

PLAN COMMISSION PC #22-015
Holladay Properties Self Storage
401 W Golf Road
Round 3

42. The petitioner's respond to comment nos. 30, 34, 36, 39-41 are acceptable.
43. The petitioner's response to comment no. 31 is noted. The following items shall be provided at permit:
- a) The final stormwater management report.
 - b) Detailed cross section with elevations for the Contech pipe system.
 - c) The emergency overflow is shown to occur within the outlet control structure. In the event the entire system is completely fails, provide the overland overflow route for the site. T
44. The petitioner's response to comment no. 32 is noted. Provide a note on the plans that the existing 8" VCP sanitary sewer line and connection to the main is to be televised. This can be addressed at permit.
45. The petitioner's response to comment no. 33 is noted. Staff is aware that if a cross access agreement with the adjacent property is still in discussion. In the event the cross access agreement can be agreed to, modifications to the site plan can be addressed at permit.
46. The petitioner's response to comment no. 35 is noted. The following items shall be provided at permit:
- a) Additional cross sections for the concrete curb wall.
 - b) Provide additional structural information for the concrete curb wall.
47. The petitioner's response to comment no. 37 is noted. Provide a note on the plans that the neighboring property to the west shall be notified before making the connection. This can be addressed at permit.
48. The petitioner's response to comment no. 38 is noted. Provide a note on the plans that he neighboring property to the southeast shall be notified before making the connection to the storm sewer. This can be addressed at permit.


Michael L. Pagones, P.E. 1/29/23
Village Engineer Date



Arlington Heights Fire Department

P.C. Number 22-015
Project Name Holladay Properties Self Storage
Project Location 401 S Golf Rd
Planning Department Contact Sam Hubbard

January 25th 2023 Round 2 Review Comments

1. FD Round 2 comment "Provide an approved water supply capable of supplying the required fire flow for fire protection shall be provided".
Petitioner response "It is our understanding that the existing water service line that we are tying into has adequate flow required for fire protection".

Please verify if the water service line is capable of supplying the required flow for fire protection.

Regards,

A handwritten signature in black ink that reads "David Roberts".

David Roberts
Division Chief
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Facsimile 847/368-5995

Planning & Community Development Dept. Review

January 25, 2023



REVIEW ROUND 3

Project: Holladay Properties Self-Storage
397-401 W. Golf Rd.

Case Number: PC 22-015

21. The response to the following comments is acceptable: #21, #23, #25, #26, #27, #28, #30, and #31.
22. The response to comment #22 is noted. It has been communicated that verbal acceptance of the offer for an agreement to allow perpetual site access through the neighboring property to the west has been obtained. Please provide a conceptual site plan depicting how this connection would be configured, along with fire truck turning exhibits to ensure that the site access conforms to all requirements. The conceptual site plan shall show the elimination of the secondary connection point on the neighboring property and the replacement of that area with seed/sod/landscaping. Additionally, the proposed right-in/right-out on the Holladay site shall be eliminated and replaced with additional landscape treatment. If the agreement cannot be finalized prior to Village Board consideration of this project, a condition of approval will be recommended to require effectuation of the perpetual access agreement prior to building permit issuance.
23. The response to comment #24 is noted. Please continue to work towards implementation of a solar power system for the proposed building.
24. The response to comment #29 is noted. Please provide the written preliminary comments from IDOT.
25. The trees in the southwest corner and southeast corner are low quality volunteer growth and are in poor condition. In addition, the trees will be impacted by the construction of the detention basin and retaining walls. Please evaluate and where preservation is not feasible, provide landscaping in place of the low quality trees. The landscaping should provide a buffer between the development and the neighboring properties. Revise the tree preservation plan and landscape plan as necessary.

Prepared by: