



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

---

**To:** Sam Hubbard, Development Planner, Planning and Community Development  
**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department  
**Subject:** 703-723 W Algonquin Rd. – PUD Amendment – Amendment to PUD Ordinance 18-014  
**PC#:** 20-016– Round 1  
**Date:** November 30, 2020

**General Comments:**

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

1. The design and construction of the new warehouse facility shall comply with the following adopted codes:
  - a. 2018 International Building Code with amendments
  - b. 2018 International Fire Code with amendments
  - c. 2018 International Fuel Gas Code with amendments
  - d. 2018 International Mechanical Code with amendments
  - e. 2018 International Swimming Pool and Spa Code with amendments
  - f. 2018 ILLINOIS Energy Conservation Code with state amendments
  - g. 2017 National Electrical Code with amendments
  - h. 2014 Illinois Plumbing Code with amendments
  - i. 2018 Illinois Accessibility Code

RECEIVED  
DEC 01 2020  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-016  
Petitioner: MORGAN HARBOUR CONSP. LLC

Owner: Arlington Heights 1 LLC

Contact Person: ANDY MACMILLAN  
Address: 7510 S. MADISON ST.  
WILLOW BROOK, IL. 60527  
Phone #: 630-888-5401  
Fax #: 630-734-8099  
E-Mail: ~~andy~~, amacmillan@morganharbour.com

P.I.N.# 08-16-102 - <sup>008 028</sup> <sub>026 030</sub> 027  
Location: 703-723 ALBONQUIN  
Rezoning: \_\_\_\_\_ Current: M2 Proposed: M2  
Subdivision: \_\_\_\_\_  
# of Lots: 2 Current: 2 Proposed: 1  
PUD: EXPANSION For: DISTRIBUTION/WH  
Special Use: \_\_\_\_\_ For: \_\_\_\_\_  
Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_  
Land Use: \_\_\_\_\_ Current: DIST/OFFICE WH  
Proposed: DIST/WH  
Site Gross Area: 15.41 ACRES  
# of Units Total: \_\_\_\_\_  
1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

FIRE PREVENTION

*No comments at this time*

RECEIVED  
NOV 20 2020  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

*Andy Macmillan*  
Director

11/16/20

Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-016  
 Petitioner: MORGAN HARBOUR CONST LLC  
 Owner: Arlington Heights I LLC  
 Contact Person: ANDY MACMILLAN  
 Address: 7510 S. MADISON  
WILLOW BROOK, IL. 60527  
 Phone #: 630 888 5401  
 Fax #: 630-734-8099  
 E-Mail: amacmillan@morganharbour.com

P.I.N.# 08-16-102-008 028  
026 030  
 Location: 703-723 ALDON VIN  
 Rezoning: Current: M12 Proposed: M12  
 Subdivision:  
 # of Lots: 2 Current: 2 Proposed: 1  
 PUD: EXPANSION For: DIST / WH  
 Special Use: For:  
 Land Use Variation: For:  
 Land Use: Current: DIST/OFFICE/WH  
Proposed: DIST/WH  
 Site Gross Area: 15.41 ACRES  
 # of Units Total:  
 1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water		<u>NO</u>	
Sanitary Sewer		<u>NO</u>	
Storm Sewer		<u>NO</u>	
b. Surface Improvement			
Pavement		<u>NO</u>	
Curb & Gutter		<u>NO</u>	
Sidewalks		<u>NO</u>	
Street Lighting		<u>NO</u>	
c. Easements			
Utility & Drainage		<u>NO</u>	<u>EXISTING</u>
Access		<u>NO</u>	<u>EXISTING</u>

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC
- b. IDOT
- c. ARMY CORP
- d. IEPA
- e. CCHD

