

VIA Email

January 11, 2024

Mr. Michael Pagonos, P.E.  
Village Engineer  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

**RE: 2201 N. Chestnut Townhomes  
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights  
Response to Round 1 Village Comments  
Haeger File No.: 22-253**

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated September 25, 2023. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 01/10/2024
- Preliminary Plat of Subdivision, dated 01/10/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

11. *The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.*

**Understood.**

12. *Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be widening of Chestnut Ave with curb & gutter, pavement widening, and installing public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.*

**Noted.**



13. *Final engineering plans shall be georeferenced by using State Plane Coordinate System Illinois East. Below are details about projection:*

*Projected Coordinate System: NAD\_1983\_StatePlane\_Illinois\_East\_FIPS\_1201\_Feet*

*Projection: Transverse Mercator*

*False\_Easting: 984250.00000000*

*False\_Northing: 0.00000000*

*Central\_Meridian: -88.33333333*

*Scale\_Factor: 0.99997500*

*Latitude\_Of\_Origin: 36.66666667*

*Linear Unit: Foot US*

*Geographic Coordinate System: GCS North American\_1983*

*Datum: D\_North\_American\_1983 Prime Meridian: Greenwich Angular Unit: Degree*

**Noted.**

14. *The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.*

**Noted.**

15. *Detention is required meeting both the Village and Metropolitan Water Reclamation District (MWRD) detention requirements, including volume control.*

- a) *The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain.*

**Noted.**

- b) *If the facility is to include a basin, a basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5" flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.*

**Detention will be in an underground system. A weir will be provided in the outlet control structure located downstream of the detention system.**

- c) *If the facility is to include a wet bottom basin, the basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.*

**Detention will be in an underground system.**

- d) *An MWRD permit will be required.*

**Noted.**

- e) *A portion of the underground detention storage system is located under pavement, the system must be designed to AASHTO HS-25 loading standard.*

**The underground detention system will be designed to meet HS-25 loading.**

- f) *If the retention/detention facility is to serve both properties or a portion of the detention facility is located on the Performance Auto site, a maintenance agreement between the properties is required.*

**The detention facility will serve both properties. A maintenance agreement will be prepared.**

16. *Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor.*



*Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.*

a) *The Village is in receipt of the Preliminary Stormwater Report dated September 21, 2023 and received on September 25, 2023. Additional comments on the Preliminary Stormwater Report will be provided in Round 2.*

**Noted.**

b) *A portion of the existing Performance Auto site sheet drains to Rand Road and is unrestricted, the entire parkway along Rand Road from Chestnut Ave to the east property line is paved, and the parking lot is paved up to the sidewalk along Rand Road. Although a portion of the paved parkway is shown to be striped, the striping does not prevent the paved area from being used to drive or park vehicles and vehicles have been observed to be partially blocking the sidewalk.*

i. *The pavement in the parkway should be removed.*

**Part of the parkway (between the striped area and southern driveway) will be replaced with landscaping. The striped area will continue to be used by APC for deliveries and loading.**

ii. *Install curb & gutter for the angled parking stalls adjacent to Rand Road and install a landscaped median in lieu of a striped median. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.*

**We request that the striped island remains asphalt for snow plowing operations and customer serviceability. The use of a bioswale in the southern landscape island will be evaluated during final engineering.**

iii. *Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road.*

**Detention will be provided for the redeveloped portion of the property (0.625 ac). Providing additional detention for the remainder of the property (0.435 ac.) is not feasible due to space limitations. We request that the deficient detention is paid at the Village's fee in lieu rate. Calculations will be provided during the final engineering phase.**

17. *An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval for all private utilities including the detention/retention facility, storm sewer, water service, and sanitary sewer service. Please contact the Village Engineer for an editable version of the OUMA.*

**Noted.**

18. *A homeowner's association will be needed to address group maintenance.*

**Noted.**

19. *Final subdivision approval will require final engineering plans.*

**Final engineering plans will be submitted when applying for final subdivision approval.**

20. *The petitioner's request for relieve from the requirement to submit a photometric plan for the site is noted. In lieu of a full photometric plan, provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.*

**Noted.**

21. *Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.*

**We will coordinate the locations of the fire lanes with Village staff.**

22. *The turning path of the Fire Department's responding vehicle in this case the tower truck for the proposed townhomes and the engine for the existing Performance Auto site.*



- a) *An additional exhibit should be provided showing access to the townhome site from northbound Chestnut Ave. Exhibits shall be provided for both the townhome site and the Performance Auto site.*  
**Fire Truck Access exhibits are included in the plans.**
- b) *The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus and fire engine.*  
**See the Fire Truck Access exhibits.**
- c) *The current layout for the townhomes will require the fire truck to back out of the site. This must be approved by the Village's Fire Official.*  
**Noted.**
23. *The Performance Auto site is higher than the townhomes. Headlights from vehicles parking in the rear of the property could potentially shine into the adjacent townhomes.*  
**A fence will be installed between Lots 1 and 2 at the top of the retaining wall that will shield headlights from vehicles parking in the rear of the property.**
24. *The proposed entrance is to be constructed on the property line. The proposed curb is located less than 8 from the adjacent parking lot and less than 3 ft from the adjacent block wall. The adjacent parking lot is also approximately 2 ft higher.*
- a) *Snow removal may be problematic during winter months.*  
**The space between the proposed curb and adjacent block wall will be filled in to reduce the grade change between properties. Snow removal will be addressed with staff during the final engineering phase.**
- b) *Provide the following cross sections:*
- i. *The entrance and the adjacent block wall.*  
**The cross section is included on the Grading Plan.**
- ii. *The entrance and the adjacent parking lot*  
**The cross section is included on the Grading Plan.**
- iii. *The southern-most parking stall and the adjacent building to the west.*  
**The cross section is included on the Grading Plan.**
25. *Two-way traffic requires a minimum width of 24 ft. If required by the Village's Fire Official, additional width may be required for the fire lane.*  
**Noted.**
26. *Provide an exhibit showing how a garbage truck will maneuver to access the garbage corral.*  
**A Garbage Truck Access exhibit is included in the plans.**
27. *The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.*  
**Less than 25 parking spaces on the APC lot are allocated for employees and patrons. We request that only one accessible parking space is required.**
28. *Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). Any work within IDOT right-of-way will require a permit from IDOT.*  
**An IDOT permit will be obtained. We are submitting to IDOT concurrently with this submittal.**
29. *The angled parking requires one-way traffic circulation.*
- a) *Provide additional striping, evaluate if additional signage is needed.*  
**Directional arrows and Do Not Enter signs were added.**



- b) *The plan as proposed shows the northwest access point off of Rand Road as an entrance, and vehicles exiting through the southeast access point. IDOT may require right-in/right-out, or possibly the removal of one of the access points off of Rand Road.*

**Noted.**

30. *The pavement widening of Chestnut Ave shall meet the Village's current standard cross section: 2" N50 surface, 5 1/4" N50 Binder, 8" subbase granular material, type B, and 4" subbase granular material, type B extending to the proposed curb & gutter.*

**The Chestnut Avenue pavement section was revised to meet the Village standard.**

31. *The pavement overlay of Chestnut Ave shall be 2" N50 surface.*

**The pavement overlay section was updated accordingly.**

32. *The existing sanitary manhole south of the Performance Auto access at Chestnut Ave is located in the parkway. The proposed modifications place the structure partially in the curb and in the pavement. Adjust the curb such that the structure is completely within the pavement.*

**The curb was adjusted.**

33. *The plans show a storm connection to an existing manhole south of the development. The condition of the manhole shall be verified.*

**A note was added to the Utility Plan.**

34. *The sanitary sewer service shall be a minimum of 6 inches in diameter. If the service line is larger than 6 inches, a manhole shall be constructed at the point of its connection with the sewer main.*

**The sanitary sewer service will be 6 inches in diameter.**

35. *Dimension the separation of the water service and sanitary sewer service. The services shall be separated by a minimum of 10 ft.*

**The distance between services is indicated. The sanitary sewer will be constructed of watermain quality pipe where the distance is less than 10 feet at the building.**

36. *For the water service to the building, provide a master meter in a vault or meter room.*

