



Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development
From: Sam Hubbard, Development Planner
Date: 3/15/2023
Re: Village Board Meeting on March 20, 2023 - PC #22-015: Holladay Properties Self-Storage

Background:

On February 8, 2023, the Plan Commission held a public hearing to consider application PC #23-015, a petition to allow construction of a three-story 102,008 square foot self-storage facility including 725 storage units and a 1,000 square foot area for retail sales of packing supplies, which has been proposed at 397 & 401 W. Golf Road. The Staff Development Committee recommended approval of the application subject to seven conditions of approval and the Plan Commission voted 6-0 to recommend approval subject to the conditions as recommended by the Staff Development Committee.

One of these conditions of approval required that prior to appearing before the Village Board, the petitioner continue to negotiate a perpetual easement for access via the neighboring property to the west, which would allow site access to be modified as generally consistent with Exhibit A (attached). Subsequent to the Plan Commission hearing, the petitioner worked with the neighboring property to come to an agreement on this easement. They have arrived at an agreement that is acceptable to both parties and is ready for execution, pending Village Board approval of their zoning entitlements and closing upon the property. Based upon the petitioners' successful negotiations relative to this easement, the modifications shown below are recommended.

However, it should be noted that the petitioner has recently expressed concerns with ingress/egress to the site as coming solely from the easement depicted in Exhibit A. They have proposed a secondary means of ingress/egress to the property via a modified curb cut on the site, which is depicted in Exhibit B (attached). The petitioner may request consideration of Exhibit B by the Village Board.

Recommendation: It is recommended that the following modifications to the Plan Commission recommendation be approved, which would adjust the conditions to reflect the petitioner's success in reaching an agreement for access through the property to the west.

Green Bold text is to be added, ~~Red Strike-Through~~ text is to be deleted.