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		<u>X</u>	
4. SITE PLAN ACCEPTABLE?			<u>SEE COMMENTS</u>
5. PRELIMINARY PLAT ACCEPTABLE?			<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE?			<u>SEE COMMENTS</u>
7. STORM WATER DETENTION REQUIRED?	<u>X</u>		
8. CONTRIBUTION ORDINANCE EXISTING?		<u>X</u>	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		<u>X</u>	
10. WETLAND EXISTING?		<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RWG ENGINEERING, LLC  
 DATE OF PLANS: 11-6-2020

[Signature] 11/30/2020  
 Director Date

**PLAN COMMISSION PC #20-016**  
**Hamilton Partners PUD Amendment**  
**703-723 W. Algonquin Rd**  
**Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

13. The original stormwater management plan was approved by the Village during the first PUD process and by the MWRD under Permit #18-180 and Revision RL 18-056. The preliminary stormwater management plan is acceptable. For final engineering at permit, the proposed revised storm sewer plan must be sent to the MWRD for review as a revision.
14. Provide confirmation that the proposed fill in the depression area at the southwest corner of the property does not impact an existing stormwater detention facility.
15. This site is covered by the existing Onsite Utility Maintenance Agreement recorded as Doc #1901813007 on January 18, 2019.
16. Revise the site photometric lighting diagram so that foot candle values extend onto adjacent properties. Provide the associated catalog cut sheets for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. Provide mounting height of lights on the photometric plan.
17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

18. An IEPA permit is required for the water main extension. A master meter and pit are required near where the proposed private 8" water main is to connect to the existing 12" public water main at the south easement. See attached diagram for meter pit dimensions and configuration.
19. The plans currently show no water or sewer service to the proposed truck maintenance building. If services are proposed during final engineering, the water service will require a new meter set and account to be set up.
20. Final plans need to show how the domestic water line will be abandoned to old building.
21. Provide for additional detail on the sliding gates and their relation to on-site circulation in the upcoming submittal. Are semi-trailer and vans restricted to their own designated gate? Are both gates used as entrance and exit? Are gates continuously open during normal business hours? Are gates opened automatically when vehicles are arriving or does the driver need physically open the gate themselves?
22. Show site lighting on civil plans. Light pole foundations appear to be in conflict with existing and proposed utilities along the southern edge of the parking lot. Revise utility layout and photometric plan as needed.

#### Traffic Study

23. What is the status of the change to the signal timing at Meijer Drive/Algonquin Road? Have additional discussions taken place with IDOT regarding the adjustment of the green light time at Meijer Drive/Algonquin Rd?
24. Similar to Table 2, include projected data from previous development plan in Table 3, Table 5, and Figure 4 through Figure 6.
25. As noted in the report, Meijer Road and the shared access drive have a peak hour that is different than the surrounding road system. How does this intersection operate during the access drive's AM & PM peak? Provide additional analysis of the shared access drive during its own peak to identify any potential issues between Frito Lay's operations and Weber Packaging traffic.
26. The Capacity Analysis Summary sheets for Meijer Dr & Algonquin Rd under proposed conditions with unadjusted green arrow times are out of place (AM peak summary is included in the PM peak section and vice versa).

  
Michael L. Pagonis, P.E.      11/30/2020  
Village Engineer      Date

Attachment:      Fire Apparatus 114 Turning Performance Analysis (1 page)  
                         Meter Pit diagram, 8-inch water main (1 page)



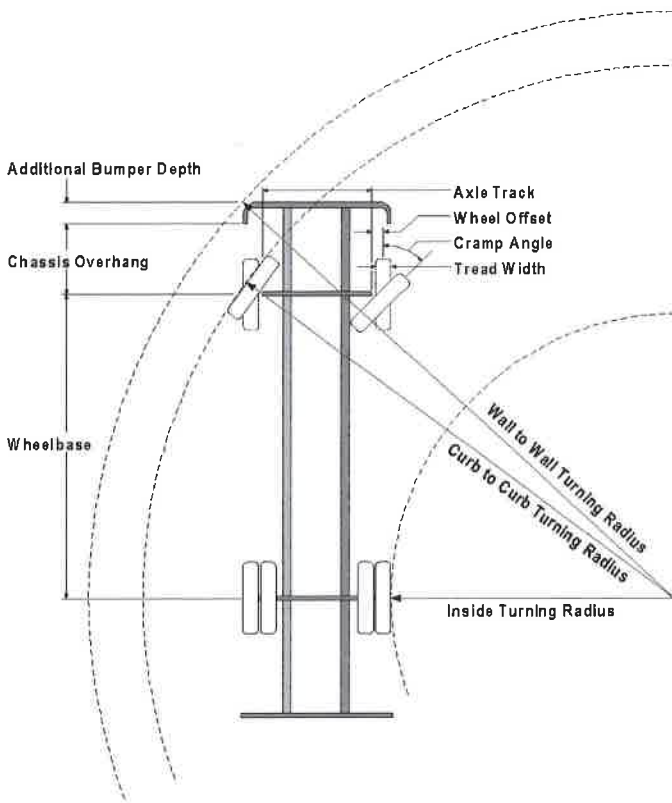


# Turning Performance Analysis

05/22/2018

**Bid Number:** 307  
**Department:** Arlington Heights, IL

**Chassis:** Dash CF Chassis, PAP, PUC (Big Block)  
**Body:** Aerial, Platform 100', PUC, Alum Body



**Parameters:**

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	17.8 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	22 in.
Front Overhang:	136.1 in.
Wheelbase:	267.5 in.

**Calculated Turning Radii:**

Inside Turn:	25 ft. 3 in.
Curb to curb:	41 ft. 3 in.
Wall to wall:	48 ft. 2 in.

Category	Option	Description
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0078245	Tires, Front, Michelin, XZY3 (wb), 445/65R22.50, 20 ply
Bumpers	0550017	Bumper, 22" Extended, Arrow XT
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

**Notes:**

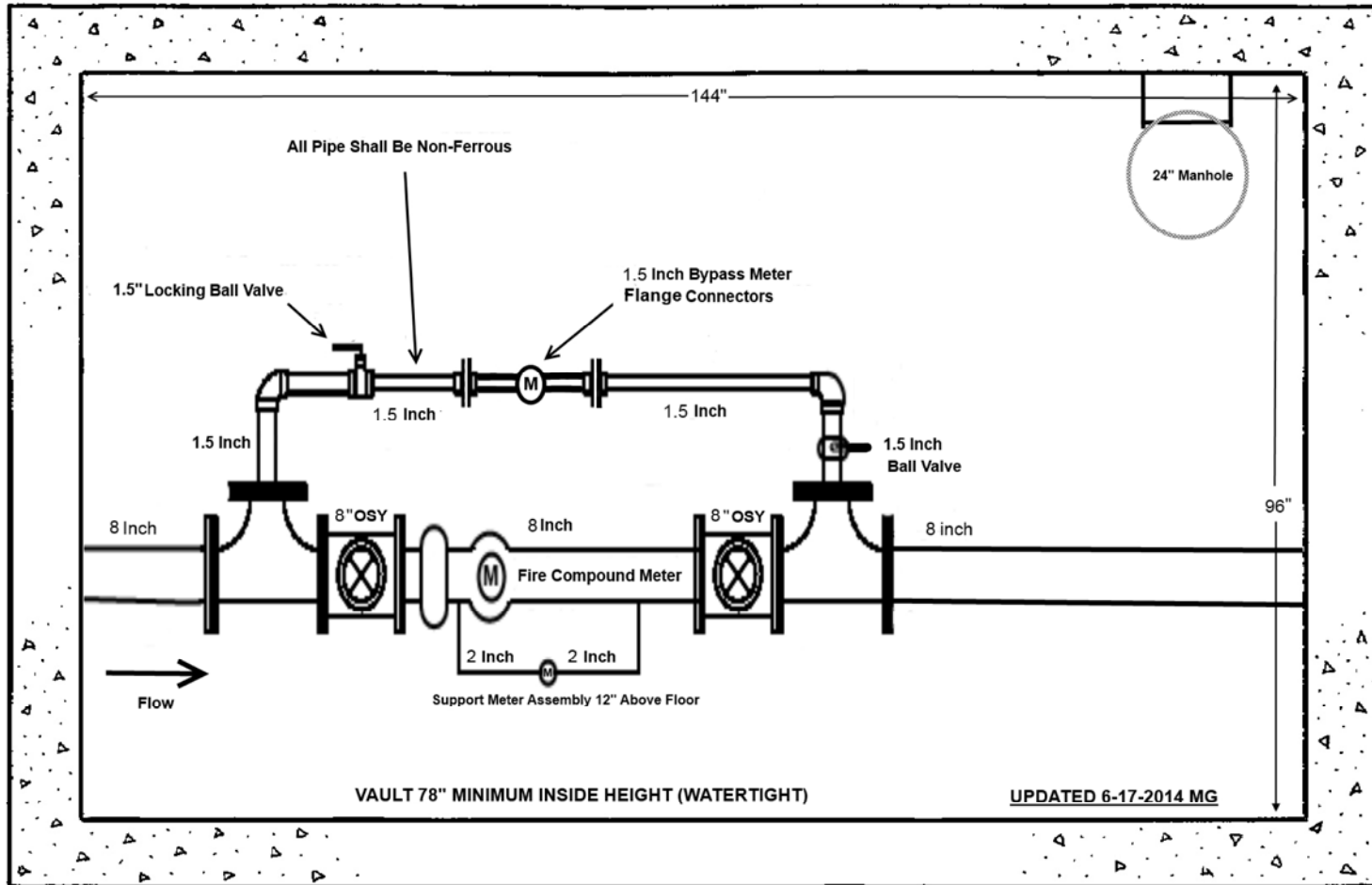
\*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

