXPAND ENTRANCE FOR TRUCK TURN IMPROVEMENTS (REQUIRES IDOT PERMIT)

EXPAND REAL DRIVE AISLE FOR TRUCK TURN MOVEMENTS

EXISTING BUILDING
F.F.=694.32

E ALGONQUIN ROAD

X:\04_2019 - 14.35 - Draw Name: P:\Srhah0016\Draw\Final Drawing\04\Exhib1\Exhib1_Sem Truck Turn Exhibit - North Entrance.dwg, Updated By: Chhiter

DRAWN BY	
REVISIONS	
DATE	
<small>800 Westchester Parkway, Suite 200, Arlington Heights, IL 60015 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	
YAMADA AMERICA BUILDING EXPANSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS ALTERNATE TRUCK ENTRANCE - TRUCK TURNING EXHIBIT	
PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	CAK
DATE:	05-02-19
SCALE:	1" = 20'
SHEET	
2	
SHR.AHL01	

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