

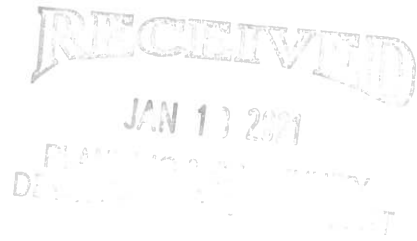


MORGAN / HARBOUR
CONSTRUCTION

January 13, 2020

Attn: Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: 847-368-5223



**Re: 703-723 W. Algonquin Rd – PUD Amendment – Amendment to PUD Ordinance 18-014 PC#20-016
– Round 2**

Mr. Hubbard,

The following is our Planning Commission response Letter addressing the comments as outlined in the Village of Arlington Heights Building & Life Safety Department Interoffice Memorandum regarding the aforementioned project:

ENGINEERING DEPT – From Michael Pagones Round 2 Comments

- 28. Response:** The existing sewer and water main are within the southerly 16'+/- of the subject 30' easement. Proposed grading for Basin S-1 begins 21' from the south property line, or 5' beyond the closest location of these existing utilities. The proposed grading includes fill for the back side of the basin berm. The proposed retaining wall associated with Basin S-1 is outside the 30' easement. From the available documents associated with this easement, no restrictions were noted, including a restriction not allowing the property owner to grade within the easement. With other restrictions in this area, relocating the basin entirely outside the easement would minimize the size of this basin to the point it would not be practical to build and maintain. The open water nature of proposed Basin S-1 provides a water quality benefit as part of the best management practices included with the original design for this project. Based on subsequent conversations with Village staff, we are planning to proceed with the current/original berm design of Basin S-1.
- 29. Response:** Since a portion of the Weber Marking Systems detention basin is located on someone else's property without an apparent easement or approvals, it is believed it should be the responsibility of Weber Marking Systems to address this issue. However, in the interest of time and the associated project approvals for the subject parcel, the final engineering plans will include provisions to maintain the existing storm water detention storage of the Weber Marking Systems detention basin which is located within the southwest corner of the proposed site.
- 30. Response:** Noted
- 31. Response:** Noted
- 32. Response:** Noted
- 33. Response:** Noted
- 34. Response:** Noted



Planning & Community Development Dept. Review Round 2 Comments

20. Response: Noted

21. Response:

a. Noted

b. Variation Request: Parking Setback

- i. **Essential Character and Locality:** This project is zoned industrial in an industrial area
- ii. **Plight of the Owner due to Unique Circumstances:** Additional area is needed due to the quantity and spacing/maneuvering requirements of the trucks/vehicles per the Petitioner's business program. Also, the proposed development scope will replace an existing mostly vacated building not generating business and/or tax revenue to the area.
- iii. **Spirit and Intent:**
 - **2.10:** By allowing more parking space this would limit the congestion in public streets for these commercial vehicles
 - **2.13:** This increase of parking space will conserve the taxable value of land
 - **2.14:** This increase in parking will only increase the value of this land by maximizing its potential efficiency and end use
- iv. **Minimum Variance to Allow Reasonable Use:** This is a build to suit design. All items were designed with minimum operational requirements in mind. In order for Frito Lay to operate efficiently they have a set requirement of parking availability. This will work to meet those requirements.

c. Variation Request: Landscaping of Islands

- i. **Essential Character and Locality:** This project is zoned industrial in an industrial area
- ii. **Plight of the Owner due to Unique Circumstances:** Additional area is needed due to the quantity and spacing/maneuvering requirements of the trucks/vehicles per the Petitioner's business program. Also, the proposed development scope will replace an existing mostly vacated building not generating business and/or tax revenue to the area.
- iii. **Spirit and Intent:**
 - **2.1:** This promotes general welfare of the surrounding areas by keeping all Frito Lay vehicles in one area, preventing the overflow to auxiliary areas.
 - **2.10:** By allowing more parking space this would limit the congestion in public streets for these commercial vehicles
 - **2.12:** This would reduce the need for potential overflow parking which would be needed for Frito Lay to operate efficiently.
 - **2.13:** This increase of parking space will conserve the taxable value of land
 - **2.14:** This increase in parking will only increase the value of this land by maximizing its potential efficiency and end use
- iv. **Minimum Variance to Allow Reasonable Use:** It is the petitioners request to forego islands in middle to allow for more vehicle parking. In doing so the



petitioner will landscape outer islands in order to make up for the balance of landscaping desired.

d. Height of Accessory Structure

- i. **Essential Character and Locality:** This project is zoned industrial in an industrial area
- ii. **Plight of the Owner due to Unique Circumstances:** Frito Lay, in order to operate effectively, requires the use of a vehicle maintenance building on site. This is to properly service and maintain their fleet of vehicles, which are core to their operations.
- iii. **Spirit and Intent:**
 - **2.7:** The height requested is the minimum required to both fit their vehicles/trailers and be able to service them. The 15' minimum would not allow this.
 - **2.11:** In order to properly and safely maintain the maintenance building needs to be the requested height.
- iv. **Minimum Variance to Allow Reasonable Use:** The trucks and trailers are tall enough that they would not be able to fit within the code limited 15 foot structure. In addition, workers need to access top of trucks for service, this is the reasoning for the additional height requested to reach 24 feet.

e. Size of Accessory Structure

- i. **Essential Character and Locality:** This project is zoned industrial in an industrial area
- ii. **Plight of the Owner due to Unique Circumstances:** Frito Lay, in order to operate effectively, requires the use of a vehicle maintenance building on site. This is to properly service and maintain their fleet of vehicles, which are core to their operations.
- iii. **Spirit and Intent:**
 - **2.7:** The requested size of the building is the minimum to allow for a reasonable work space to service the vehicles, office, and bathroom.
 - **2.11:** As stated above, this size increase would allow a separate area for workers away from workplace hazards that come with servicing vehicles.
- iv. **Minimum Variance to Allow Reasonable Use:** In order to properly service and maintain their fleet, Frito Lay needs two bays for service. In addition, they need a bathroom and office for the workers performing the service. That in addition to equipment required to perform the service gives the reason for the space required.

f. Fence Height of 10 feet where code restricts fence heights to 6 feet

- i. **Essential Character and Locality:** This project is zoned industrial in an industrial area
- ii. **Plight of the Owner due to Unique Circumstances:** This variance is a request of the Village of Arlington Heights.
- iii. **Spirit and Intent:**
 - **2.1:** The additional fence height would help prevent access of the general public and unauthorized visitors.
 - **2.4:** The additional fence height would give additional privacy to Frito Lay's operations.



iv. **Minimum Variance to Allow Reasonable Use:** This variance is a request of the Village of Arlington Heights.

g. **Noted**

22. **Response:** Noted, updated landscape plan is included (Exhibit E)
23. **Response:** Noted, while vehicles are being serviced overhead doors are to remain closed.
24. **Response:** Updated architectural site plan is included (Exhibit F) as well as drawings that show the revised maintenance building size and elevations. In addition, please see the responses to 21 d and e with regard to the variances.
25. **Response:** Noted
26. **Response:** Revised engineering sheet is included (Exhibit D). For the variation request see above response to #21 f. Included are the cutsheets for the "Hedgelink" fencing product (Exhibit B) which would be for both 8' and 10' sections as the previously proposed product is not available at 10' height.
27. **Response:** Light pole detail on sheet SE-101 (Exhibit G) revised to reflect 30' tall poles on 4' tall bases. Changes were clouded. All site lighting poles and bases are to be the same height. Photometrics were ran at this height.
28. **Response:** Response was sent back 1/8 to Sam regarding the parking analysis. It has been included (Exhibit A).
29. **Response:** Revised drawings showing bike parking locations have been included (Exhibit F).
31. **Response:** Noted
32. **Response:** Noted, revised counts are included on the architectural site drawings (Exhibit F).
33. **Response:** Parking spaces confirmed and shown on revised drawings (Exhibit D and F).

Landscape Comments – Round 2

1. **Response:** Including revised landscape plan (Exhibit E). Please see the included conversation between Sam Hubbard and Mike Wauterlek (Exhibit C).
2. **Response:** Updated landscape and architectural plans are included (Exhibit E and F). Also please see #21 c of the Planning & Community Development Dept. Review comments.
3. **Response:** Change made. See updated civil, architectural, and landscape plans are included (Exhibit D, E, and F).

Please contact me directly if any of these responses are insufficient or if any further clarification is required in order to obtain jurisdictional approval.

Sincerely,

Andrew MacMillan
Morgan / Harbour Construction, L.L.C.

Table of Contents

- **Reference Documents**
 - **Exhibit A - Parking Analysis Discussion between M. Wauterlek and S. Hubbard**
 - **Exhibit B – “Hedgeline” Fencing Product Information**
 - **Exhibit C – Landscaping Conversation between M. Wauterlek and S. Hubbard**

- **Updated Drawings**
 - **Exhibit D - Revised Civil Drawings**
 - **Exhibit E - Revised Landscaping Drawings**
 - **L101**
 - **L102**
 - **L103**
 - **Exhibit F - Revised Architectural**
 - **Title Page**
 - **P2 – Conceptual Site Plan**
 - **P3 – Conceptual Design**
 - **P4 – Conceptual Exterior Elevations**
 - **P5 – Conceptual Floor Plan**
 - **P6 – Conceptual Design (Truck Maintenance Building)**
 - **P7 – Conceptual Truck Maintenance Plan and Exterior Elevations**
 - **Exhibit G - Revised Electrical**
 - **SE-101: Site Lighting Plan**

Exhibit A



MORGAN / HARBOUR
CONSTRUCTION

January 8, 2021

Attn: Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: 847-368-5223

Mr. Hubbard,

The following is our response to the comments the parking calculations for the Phase I complete buildout, including Frito Lay project:

Additional Comments/Responses from email between M. Wauterlek and S. Hubbard

- *Please take a look at the attached parking calculations for the Phase I complete buildout, including Frito Lay. Based on this analysis, there is a significant parking deficit relative to code requirements. The numbers in the spreadsheet are based on Morgan Harbour's response to our 1st round of review comments.*
 - **Attached is a revised spreadsheet based on our responses to your comments below. Below we have also re-written our responses to the original review comments based on our new understanding of the comments and updated information from Hamilton Partners based on employee counts.**
 - **Original Review Comments/Revised Responses:**
 - **Traffic/Parking**
 - **13. Additional details are needed on each of the following tenants in order to calculate the code required parking:**
 1. **Taiki:**
 - a. **Size of tenant space broken down between office square footage and non-office square footage. The size of tenant space does not match the size as shown on the building permit for the tenant build-out.**
 - i. **Office Use = 6,060 SF**
 - ii. **Mfg Use = 54,787 SF**
 - b. **Out of the 55 employees, how many are office employees and how many are non-office employees.**
 - i. **39 office employees**
 - ii. **16 non-office employees**

- c. **Total number of company vehicles stored/used in conjunction with the tenant.**
 - i. **There are no company vehicles for Taiki. In our previous response we were mistaken, and we thought that this comment was asking the total number of vehicles needed if counting one stall per Taiki employee.**

2. 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.**
 - i. **Floor plans for the modified space are still being finalized for Permit Submittal, but based off of the current plans, the square footage breakdown is listed below:**
 - 1. **Office Use = 14,236 SF**
 - 2. **Warehouse and Mfg Use = 9,469 SF**
 - b. **Out of the 30 employees, how many are office employees and how many are non-office employees.**
 - i. **27 office employees**
 - ii. **3 non-office employees**
 - c. **Total number of company vehicles stored/used in conjunction with the tenant.**
 - i. **There are no company vehicles for AVI. In our previous response we were mistaken, and we thought that this comment was asking the total number of vehicles needed if counting one stall per AVI employee.**
- *There are several reasons for the parking deficit: Parking for the warehouse and manufacturing portions of each business is required at 1 space per every 2 employees + 1 space for "each vehicle used in the conduct of the enterprise." The reported number of vehicles for AVI and Taiki has increased since their original occupancy was granted. Please verify if these numbers are accurate as they have a significant impact on the parking requirement. We've typically interpreted "every vehicle used in the conduct of the enterprise" as, for example, a company vehicle that is stored on the site. Or as another example, say the manufacturing portion of a business requires that every Monday 3 off-site based technicians arrive onsite to update their manufacturing software for the week, then they leave and don't come back until the next week. In this example we would consider that as 3 vehicles used in conduct of the enterprise, which would translate to a parking requirement of 3 spaces. Hopefully these examples help to get the gist of the parking requirement. With this in mind, can you circle back with your team to double check the response on number of vehicles used in conduct of the enterprise for both AVI and Taiki? Please keep in mind that this is only for the non-office related functions. General warehouse/manufacturing employee parking onsite does not count towards "vehicles used in the conduct of the enterprise" – parking for warehouse and manufacturing employees is accounted for in the other portion of the parking equation (1 space per every 2 employees). Parking for office employees is accounted for in the 1 space per 300 sq. ft. of office floor area equation that is applied to the office portions.*
 - **Please see updated responses above and updated spreadsheet (Exhibit A). In our previous responses we were mistaken, and we thought that this comment was asking the total number of vehicles needed if counting one stall per tenant employee.**



- *Despite the proposed overall decrease in size of the AVI tenant space, it appears that the interior remodel is increasing the size of their office portion, whereby increasing their parking requirement. Can you verify if this is accurate? Additionally, if you can send me the floorplans for the AVI tenant space reduction/remodel, I can verify if the reported office portion size is accurate according to how we calculate parking floor areas.*
 - **Floor plans for the modified space are still being finalized for Permit Submittal, but based off of the current plans (Exhibit B), the square footage breakdown is listed below:**
 1. **Office Use = 14,236 SF**
 2. **Warehouse and Mfg Use = 9,469 SF**
- *The number of non-office employees for Taiki has increased by 10, above what they reported when occupancy was first issued. An increase like this is within the realm of what can be expected given business growth, but also has an impact on parking. Can you verify if accurate? Non-office employees equate to a parking requirement of 1 space per 2 employees, but the number of employees working within the office portion of the tenant space do not have an impact on parking requirements as parking for the office portion is only based on the “1 space per 300 sq. ft. of office floor area” requirement.*
 - **We accidentally switched the counts for office versus non-office in our response letter. Updated counts are listed above. Numbers slightly changed due to updated info from Hamilton Partners and tenants.**
- *While a minor parking deficit may be justifiable and variations could be granted as part of this process, such a large variation request would come with some “sticker shock” and may not be easily justifiable. I’m thinking that there was a misunderstanding on some of the figures provided in your teams’ response to our first-round review comments (response to Planning comment #13), and wanted to give your team an opportunity to clarify.*
 - **Based on revised spreadsheet included (Exhibit A), we have a surplus of parking on site.**
- *Finally, I’m still working on the final parking calculations for the full Phase II build-out, which may also require a variation (TBD based on your response to this email and any changes to the reported numbers of vehicles, office sizes, and employees). The extent of any *potential* parking variation for “Phase II” will be calculated when all info has been clarified/verified as accurate.*
 - **We believe there should be an even greater surplus in Phase II.**
 - **In the attached spreadsheet (Exhibit A) we note that for Phase I, parking for trucks and trailers will be accommodated either offsite at another Hamilton Partners property, or in temporary parking to the south of the site, based on timing and phase of construction. While we feel these company vehicles should not be counted against the auto parking count for this reason, we have shown an additional 28 auto stalls being used by Frito Lay in the count above in the case that any drivers of these trucks and trailers need to park their auto cars on site to show that we would still meet parking requirements.**
 - **However, please note that in discussions with Frito Lay regarding their operations, both van and semi-truck drivers will be parking their personal vehicles in their respective stalls during shifts. This figures that a tractor and trailer only requires one driver to operate. This was noted in our response to item 14 under Traffic/Parking in the last response letter. With this in mind, the site should have no problems meeting the required parking counts in Phase II.**



Included Documents

- **Exhibit A: Updated Parking Analysis**
- **Exhibit B: AVI Updated Plan**

Exhibit A:
Office/Industrial Parking Analysis
703 W. Algonquin Rd

As of: 12/30/2020 - Draft for parking analysis in anticipation of Frito Lay occupancy

| Tenant | Use | SF | Employees | Parking Required | Stalls Required |
|--|--------------------|----------------|----------------------------|------------------------------------|-----------------|
| <u>Taiki</u> | | | <u>Phase I - Suite 101</u> | | |
| Reported: 16 non-office employees and 0 company vehicles | Mfg. | 54,787 | 16 | 1 per 2 emp. / 1 per comm. Vehicle | 8 |
| | Office | 6,060 | 39 | 1 per 300 s.f. | 20 |
| <u>AVI Systems</u> | | | <u>Phase I - Suite 102</u> | | |
| Reported: 3 non-office employees and 0 company vehicles | Warehouse and Mfg. | 9,469 | 3 | 1 per 2 emp. / 1 per comm. Vehicle | 2 |
| | Office | 14,236 | 27 | 1 per 300 s.f. | 47 |
| <u>Frito Lay</u> | | | <u>Phase I - Suite 103</u> | | |
| Reported: 35 employees and 28 "vehicles" (14 trucks + 14 trailers) | Warehouse* | 53,506 | 35 | 1 per 2 emp. / 1 per comm. Vehicle | 46 |
| | Total | 138,058 | | | 124 |
| TOTAL # OF PARKING SPACES PROVIDED | | | | | 142 |
| SURPLUS / (DEFICIT) | | | | | 18 |

* No office area within Frito Lay "Phase I" space will be built out. Plans show a future office area as vanilla box. Offices sized approx. 8,000 sq. ft. will be built out upon Phase II construction commencement.

