

**PLAN COMMISSION PC #17-012
St. James Parish Subdivision
820 N. Arlington Heights Road
PUD, SU Amnd, Pre/Final Plat of Subdivision, Parking Variation
Round 3**

RECEIVED
DEC 08 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

49. The response by the petitioner to comments #37-39, 41-44, & 46 are acceptable.
50. The response provided by the petitioner to Comment #40 is not acceptable. As per discussion at the December 7, 2017 meeting, provide a written narrative of the various design options that were considered for a possible driveway connection to the existing traffic signal at Arlington Heights Road and the reasons for not pursuing those options. Include discussion about geometric, traffic operations, and traffic signal considerations.
51. The response provided by the petitioner to Comment #45 is not acceptable. The response states parking along the west side of Arlington Heights Road will be maintained on Sundays. It is our understanding that all parking on Arlington Heights Road will be prohibited.
52. The response provided by the petitioner to Comment #47 is noted. As per discussion at the December 7, 2017 meeting, the variation for a 22' wide drive aisle should only apply to the drive aisle directly adjacent to the east side of the church building. The drive aisle north and south of the building shall be designed to the code required 24' width.
53. The response provided by the petitioner to Comment #48 is noted. As this traffic signal is solely for the benefit of the St. James campus, the Village will require an Agreement with the church that any future costs associated with the operation, maintenance, modification, relocation, replacement, removal or restoration of the traffic signal will be borne by St. James Catholic Church. The electrical energy and maintenance costs that are currently paid by the Village will be billed by the Village to the church.
54. Sheet C3.0: At the RIRO driveway on Arlington Heights Road, the public sidewalk shall take precedence over the curb and shall be continuous through the driveway with the curbs stopping on either side of the sidewalk. This comment can be addressed at final engineering.
55. Sheet C3.0: All utility open cuts on Village streets will require heavy duty pavement as replacement. This comment can be addressed at final engineering.
56. Sheet C3.0: It is suggested additional private driveway and public sidewalk removal and replacement be shown on the north side of Frederick Street to account for the impact associated with the installation of the 5' diameter valve vault. This comment can be addressed at final engineering.
57. Sheet C7.0: The pavement thicknesses for the heavy duty pavement section must conform to the following: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. This comment can be addressed at final engineering.

58. Provide an additional Fire Truck routing exhibit showing the vehicle entering the RIRO driveway from the south, immediately turning north, then east toward the new front entrance. Adjust curbs at islands as necessary to allow movements.

 12/8/17
James J. Massarelli, P.E. Date
Director of Engineering

Additional Items for Final Engineering:

Estimates of Cost
Underground storage HS-25 loading
OUMA
Site lighting
Traffic Signal Agreement



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

Date: December 4, 2017

Re: PC# 17-012. St. James Parish SUP Amendment – 831 N. Arlington Heights Rd. Round 3

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- All previous comment have been addressed. No comments at this time.

Saint James Parish
PC 17-012
831 N. Arlington Heights Road
December 6, 2017

- 1) Please substitute the proposed Crabapple trees in the southwest corner with evergreen trees.