**Definitions:**

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

# 8" TYPICAL UNDERGROUND METER PIT INSTALLATION



## WATER METER VAULT DETAIL

VILLAGE OF ARLINGTON HEIGHTS  
DEPARTMENT OF PUBLIC WORKS



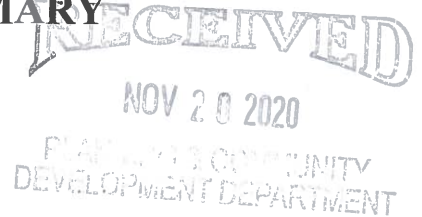


# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

### DEPARTMENT PLAN REVIEW SUMMARY

**Hamilton Partners**  
**703-723 W Algonquin Rd.**  
**PUD**



#### Round 1 Review Comments

**11/17/2020**

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

A traffic impact study was conducted per our recommendations to address the shared use of Meijer Dr with Rolling Meadows jurisdiction.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

**5. Traffic problems that may be created by the development.**

This development could create higher traffic volume in the area. Especially entering and leaving the property. Traffic impact should address.

**6. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.O.V #330

Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #569

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-016  
Petitioner: MORGAN HARBOUR COAST LLC

Owner: Arlington Heights 1 LLC

Contact Person: ANDY MACMILLAN  
Address: 7510 S. MADISON WILLOW BROOK, IL. 60527

Phone #: 630-888-5401  
Fax #: 630-734-8099

E-Mail: amacmillan@morganharbour.com

P.I.N.# 08-16-102-026 <sup>008 029</sup> <sub>027 030</sub>

Location: 703-723 ALGONQUIN

Rezoning: \_\_\_\_\_ Current: M2 Proposed: M2

Subdivision: \_\_\_\_\_

# of Lots: 2 Current: 2 Proposed: 1

PUD: EXPANSION For: DIST/WH

Special Use: \_\_\_\_\_ For: \_\_\_\_\_

Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_

Land Use: \_\_\_\_\_ Current: DIST/WH/OFFICE  
Proposed: DIST/WH

Site Gross Area: 15.41 ACRES

# of Units Total: \_\_\_\_\_

1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner  11/17/20

Environmental Health Officer \_\_\_\_\_ Date

James McCalister  11/17/20

for \_\_\_\_\_ Direc  
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-016  
Petitioner: MORGAN HARBOUR  
CONST. LLC

Owner: Arlington Heights I LLC

Contact Person: ANDY MACWILLIAM  
Address: 7510 S. MADISON  
WILLOW BROOK, IL. 60527

Phone #: 630-888-5401

Fax #: 630-734-8099

E-Mail: amacmillan@morganharbour.com

P.I.N.# 08-16-102- 008 028  
026 030  
027

Location: 703-723 ALCONQUIN

Rezoning: \_\_\_\_\_ Current: M2 Proposed: M2

Subdivision: \_\_\_\_\_

# of Lots: 2 Current: 2 Proposed: 1

PUD: EXPANSION For: DIST/WH

Special Use: \_\_\_\_\_ For: \_\_\_\_\_

Land Use Variation: \_\_\_\_\_ For: \_\_\_\_\_

Land Use: \_\_\_\_\_ Current: DIST/WH/OFFICE

Proposed: DIST/WH

Site Gross Area: 15.41 ACRES

# of Units Total: \_\_\_\_\_

1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

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

YES      NO

- 1. X      \_\_\_\_\_ COMPLIES WITH COMPREHENSIVE PLAN?
- 2. X      \_\_\_\_\_ COMPLIES WITH THOROUGHFARE PLAN?
- 3. X      \_\_\_\_\_ VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
- 4. \_\_\_\_\_ X      VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
- 5. \_\_\_\_\_ X      SUBDIVISION REQUIRED?
- 6. \_\_\_\_\_ X      SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

SEE ATTACHED

12.2.20

Date

# Planning & Community Development Dept. Review

December 8, 2020



## REVIEW ROUND 1

Project: Hamilton Partners – 703 W. Algonquin Rd. PUD Amendment

Case Number: PC 20-016

### **General:**

- 1) The following approvals are needed:
  - a. **Amendment to PUD Ordinance #18-014, to allow for modifications to the approved Phase 2 development plan.**
  - b. **Variation to Chapter 28 of the Municipal Code, Section 5.1-16.2(c), to allow parking to be setback 8.96' from the rear property line where code requires a 15' minimum setback.**
  - c. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to waive the requirement for certain landscape islands, where landscape islands are required beneath every light pole, at the end of every 20 parking spaces, and at the ends of all parking rows.**
  - d. **Additional Variations may be identified upon receipt of further information.**
  
- 2) To avoid the landscape island variation and parking lot setback variation, revisions to the plans are encourage. However, for any variation that is ultimately requested, a written response to each of the four hardship criteria necessary for variation approval must be provided for each requested variation. The hardship criteria have been included below for reference:
  - **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.**
  
- 3) Please provide general details on how the "Truck Maintenance" area will be used and list the type of operations/repairs that would occur there. To what extent would these operations/repairs occur (i.e. how often/how many)? Is this truck maintenance area for the vehicle fleet onsite, or would trucks/vans from other facilities come here for repairs? Will the building include a roof, or is it only an enclosure with 24' tall masonry walls? Please coordinate the plans so that the size of the structure is accurate – the architectural plans show this structure at 2,688 sq. ft., the civil plans indicate 1,620 sq. ft.
  
- 4) The truck maintenance area would require a fence height variation if it is only an enclosure with no roof, to allow 24' tall enclosure walls where fence heights are restricted to 6' tall. Please provide a response to the necessary criteria for approval as outlined in #2. If the truck maintenance area includes a roof, it would be classified as an accessory structure and would need a variation the exceed the maximum allowable accessory structure height and size.
  
- 5) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.
  
- 6) The building architectural design appears to be substantially compliant with the approved design and staff will be reviewing in detail to determine if any further design review is required.