**Noted.**

37. *Payment due for Contribution Ordinance 76-04:*

03-18-401-020 \$1,915.20

03-18-401-021 \$1,008.00

**Noted.**

Preliminary Plat of Subdivision:

38. *The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1,2,4, and 6 are complete. Use the checklist to complete the rest of the items.*

- a) *Provide the name of whom prepared the Preliminary Plat.*
- b) *The easements are proposed, not existing. Update the legend accordingly.*
- c) *Dimension the easements.*
- d) *Dimension the setback lines.*
- e) *Provide dimensions and bearings for the public sidewalk easement.*
- f) *Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.*
- g) *Provide the legal description.*

**The Preliminary Plat was updated to include the requested information. The names and addresses of the owners and all owners of land immediately adjoining the land will be provided at a later date.**



39. *For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.*

**The information will be provided on the final plat.**

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or [kim-l@haegerengineering.com](mailto:kim-l@haegerengineering.com).

Sincerely,

**HAEGER ENGINEERING LLC**

Kim Lask, P.E., PTOE, CFM  
Project Manager

cc: James J. Tinaglia – Tinaglia Architects, Inc.

# T I N A G L I A

A R C H I T E C T S

January 16, 2024

Mr. Sam Hubbard  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, Illinois 60005

**Re: Plan Commission 1<sup>st</sup> Round Department Comments  
Proposed Subdivision and Townhome Development  
315 W. Rand Road & 2201 N. Chestnut Avenue**

The following is in response to the 1<sup>st</sup> Round Department Comments received on December 8, 2023. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

**Health Department: No Comments**

**Fire Department: No Comments**

**Building & Life Safety: No Comments**

**Engineering Department:**

Comments to be addressed by Civil Engineer under a separate cover.

**Police Department:**

1. *Character of use:*  
*The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.*
  - a. Noted.
2. *Are lighting requirements adequate?*  
*Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.*
  - a. Noted.

3. *Present traffic problems?*  
*There are no traffic problems at this location.*
  - a. Noted.
4. *Traffic accidents at particular location?*  
*This is not a problem area in relation to traffic accidents.*
  - a. Noted.
5. *Traffic problems that may be created by the development.*  
*This development should not create any additional traffic problems.*
  - a. Noted.
6. *General comments:*

*Address visibility:*

*-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."*

- a. Will comply upon permit submittal.

*-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.*

- a. Will comply upon permit submittal.

*Parking Lot and exterior courtyards:*

*-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.*

- a. All residences have an attached 2-car garage. Exterior parking is private and for guests only. No emergency telephones will be installed.

*-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.*

- a. A final landscape plan will be coordinated with Derek Mach prior to Building Permit issuance.

*-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.*

- a. No exterior parking lot lighting is provided. Coach lighting will be provided per code at all building entrances.



*-The height of parking lot light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.*

- a. N/A. No exterior parking lot lighting is provided.

*-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.*

- a. The commercial building parking lot usage will remain as existing, and any additional surveillance/security measures will be determined by the Owner.

*Trash enclosure:*

*-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.*

- a. Duly noted for Owner consideration. A residential trash enclosure is shown on the residential property and a separate one is shown on the commercial property.

*-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.*

- a. Duly noted for Owner consideration.

*Territorial Reinforcement:*

*-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.*

- a. Duly noted.

*-Barrier fencing or similar is recommended alongside the north side of the property, adjacent to 315 W Rand Rd. Fencing should be used to create territorial reinforcement and define Townhome property as separate from 315 W Rand Rd. If utilizing fencing, should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.*

- a. A code compliant wooden privacy fence is identified on the site plan, separating the residential from the commercial properties.

Catalytic Converter Theft Deterrent Recommendations

*-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.*

- a. Duly noted for Owner consideration.

Emergency Contact Information:

*-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.*

- a. Duly noted and will provide upon Building Permit application.

**Planning & Community Development:**

General:

7. *The following zoning approvals have been requested as based on the plans. Please verify:*

- a. *Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).*
- b. *Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.*
- c. *Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family*
- d. *Special Use Permit to allow Minor Auto Repair on Lot 1*
- e. *Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.*
- f. *Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.*
- g. *Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.*
- h. *Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.*
- i. *Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.*
- j. *Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.*
- k. *Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.*
- l. *Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.*

*Additional variations may be required depending upon your response to certain comments and review of the revised plans.*

- a. Duly Noted.

