

VIA Email

April 12, 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 3 Village Comments
Haeger File No.: 22-253**

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated March 28, 2024. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 04/12/2024
- Preliminary Stormwater Report, dated 04/12/2024
- Preliminary Plat of Subdivision, dated 04/12/2024

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

53. *The petitioner's response to comment nos. 43, 44, 47-51 is acceptable.*

Noted.

54. *A response was not provided for comment no. 41. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.*

Noted.

55. *The petitioner's response to comment no. 42 is noted.*

a) *The fee-in-lieu for the automotive site area (0.435 ac) that is not tributary to the detention vault is acceptable. Provide calculations to show the overall site (1.06 ac) volume requirement (0.392 ac-ft per our calculations); subtracting the volume provided of 0.205 ac-ft leaves a deficiency of 0.187 ac-ft = 8,146 cu ft = \$8,146 as fee-in-lieu of detention.*

The calculations were added to the report.

b) *The proposed bioswales to address the area that currently sheet drains to Rand Road is acceptable.*

Noted.

c) *The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin were provided, it appears the plans still do not accurately show the existing storm sewer. An image of the as-builts is below.*

The existing storm sewer layout was revised.



56. *The petitioner's response to comment no. 45 regarding the fire truck exhibits is noted. The applicant has indicated that the eave height would be less than 30 ft; therefore, the Fire Department's responding vehicle does not need to meet the turning requirements for the tower truck. Update the exhibit with the Turning Performance Analysis for the Village's pumper truck.*

The fire truck was changed on the exhibits.

57. *The petitioner's response to comment no. 46 is noted. Permission from the adjacent property owner must be granted to construct the wall. This can be addressed at permit.*

Noted.

58. *Provide the PE Stamp and the Drainage Certificate on the title sheet.*

The stamp and certificate were added to the title sheet.

59. *On the demolition plan, clearly label the depressed curb to be removed and replaced per IDOT's review.*

The depressed curb removal was noted.

60. *Detectable warning panels are currently shown at the entrance to the automotive site. Detectable warning panels should only be added for an entrance if it is under stop control; however, the Village will defer to IDOT's review.*

The detectable warning panels were removed.

Preliminary Plat of Subdivision:

61. *The petitioner's response to comment no. 52 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:*

a) *Provide the names and addresses of the owners of the land proposed to be subdivided, and all owners of land immediately adjoining the land proposed to be subdivided (229 W Rand Rd, 315 W Rand Rd, 2201 N Chestnut Ave & 2127 N Chestnut Ave).*

The names and addresses of the owners and all owners of land immediately adjoining the land were added to the 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.

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

April 12, 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 3rd Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue**

The following is in response to the 3rd Round Department Comments received on April 2, 2024. 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.

Engineering Department:

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

Planning & Community Development:

General:

50. *The response to the following comments is acceptable: 33, 35-37, 39, 40, 42-44, 46, 47, and 49.*

a. Duly Noted.

51. *The response to comment #34 is noted. Based on the Round 3 submittal, the following approvals must be reviewed by the Plan Commission and approved by the Village Board:*

- 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'.*

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- 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) *Variations to Chapter 28 of the Municipal Code, Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.*
- j) *Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.*
- k) *Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.*

a. Duly Noted.

52. *The response to comment #41 is noted. If the configuration of the lots/subdivision changes as part of the Final Plat of Subdivision process to where each townhome is located on its own platted lot of record, then a draft of the Covenants, Conditions and Restrictions must be provided as part of the Final Plat of Subdivision approval process.*

a. Duly Noted.

53. *The response to comment #45 is noted. Please double check the IAC to verify if angled parking stalls can share an accessible aisle.*

a. Accessible stalls have been relocated to perpendicular stalls as shown on the plan.

54. *The response to comment #48 is acceptable. Given that a photometric plan has been provided, the need for a variation has been eliminated.*

a. Duly Noted.

55. *The striped area near the entrance off of Chestnut should be converted into a landscape island (see next page).*

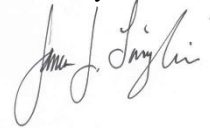
a. The petitioner has provided a large amount of new impermeable surface area with added landscaping, which has impacted his flexibility for parking on existing asphalt. The petitioner respectfully requests an allowance to keep this triangle shaped, striped asphalt for motorcycle parking for employees, etc.

Landscape Comments:

1. *Along The demolition plan, landscape plan and tree survey are inconsistent. Please coordinate so that the trees identified for preservation are shown on each plan. In addition, the tree preservation plan/chart must identify whether or not each tree is being preserved or removed.*
 - a. Duly Noted. Please see revised plans.
2. *Please identify on the landscape plan the size (at time of installation) for all plant material. Also, please include the quantities for each species. The arborvitae on the southwest corner must be a minimum of six feet at time of installation.*
 - b. Duly Noted. Please see revised Landscape Plan.

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.