

**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.

**NOTED**

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.

**Noted, final stormwater management report, detailed cross section with elevation for Contech pipe system, and overland overview route will be provided at permit.**

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.

**Noted – this will 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.

**Modified site plan depicting cross-access easement agreement have been provided on 1/30/23**

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.


**Noted, will be provided at permit.**

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.

**Noted, this note will be provided on plan sets for 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.

**Noted, will include note on permit plans to notify neighboring property**

  
Michael - Pagonos, 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 25<sup>th</sup> 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.

**Response: Noted, will verify if the existing water service line is capable of supplying the required flow for fire protection at permit set.**

Regards,

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

David Roberts  
Division Chief  
droberts@vah.com  
Telephone 847/368-5457  
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.

### NOTED

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.

**Updated conceptual site plan, fire truck exhibit, landscape plan, and tree preservation plans have been provided which depict the easement with the neighboring property. The plan currently reflects the removal of the existing curb cut on Golf Rd. which serves our site. We have begun drafting the easement agreement with the neighbor, and hope to have this finalized prior to Village board hearing.**

23. The response to comment #24 is noted. Please continue to work towards implementation of a solar power system for the proposed building.

**Noted, we will continue to work on solar implementation, and have received preliminary pricing for this system.**

24. The response to comment #29 is noted. Please provide the written preliminary comments from IDOT.

**With the ability to establish an easement agreement with the neighboring property owner, we plan to proceed with this implementation. IDOT has strongly encouraged us to maintain the cross-access with the neighbor, but were open to our previously proposed plan (moving curb cut to center of our property), and additionally were willing to consider cutting the median curb on Golf to allow a left-hand turn into our property. We are proceeding with our plan and will provide further correspondence with IDOT as necessary.**

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.

**We have provided updated landscape and tree preservation plans for this submission. Many trees that are depicted on this plan are low quality, and it would likely be unfeasible to maintain all of them. We have separately broken out a tree replacement schedule which does not include the "weed trees", and this approach would require 17 trees to be replaced. Our plan indicates 26 trees will be planted on site, and we hope to proceed with this plan.**

Prepared by: