



# **Village of Arlington Heights Building & Life Safety Department**

## **Interoffice Memorandum**

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department

**Subject:** 310 W Rand Rd – Crescent Place – Rezoning, Land Use Variation

**PC#:** 21-010 – Round 2

**Date:** May 28, 2021

**General Comments:**

The information provided is conceptual only and subject to a formal plan review.

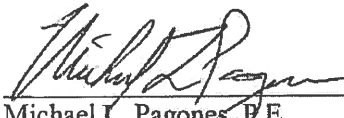
No additional comments at this time.

**PLAN COMMISSION PC #21-010**  
**Crescent Place**  
**310 W Rand Rd**  
**Round 2**

33. The petitioner's response to Comment Nos. 11, 12, 13, 14, 17, 19, 22, 25, 26, 27, 28, 29, 31 and 32 are acceptable.
34. The petitioner's response to Comment No. 15 is noted. The 5-foot flat zone is not provided in the area adjacent to the parking lot. Revisions to the site plan will be necessary to ensure that the overflow is directed through the weir and not onto the parking lot. This can be addressed at final engineering.
35. The petitioner's response to Comment No. 16 and 18 is noted. The Preliminary Stormwater Management Report is acceptable. A Final Stormwater Management Report will be required at final engineering.
36. The petitioner's response to Comment No. 20 is noted. The maximum spillage onto adjacent property is 0.2 foot-candles for multi-family. Areas of the photometric plan exceed this limit. This can be addressed at final engineering.
37. The petitioner's response to Comment No. 21 is noted. The fire lanes and cross section must be shown on the site plan. This can be addressed at final engineering.
38. The petitioner's response to Comment No. 23 is noted. Sidewalk through the driveways shall be 8" thick and the shall carry through the driveway. The curb shall stop on either side of the sidewalk. This can be addressed at final engineering.
39. The petitioner's response to Comment No. 24 is noted. Permission must be granted to construct the parking lot over the existing 45 ft easement. Verify that there is sufficient cover over the existing gas lines. This can be addressed at final engineering.

Preliminary Plat of Subdivision:

40. The petitioner's response to Comment no. 30 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following Checklist items are incomplete:
  - a) Checklist 7, show the location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision. Provide the dimensions of Chestnut Ave, Rand Road, and the complete Rand Road right-of-way.
  - b) Checklist 12, show the location and dimensions of all building setback lines in the proposed subdivision. The building setback lines are established by the zoning of the property and will be from the front, side, and rear property lines, not the setback of the proposed building.

  
Michael L. Pagones, P.E.      5/28/21  
Village Engineer      Date



## Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-010

Project Name

Crescent Place

Project Location

310 W. Rand Road

Planning Department Contact Sam Hubbard

### General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date May 21, 2021

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Crescent Place**  
**310 W Rand Rd**  
**LUV**

#### Round 2 Review Comments

**05/26/2021**

1. **Character of use:**  
Nothing further.
2. **Are lighting requirements adequate?**  
Nothing further.
3. **Present traffic problems?**  
Nothing further.
4. **Traffic accidents at particular location?**  
Nothing further.
5. **Traffic problems that may be created by the development.**  
Nothing further
6. **General comments:**  
Emergency contact card emailed to email address indicated in response.

A-DJ #330  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

Sgt R JLS  
Supervisor's Signature



**Village of Arlington Heights  
Health & Human Services Department**

## Memorandum

**To:** Sam Hubbard, Development Planner

**From:** Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", is written over the name "Sean Freres".

**CC:** James McCalister, Health & Human Services Director

A handwritten signature in black ink, appearing to be "JM", is written over the name "James McCalister".

**Date:** May 20, 2021

**Re:** PC# 21-010, Crescent Place 310 W. Rand Rd, Round 2

A handwritten arrow in black ink, pointing to the left, is written at the end of the "Re:" line.

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No comments at this time.

# Planning & Community Development Dept. Review

May 31, 2021



## REVIEW ROUND 2

Project: 310 W. Rand Road  
Crescent Place

Case Number: PC 21-010

### **General:**

22) The responses to the following comments are acceptable: #7-#9, #11-#13, #15, #18, #19, and #21.

23) The response to comment #10 is noted. The photometric information did not include information on the height of the poles. Additionally, photometric levels along the eastern property line exceed code requirements. Please either provide the height of each fixture (overall pole height plus any mounting base) and reduce the photometric levels along the eastern property line, or acknowledge that pole heights will be revised to comply with code as necessary, as well as the illumination levels along the eastern property line, when final details are provided at time of permit.

24) The response to comment #14 is noted. It is recommended that the dumpster enclosure wing wall be extended to include the transformer within the enclosure for enhanced screening.

25) The response to comment #16 is noted.

26) The response to comment #17 is noted. Garden plots shall be 19" tall raised beds constructed of concrete interlocking blocks (or substantially similar), and any future fencing at the garden plots shall conform to code requirements.

27) The response to comment #20 is not acceptable. The building setbacks required to be shown on the Plat of Subdivision document are based on the code required building setbacks for this property. Please revise as noted:

- East (rear): 30'
- West (front): 25'
- South (interior side): This setback is 10% of lot width. Lot width is measured at the required front yard setback line. Please measure based on the scaled drawing to calculate this required setback (should be approx. 17.9')
- North (exterior side): 20'

Please either revise the plat to remove the setbacks (they are only required to be shown on the Final Plat), or revise the setbacks to conform to code requirements.

Prepared by: *Sam Lubarski*

Crescent Place  
310 W. Rand Road  
PC #21-010  
May 27, 2021

Landscape Comments

- 1) The shrubs along the frontage adjacent to the parking areas must be a minimum of three feet high at time of installation.
- 2) Although not required by code, it is recommended that a more dense buffer be provided along the south property line adjacent to the commercial district. It appears that some of the landscaping that was included as part of the round 1 review has been removed.