8. *Will the townhome building or site feature any sustainable/green design elements? Please update the project narrative to include information on any sustainable/green design elements.*
- a. Due to the cost of the underground storm system, no additional sustainable/green design elements are being proposed.
9. *The justification for variations document shall be revised to address the specific standards of approval as outlined in the code. Each requested variation shall include a separate response to the standards for approval as outlined below. Please include a response to the newly identified variations above:*
- *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and*
  - *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and*
  - *The proposed variation is in harmony with the spirit and intent of this Chapter; and 7*
  - *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
- a. Duly Noted.
10. *No Plat of Survey was included within the submission. Please provide a Plat of Survey and a legal description for the subject property in Microsoft Word format.*
- a. Final engineering plans which include site boundaries, etc., will be provided. A final plat of survey shall be prepared prior to Building Permit application.
11. *Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.*
- a. Duly Noted.
12. *The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.*
- a. Duly Noted.

*Townhome Use/Auto Repair Use:*

13. *You're encouraged to organize and hold a neighborhood meeting well in advance of any Plan Commission hearing on the project.*
- a. Due to the obvious and clear improvement to the existing property, we would prefer to move forward directly with Plan Commission and Village Board.
14. *The townhome building is proposed on one lot. Please confirm that it each townhome unit is not intended to be located on their own separate platted lot.*
- a. The townhomes will be a part of a neighborhood association, and final ownership documents will be provided upon final approvals and entitlements.

15. *Chapter 29 of the Municipal Code requires the submission of a draft of the Declarations that will govern the townhomes. Please be aware that this document will be required at time of Final Plat of Subdivision application.*

a. Duly Noted.

16. *Impact Fee's will be required at time of building permit for the residential portion of the development, in accordance with Village Policy. Linkage Fee's will be required at time of building permit for the residential portion as per the Inclusionary Housing Ordinance.*

a. Duly Noted.

17. *The existing auto-repair use will need to be sensitive to the proposed townhomes on Lot 2. Any zoning approval of the auto-repair SUP will be conditional upon the owner/operator on Lot 1 to work with the Village to address any noise or odor issues to the satisfaction of the Village. Inoperable motor vehicle storage on Lot 1 shall be prohibited, and the automobiles shall not be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village. Exterior work on vehicles shall be prohibited.*

a. Duly Noted.

18. *Please be aware that outdoor storage of parts or equipment (tires, etc.) shall be prohibited. Please confirm that no outdoor storage shall occur on Lot 1 and any exterior storage will occur within the fenced enclosure area at the southeast of the building.*

a. Duly Noted.

Streetscape/Landscaping:

19. *The parkway along Rand Road must be restored in its entirety. The area proposed to remain as striped asphalt shall be removed and restored as parkway. Additionally, the landscape island at the northwest of the area must be incorporated into the parking lot.*

a. The existing commercial property's business practices will remain the same as existing. However, substantial new landscaping and decreased asphalt have been provided in the proposed commercial site plan. While the existing parkway along Rand Road is currently 100% asphalt, the proposed design decreases that by almost 50%. The deliveries and loading need to remain in the area designated in order for the business to remain as-is.

20. *Please explore shifting the driveway location on Lot 2 slightly further north to allow for a larger landscape area between the subject property and the single-family home to the south, which area could accommodate evergreen trees for year-round screening.*

a. The petitioner will work with staff and adjust the southern drive entrance in order to save existing mature trees and increase landscaping on the southern edge of the property.

Arlington Performance Site:

21. *Please reach out to IDOT to determine what access restrictions may be required and provide an update on said correspondence.*

a. The Civil Engineer will work with IDOT, if necessary, in order to achieve entrances and landscaping as shown on the proposed plans.

