

April 22, 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: 3625 N. Wilke Rd. & 3600 N. Kennicott Ave, Arlington Heights – Review Letter Response**  
**(Final Engr/Plat Round 3)**  
**(Previously referenced as 1400-1500 W. Dundee Rd.)**  
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 April 6, 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 (24x36)
- Five (5) Final Landscape Plans (24x36, incorporated into the Final Civil Set above)
- Five (5) Final Plat of Subdivision (24x36)
- Five (5) Easement, CCR, and Stormwater Management Declaration documents, including an updated overall ingress & egress easement exhibit
- Three (3) DuKane structural calculations for the new vault double tee top (structural)
- Three (3) Lexus by-pass pipe HGL calculations and associated exhibit
- One (1) Jump drive with digital copies of the entire submittal

**Round 6 (Final Plat Round 3)**

**Engineering**

- 98) The petitioner's response to comment nos. 82, 84, 85, 90, 91, 94, 95, 96 and 97 are acceptable.  
**Response: Noted.**
- 99) The petitioner's response to comment no. 83, a) and c) is noted, and the petitioner's response to b) is acceptable.
- a. Appendix I, Storm Sewer Tributary Area Exhibit, a portion of the existing Lexus parking lot drains to the north to the existing vault, and a portion of the lot drains east to the proposed east north detention facility. Verify that this area is included in the exhibit.
  - b. Appendix I, Autodesk Storm and Sanitary Analysis does not show the storm sewer line from STM 48 to STM 54.

- c. The MWRD permit application will be executed by the Village once staff has approved the final engineering.
- d. There are two existing storm sewer connections from the existing Lexus parking lot that drain to the north. It appears that connections will need to be made to STM 50 and STM 51. If work is required on the Lexus site, permission must be granted by the property owner
- e. A portion of the existing Lexus parking lot drains to the east and will need to be connected to the proposed east north detention facility. The existing storm sewer from the Lexus site is not shown on the bottom portion of sheet C-18, or the top portion of C-19
- f. The elevations for the outlet control structures STM 41A and STM 90 on the utility plans do not match the details shown on sheet C-25.

**Response:**

- a. **The updated Storm Sewer Tributary Area Exhibit was emailed to Nanci Julius on April 15<sup>th</sup>. The same file is being included in this resubmittal.**
- b. **This is the Lexus bypass pipe and the Autodesk SSA printouts were emailed to Nanci Julis on April 15<sup>th</sup>, but are also included in this resubmittal.**
- c. **Understood.**
- d. **The cad file was updated. The pipes are existing pipes that just needed to have the demolition extents modified to show on the drawing to the structure. This has been fixed in the updated plans.**
- e. **The Lexus pipes layer was erroneously turned off. This layer has been turned back on in the updated plans.**
- f. **The outlet control structures (OCS) are storm structures numbers 41A & 80. The information has been reviewed between the updated Contech design, the utility plan, and the detail and all match up now.**

- 100) The petitioner's response to comment no. 86 is noted. The structural calculations shall be provided to verify a minimum AASHTO HS-25 loading for the proposed vault top.

**Response: The structural calculations from DuKane, who is providing the double tee vault top, has provided their structural calculations and are also included in this submittal. They were previously emailed to Nanci after we received them.**

- 101) The petitioner's response to comment no. 87 and 88 are noted.

- a. The existing vault overflow and grate is notched into the vault top and is shown to be maintained in the demolition plan. Provide an overall detail of the overflow, with dimensions and elevations, including the existing and proposed water main.
- b. The cross section should show existing and proposed water main, dimensions, and elevations.
- c. Fire hydrant no. 3 appears that it will be behind the proposed fence. Verify the location and that the fire hydrant will be accessible.

**Response:**

- a. **The construction standard sheet (C-24) with the updated vault section now includes details for the existing vault overflow and grate from the original 2009 permit plan set with surveyed dimensions added for reference. We have also added elevations on the vault cross section, based on the recent topography that was picked up for this project for assistance with maintaining the existing weir structure.**
- b. **The vault section provided on the construction standards sheets has been updated to provide the requested information. Based on available information on the existing 24" watermain, the only top of pipe information we could locate information on was near the northwest property corner, where the top of pipe is around 708.50 +/- . There is no other available information on that pipe as you go east. Grading wise, we designed the site to maintain the existing ground elevations at the existing main location so the cover issue**

**should not be an issue. A note was added to the utility plan near the northwest corner of the site to protect and maintain the existing 24" watermain.**

- c. The fence has been shortened since the grading works without the fence being in front of that specific fire hydrant.**

102) The petitioner's response to comment no. 89 is noted.