** Parking for trucks and trailers will be accommodated either offsite at another Hamilton Partners property, or in temporary parking to the south of the site, based on timing and phase of construction. While we feel these company vehicles should not be counted against the **auto** parking count for this reason, we have shown an additional 28 auto stalls being used by Frito Lay in the count above in the case that any drivers of these trucks and trailers need to park their auto cars on site.

Exhibit B

HEDGELINK® (Extra-Privacy)



HedgeLink® is one of the most unique styles of chain link enhancement available from Pexco.

HedgeLink is our most premium extra privacy product, which creates a natural green hedge look that requires no maintenance and offers almost complete privacy.

Design

The HedgeLink core is made with a strong, rigid 16-gauge galvanized, braided wire. Blue Spruce colored 3-mil PVC needles are embossed for an extra plush effect.

Standard Heights

4, 5, 6, 7 and 8 feet.

Fence Size

For most fence sizes. Not intended for use with mini-mesh or 3½" x 5" mesh.

Features

- UV stabilized to protect against the harmful rays of the sun.
- Flame retardant.

Wind Load & Privacy Factor

Approximately 95%.



FENCE PRODUCTS

PDS® is a registered trademark of Pexco.

Made in the USA



PRODUCT SPECIFICATIONS



| Slat Type | Slat Width | Mesh Size | Wire Gauge | Slats Per Bag | Approx. Coverage Per Box |
|------------|------------|----------------|--------------|---------------|--------------------------|
| HedgeLink® | - | 2", 2¼" or 2¾" | 9, 11 or 11½ | 82 | 10 linear feet |

Materials

The HedgeLink product is made with 16-gauge, galvanized, braided wire and green needles are made with 3-mil (PVC).

Durability

Pexco PDS® PVC Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer

Pexco will not be responsible for damage due to wind load conditions resulting from insufficient structural support.

Limited Warranty

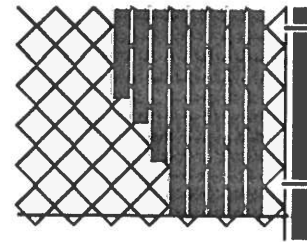
HedgeLink carries a 10-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Note

Do not mix HedgeLink with any other manufacturer's inferior hedge product – green color shades are different, and the durability of HedgeLink will outlast others.

Installation Instructions

Requires no locking device or tools. HedgeLink installs much like our Winged Slat, installing vertically top to bottom.



Insert HedgeLink Slats vertically top to bottom, keeping the green needles facing up, while revolving the slat clockwise with your fingers for easier installation.



PEXCO LLC

Tacoma, WA 98424 | Athol, MA 01331
800.822.SLAT (7528) | 800.755.SLAT (7528)

VISIT US AT:

www.pexco.com/fence

EMAIL US AT:

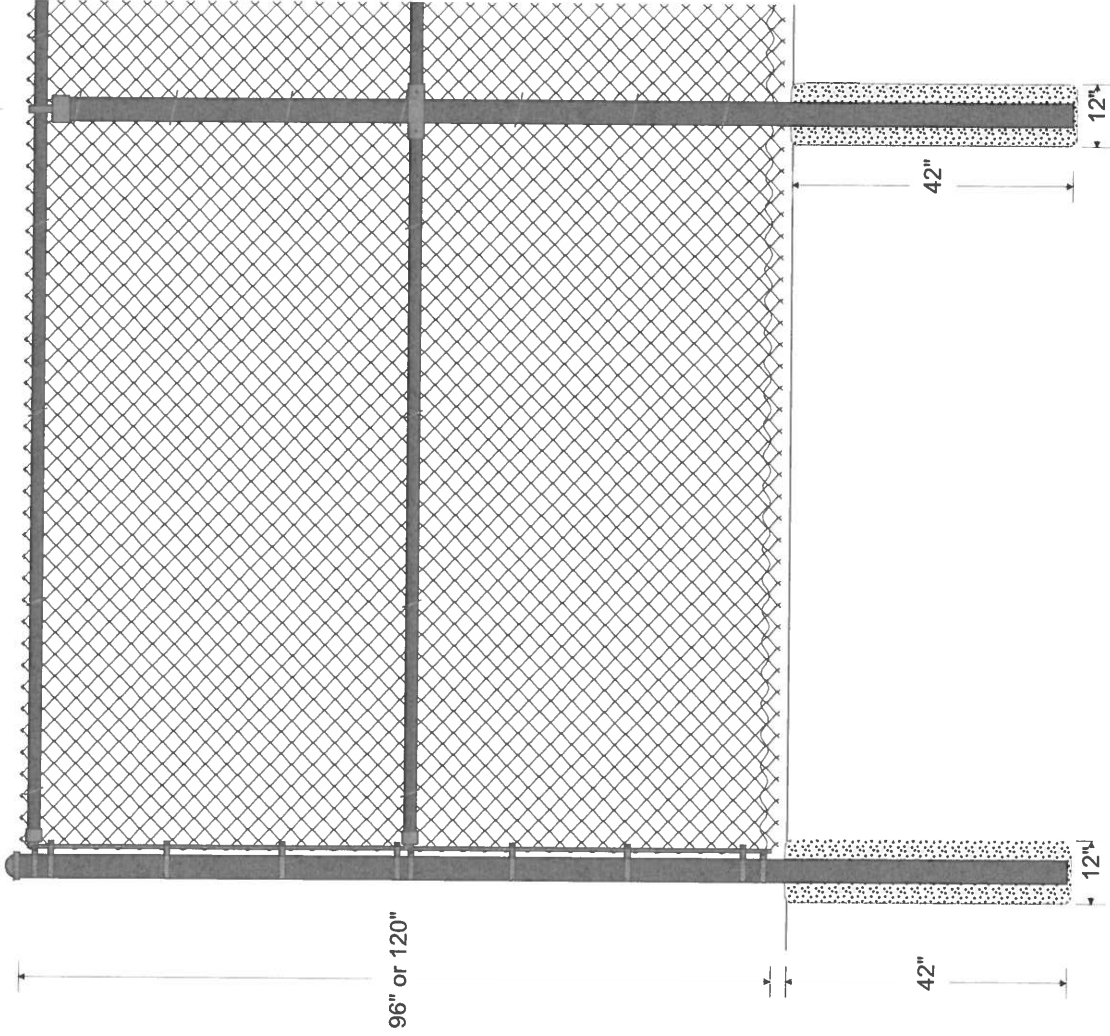
fence.sales@pexco.com

Contact your local fence professional for more information about our complete line of enhancement products.



H
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96"



96" or 120"

42"

42"

12"

12"

FABRIC: 96" or 120" 8 GA. VINYL EB (2" Mesh) GREEN COLORLINK.

TOP RAIL: 1 5/8" O.D. SS-40 GREEN PIPE, 2.27 lbs. per foot. Top rail 21' in length, joined with 1 5/8" GREEN SLEEVE.

LINE POST: 3" O.D. SS-40 GREEN PIPE, . . .

TERMINAL POST: 3" O.D. SS-40 GREEN PIPE, 5

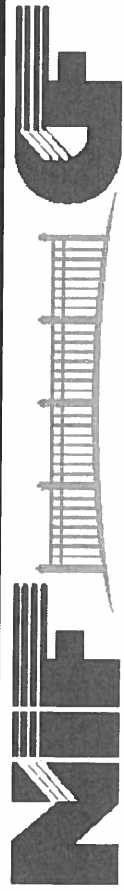
BRACING: 1 5/8" O.D. SS-40 GREEN PIPE, 2.27 lbs. per foot, used for the middle rail.

TENSION WIRE: 6 GA. COIL SPRING 6 GAGE GREEN TENSION WIRE attached to bottom of fence fabric with 9 GA. GREEN ALUM 9X1-9/16 HOG RING spaced 24" on center.

FITTINGS: GREEN BEVELED BRACE BAND & GREEN CARRIAGE BOLT, GREEN COMBO RAIL-END, GREEN BOULEVARD CLAMP, GREEN PS EYE-TOP, GREEN DOME PS CAP, 3/4" GREEN STRIP TENSION BAR, GREEN BEVELED TENSION BAND & GREEN CARRIAGE BOLT.

TIE WIRE: 10 1/4" 9 GA. GREEN TIE WIRE & 6 1/2" 9 GA. GREEN TIE WIRE spaced 15" on center for line posts & 24" on center for rails.

POST FOOTING: HAND MIXED CONCRETE.



Complete Northern Illinois Fence
 320 W LINCOLN HIGHWAY
 Cortland, IL 60112
 Office: 815-756-3561 Fax: 815-756-7920

LINE OF FENCE

Drawn: 01/12/2021

File:

H N I H L N E

96"

96" or 120"

42"

42"

12"

12"

FABRIC: 96" or 120" 8 GA. VINYL EB (2" Mesh) GREEN COLORLINK.

TOP RAIL: 1 5/8" O.D. SS-40 GREEN PIPE, 2.27 lbs. per foot. Top rail 21' in length, joined with 1 5/8" GREEN SLEEVE.

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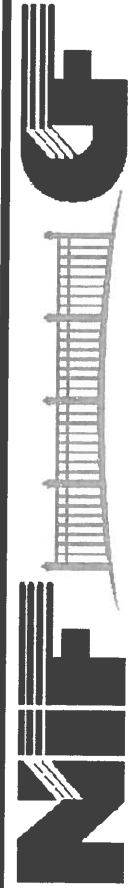
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FITTINGS: GREEN BEVELED BRACE BAND & GREEN CARRIAGE BOLT, GREEN COMBO RAIL-END, GREEN BOULEVARD CLAMP, GREEN PS EYE-TOP, GREEN DOME PS CAP, 3/4" GREEN STRIP TENSION BAR, GREEN BEVELED TENSION BAND & GREEN CARRIAGE BOLT.

TIE WIRE: 10 1/4" 9 GA. GREEN TIE WIRE & 6 1/2" 9 GA. GREEN TIE WIRE spaced 15" on center for line posts & 24" on center for rails.

POST FOOTING: HAND MIXED CONCRETE.

FENCE INSERTS: HEDGELINK



Complete Northern Illinois Fence
 320 W LINCOLN HIGHWAY
 Cortland, IL 60112
 Office: 815-756-3561 Fax: 815-756-7920

LINE OF FENCE

Drawn: 01/12/2021

File:

Exhibit C

Zach Singer

From: Mike Wauterlek <MWauterlek@hpre.com>
Sent: Tuesday, January 12, 2021 8:49 AM
To: Andrew MacMillan; Zach Singer; Michael Turner; Julie Dalga; Paul Leder
Subject: Fwd: Landscaping

Some good news. Please see below. Please update our plans when you have a moment
Get [Outlook for iOS](#)

From: Hubbard, Sam <shubbard@vah.com>
Sent: Tuesday, January 12, 2021 8:47:05 AM
To: Mike Wauterlek <MWauterlek@hpre.com>
Subject: Landscaping

CAUTION - EXTERNAL EMAIL

Mike,

I discussed the landscape concern you had about landscaping along the east side of the Phase II site.

We recognize that certain landscaping in Phase I was relocated from the east side to the north side of the site for enhanced screening on Algonquin Road, primarily due to existing vegetation on properties along the eastern property line. We will not ask for additional landscaping along the east side of Phase I. However, we are still asking for landscaping along the east side of Phase II as the existing brush/natural vegetation on the east side of Phase II is not as prevalent as along the east side of Phase I.

Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

P: 847-368-5223
F: 847-368-5988

www.vah.com



SURFACE IMPROVEMENT LEGEND:

| | | | |
|--|--|--|---|
| | NEW ASPHALT PAVEMENT—STANDARD | | CONCRETE TRUCK DOCK AND ENTRANCE APRON PAVEMENT |
| | 2" - HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50 BITUMINOUS TACK COAT (0.05 GAL/SY) | | 8" PORTLAND CEMENT CONCRETE (4,000 PSI) W/ 6"x6" No. 6 WELDED WIRE MESH 6" AGGREGATE BASE COURSE CA-6, TYPE B |
| | 2" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50 BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY) | | CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE) |
| | 8" AGGREGATE BASE COURSE CA-6, TYPE B (INCREASE TO 12" (MIN.) AGGREGATE BASE COURSE CA-6, TYPE B OVER BASINS S-2, S-3, AND S-4) | | 5" - PCC SIDEWALK (4,000 PSI) (6" ACROSS PAVEMENT) 4" - AGGREGATE BASE COURSE TYPE B, CA-6 |
| | ASPHALT PAVEMENT—HEAVY DUTY (ONSITE & PUBLIC STREETS) | | EXISTING ASPHALT PAVEMENT |
| | 2" - HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50 BITUMINOUS TACK COAT (0.05 GAL/SY) | | PROPOSED B6.12 CONCRETE CURB AND GUTTER |
| | 2" 1/4" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50 8" HOT MIX ASPHALT BINDER COURSE, N30 BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY) | | PROPOSED B6.12 DEPRESSED CURB AND GUTTER |
| | 4" AGGREGATE BASE COURSE CA-6, TYPE B (INCREASE TO 12" (MIN.) AGGREGATE BASE COURSE CA-6, TYPE B OVER BASINS S-2, S-3, AND S-4. (OR APPROVED ALTERNATE WITH EQUIVALENT STRUCT. NUMBER) | | PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER |
| | | | EXISTING CURB AND GUTTER |
| | | | EXISTING DEPRESSED CURB AND GUTTER |

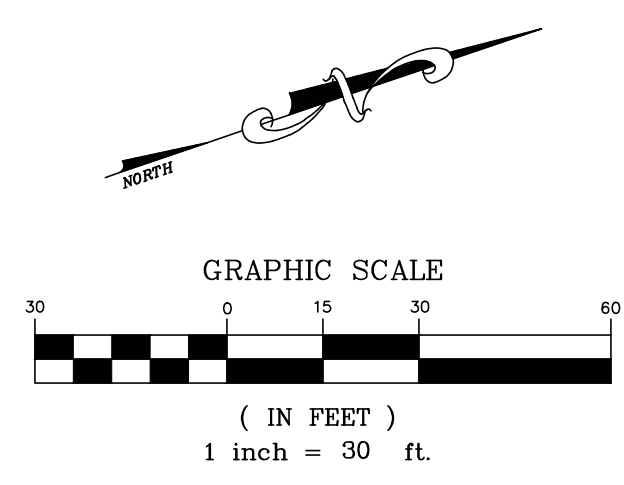
SITE DATA — PHASE 2:

| | |
|------------------------------------|--------------------------|
| TOTAL LOT SIZE | = 380,094 S.F. (8.73 AC) |
| PROPOSED SITE CONDITIONS: | |
| PROPOSED BUILDING 2 FOOTPRINT | = 54,085 S.F. (14.23%) |
| TRUCK MAINTENANCE BUILDING | = 3,120 S.F. (0.82%) |
| PROPOSED PAVT./SIDEWALK | = 271,010 S.F. (71.30%) |
| PROPOSED GREENSPACE | = 51,879 S.F. (13.65%) |
| PROPOSED CONDITION IMPERVIOUS AREA | = 328,215 S.F. (7.53 AC) |
| PROPOSED PARKING SUMMARY: | |
| REGULAR STALLS | = 42 |
| ADA ACCESSIBLE STALLS | = 2 |
| TOTAL STALLS PROVIDED | = 44 (0.77/1,000 SF) |
| VAN STALLS | = 74 |
| VAN DOCK LOADING SPACES | = 16 |
| TRAILER STALLS | = 98 |
| TRAILER DOCK LOADING SPACES | = 11 |

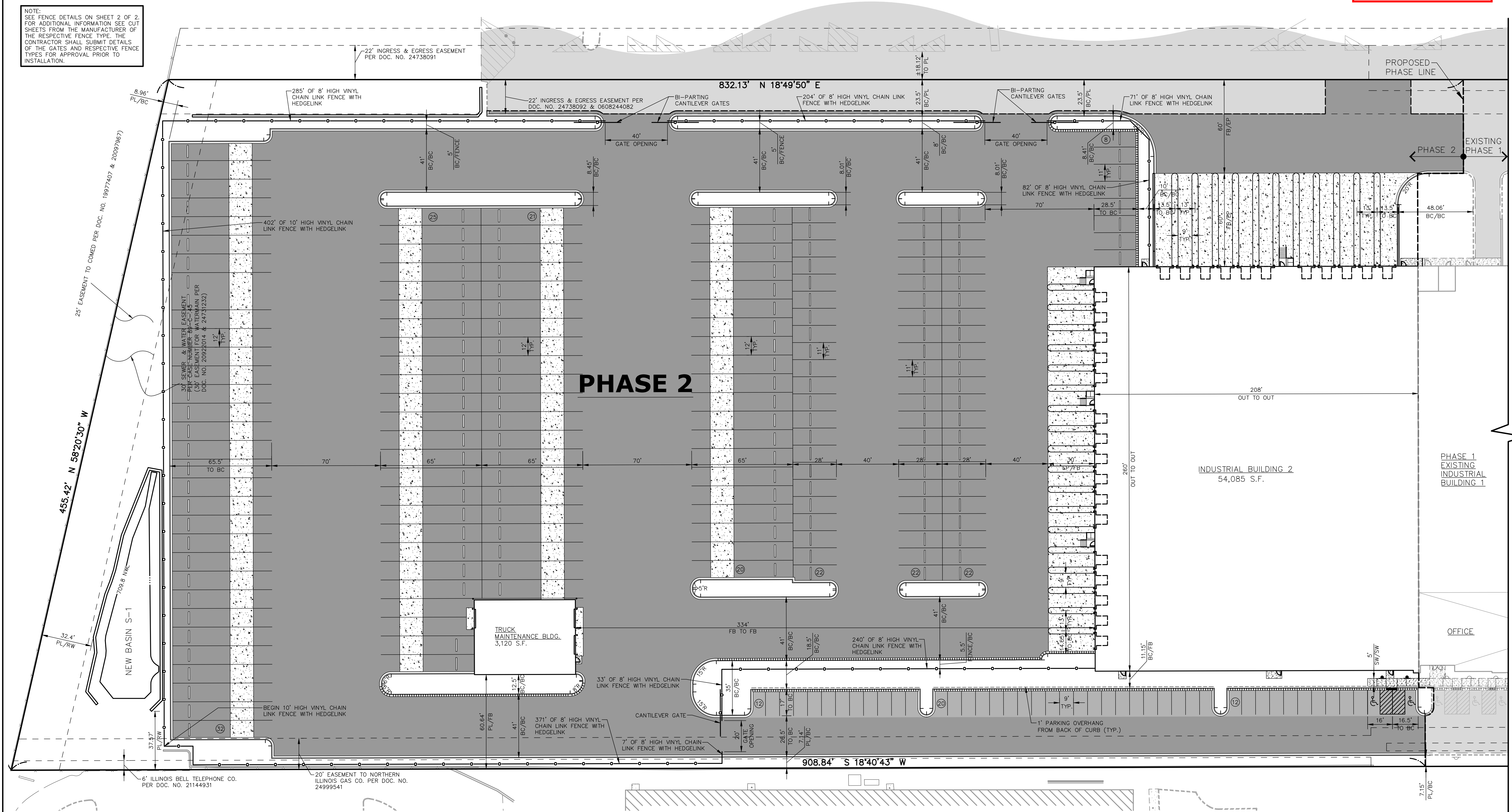
ABBREVIATIONS LEGEND:

| | |
|-------|--------------------------------|
| EX | = EXISTING |
| PR | = PROPOSED |
| BC | = BACK OF CURB |
| FC | = FACE OF CURB |
| EP | = EDGE OF PAVEMENT |
| PL | = PROPERTY LINE |
| FB | = FACE OF BUILDING |
| EC | = EDGE OF CONCRETE |
| RW | = RETAINING WALL |
| ROW | = RIGHT OF WAY |
| BC/BC | = BACK OF CURB TO BACK OF CURB |
| SW | = SIDEWALK |
| R | = RADIUS |
| (TYP) | = TYPICAL |
| DW | = DEMISING WALL |

Exhibit D



NOTE: SEE FENCE DETAILS ON SHEET 2 OF 2. FOR ADDITIONAL INFORMATION SEE CUT SHEETS FROM THE MANUFACTURER OF THE RESPECTIVE FENCE TYPE. THE CONTRACTOR SHALL SUBMIT DETAILS OF THE GATES AND RESPECTIVE FENCE TYPES FOR APPROVAL PRIOR TO INSTALLATION.



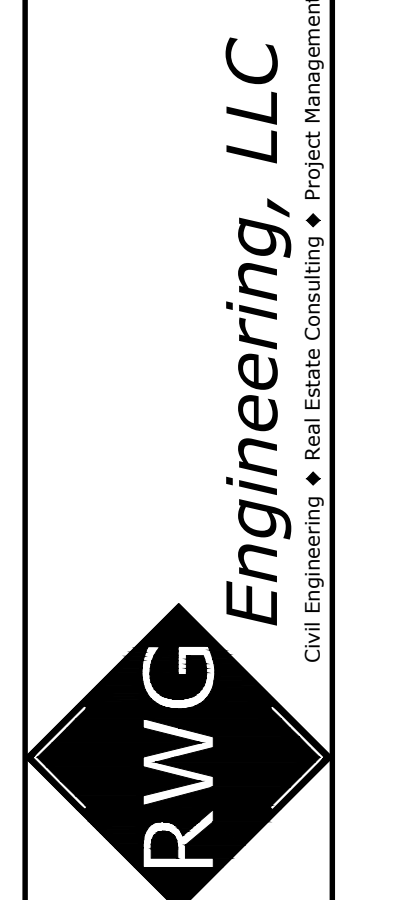
THESE PLANS ARE PRELIMINARY IN NATURE AND FOR REVIEW ONLY. THEY ARE SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING & ARCHITECTURAL DESIGN.

PRELIMINARY- FOR REVIEW ONLY

| | |
|-----------|--|
| DRAWN BY | |
| REVISIONS | |
| DATE | |

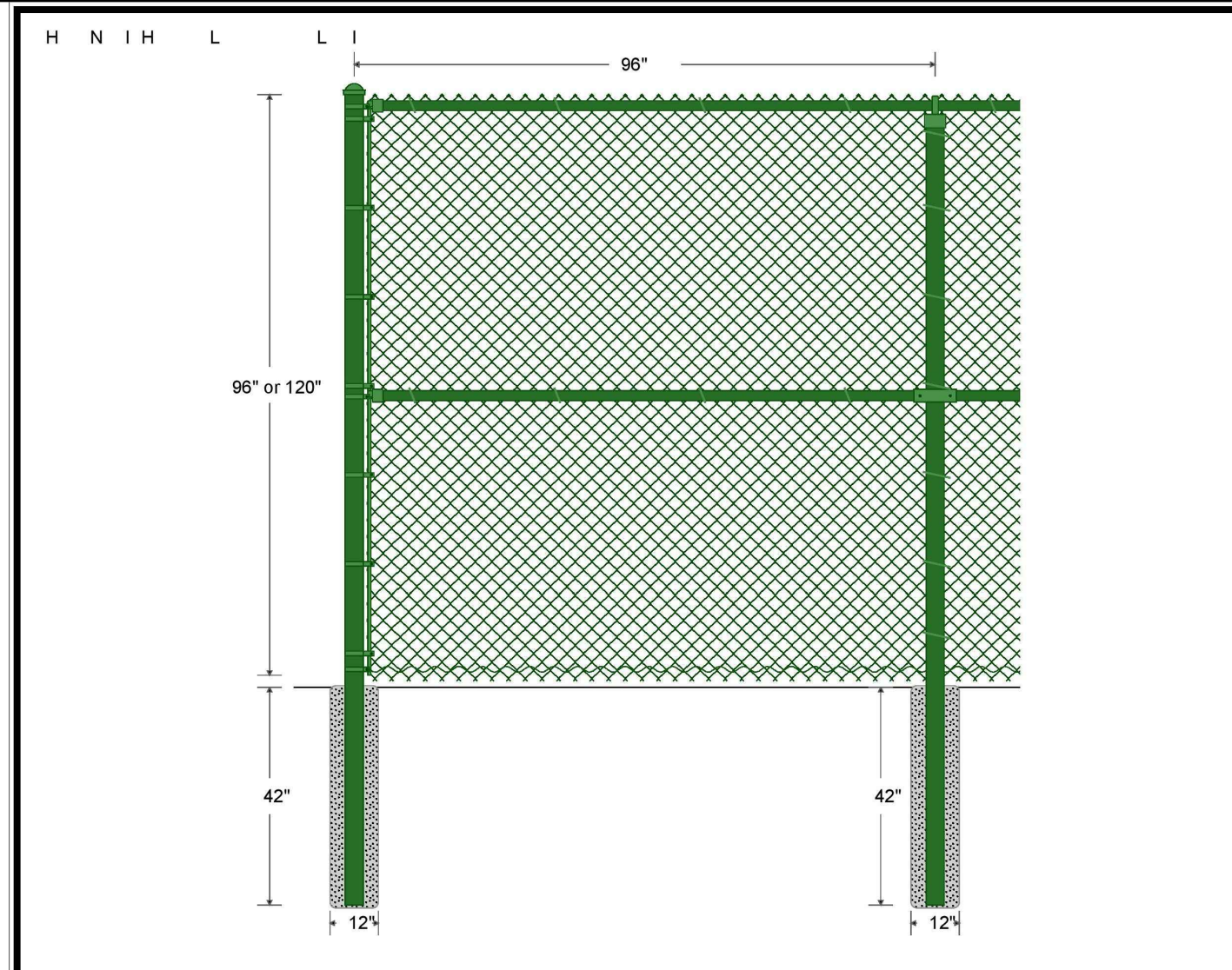
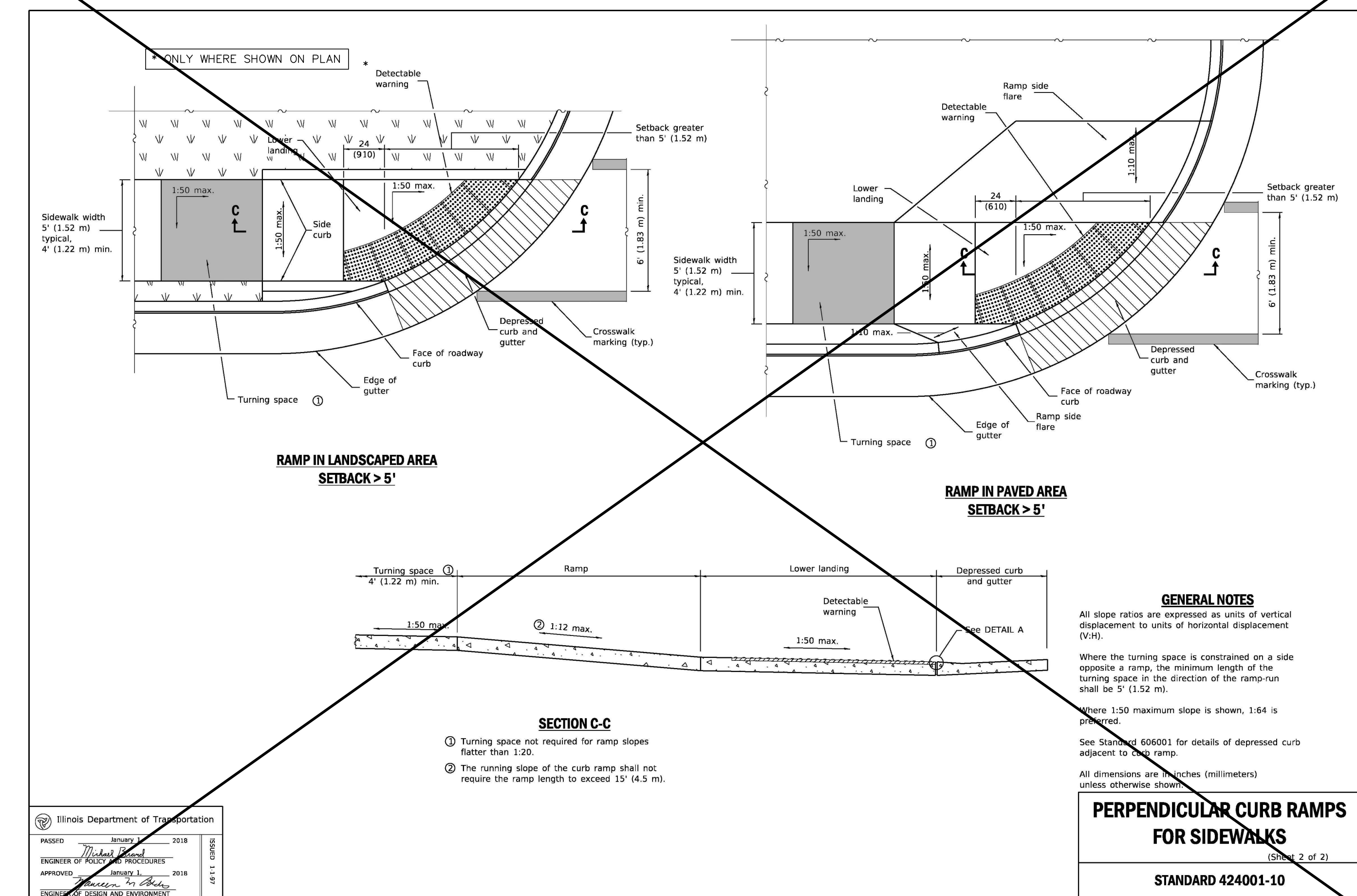
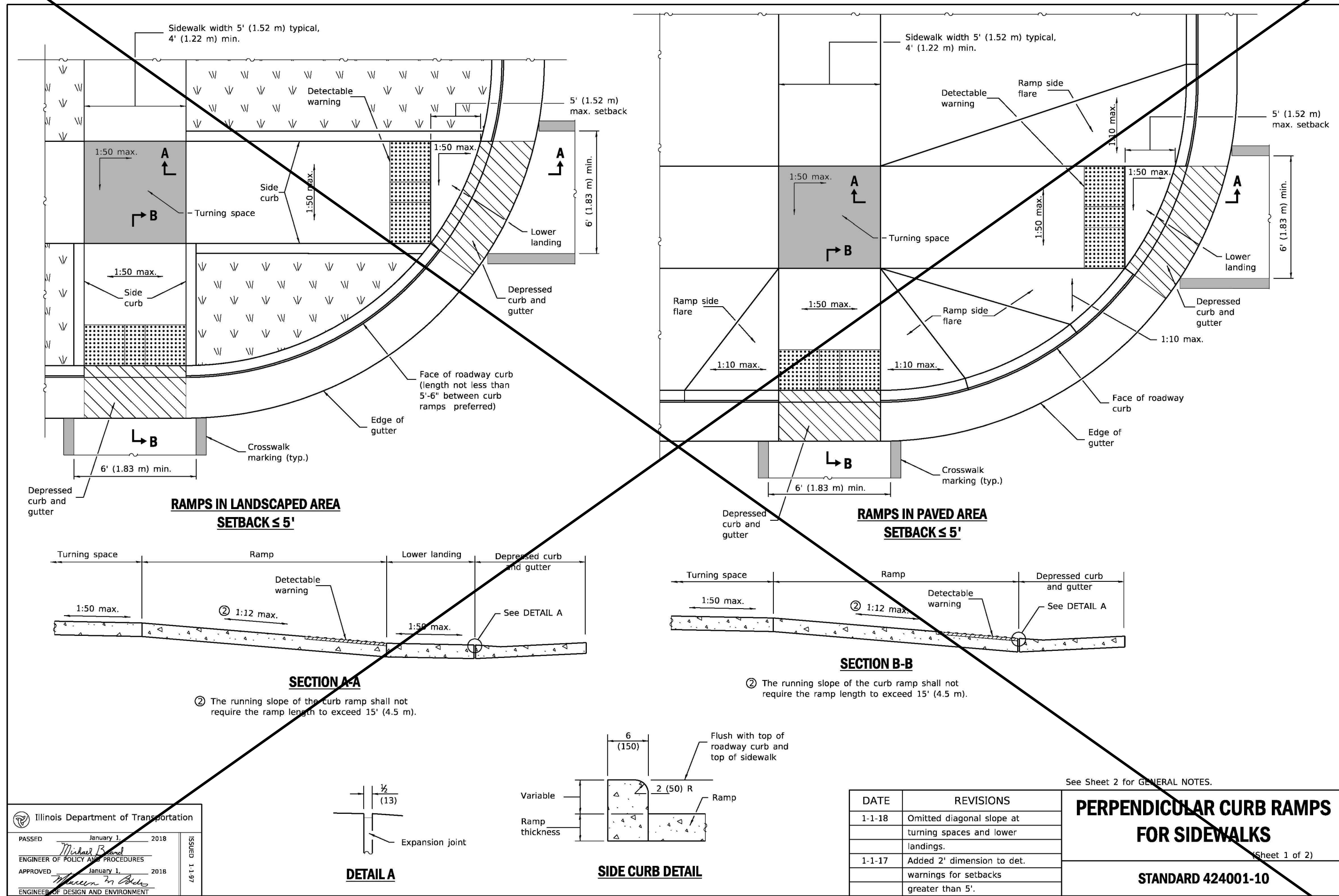
HAMILTON PARTNERS ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
SITE GEOMETRIC & PAVING PLAN - PHASE 2 (FRITO-LAY)