**Site Plan:**

- 7) The parking along the southwest side of the site encroaches into the required 15' setback and is also located within an easement. Please modify the site plan to remove these parking spaces from the setback area and verify that all proposed improvements within the easements along the south and eastern sides of the site are allowed per the easement provisions.
- 8) The southernmost car parking space along the east side N/S parking row is striped through with no parking. What is the purpose of this?
- 9) Please provide details for the proposed security fencing and gates (height, style, material). Based on these details, a variation may be required.
- 10) Please review section 10.2-12.3 of the Zoning Code for compliance with spacing standards based on luminaire height. Provide height and manufacturers spec's for all site lighting.
- 11) Other than the transformer pad at the north side of the site, are any new/relocated above ground utility or mechanical units proposed on the site (HVAC equipment, generators, utility pedestals, above ground meters/panels, etc.)? Please show any such elements on the plans and screen accordingly.
- 12) Details on all proposed retaining walls shall be required. Provide details on the materials for the approx. 5' tall retaining wall along the southern end of the site.

**Traffic/Parking:**

- 13) Additional details are needed on each of the following tenants in order to calculate the code required parking:
  - Taiki:
    - a) Size of tenant space broken down between office square footage and non-office square footage. The size of the tenant space does not match the size as shown on the building permit for the tenant build-out.
    - b) Out of the 55 employees, how many are office employees and how many are non-office employees.
    - c) Total number of company vehicles stored/used in conjunction with the tenant.
  - AVI:
    - a) Are floorplans for the modified AVI space complete? Please provide if complete. Otherwise, please provide the tenant space size broken down between office square footage and non-office square footage .
    - b) Out of the 30 employees, how many are office employees and how many are non-office employees.
    - c) Total number of company vehicles stored/used in conjunction with the tenant.
- 14) Will the 74 Frito Lay van drivers park their personal vehicles in their van spaces when they arrive for their shift? Or will they park in the passenger vehicle spaces along the east side of the building? What about the semi-truck drivers?
- 15) The required number of bicycle parking spaces will be determined when the additional information as requested in #13 above is provided. How many bicycle parking space currently exist on the site and how many are proposed?
- 16) It is assumed that at peak capacity, all 74 route vans will be stored onsite. Out of the 99 semi-truck loading spaces, during typical operations what percentage of the parking lot would be occupied with parked trailers?
- 17) It is assumed that Frito Lay office workers and warehouse workers will park in the east side parking lot. Please confirm.
- 18) The traffic study included the wrong number of semi-truck parking spaces and the wrong total building size.
- 19) The parking analysis in the KLOA study analyzes the parking demand based on the ITE use code of "warehouse/distribution" for the entire facility. However, none of the tenants are exclusively warehouse/distribution facilities and each include relatively substantial office components. Please revise the

analysis to better categorize the uses within the building for a more reliable parking estimate/analysis based on ITE estimates including the office component.

Prepared by: SAM J. WAZAR



Hamilton Partners  
703-723 W. Algonquin Road  
PC #20-016  
December 1, 2020

#### Landscape Comments

- 1) Overall, the proposed landscaping is minimal. The approved plan as part of ordinance 18-014 had an abundance of landscaping along the east property line, foundation plantings on the east elevation and landscaping in the southwest corner. Incorporate landscaping that is consistent with the approved landscape plan. Provide a landscape plan that includes comparable amounts of landscaping and detail that was approved as part of ordinance 18-014.
- 2) Per Chapter 28, Section 6.15, a four-inch caliper shade trees are required at the ends of all parking rows. Incorporate shade trees within the islands. In addition, a landscape island with shade trees must be provided at the end of every 20 parking spaces.
- 3) Along the east property line near the southeast corner of the building, incorporate landscaping within the proposed island. There are 7 Arborvitae proposed; however, continue the screen to the north and south.
- 4) It is recommended that the proposed fence be placed within a curbed island that includes landscaping along the west property line. It appears that the fence is proposed within the asphalt parking lot. In addition, provide details of the proposed fence.
- 5) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.