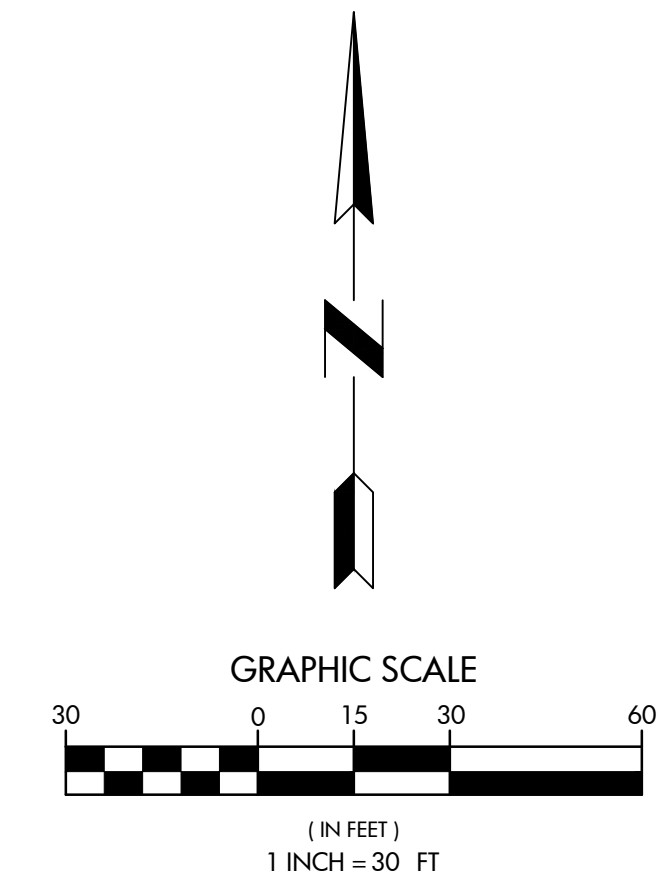
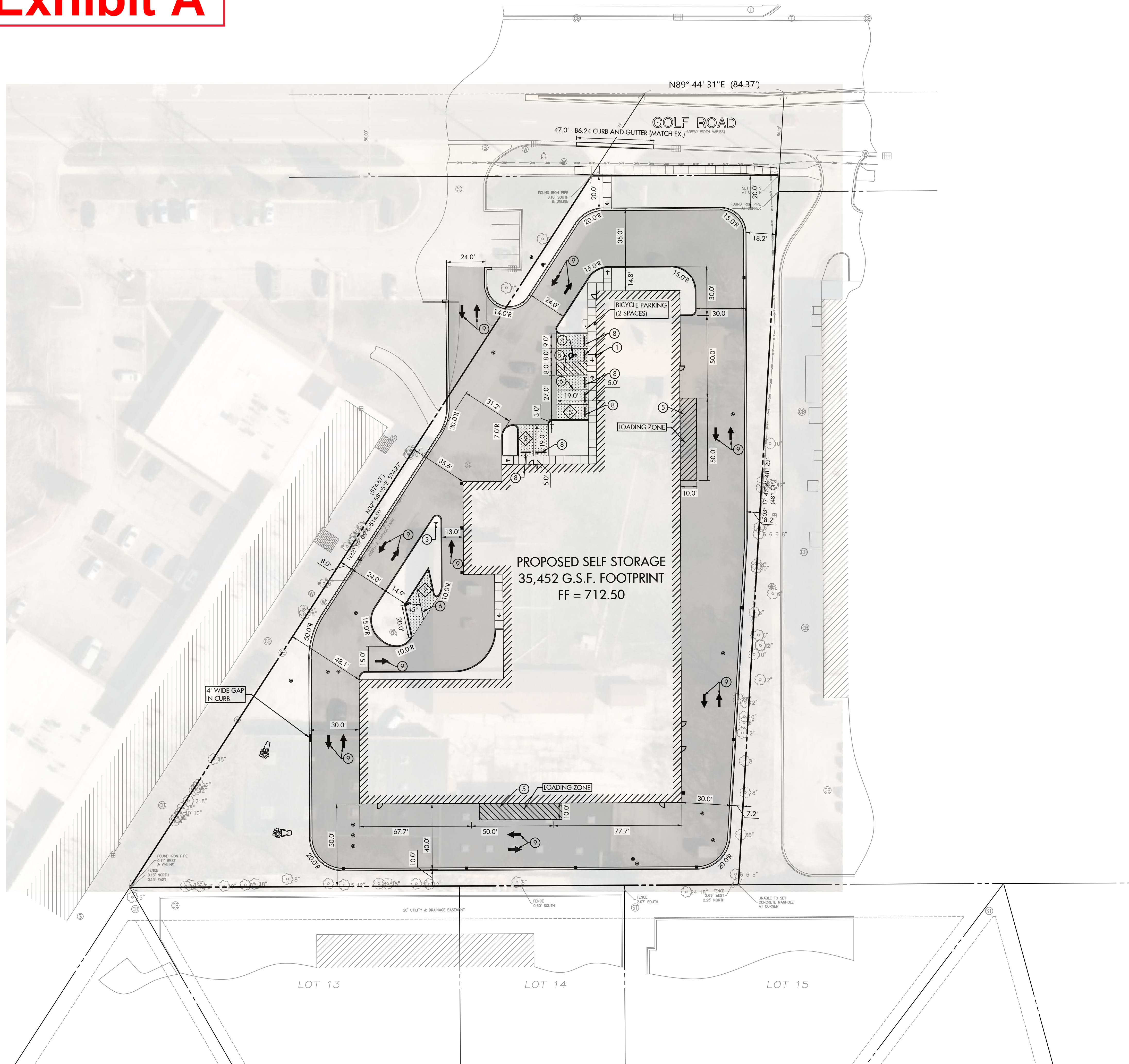
1. The petitioner shall continue to negotiate in good faith with the property owner to the west to finalize cross access through the property to the west (415 W. Golf Rd. – Golf Corporate Center) generally consistent with Exhibit A. A perpetual cross-access easement through the property to the west **shall** ~~should~~ be signed by both parties ~~prior to consideration of this project by the Village~~

~~Board of Trustees, but in no case shall be provided no~~ later than building permit issuance for this project. ~~If this cannot be achieved, the site shall be redesigned with right in/right out access from Golf Road with approval from IDOT and to the satisfaction of the Village, or an amendment to the LUV may be required.~~

2. The petitioner shall continue to work with staff and the neighboring property owner on an acceptable cross connection to the east with regards to emergency vehicle circulation and landscaping.
3. The existing pathway on the adjacent property to the west shall be removed and replaced with landscaping, subject to neighboring property owner agreement.
4. The development shall comply with all Village and MWRD permit requirements.
5. Any work within the Golf Road ROW is subject to applicable IDOT review and approval.
6. Exterior storage of items (boats, RV's, etc.) is not permitted and the rental of vehicles (trailers/hitches, trucks, etc.) is not allowed
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Cc: Randy Recklaus, Village Manager

Exhibit A



SITE DATA	
TOTAL SITE AREA =	2.387 AC
PROPOSED BUILDING AREA =	35,452 S.F. FOOTPRINT
PARKING PROVIDED =	REGULAR PARKING PROVIDED = 8 SPACES HANDICAP PARKING PROVIDED = 1 SPACES
TOTAL PARKING PROVIDED =	9 SPACES