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630-480-7889
www.rwg-engineering.com



PROJECT NO. 56412228
DATE 01/23/23
SCALE 1"=30'
PROJ. MGR. PDL
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
1 OF 2



FABRIC: 96" or 120" x 24" GA. 19V1L EB (2" Mesh) GREEN COLORLINK.

TOP RAIL: 1 5/8" O.D. SS-40 GREEN PIPE, 2.27 lbs. per foot. Top rail 21" in length, joined with 1 5/8" GREEN ELEVIE.

LINE POST: 3" O.D. SS-40 GREEN PIPE.

TERMINAL POST: 7" O.D. SS-40 GREEN PIPE, 5.

BRACING: 1 5/8" O.D. SS-40 GREEN PIPE, 2.27 lbs. per foot, used for the middle rail.

TENSION WIRE: 6 GA. COIL SPRING 6 GAGE GREEN TENSION WIRE attached to bottom of fence fabric with 8 GA. GREEN ALUM 9X15-9-15 HOG RING spaced 24" on center.

FITTINGS: GREEN REVELED BRACE BAND & GREEN CARRIAGE BOLT; GREEN CORNER RAIL-END, GREEN BOULEVARD CLAMP, GREEN PS EYE-TOP, GREEN DOME PS CAP, 3/4" GREEN STRIP TENSION BAR, GREEN REVELED TENSION BAND & GREEN CARRIAGE BOLT.

THE WIRE: 10 1/4" x 4" GA. GREEN TIE WIRE & 1/2" x 2" GA. GREEN TIE WIRE spaced 18" on center for tie posts & 24" on center for rails.

POST FOOTING: HAND MIXED CONCRETE.

PRODUCT SPECIFICATIONS

| Slat Type | Slat Width | Mesh Size | Wire Gauge | Slats Per Bag | Approx. Coverage Per Box |
|------------|------------|----------------------|-----------------|---------------|--------------------------|
| HedgeLink® | - | 2", 2 1/4" or 2 3/4" | 9, 11 or 11 1/2 | 82 | 10 linear feet |

Materials
The HedgeLink product is made with 16-gauge, galvanized, braided wire and green needles are made with 3-mil (PVC).

Durability
Pexco PDS® PVC Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance
Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer
Pexco will not be responsible for damage due to wind load conditions resulting from insufficient structural support.

Limited Warranty
HedgeLink carries a 10-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Note
Do not mix HedgeLink with any other manufacturer's inferior hedge product - green color shades are different, and the durability of HedgeLink will outlast others.

Installation Instructions
Requires no locking device or tools. HedgeLink installs much like our Winged Slat, installing vertically top to bottom.

Insert HedgeLink Slats vertically top to bottom, keeping the green needles facing up, while receiving the slat dovetail with your fingers for easier installation.

PEXCO LLC
Tacoma, WA 98424 | Athol, MA 01331
800.822.SLAT (7528) | 800.755.SLAT (7528)

VISIT US AT:
www.pexco.com/fence

EMAIL US AT:
fence.sales@pexco.com

Contact your local fence professional for more information about our complete line of enhancement products.

DRAWN BY: _____

DATE: _____

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

HAMILTON PARTNERS ARLINGTON HEIGHTS INDUSTRIAL
ARLINGTON HEIGHTS, ILLINOIS
CONSTRUCTION DETAILS AND STANDARDS - PHASE 2 (FRITO-LAY)

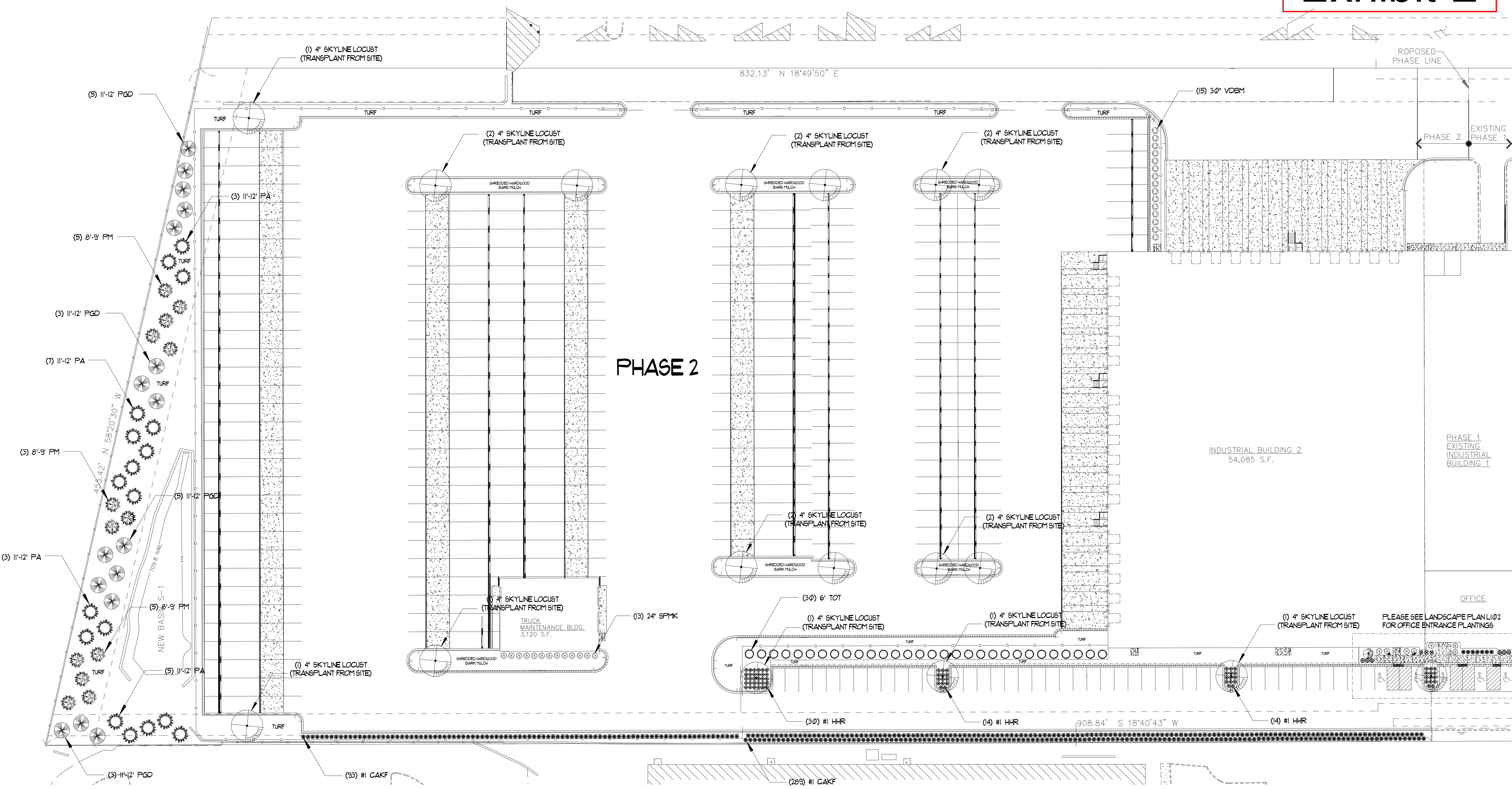
975 E. 22nd St., Suite 400
Waukegan, IL 60089
630.480.7889
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 56412720
DATE 01/13/21
SCALE NONE
PROJ. MGR. EDL
PROJ. ASSOC. RWG
DRAWN BY. TLM

SHEET 2 OF 2

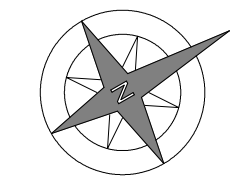
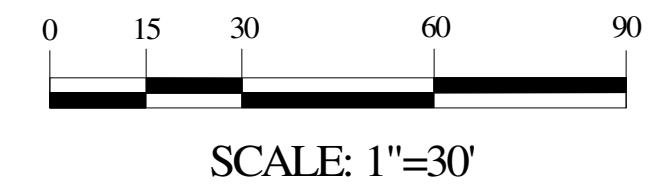
Exhibit E



PHASE 2

PLANT LIST

| Qty. | Common Name | Botanical Name | Size | Remarks | Key |
|------|--------------------------------|--|---------|---------|------|
| 1 | Autumn Brilliance Serviceberry | Amelanchier grandiflora | 6' | B&B | AGAB |
| 18 | Norway Spruce | Picea abies | 11'-12' | B&B | PA |
| 16 | Black Hills Spruce | Picea glauca 'Densata' | 11'-12' | B&B | PGD |
| 13 | Douglas Fir | Pseudotsuga menziesii | 8'-9' | B&B | PM |
| 30 | Techny Arborvitae | Thuja occidentalis 'Techny' | 6' | B&B | TOT |
| 3 | Green Gem Boxwood | Buxus 'Green Gem' | 24" | Cont. | BGG |
| 5 | Incrediball Hydrangea | Hydrangea arborescens 'Abetwo' | 24" | Cont. | HAA |
| 3 | Green Sargent Juniper | Juniperus chinensis 'Green Sargent' | 24" | Cont. | JCGS |
| 13 | Miss Kim Lilac | Syringa patula 'Miss Kim' | 24" | Cont. | SPMK |
| 15 | Blue Muffin Viburnum | Viburnum dentatum 'Blue Muffin' | 36" | Cont. | VDBM |
| 86 | Happy Returns Daylily | Hemerocallis 'Happy Returns' | #1 | Pots | HHR |
| 382 | Karl Foerster Reed Grass | Calamagrostis acutiflora 'Karl Foerster' | #1 | Pots | CAKF |



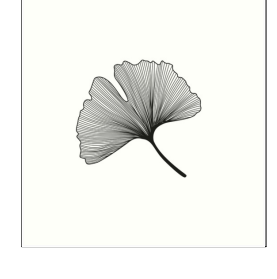
REVISIONS:
12.20.20 (VILLAGE REVIEW)
01.12.21 (VILLAGE REVIEW)

