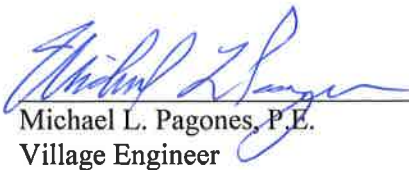


**PLAN COMMISSION PC #20-016  
Hamilton Partners PUD Amendment  
703-723 W. Algonquin Rd  
Round 3**

35. The petitioner's response to Comment Nos. 28 through 34 are acceptable.
36. The Engineering Division has no further comments.

  
Michael L. Pagones, P.E.      1/20/21  
Village Engineer      Date

# Planning & Community Development Dept. Review

February 1, 2021



## REVIEW ROUND 3

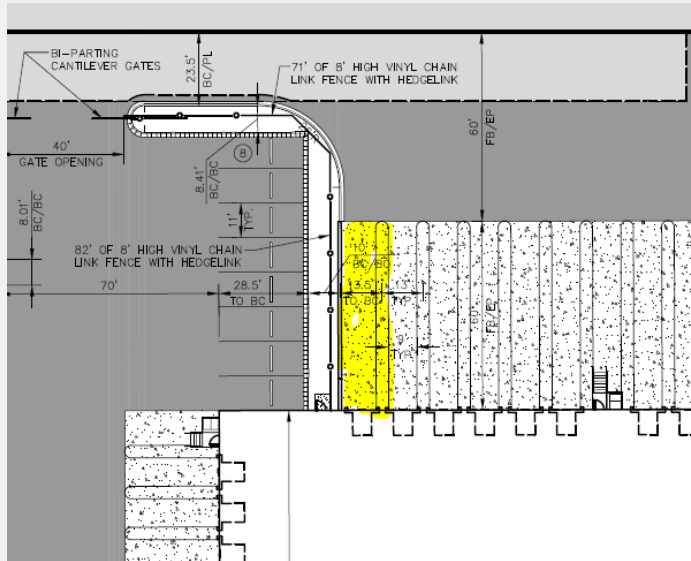
Project: Hamilton Partners – 703 W. Algonquin Rd. PUD Amendment

Case Number: PC 20-016

### **General:**

- 34) The responses to the following comments are acceptable: #20, #23-#25, and #30-#32.
- 35) The response to comment #21 is noted. Based upon the revised plans, 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 8.9' 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 and shade trees within certain islands, where landscape islands including shade trees are required beneath every light pole, at the end of every 20 parking spaces, and at the ends of all parking rows.**
  - d. **Variation to Chapter 28, Section 6.5-6, to allow a 24-foot tall accessory structure where code limits the maximum height of accessory structures to 15 feet.**
  - e. **Variation to Chapter 28, Section 6.5-7a, to allow a 3,120 square foot accessory structure where code restricts the maximum size of accessory structures to 720 square feet.**
  - f. **Variation to Chapter 28, Section 6.13-3b, to allow a 10' tall fence within a rear yard where code restricts fence heights to 6'.**
- 36) The response to comment #22 is not acceptable. Within the newly incorporated landscape island along the western property line, the fence must be set further east to allow additional space for substantial landscape plantings along the western side of the fence. Furthermore, the hedgeline fence is not acceptable. Please propose a 6' tall decorative metal fence along the sides of the property and a 10' tall wood or vinyl style fence (of a earthtone color) along the rear of the property. Please incorporate the missing shade trees as outlined in the landscape review comments, as well as the missing parking lot landscape island. If any reduction in parking occurs, please reflect this on all plans and parking totals.
- 37) The response to comment #26 is not acceptable. See #36 above. Please provide details on the proposed gate (height, style, materials).
- 38) The response to comment #27 is not acceptable. Given the proposed 34' tall height of the fixtures, all light poles must be spaced a minimum of 102' from each other. The proposed locations do not conform to this requirement. Either request a variation and provide the necessary justification for this variation for staff analysis, or acknowledge that the plans will be revised at time of permit to comply with code.
- 39) The response to comment #28 is noted. No variation is required, however further information is needed on the repair functions. How many employees will be working out of the maintenance building? Were these employees included in the overall 162 employee count for the facility? How many repair bays will be within the maintenance building?
- 40) The response to comment #29 is not acceptable. No bike parking spaces were shown in "Exhibit F". Revise the plans to show the location of the bike parking spaces and indicate how many spaces will be provided.