SITE PLAN KEYED NOTES	
①	R7-8 HANDICAP PARKING SIGN (12"X18") WITH \$250 FINE (MOUNTED ON BUILDING WALL)
②	R1-1 STOP SIGN (30"X30")
③	R5-1 DO NOT ENTER SIGN (30"X30")
④	HANDICAP SYMBOL PER LATEST ADA STANDARDS
⑤	4' SOLID YELLOW AT 24" C-C AT 45 DEGREES
⑥	4' SOLID YELLOW STRIPE (TYP)
⑦	24" WIDE WHITE STOP BAR (INSTALLED 4' BEFORE WALK)
⑧	RUBBERFORM 100% POST-CONSUMER RECYCLED RUBBER WHEEL STOPS. PRODUCT NO. RF-PWS3BYLW
⑨	YELLOW DIRECTIONAL ARROW (TYP)
⑩	R3-5 RIGHT TURN ONLY SIGN (30"X36")
⑪	WHITE RIGHT TURN ONLY ARROW

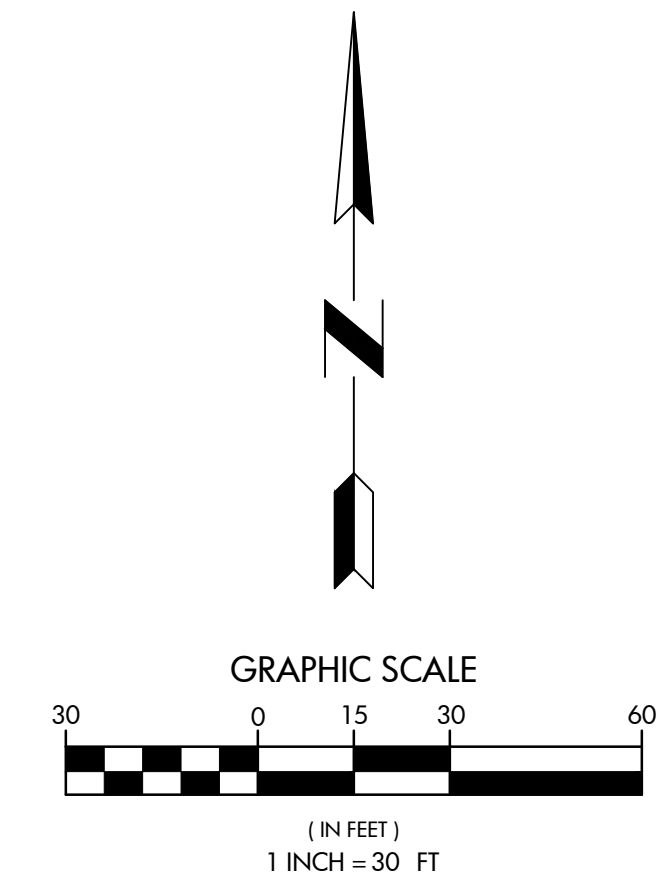
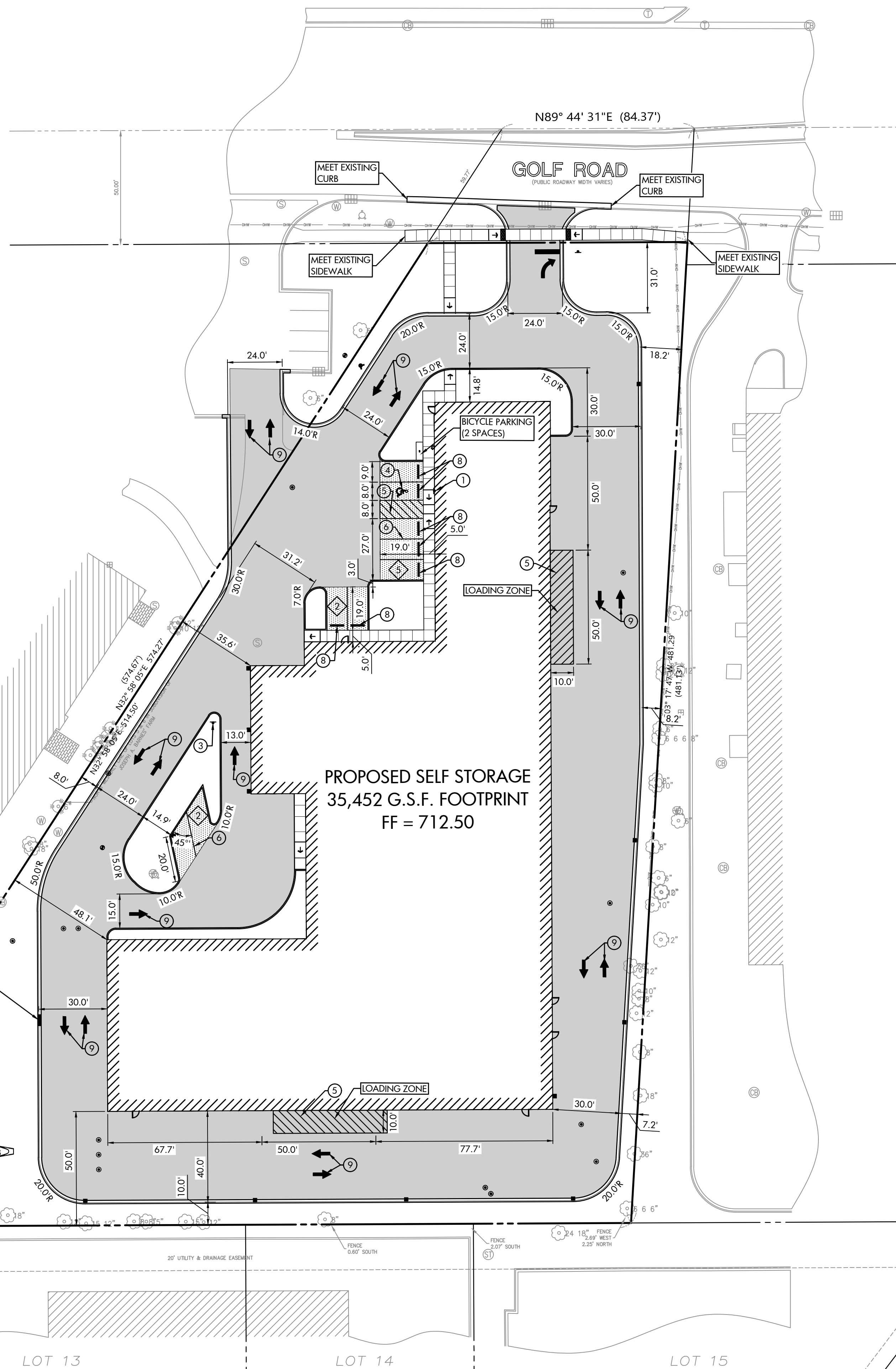
GENERAL NOTES	
1.	ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2.	ALL CURB SHALL BE B6.12 AROUND THE PERIMETER AND 6" HIGH BARRIER CURB ALONG THE BUILDING UNLESS OTHERWISE NOTED.
3.	SIDEWALK ALONG THE PERIMETER OF THE BUILDING SHALL BE COMBINATION SIDEWALK AND BARRIER CURB AND SHALL BE MONOLITHICALLY CAST ACCORDING TO THE DETAIL ON SHEET C6.2.
4.	ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
5.	ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS, LATEST EDITION.
6.	PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE UNLESS OTHERWISE NOTED.
7.	DETECTABLE WARNING STRIPS WITH TRUNCATED DOMES ON ALL CURB RAMPS SHALL CONSIST OF CONTRASTING COLOR TO ADJACENT PAVEMENT COLOR PER IDOT REGULATIONS, PREFERRED COLOR IS RED (FEDERAL COLOR STANDARD 30166)
8.	REFER TO ARCHITECTURAL AND SIGNAGE PLANS FOR ANY ADDITIONAL SITE SIGNAGE AND PAVEMENT MARKINGS.
9.	ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.
10.	ALL SIDEWALK SHALL MEET PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