DOWDEN DESIGN GROUP
P.O. BOX 415, LIBERTYVILLE, IL, 60108
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

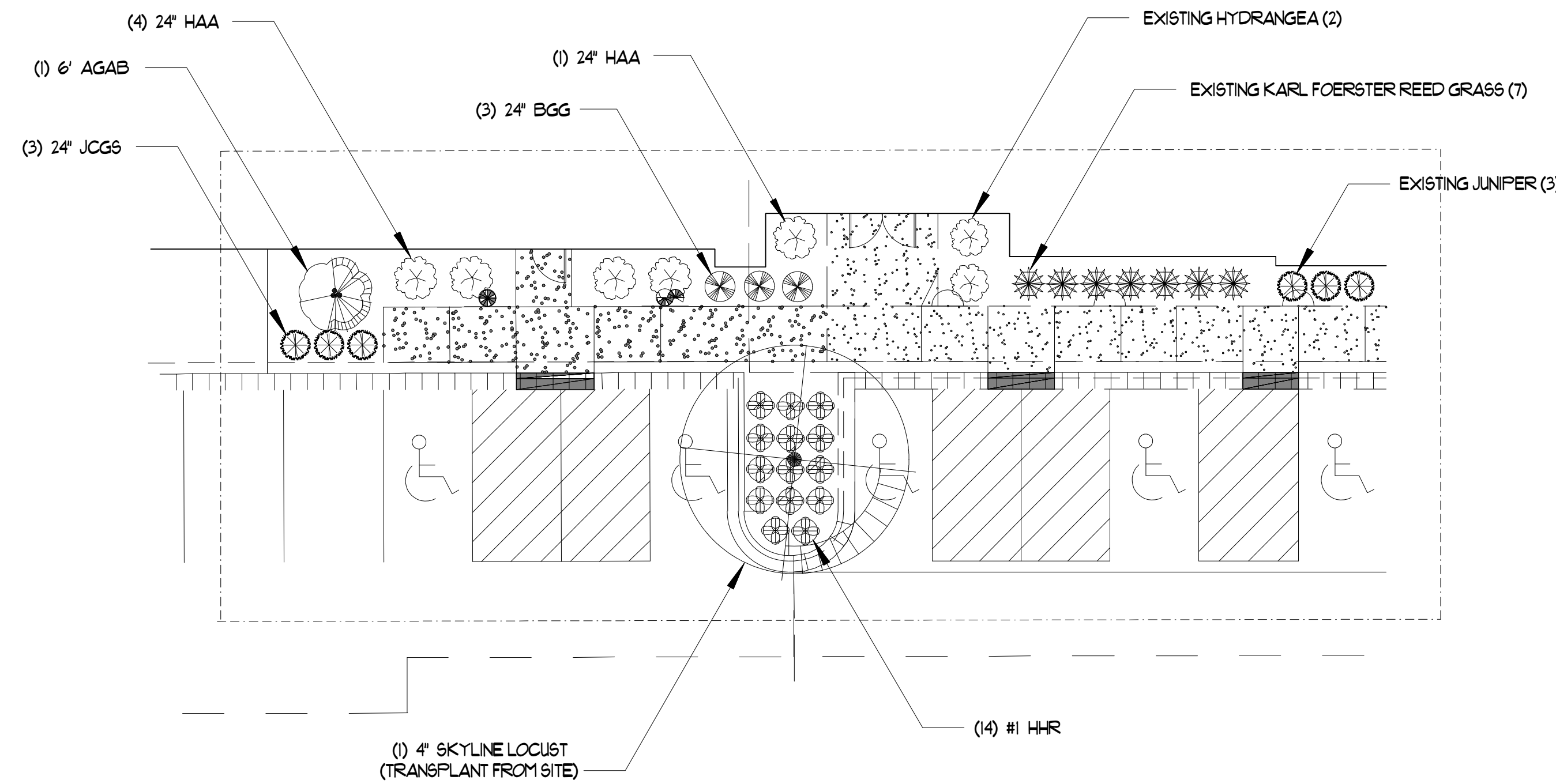
HAMILTON PARTNERS ARLINGTON HEIGHTS INDUSTRIAL
PHASE 2 (FRITOLA)
WEST ALCONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

LANDSCAPE PLAN

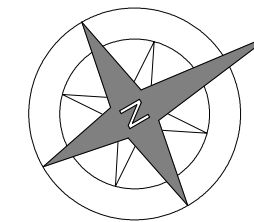
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SCALE: 1"=30'
DARWIN CJD



EAST BUILDING ENTRANCE

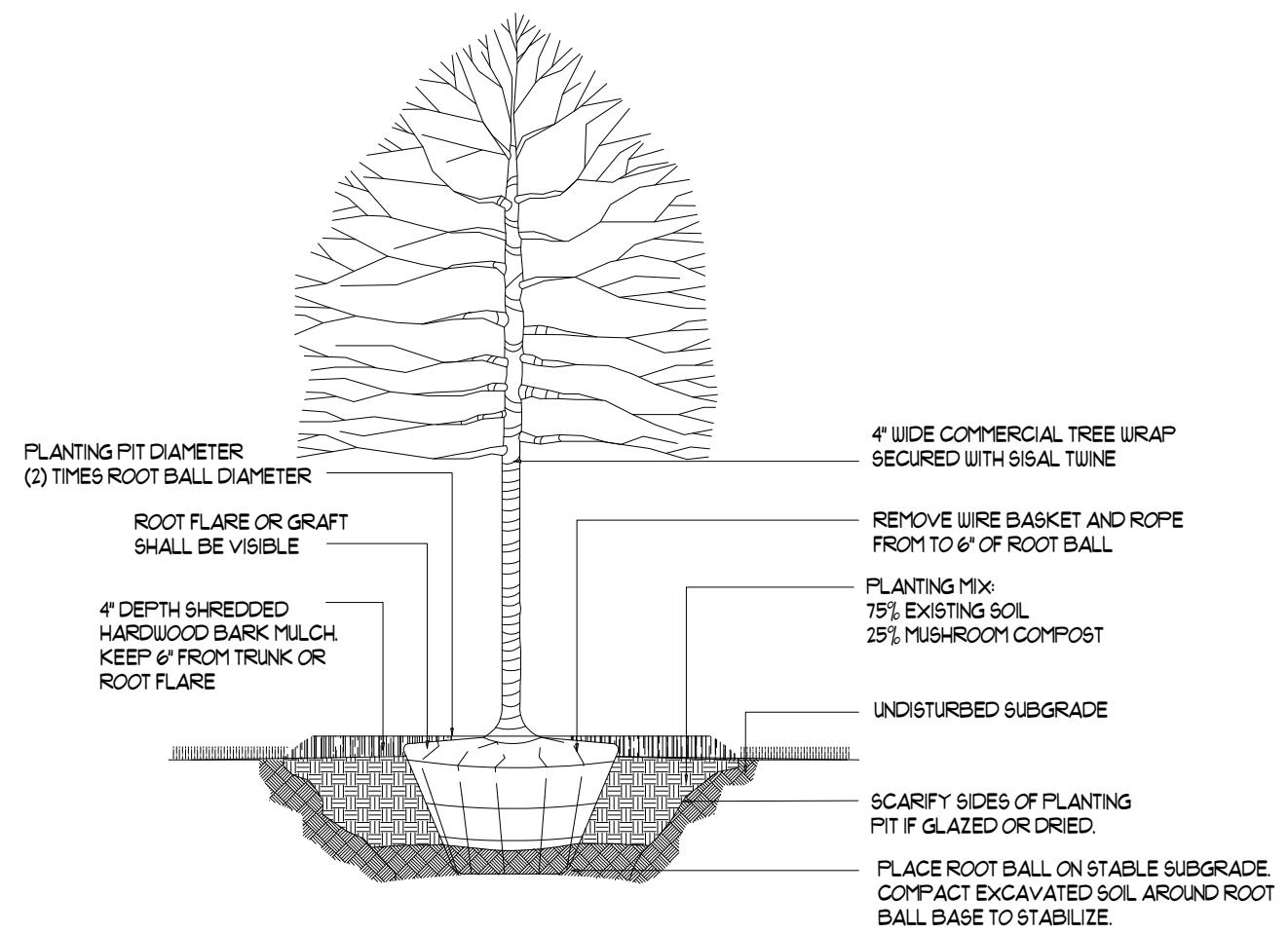


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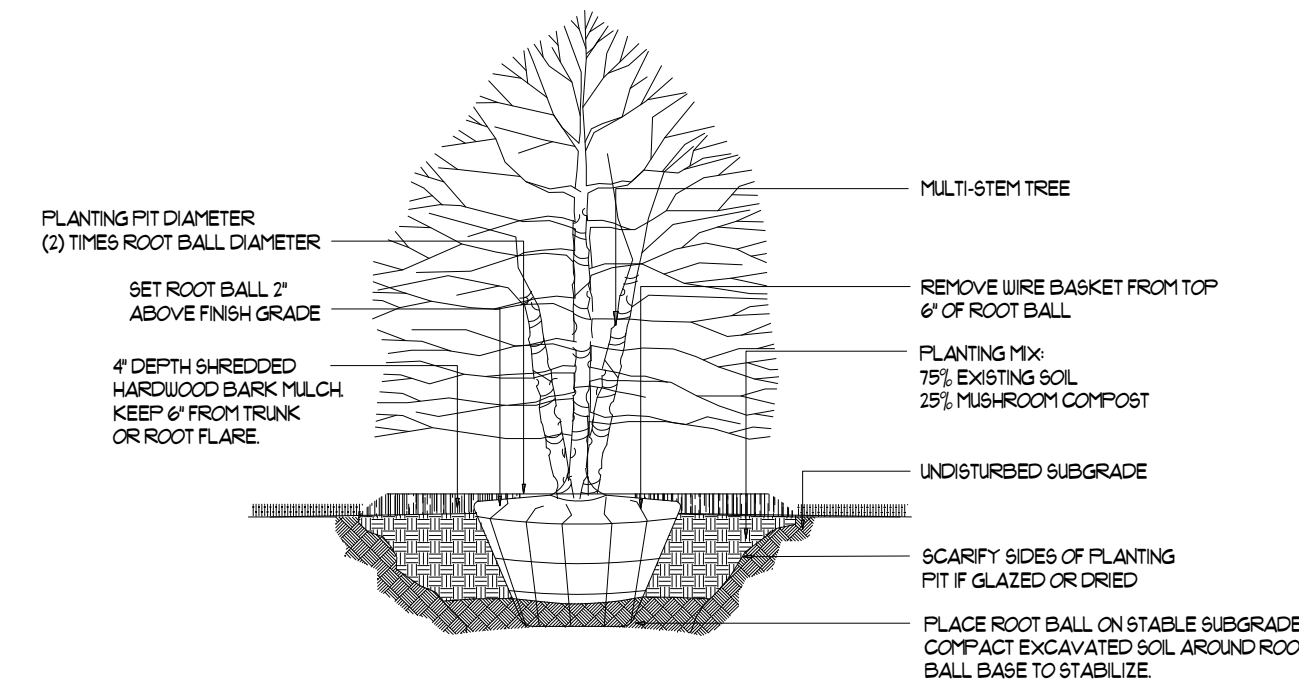


NOTES:

- 1) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE PLANTING AS SHOWN ON THE DRAWING. ALL PLANTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANTS SHALL MEET SIZE, GENUS, SPECIES AND VARIETY AND BE IN GOOD HEALTH, FREE OF INSECTS, DISEASES, OR DEFECTS. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED. TREES NOT EXHIBITING A CENTRAL (OR SINGLE) LEADER WILL BE REJECTED UNLESS CALLED IN THE PLANT LIST AS MULTI-STEM. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND, IN CASE OF DISCREPANCY, THE PLAN SHALL PREVAIL. NO PLANTS ARE TO BE CHANGED OR SUBSTITUTED WITHOUT APPROVAL FROM A REPRESENTATIVE OF JAMES DOWDEN & ASSOCIATES, INC.
- 2) ALL PLANTS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD FOLLOWING INSTALLATION. A WATERING SCHEDULE MUST BE AGREED UPON WITH THE OWNER (BEFORE PLANTINGS ARE INSTALLED) OF WHOM, WHEN AND HOW PLANT MATERIALS ARE TO BE PROPERLY WATERED. THE LANDSCAPE CONTRACTOR SHALL VERIFY PROPER WATERING IS BEING DONE FOR THE ESTABLISHMENT AND HEALTH OF ALL PLANT MATERIALS. THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR ONE YEAR FROM THE TIME OF INSTALLATION AND PROJECT ACCEPTANCE.
- 3) PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. NO ROOT BOUND MATERIAL SHALL BE ACCEPTED AND ALL WRAPPING MATERIALS MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO ROLL BACK BURLAP FROM THE TOP OF THE ROOT BALL.
- 4) RECOMMENDED MULCH DEPTH IS THREE INCHES (3") OF SHREDDED HARDWOOD BARK. THE LANDSCAPE CONTRACTOR SHALL AVOID OVERMULCHING AND THE CREATION OF "MULCH VOLCANOES". MULCH BEDS SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE CENTER OF A TREE OR SHRUB. MULCH MUST BE PULLED BACK AT LEAST TWO INCHES (2") FROM THE BASE OF A TREE SO THE BASE OF THE TRUNK AND ROOT CROWN ARE EXPOSED.
- 5) PREPARE ALL PERENNIAL BEDS WITH ONE CUBIC YARD OF GARDEN COMPOST PER 100 SF AND THE COMPOST SHALL BE ROTOTILLED TO AN 8" DEPTH.
- 6) ALL PLANTS SHALL BE SET PLUMB. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO STAKE DECIDUOUS TREES BUT IT IS ALSO THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO GUARANTEE THE PLANTS REMAIN PLUMB UNTIL THE END OF THE GUARANTEE PERIOD.
- 7) TREES SHALL BE INSTALLED A MINIMUM OF FIVE FEET (5') HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS AND VALVE BOXES. SHADE TREES SHALL BE A MINIMUM OF TEN FEET (10') FROM ALL LIGHT POLES AND ALL SHRUBS SHALL BE A MINIMUM OF THREE TO FIVE FEET (3'-5') FROM ALL FIRE HYDRANTS.
- 8) THE LANDSCAPE CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. THE LANDSCAPE CONTRACTOR MUST ALSO KEEP THE PAVEMENT AND WORK AREAS IN NEAT AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH AND VERIFY WORKING CONDITIONS IN ADVANCE OF SUBMITTING A PROPOSAL. FAILURE TO RECOGNIZE INHERENT RESPONSIBILITIES DOES NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS DUE TO MISCALCULATIONS.
- 9) PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING SHOWN ON THE APPROVED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.
- 10) ALL TURF SHALL BE PREMIUM BLUEGRASS MIX (4-5 LBS/1,000 SF) WITH NORTH AMERICAN GREEN DS75, OR EQUIVALENT, EROSION CONTROL BLANKET IN ALL DISTURBED AREAS.



