

June 3, 2021

Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: Mr. Sam Hubbard, Development Planner

Re: Crescent Place
310 W. Rand Road
Arlington Height, Illinois
Project No. 21-010 - Round 2
GW# DD57

Dear Mr. Hubbard:

Groundwork has reviewed the comments with regards to the above referenced project. The following is a point-by-point response to the review comments:

Building & Life Safety Department Comments:

General Comments:

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

Comment: No additional comments at this time.

Response: *Thank you.*

Village Engineer Comments:

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

33) **Comment:** The petitioner's response to Comment Nos. 11, 12, 13, 14, 17, 19, 22, 25, 26, 27, 28, 29, 31 and 32 are acceptable.

Response: *Acknowledged.*

34) **Comment:** 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.

Response: *Acknowledged and accepted for final Engineering Plans.*

35) **Comment:** 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.

Response: *Acknowledged and accepted for final Engineering Plans.*

GROUNDWORK, LTD.
ARCHITECTS / PLANNERS / ENGINEERS
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151 - FAX 847.541.4066
team@groundworkltd.com
www.groundworkltd.com



- 36) **Comment:** 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.
Response: *Acknowledged and accepted for final Engineering Plans.*
- 37) **Comment:** 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.
Response: *Acknowledged and accepted for final Engineering Plans.*
- 38) **Comment:** 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.
Response: *Acknowledged and accepted for final Engineering Plans.*
- 39) **Comment:** 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.
Response: *Acknowledged and accepted for final Engineering Plans.*
- 40) **Comment:** 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.
Response: *The plat has been updated as requested.*
 - 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.
Response: *The plat has been updated as requested.*

Fire Department Comments:

Comment: The Fire Department has no additional comments at this time.

Response: *Thank you.*

Police Department Comments:

- 1) **Comment:** Character of use: Nothing further.
Response: *Thank you.*
- 2) **Comment:** Are lighting requirements adequate? Nothing Further
Response: *Thank you.*
- 3) **Comment:** Present traffic problems? Nothing Further
Response: *Thank you.*
- 4) **Comment:** Traffic accidents at particular location? Nothing Further
Response: *Thank you.*
- 5) **Comment:** Traffic problems that may be created by the development. Nothing Further
Response: *Thank you.*

- 6) **Comment:** General comments: Emergency contact card emailed to email address indicated in response.
Response: *Contact form received and has been filled out and sent by mail to police department on 6/3/2021.*

Health Services Department Comments:

Comment: No comments at this time.
Response: *Thank you.*

Planning & Community Development Department Comments:

- 22) **Comment:** The responses to the following comments are acceptable: #7-#9, #11-#13, #15, #18, #19, and #21.
Response: *Acknowledged.*
- 23) **Comment:** 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.
Response: *Acknowledged that pole heights will comply with code as necessary as well as illumination levels along the eastern property line when details are provided at time of permit.*
- 24) **Comment:** 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.
Response: *Dumpster enclosure has been extended to include the transformer within the enclosure. See attached modified Site Plan / Civil Plans. (Dated revised 6/3/2021)*
- 25) **Comment:** The response to comment #16 is noted.
Response: *Acknowledged.*
- 26) **Comment:** 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.
Response: *Acknowledged and accepted.*
- 27) **Comment:** 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.
Response: *Revised as requested. See attached modified Survey and Site & Data Sheet. (Dated revised 6/3/2021)*

Memorandum

To: Planning and Community Development Department

From: Karl Krogstad, President, Krogstad Land Design Limited

Date: June 3, 2021

Subject: Crescent Place, 310 W. Rand Road, Arlington Heights, IL

The following are the responses to the Landscape related comments found in the Village of Arlington Heights Planning and Community Development Dept. Review dated May 27, 2021:

Landscape Comments

1. **Comment:** The shrubs along the frontage adjacent to the parking areas must be a minimum of three feet high at time of installation.
Response: Requested shrub sizes have been revised to be 36" high at time of installation (see revised Landscape Plan, dated revised 6/3/2021)
2. **Comment:** 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.
Response: No landscaping was removed from Round 1. Plantings were spaced closer and more linear to improve overall screening density. As suggested, planting density along south property area has been increased by an additional 15%. (see attached Landscape Plan, dated revised 6/3/2021)

We believe this addresses the comments raised in the review. If you have any questions or if we can be of further assistance, please do not hesitate to contact us.

Very truly yours,

GROUNDWORK, LTD.
ARCHITECTS/PLANNERS/ENGINEERS

By: _____


John P. Green, NCARB / AIA

cc: Mr. Jake Zunamon – Housing Trust Group (HTG) (electronic)
Mr. Bill Schneider – Turnstone Development (electronic)
Mr. Rob Natke – UrbanWorks Architects (electronic)

June 4, 2021

Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: Mr. Sam Hubbard, Development Planner

Re: Crescent Place
310 W. Rand Road
Arlington Height, Illinois
Project No. 21-010 - Round 2
Supplemental Response
GW# DD57

Dear Mr. Hubbard:

Groundwork has reviewed the supplemental comment with regards to your e-mail dated 6/4/21 for the above referenced project.

- The proposed driveway locations are very close to existing street light poles, increasing the chance of damage from turning vehicles, such as moving trucks. Either relocate the driveway entrances or include the relocation of the street light poles on the final plans.

Response: We have no objection to the comment. We believe we have considered the clearance needed in our plan but can and will adjust as needed as part of final Engineering Plans.

If you have any questions or if we can be of further assistance, please do not hesitate to contact us.

Very truly yours,

GROUNDWORK, LTD.
ARCHITECTS/PLANNERS/ENGINEERS

By: _____

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