22. *What is the long-term plan for the billboard and its removal?*
- a. The billboard will remain as-is.
23. *The neighboring property to the southeast has been designed to provide for future cross access. Any approval of the proposed subdivision shall require, upon the request of the Village, for Lot 1 to implement a reciprocal cross access agreement with the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is redeveloped, whichever shall come first.*
- a. Duly Noted.
24. *The Arlington Performance site requires two ADA compliant parking stalls.*
- a. Existing parking is very limited, and provided stalls are primarily servicing the daily storage of vehicles, commensurate with the number of service bays. Far fewer stalls (less than 25) are allocated to employees or visiting customers. Consideration should be given to allow only one handicap parking stall on the property.
25. *Please provide a detail for the proposed fence separating Lot 1 and Lot 2 (height, materials, etc.), along with the proposed dumpster enclosures on Lot 1 and Lot 2 (height, materials, etc.).*
- a. Duly Noted. See provided detail.
26. *Provide a detail for the proposed retaining walls.*
- a. Details for proposed retaining walls shall be provided by the Civil Engineer.
27. *Please evaluate the ability to construct the fence proposed at the rear of Lot 1 (at the northeast of the 6 newly proposed parking stalls). The retaining wall is not shown on the landscape plan and the fence is not shown on the engineering plans.*
- a. Duly Noted. The proposed retaining wall & privacy fence shall not interfere with one another, and have been included on both drawings.

*Townhome Site:*

28. *Will all mechanical equipment for Lot 2 be located in "Meter Room"? Please indicate the location of any proposed ground mounted mechanical equipment (generator, HVAC equipment, utility pedestals/meters, transformer, etc.) on the site plan and provide landscape screening where applicable.*
- a. Any mechanical equipment (AC condenser, etc.) will be located in the rear or side yards and be properly screened with landscaping per Village ordinance.
29. *Given a variation has been requested to waive the photometric study, please indicate the location of any freestanding exterior or building mounted lights on Lot 2, along with a catalog cut sheet/specifications. Please indicate the location of the existing exterior lights on Lot 1.*
- a. No free standing light fixtures will be provided on Lot 2. Typical coach light fixtures will be provided at each building entrance per code. Lot 1 existing lighting will remain on the building as-is. No new freestanding fixtures will be provided.

Plat of Subdivision:

30. *Final Plat of Subdivision approval shall come at a future Plan Commission meeting, to be determined when final engineering and final plat documents have been provided.*
  - a. Duly Noted.
31. *Chapter 29, Section 29-201.b.4 requires a location map be included on the Preliminary Plat of Subdivision.*
  - a. Duly Noted. Shall be provided by the Civil Engineer.
32. *Chapter 29, Section 29-201.b.12 requires the building setback lines for each lot be shown on the Plat of Subdivision.*
  - a. Duly Noted. Shall be provided by the Civil Engineer.

Tree Preservation:

1. *Please provide a tree survey that includes the size, species, condition and disposition for each tree.*
  - a. The Owner agrees that saving existing trees is important for maintaining a buffer between the commercial and residential properties. The Owner will attempt to save all mature trees that are not necessary to remove for construction.

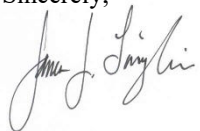
Landscape Comments:

1. *Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.*
  - a. The existing commercial property's business practices will remain the same as existing. However, substantial new landscaping and decreased asphalt have been provided in the proposed commercial site plan. While the existing parkway along Rand Road is currently 100% asphalt, the proposed design decreases that by almost 50%. The deliveries and loading need to remain in the area designated in order for the business to remain as-is.
2. *Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.*
  - a. See note above. The north island remains asphalt intentionally due to snow plowing operations and customer serviceability concerns.
3. *Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.*
  - a. Duly Noted. See provided detail.

4. *Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.*
  - a. Duly noted and will comply.
5. *Provide foundation plantings on the south elevation of the townhomes.*
  - a. Duly noted and will comply.
6. *Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.*
  - a. The petitioner will work with staff and adjust the southern drive entrance in order to save existing mature trees and increase landscaping on the southern edge of the property.
7. *Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.*
  - a. Any mechanical equipment (AC condenser, etc.) will be located in the rear or side yards and be properly screened with landscaping per Village ordinance.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia  
President  
Tinaglia Architects, Inc.