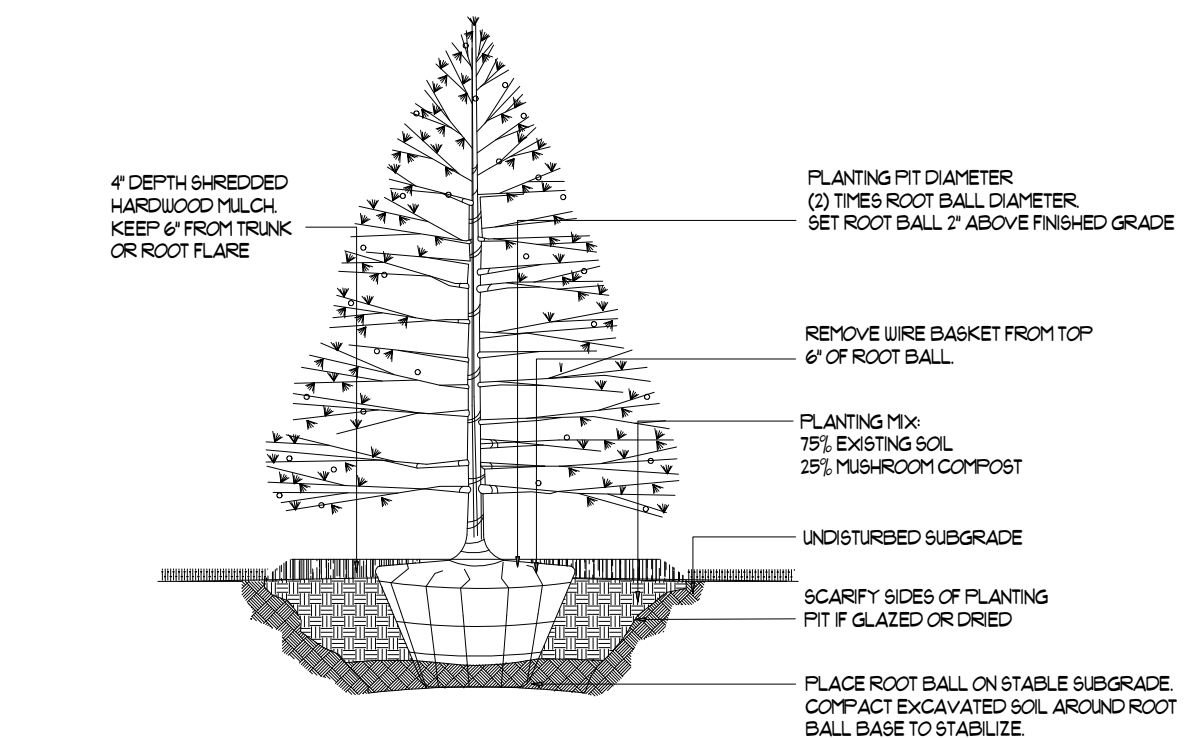
DETAIL
DECIDUOUS TREE PLANTING



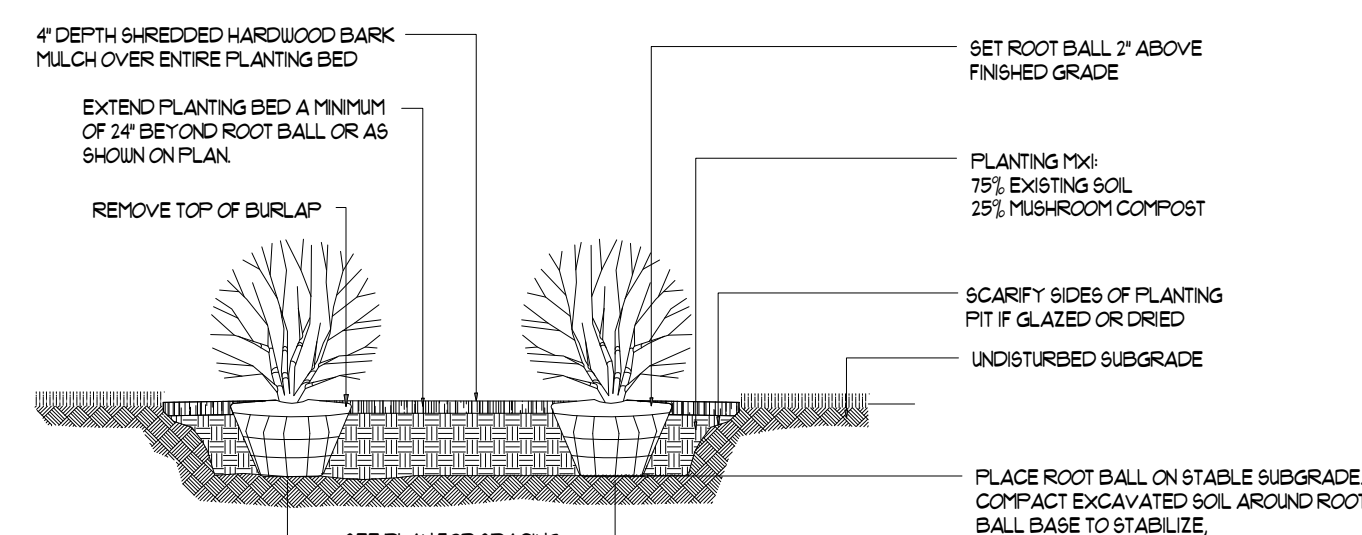
DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING

PREMIUM BLUEGRASS MIX 4-5 LBS PER 1,000 SF

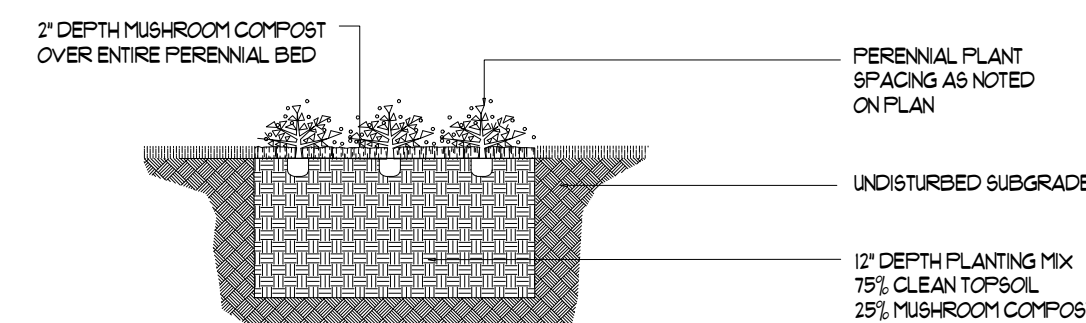
- 20% MIDNIGHT KENTUCKY BLUEGRASS
- 20% DENIM KENTUCKY BLUEGRASS
- 20% LANGARA KENTUCKY BLUEGRASS
- 20% BLUESTAR KENTUCKY BLUEGRASS
- 10% PRIZM PERENNIAL RYEGRASS
- 10% SUNSHINE PERENNIAL RYEGRASS



DETAIL
EVERGREEN TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

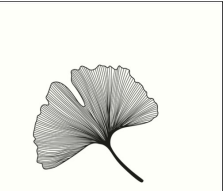
REVISIONS:
12.20.20 (VILLAGE REVIEW)
01.13.21 (VILLAGE REVIEW)

DOWDEN DESIGN GROUP
P.O. BOX 415 LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

HAMILTON PARTNERS ARLINGTON HEIGHTS INDUSTRIAL
PHASE 2 (FRITO-LAY)
WEST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

LANDSCAPE
PLAN

DATE: 11.09.20
SCALE: 1/4"=10'
DRAWN: CJD



L102

JANE ADDAMS
MEMORIAL TOLLWAY I-90

DEFENTION BASIN WITH RETAINING WALL

(99) 12'x65' TRAILER PARKING STALLS

TRUCK MAINT.

(74) 11'x28' VAN PARKING STALLS

(16) VAN LOADING

TENANT +/- 108,082 SF

OFFICE +/- 8,630 SF

AVI +/- 23,510 SF

LEASED +/- 60,949 SF

(11) TRUCK LOADING

EXPANSION

(9) TRUCK LOADING

DEFENTION BASIN WITH RETAINING WALL

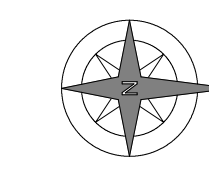
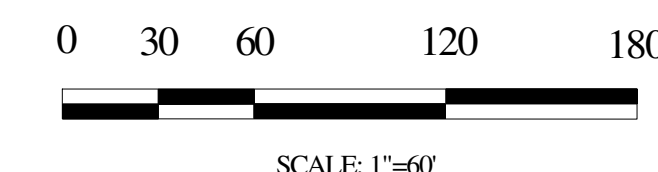
MEIJER DR

W ALGONQUIN RD

PHASE II PHASE I

TREE INVENTORY

| Tree # | Common Name | Botanical Name | Size |
|--------|------------------|---------------------------------|------|
| 101 | Black Alder | Alnus glutinosa | 10" |
| 102 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 103 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 104 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 105 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 106 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 107 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 108 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 109 | Sugar Maple | Acer saccharum | 14" |
| 110 | Sugar Maple | Acer saccharum | 14" |
| 111 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 112 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 113 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 114 | Chanticleer Pear | Pyrus calleryana 'Chanticleer' | 7" |
| 115 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 116 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 117 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 118 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 119 | Sugar Maple | Acer saccharum | 20" |
| 120 | Sugar Maple | Acer saccharum | 18" |
| 121 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 122 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 123 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 124 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 125 | Red Maple | Acer rubrum | 6" |
| 126 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 127 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 128 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 129 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 130 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 131 | Sugar Maple | Acer saccharum | 16" |
| 132 | Common Hackberry | Celtis occidentalis | 10" |
| 133 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 134 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 135 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 136 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 137 | Red Maple | Acer rubrum | 6" |
| 138 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |
| 139 | Sugar Maple | Acer saccharum | 12" |
| 140 | Skyline Locust | Gleditsia triacanthos 'Skyline' | 4" |



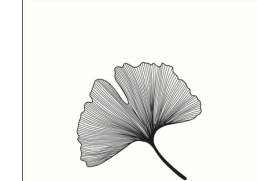
REVISIONS:

DOUDEN DESIGN GROUP
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOUDENDESIGNGROUP.COM PHONE: (847) 362-1254

PROPOSED BUILDING & PARKING LOT EXPANSION
WEST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS

TREE INVENTORY

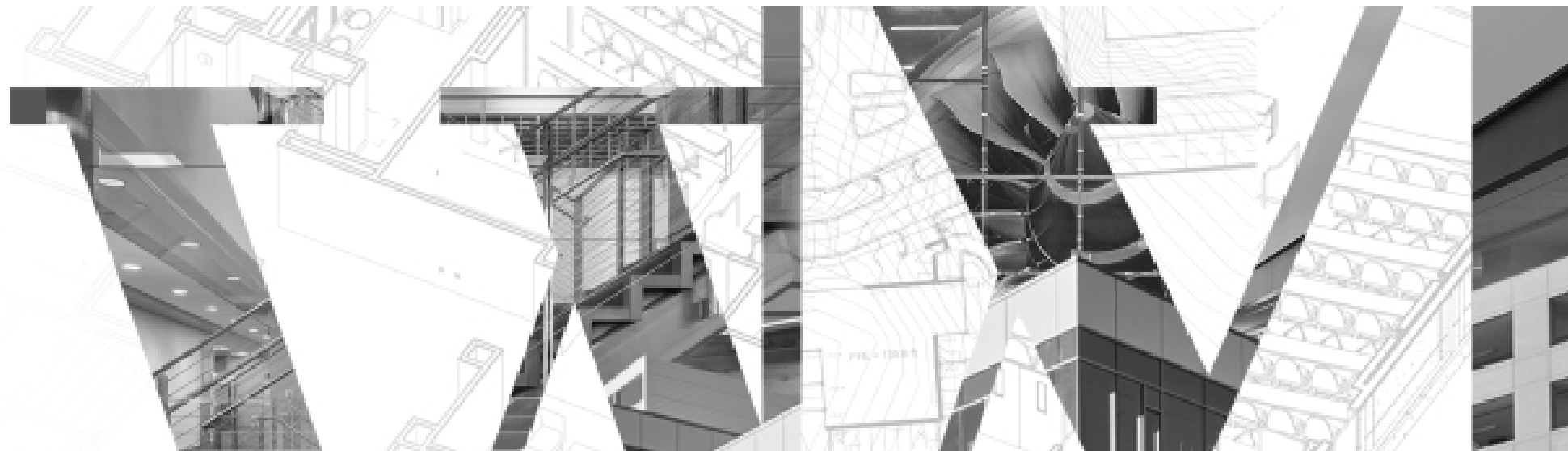
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SCALE: 1"=60'
DRAWING: C/D



L103

Exhibit F

HAMILTON
PARTNERS



W ALGONGUIN RD

ARLINGTON HEIGHTS, ILLINOIS

CONCEPTUAL DESIGN
CHI20-0114-00
01.13.2021



| PROJECT DATA: | | DEVELOPMENT STANDARDS: | |
|------------------------------|------------------------|----------------------------|-----------------------------|
| SITE AREA: | | ZONING: | M-2 |
| GROSS: | 15.41 AC 671,453 SF | MAX. F.A.R.: | 2.50 |
| DETENTION: | @ 3% 22,964 SF | BUILDING SETBACKS: | |
| NET: | 14.89 AC 648,489 SF | FRONT: | 15 FT |
| | | SIDE: | 10 FT |
| | | REAR: | 15 FT |
| BUILDING AREA: | | OFF-STREET PARKING: | |
| EXISTING BUILDING (PH 1) | 138,650 SF | WIDTH: | 9 FT |
| PROPOSED EXPANSION (PH 2) | 54,080 SF | LENGTH: | 18 FT |
| TOTAL FOOTPRINT: | 192,730 SF | VERTICAL: | 7 FT |
| | | DRIVE AISLE: | 24 FT |
| | | OVERHANG: | 1.5 FT |
| TENANT DATA: | | REQ. PARKING RATIO BY USE: | |
| EXISTING VACANT AREA: | 53,506 SF | WAREHOUSE: | 1/2 EMP |
| PROPOSED EXPANSION: | 54,080 SF | OFFICE: | 1/300 SF |
| TOTAL TENANT AREA: | 107,586 SF | | |
| ▲ 48" HIGH TRUCK DOCK DOORS | 11 | NOTES: | 1 OR 10%, WHICHEVER IS LESS |
| ■ 28" HIGH VAN LOADING DOORS | 16 | | |
| ○ GRADE-LEVEL DOORS | 1 | | |
| AUTO PARKING | 110 STALLS | | |
| | @1.02/1000 SF | | |
| REQ. ACCESSIBLE | 5 STALLS | | |
| 12'X65' - TRAILER STALLS | 98 STALLS | | |
| 11'X28' - VAN STALLS | 74 STALLS | | |



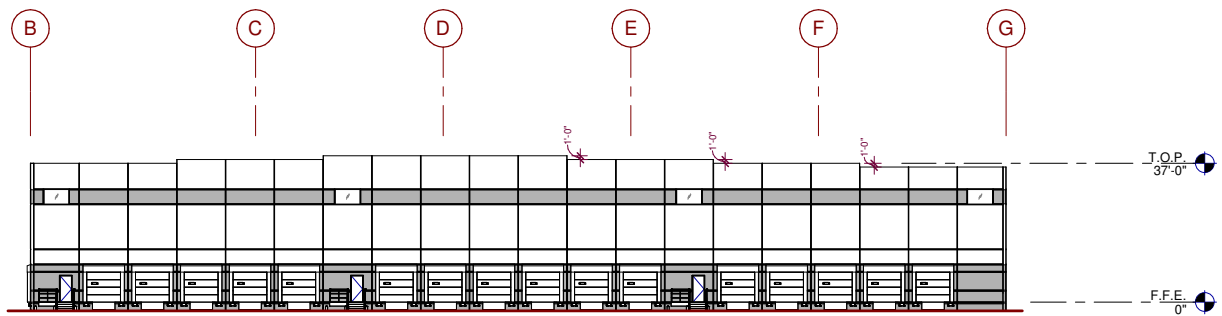
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