- a. The master meter pit for Building 2 must be located east of the proposed connection to the existing water main.
- b. The master meter detail is outdated. Please contact Mike Gilles, Public Works Water Service Supervisor for an updated master meter detail.
- c. Single swing check valves after the meters may be required to keep the meters from running backwards.
- d. Two 10-inch meters would provide 6,500 GPM (13,000 GPM combined). Clarify the need for the 10-inch meters.

**Response:**

- a. The master meter pit has been shifted to the east leg of the existing watermain.**
- b. Mike Gilles provided an updated detail and that information has been swapped on the construction standards page.**
- c. Understood.**
- d. Building 2 for meeting the fire suppression and domestic requirements of the building require a 10" water service to the building. However, building 1 only requires an 8" water service to serve the requirement. Therefore, the loop around the property was proposed to be a 10" watermain in order to properly service the buildings water demand needs.**

#### **Stormwater Detention Declaration**

103) The petitioner's response to comment no. 92 is note. Exhibit C reflects the Nissan site located at 1100 W Dundee Road. Exhibit C is not mentioned in the Stormwater Management System Declaration.

**Response: The declaration Whereas section has been updated to include the Nissan parcel, referencing exhibit C.**

#### **Final Plat & Easements**

104) The petitioner's response to comment no. 93 a) through e), are acceptable. The following comments shall be addressed.

- a. The petitioner's response to comment no. l) is noted. The proposed storm sewer system around the perimeter of Building No. 2 is not shown to be located in an easement. Confirm that this is the intent.
- b. The petitioner's response to comment no. g) is noted. The storm sewer and detention system design for the east area has changed from the previous submittal, requiring changes to the easements on the final plat. Confirm that the storm sewer system, detention systems and Stormwater Management Report are substantially complete such that the easements on the final plat will not require further revisions.
- c. The petitioner's response to comment no. h) is noted. The final plat references the proposed ingress, egress, and parking easements to be recorded under separate documents. The easement documents should be recorded at the same time as the final plat, and the document numbers written on the plat before recording.

**Response:**

- a. Yes, this is the intent.**
- b. The utility plan, Contech design, and plat have all been coordinated with the updated layout for the underground detention and volume control system.**

- c. **Understood. The plat was updated to provide spaces for the document numbers to be added as they are being recorded, as requested by the Village.**

**Planning & Community Development**

**General:**

- 7) The responses to the following comments are acceptable: #1, #3, #4, and #6.

**Response: Noted.**

- 8) The response to comment #2 is noted. Please see the attached for final modifications to the easement documents.

**Response: The final modifications to the easement documents have been updated and the updated easement documents are attached to this resubmittal.**

- 9) The response to comment #5 is noted. Please see below for final modifications needed to the Plat document.

- i. Please update the "Existing Owners" section on the Final Plat. The existing owners should match the owners as will be included on the Deed of Dedication. Since the existing owners do not align with the current platted lot boundaries, only their names and addresses need to be listed.
- ii. Please include a revision date on the revised Plat.

**Response:**

- i. **The "Existing Owners" were updated as requested.**
- ii. **The Plat has a revision date on the revised plat.**

- 10) A detail for the proposed fence/guardrail to the north of Building 2 must be provided. This can be addressed at time of permit.

**Response: There is no fence/guardrail proposed north of Building 2. North of Building 1, the Vault Cross section on Construction Standards sheet C-24, shows the proposed fence as part of that detail.**

- 11) The evergreens along the north property line must be carefully sited in order to provide a more effective screen between the buildings to the north and the loading area. It appears that the placement of some of the landscaping along the north property line has shifted. This can be addressed at time of permit.

**Response: Understood.**

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**



Jana Bryant, PE, CFM  
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