SITE PAVING LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT 2.0" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 7.25" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50 4" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	LIGHT DUTY ASPHALT PAVEMENT 2.0" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 7.25" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT 6x6 - W2.9 x W2.9 W/WF @ MIDPOINT OF CONCRETE THICKNESS 4" AGGREGATE BASE (CA-6)
	SIDEWALK PAVEMENT 5" P.C. CONCRETE PAVEMENT (THICKEN TO 8" AT DRIVEWAYS) 4" AGGREGATE BASE (CA-6)

REVISIONS	
3	01-23-23 REVISED PER WEST ACCESS
2	01-13-23 REVISED PER VILLAGE REVIEW
1	12-15-22 REVISED PER VILLAGE REVIEW
CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS	
3343 N. NEVA AVENUE CHICAGO, ILLINOIS 60654 PH: (312) 637-9570 FAX: (312) 637-9454 EMAIL: info@civworks.com WWW: WWW.CIVWORKS.COM ILLINOIS PROFESSIONAL ENGINEER LICENSE NO. 124074	
SITE DIMENSIONAL AND PAVING PLAN PROPOSED SELF STORAGE 401 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005	
SHEET TITLE: PROJECT: PROJ. MGR.: DRAWN BY: FIRST ISSUE DATE: 11-11-2022 SCALE: 1"=30' SHEET NO. C3.0 PROJ. NUMBER: 22013	OP OP 11-11-2022 1"=30' C3.0 22013

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Exhibit B



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CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

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VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SITE DIMENSIONAL AND PAVING PLAN

PROPOSED SELF STORAGE
401 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005

SHEET TITLE:
PROJECT:
PROJ. MGR.: OP
DRAWN BY: OP
FIRST ISSUE DATE: 11-11-2022
SCALE: 1"=30'
SHEET NO.
C3.0
PROJ. NUMBER: 22013

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