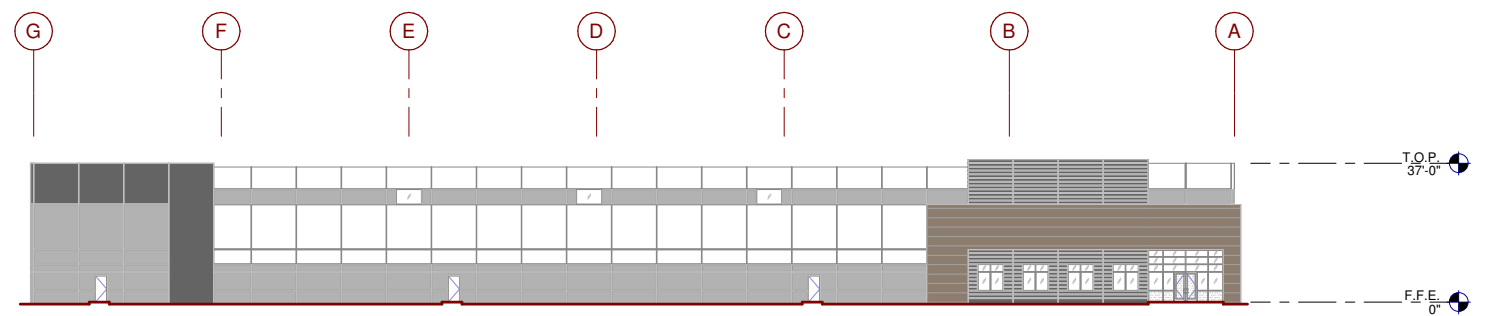
Boundary Source:
GIS MAP & AERIAL IMAGE



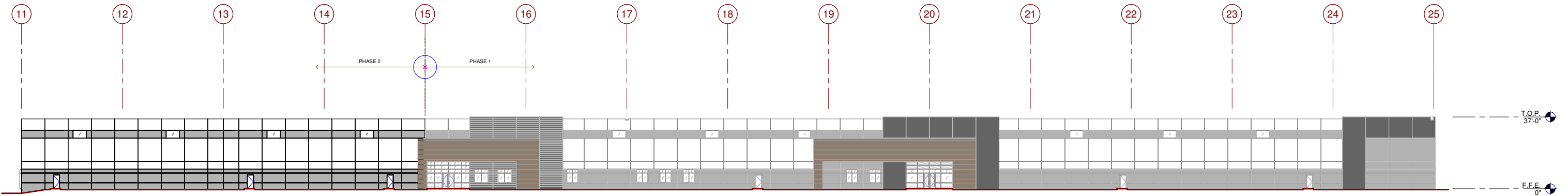
SOUTHEAST PERSPECTIVE



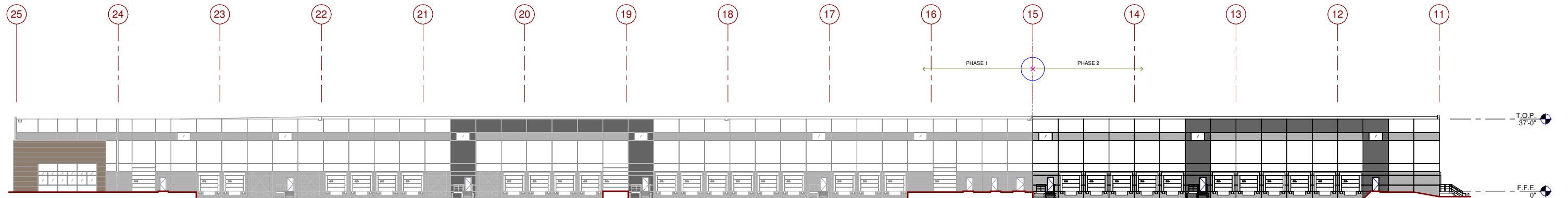
PROPOSED SOUTH EXTERIOR ELEVATION
N.T.S. 4



EXISTING NORTH EXTERIOR ELEVATION
N.T.S. 1



EAST EXTERIOR ELEVATION
N.T.S. 2



WEST EXTERIOR ELEVATION
SCALE: 1" = 20'-0" 3

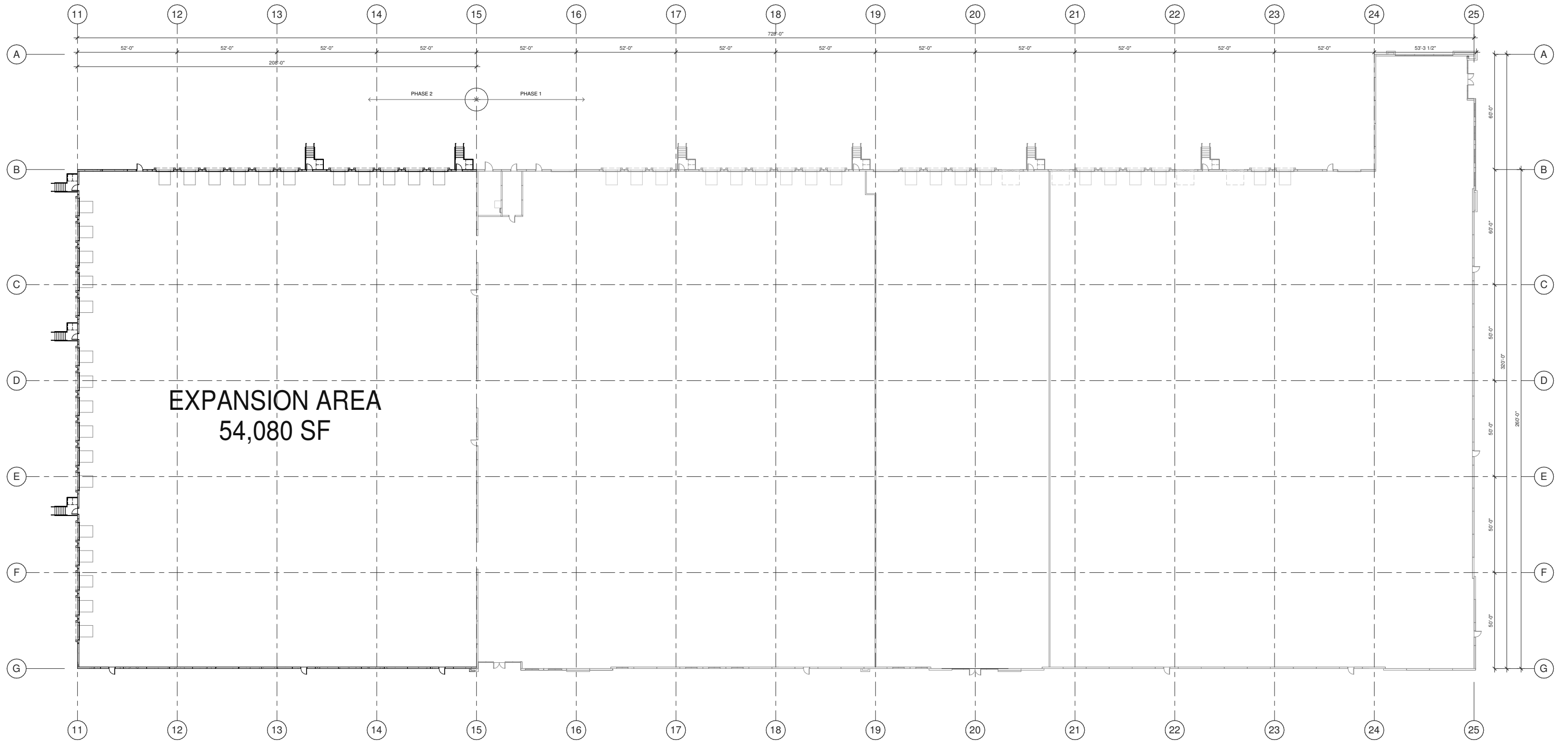
LEGEND

EXISTING PAINT TO REMAIN:

- BASE COLOR: BENJAMIN MOORE, BM 2112-70, AMERICAN WHITE
- SECONDARY COLOR: BENJAMIN MOORE, BM 2112-50, STORMY MONDAY
- ACCENT COLOR: BENJAMIN MOORE, BM 2124-20, TROUT GRAY

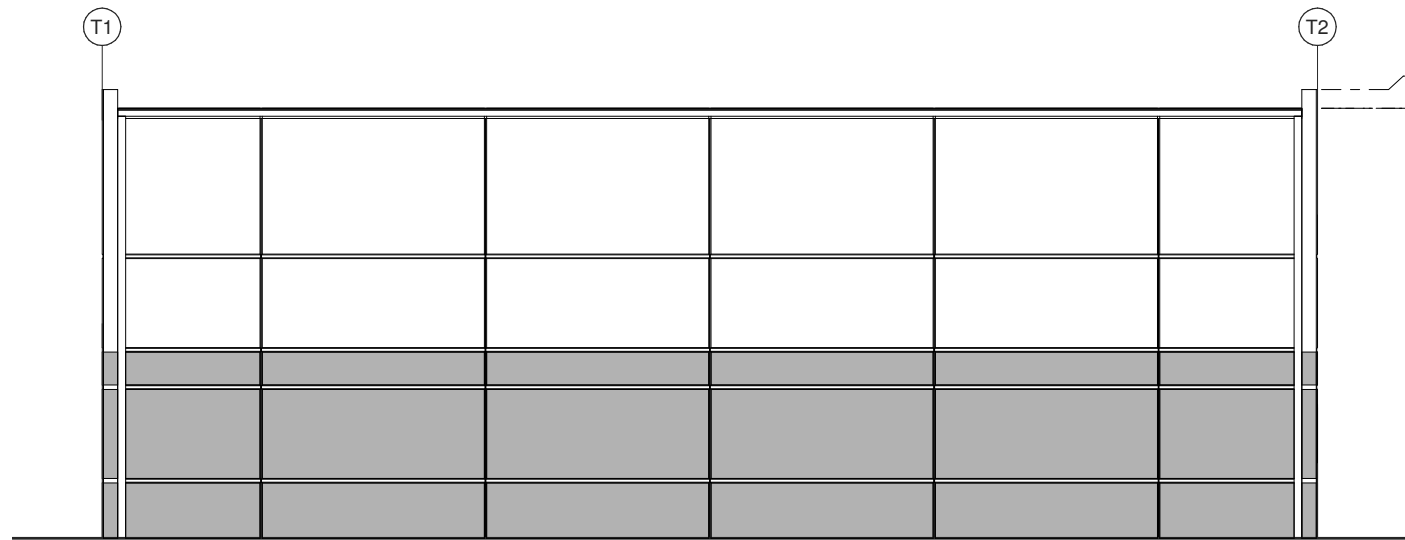
SIDING (TO MATCH EXISTING):

- TRU-GRAIN COMPOSITE SIDING: 6" PLANKS, STAIN COLOR MAHAGONY C64





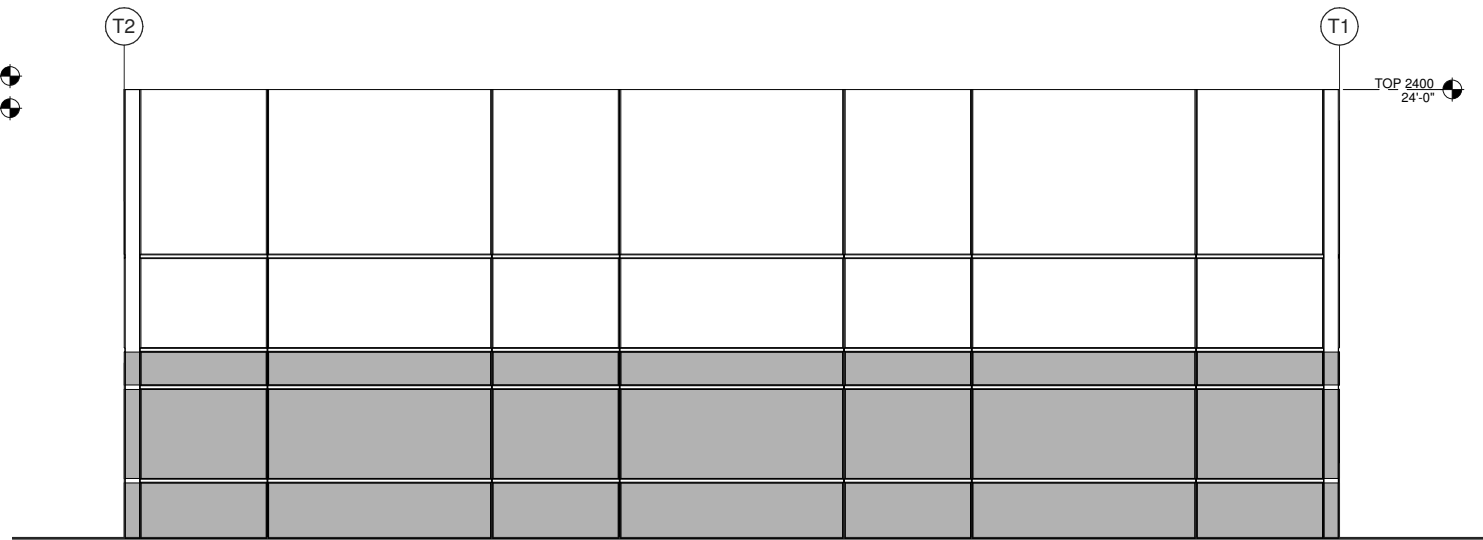
NORTHWEST TRUCK MAINTENANCE PERSPECTIVE



EAST ELEVATION

SCALE: 1/4" = 1'-0"

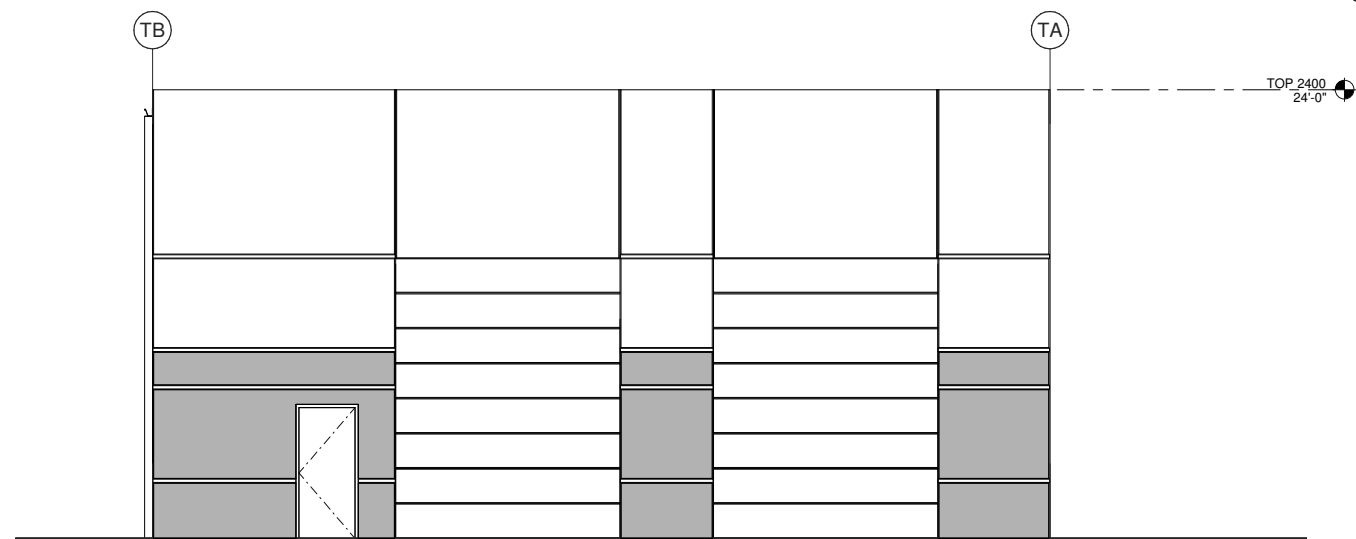
3



WEST ELEVATION

SCALE: 1/4" = 1'-0"