- 41) The response to comment #33 is noted. Please confirm the overall number of passenger vehicle parking stalls for the entire PUD.
- 42) No later than 10 days prior to the Plan Commission hearing, a complete paper and electronic submittal of the full planset shall be required. To-date, only certain sheets have been revised to reflect the review comments, however, a complete set of the plans with all revisions coordinated amongst the various disciplines must be provided as outlined above.
- 43) Please provide a truck turning exhibit for the southernmost truck dock as shown below, which shall include ingress and egress while a truck and trailer is parked in the adjacent space.



- 44) Approval of the PUD required the following:

The Petitioner shall continue to work with the Weber Packaging Solutions and the Village of Arlington Heights on acceptable improvements, as determined by the Village of Arlington Heights, to the shared private access roadway to provide for adequate passenger vehicle/truck traffic separations. This may include, but is not limited to, striping of the access driveway and landscape barriers to separate and protect vehicular movements.

In the spirit of this condition of approval, you are encouraged to collaborate with Weber Packaging on implementation of a concept, similar to the attached, which would provide a lineal buffer along the western side of the shared access drive adjacent to the western bays (in the areas outlined in red) to prevent trucks on the subject property from encroaching into the Weber site.

- 45) Consider flipping the 11 van loading bays along the southern side of the building with the 11 proposed truck bays along the western side of the building, which would keep large truck staging/docking maneuvers on the interior of the site and outside of the shared drive aisle.
- 46) The Traffic & Parking study includes peak and daily trip totals for the intersections outside of the site, but does not include an estimate for intra-site trips, i.e. trucks being moved from the 98 truck storage spaces to the loading zones along the western elevation of the building. Please provide both a peak hour and daily estimate for these movements.
- 47) Approval of the PUD required the following:

The Petitioner shall either reconstruct or repave, as determined by the Village, the entire portion of the existing approximately 22 foot wide shared access driveway that is located on the Weber Packaging Solutions property, only if approved by Weber Packaging Solutions. This reconstruction/repavement shall be to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights.

