



# Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development  
From: Sam Hubbard, Development Planner  
Date: 3/10/2021  
Re: March 15, 2021 Village Board Meeting - PC #20-016: 703-723 W. Algonquin Rd Hamilton Partners  
PUD Amendment

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## **Background:**

On February 24, 2021, the Plan Commission held a public hearing to consider an application to allow modifications to a previously approved PUD plan that would permit a building addition to the existing building located at 703-709 W. Algonquin Road, along with certain site modifications. Staff recommended approval of the application subject to several conditions and the Plan Commission voted 9-0 to recommend approval subject to the conditions as recommended by Staff.

Three of the conditions of approval warranted follow-up, which occurred after Plan Commission hearing and prior to the petitioner's appearance before the Village Board. A summary of this follow-up is outlined below:

## **Summary**

Condition of approval #1 as recommended by Staff and the Plan Commission:

1. *Prior to appearing before the Village Board for approval of the PUD amendment, the truck turning exhibits shall be revised to show the landscaped area on the western side of the site and the correct location of the fence/gates, for review and approval by the Village.*

The petitioner has provided the revised truck turning exhibits and staff has verified that truck turning movements into the southern loading area have not be impeded by the revised location of the fence and landscape island.

Condition of approval #2 and #7 as recommended by Staff and the Plan Commission:

2. *The 22' wide portion of the shared access drive located on the subject property shall be reconstructed/repaved to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights. This shall occur no later than November of 2023, and would require approval from Weber Packaging Solutions.*

7. *At the expense of the petitioner, a landscaped island (inclusive of landscaping) or similar barrier feature in the general location as shown in red on Exhibit 3, shall be constructed to prevent vehicle movements from encroaching outside of the easement area and into the Weber Packaging Solutions property. Final design of said feature shall be as determined by the Village in cooperation with the Petitioner and Weber Packaging Solutions. This shall only be required if approved by Weber Packaging Solutions.*

Upon conclusion of the Plan Commission hearing, staff met with Doug Weber of Weber Packing Solutions to discuss both condition #2 and #7, and to understand if implementation of these conditions would be agreeable to Weber Packaging Solutions. Mr. Weber agrees to allow Hamilton Partners pave the shared access drive, and is also agreeable to the installation of the landscape islands although he has some concerns regarding their impact to drainage and access to his site. Specifically, Mr. Weber would like the following:

- The location of the islands be slightly modified to preserve truck access into the Weber loading zones.
- The landscape islands be 15' in width.
- The landscape islands include low lying shrubs and/or decorative rocks/boulders that would not grow to interfere with overhead utility lines.
- The installation of certain manholes, storm sewer lines and inlets to mitigate potential drainage concerns created by the islands.

As part of the building permit process for the Phase II Frito Lay buildout, Staff will work with Hamilton Partners on the design of the landscape islands to take into consideration the concerns identified by Mr. Weber, to the maximum extent feasible. Final design will be determined by best engineering practices relative to stormwater management, and staff will work to identify plantings that will not interfere with overhead utility lines. The final location of the landscape islands will be done in coordination with Weber Packaging Solutions and Hamilton Partners to ensure that they do not impede access to the Weber site.

Cc: Randy Recklaus, Village Manager  
Mike Pagones, Village Engineer