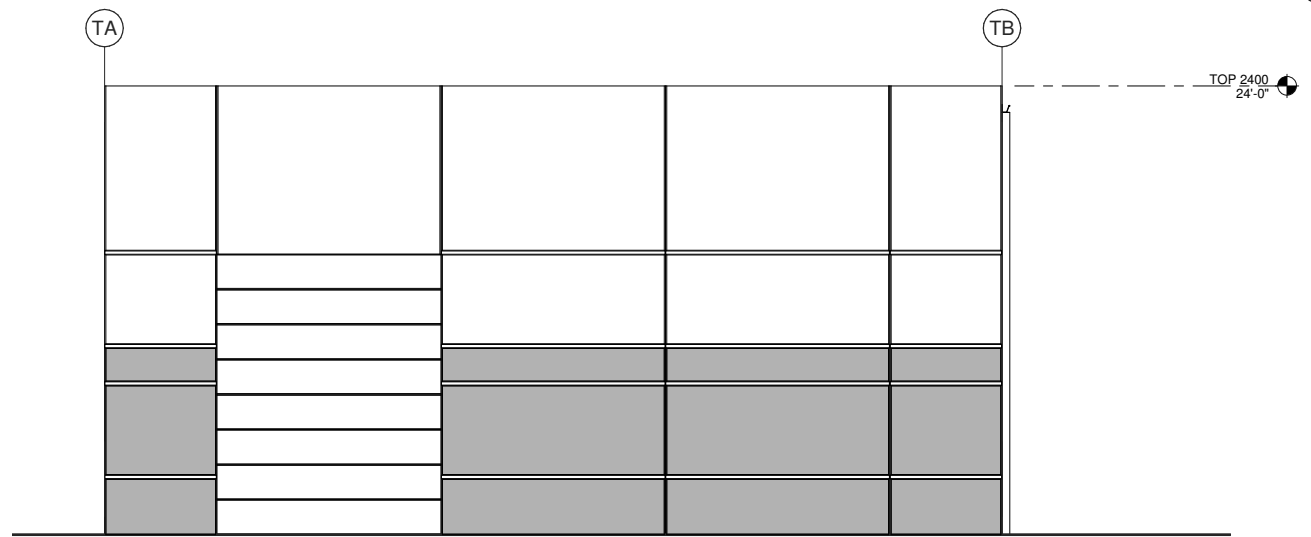
2



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

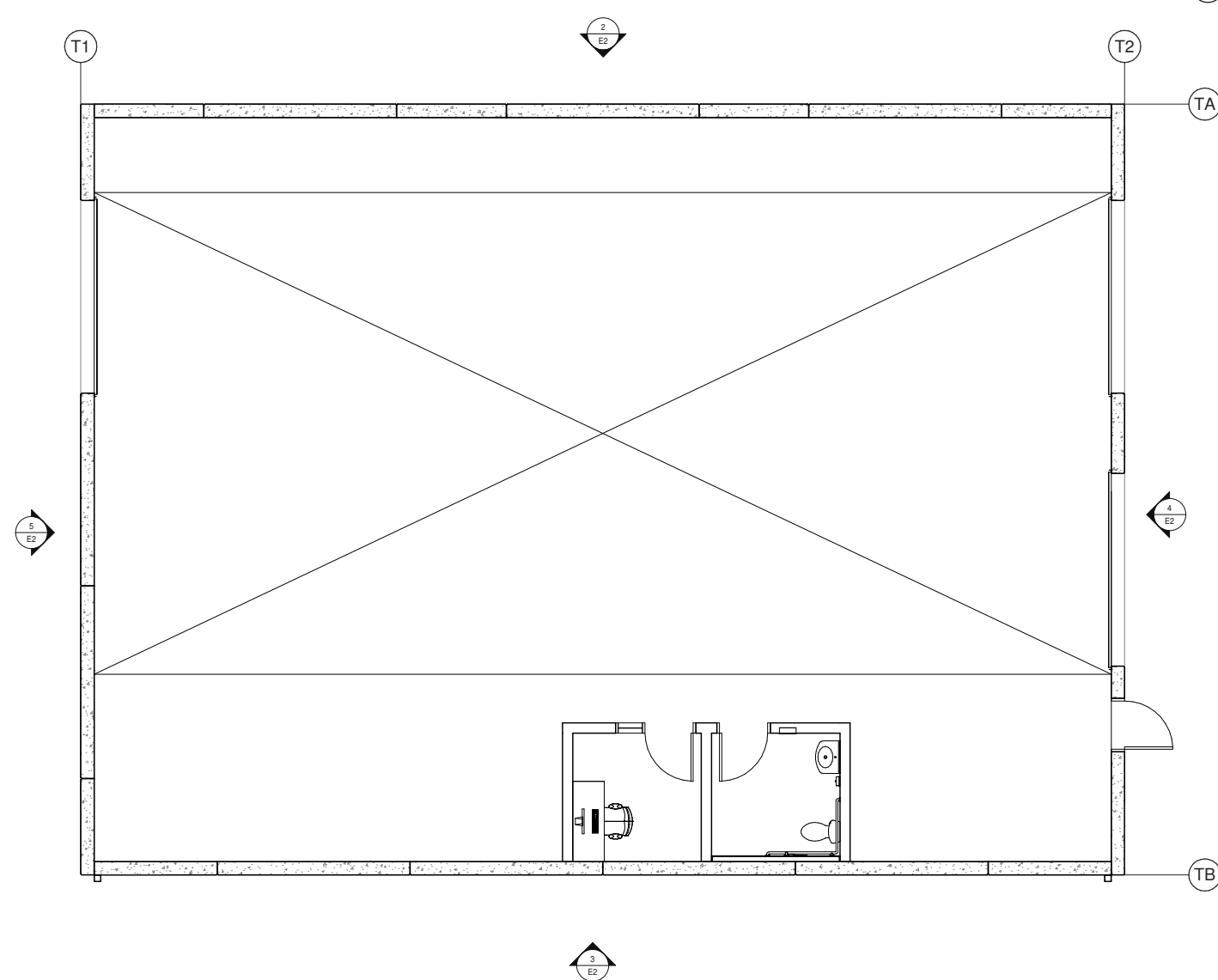
4



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

5

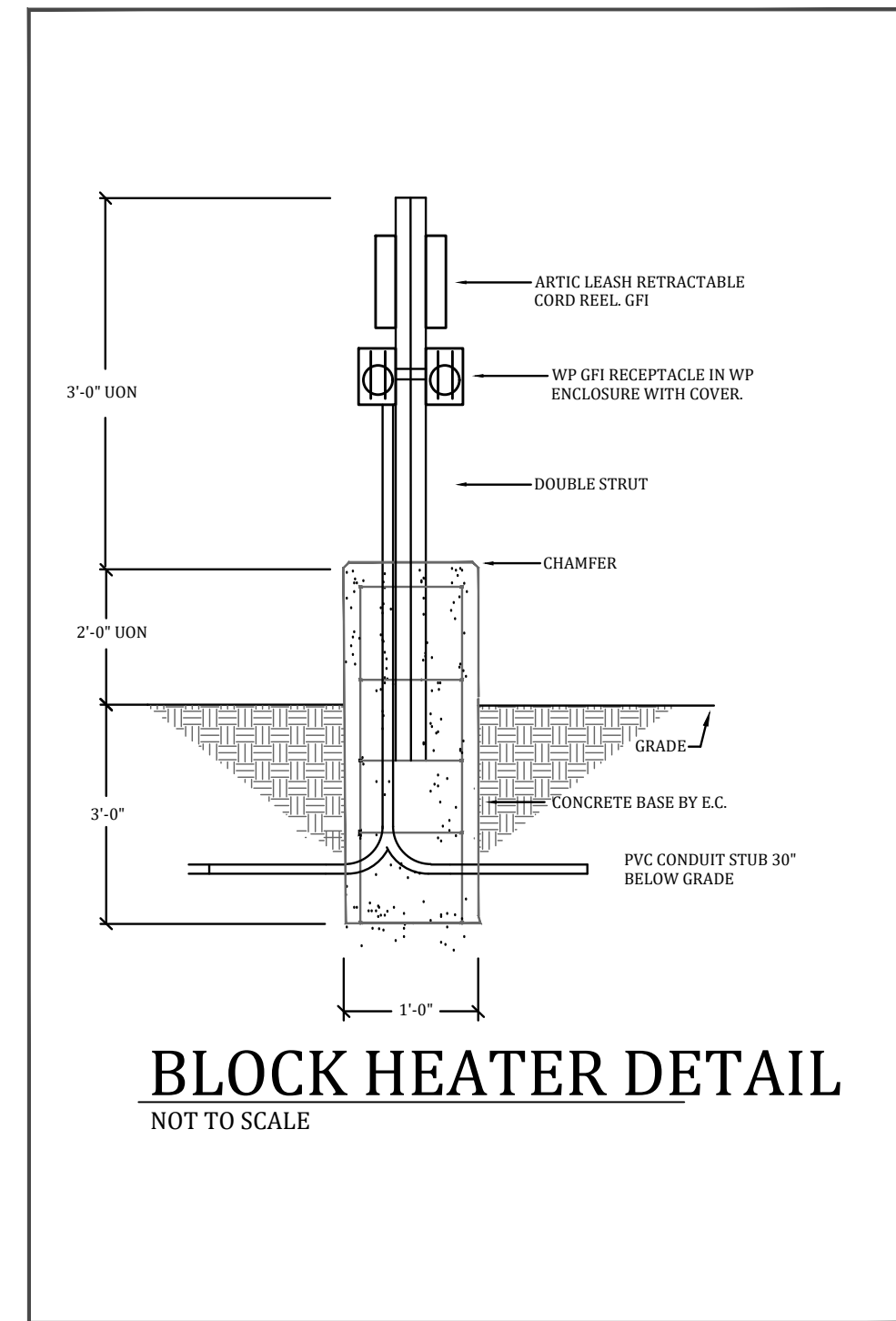
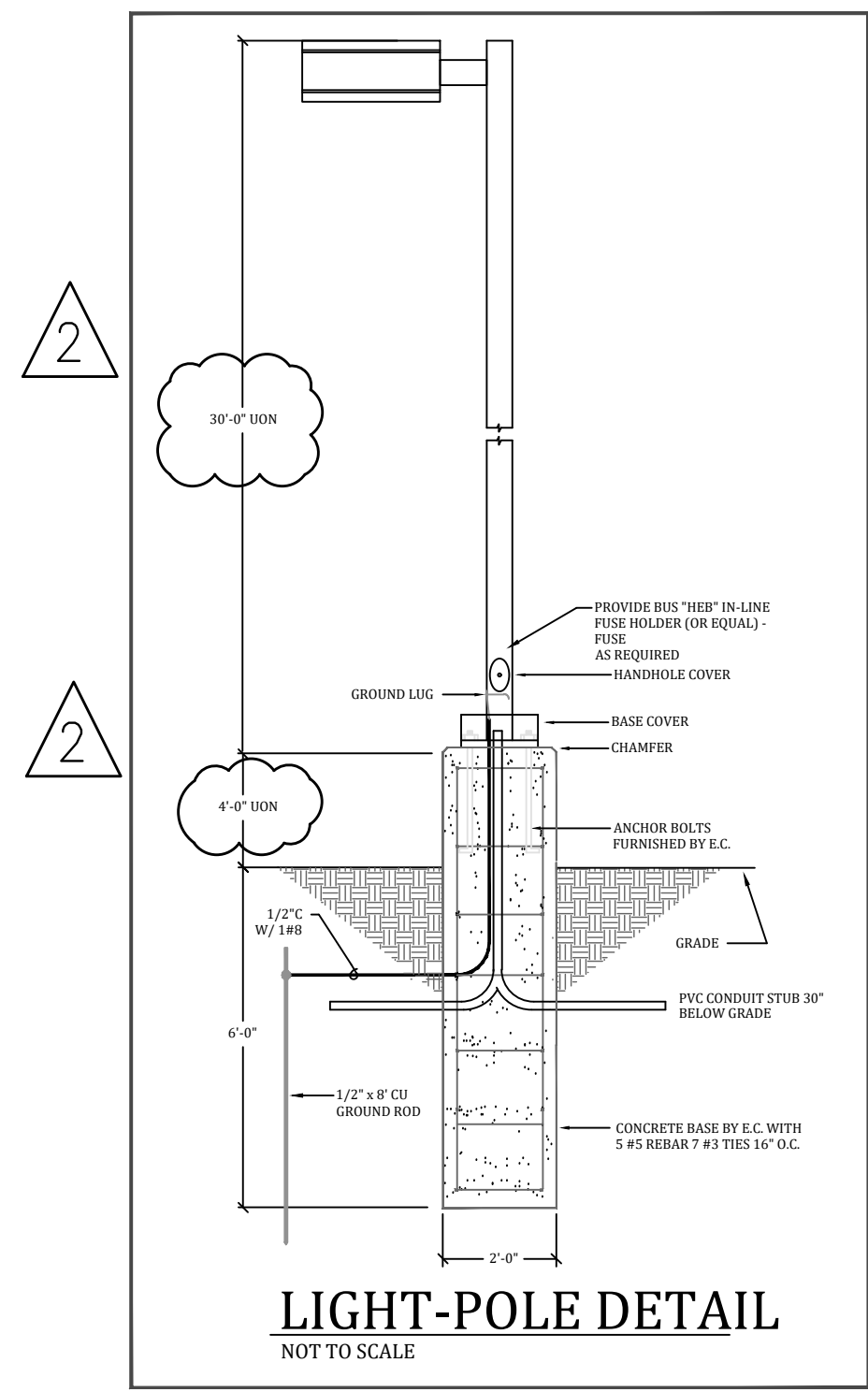


FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

Exhibit G



DETAILS

SCALE: NA

MHC



| REV. | DATE | PURPOSE | BY |
|------|----------|-------------------------|----|
| 2 | 01-11-21 | ROUND 2 PERMIT COMMENTS | MT |
| 1 | 12-18-20 | 11-30 PERMIT COMMENTS | MT |

REVISIONS

PROJECT INFORMATION:
FRITO LAY
703 WEST ALGONQUIN ROAD
UNIT 103
ARLINGTON HEIGHTS, IL 60005

DRAWING DESCRIPTION:
DETAILS



SCALE: NA JOB #: —
DATE: 10-21-2020 HEC Drawing #: —
DRAFTER: MT ENGINEER: —
SE-101