

February 4, 2022

**Sam Hubbard**

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

**RE: 1400-1500 W. Dundee Rd., Arlington Heights – Review Letter Response**

Arlington Heights, Illinois (Cook County)  
Plan Commission PC #21-009  
PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated January 13, 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (5 full size)
- Five (5) Final Landscape Plans (5 full size, incorporated into the Final Civil Set)
- Five (5) Lexus Cross Access Fire Truck Turning Movement Exhibit (5 full size)
- Five (5) Final Plat of Subdivision (5 full size)
- Five (5) Traffic Impact Study Report
- Five (5) Easement and CCR documents
- Three (3) East Detention Basin Calculations to swap into the report, due to change back to underground system
- Four (4) IEPA Water/Sanitary Permit forms (original signature forms), for Village signatures
- One (1) MWRD permit forms, for Village signatures
- One (1) Jump drive with digital copies of the entire submittal

**Round 5 (Final Plat Round 1)**

**Engineering**

63) The Village is in receipt of the draft Onsite Utility Maintenance Agreement.

**Response: Noted.**

- 64) The proposed methodology from the Final Stormwater Management Report is acceptable
- a. Section 3.5.1 of the Proposed Detention Basins introduction states that two additional detention/infiltration systems will be installed that will connect to the existing underground vault. The plans show three underground systems (west, east-north, and east-south)
  - b. The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard.

- c. The northwest portion of the Lexus parking lot drains to the north. Sections of the existing storm sewer are scheduled to be removed for Building No. 1, disconnecting this area from the overall system. Provide additional information on how the storm sewer will be reconnected. Verify that this area is included in the Stormwater Management Report and the calculations.

**Response:**

- a. **The plans have been revised to put the entire detention system back underground, similar to what was proposed during preliminary engineering and will only have the single eastern system. Therefore, the narrative is now correct.**
- b. **This is understood and the information has been provided to the Contech staff and iMEG (structural engineer for the vault system.**
- c. **This was discussed with the Village engineering staff on our call on 1/21/2022. The existing drainage will be directed into a 42" by-pass pipe that directs the flows to the existing on-site vault. Looking at the plans, the existing layer had the existing storm line shown demolished further than was required and has now been fixed on the plans to show it connecting to STM 33.**

- 65) The east detention facility is controlled by the STM 66 outlet control structure, which is then connected to STM 67 which has not outlet. Provide additional information to show how the east detention facility will be routed to the existing vault.

**Response: Similar to Item 64c, there was a drafting issue. STM 67 is actually a proposed storm structure proposed to be located on top of an existing 24" storm sewer line that currently is connected to the current underground vault. The cad issue has been resolved in this resubmittal.**

- 66) Provide additional information for the 42" RCP from STM 37, east of Building No. 1, to show how the storm sewer will be connected to the existing system.

**Response: The storm sewer running north from structure STM 37 will have a new hole cored into the existing vault to connect this 'by-pass' run into the vault. We have modified the callout for the invert to make that more clear.**

- 67) The following comments pertain to the utility crossings:

- a. The storm sewer shall be water main quality for all locations where the storm sewer is above the water main (crossings 1, 2, 5, 9, 11, 13, 14, 18, 19, 20, 23, 26, 28, 30, 33, and 34).
- b. Utility crossing 37 is incorrect (shown as storm/sanitary, crossing is storm/water).

**Response: The crossing table has been updated and the specific crossings called out.**

- 68) The plans note that the existing vault top is to be replaced; however, the information is not shown on the plans. Provide additional information on the proposed vault top.

**Response: The vault top structural plans are being designed by iMEG. These will be provided once available. I believe it was the intent to submit these with the architectural drawing submittal, which has not occurred as of yet.**

- 69) Provide a detail of the fence/guardrail proposed to be installed along the north side of the vault.

**Response: This detail is still being coordinated with the iMEG design team since it will be fixed to the vault. Additional information will be provided once received.**

- 70) Provide a cross section of the overflow for the vault, showing the fence/guardrail and water main.  
**Response: This detail is still being worked out. Once available, we will add it to the plans. The intent is to keep the same overflow capacity and HWL of the current overflow from the vault that was designed in 2009 and have the new top of the vault maintain the existing opening.**
- 71) Provide the depths of the proposed water main along the north side of the property.  
**Response: The proposed water main is noted to be a minimum depth of 5.5', as called out in the specification notes on sheet 2, under the Underground Utility section (note 14), unless it needs to be lowered for a crossing conflict, as noted on the utility crossings table located on the overall utility plan sheet.**
- 72) Provide additional information on how the buildings will be metered for water.  
**Response: Per the owner, it is desired to be metered via a single meter per building. It is not intended to have sub-meters for the various tenants.**
- 73) Provide an exhibit showing the turning path for the tower truck through the proposed cross access between Building 1 and the existing Lexus Dealership.  
**Response: The fire truck turning exhibit has been included in this resubmittal. The middle median has been revised to be a M3.12 curb and gutter so the fire truck can drive over that median, but still maintains the visual of a smaller driveway width to deter larger semi access.**

#### Traffic

- 74) Provide an updated traffic report per the Round 4 comments.  
**Response: The updated traffic report is attached to this submittal.**

#### Easements

- 75) Provide an exhibit for the Vacation Easement.  
**Response: Based on the call with Village staff on 1/21/2022, the Final Plat of Subdivision is being revised per that call.**
- 76) Provide all other proposed ingress, egress and parking easement documents and the overall easement exhibit.  
**Response: The Final Plat of Subdivision has been revised based on the discussion with Village staff on 1/21/2022.**

#### Final Plat

- 77) The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t, and u are incomplete.  
**Response: The plat has been updated.**
- 78) Show the right-of-way for Kennicott Avenue, Dundee Road, and Wilke Road.  
**Response: The plat has been updated.**
- 79) The interior private utility easement should not be on the Final Plat.  
**Response: The plat has been updated.**
- 80) The Illinois Department of Transportation certificate can be removed.  
**Response: The plat has been updated.**

81) Clarify the municipal, drainage, and public utility easement provisions shown on the plat.