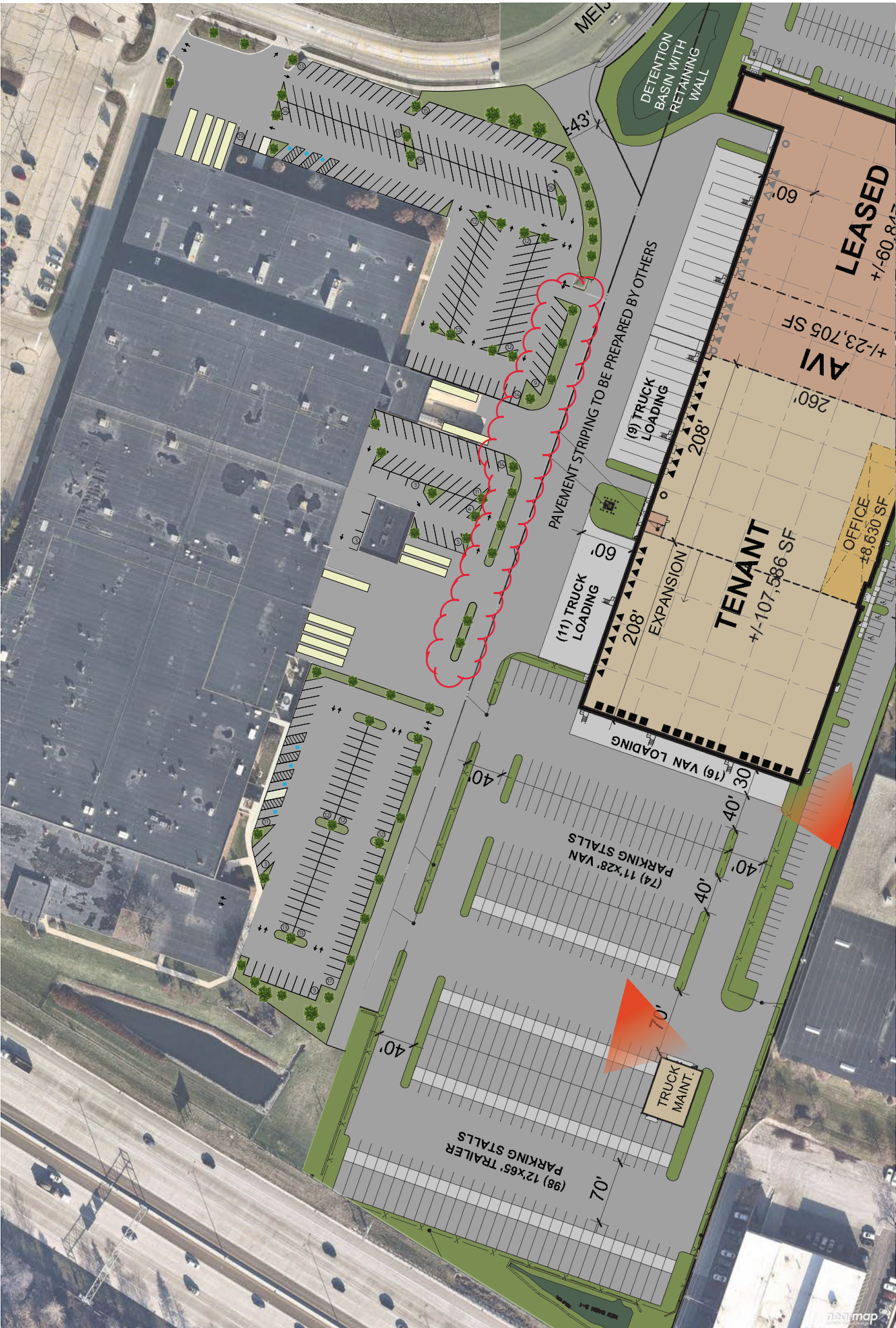
Please outline what actions/communications have taken place with regards to this paving.

48) A better explanation is needed on truck access and the gate procedures. Please address the following:

- a. Will the southern gate be restricted to trailer-trucks only?
- b. Please provide turning exhibits for ingress/egress through the truck gate.
- c. Gates will be operated by a "card access point". How will this work? Will the gate open prior to/as the truck arrives, or will the truck need to pause for the gate to open after they arrive?
- d. Will a driver need to exit their vehicle to open the gate via the "card access point"?
- e. Will a truck or trailer need to stop within the shared access drive, blocking northbound traffic, while they wait for the gate to open?

Prepared by:





LEASED  
+/-60,845

AVI  
+/-23,705 SF

TENANT  
+/-107,586 SF

OFFICE  
+/-8,630 SF

DETENTION  
BASIN WITH  
RETAINING  
WALL

MELO

PAVEMENT STRIPING TO BE PREPARED BY OTHERS

(11) TRUCK  
LOADING

(16) VAN LOADING

TRUCK  
MAINT.

Hamilton Partners  
703-723 W. Algonquin Road  
PC #20-016  
January 28, 2021

#### Landscape Comments

- 1) **Per Chapter 28, Section 6.15, a four-inch caliper shade trees are required at the ends of all parking rows.** Provide two landscape islands and shade trees in the southwest corner of the building at the ends of the parking row. In addition, provide an island and tree west of the maintenance building.
- 2) **It is recommended that the proposed fence be placed within a curbed island that includes landscaping along the west property line.** Replace the proposed eight foot tall hedgeline fence along the side property lines with a six foot tall ornamental fence. In addition, provide a mix of salt/shade tolerant landscaping along the western side of the landscape islands adjacent to the fence. Please provide a detail of the ornamental fence.
- 3) Along the south property line increase the height of the solid fence to 10 feet. The fence should be wood or vinyl and an earth tone color.