**Response: The plat has been updated.**

### **Arlington Heights Fire Department**

1) The Fire Department will work with the contractor about placement of additional Knox Boxes remote of the Knox Box at the main front entrance.

**Response: Understood.**

### **Planning & Community Development**

#### **General:**

1) Ordinance #21-041 required the submission of a Covenants, Conditions, and Restrictions document that adequately establishes shared access and common maintenance. Separate documents for access have been provided under separate cover, which must be revised as requested in the email to Ben Harris from 12/12/21. These documents must be submitted during the next round of review and shall be incorporated into the Final Plat review process. Please also include the proposed easement vacation documents and the Stormwater Dedication Declaration. Are there any other common elements (underground utilities, signage, landscaping, etc.) that are shared/benefit all lots within the subdivision that need to be accommodated for within these documents?

**Response by Ridgeline: Attached are the following documents for the Village's review and comment:**

1. Vacation of Blanket Easement (# 0921849002)
2. Vacation of Existing CC&Rs
3. Declaration of new CC&Rs for Stormwater Detention

**The attorney for the Rohrman Team, Frank Saviano, just sent Ridgeline comments via an email for the three documents. Ridgeline is including the email from Rohrman's legal counsel for Arlington Heights to reference as it reviews and comments the three documents. Ridgeline believes it would be beneficial to get comments from both Rohrman's legal counsel and Arlington Heights simultaneously as we move through this process."**

2) Preliminary approval Ordinance #21-041 required the submission of a photometric plan for the Rohrman site improvements. The plan submitted was from 2012 and did not show the proposed improvements on Lot 2 and 3. Please provide a to-scale photometric plan for the Rohrman property. The plan shall also include cut sheets for the proposed lights, as well as information on the height (inclusive of any mounting base) of all proposed light poles.

**Response: Per the Village staff, it sounds like Rohrman had made an initial submittal, but that submittal also did not include the required photometrics plan. Both the Village staff and Ridgeline Group will be reaching out to the Rohrman group to try to get this moving.**

#### **Plat of Subdivision:**

3) The proposed access easements on the plat do not match the documents most recently submitted. Please verify that all proposed access easements match (location, size) the easement documents that will be forthcoming within your next submittal.

**Response: The plat has been updated.**

- 4) The note at the southeast corner of proposed Lot 3 and at the southwest corner of Lot 2 in Bob Rohrmans Resubdivision references an existing easement granted under a separate document. Please verify if this is a proposed easement or an existing easement.  
**Response: The plat has been updated.**
- 5) Please remove the text “Ingress & Egress Easement Hereby Granted to Lot 2 in Bob Rohrmans Resubdivision” from the callout above the easement established by doc. Lot 2 already has access to Kennicott and does not need access to this access drive.  
**Response: The plat has been updated.**
- 6) The proposed blanket easements should be referred to as “Proposed Blanket Ingress & Egress Easement”.  
**Response: The plat has been updated.**
- 7) Surveyors note #3 should add a sentence at the end that reads: “This blanket easement is proposed to be vacated per separate document.”  
**Response: The plat has been updated.**
- 8) The certificates on the Plat must be revised to more closely follow the general outline as contained within the Subdivision Code (Chapter 29 of the Municipal Code). Please see Chapter 29, Section 129-209n, and o.  
**Response: The plat has been updated.**
- 9) The Village Clerk certificate shall be removed. The certificates as outlined within Chapter 29 contain a signature line for the Clerk.  
**Response: The plat has been updated.**
- 10) The Superintendent Certificate can be removed.  
**Response: The plat has been updated.**
- 11) The Plat must contain all of the existing PIN numbers within the proposed subdivision.  
**Response: The plat has been updated.**
- 12) The Public Utility Certificates reference the County of DuPage.  
**Response: The plat has been updated.**

**Engineering/Landscape:**

- 13) The proposed demo work shown on C-6 and the utility work shown on sheet C-18 will cause the removal of landscaping on Lot 3. Please incorporate replacement plantings and shown them on the landscape plan.  
**Response: The landscape plan has been updated.**
- 14) Remove reference to Village of Wheeling project on Maintenance Plan.  
**Response: The project and Village callout have been corrected on the plan sheet.**
- 15) Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of the detention basin in order to minimize the negative visual impact. Please provide a mix of trees, shrubs and perennials along the perimeter of the basin in order to address the code requirement.

**Response: The detention basin has been removed from the project and we have gone back to a fully underground system, so this comment doesn't appear to apply any more.**

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or [jbryant@pinnacle-engr.com](mailto:jbryant@pinnacle-engr.com).

Best Regards,

**PINNACLE ENGINEERING GROUP, LLC**



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