



April 27, 2015

Mr. Bill Enright
Deputy Director
Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Christina Court Development - Plan Commission Application – Round 2 Responses

Dear Mr. Enright,

Please find the enclosed revised engineering plans and comments in response the comments received on April 3, 2015 from the Village of Arlington Heights in connection with the Christina Court Plan Commission Application located at 1306 & 1310 E. Olive Street in the Village of Arlington Heights, IL.

You will find responses to comments received from the following departments.

1. Building
 - 1A. Inspection Services
2. Public Works
3. Engineering/Traffic
4. Fire (Fire Safety Plan Reviewer)
5. Police
6. Health
7. Planning
 - 7A. Planning/Landscaping
8. Design

In addition you will find the revised documents.

1. Preliminary Plat
2. Preliminary Drawings
 - a. Site Plan
 - b. Foundation Site Plan
 - c. Engineering Site Plans
 - d. Auto-turn Exhibit A
 - e. Auto-turn Exhibit B
 - f. Example Streetscape drawn to scale
 - g. Landscape Plan
 - i. Tree Preservation Plan

3. Design Commission Certificate of Appropriateness

Below are the responses to the individual department comments.

Building (1)

Comment: No comments

Response: N/A

Inspection Services (1A)

Comment: No comments

Response: N/A

Public Works Department (2)

1. The top of the berm and high water do not correlate well. What is the overflow elevation?
2. How can it overflow into adjacent pond?
3. The village is still concerned about long term maintenance costs of a retaining wall. Is there an alternate similar to precast panels?
4. Can we add volume to Somerset detention pond and remove inlets in rear yards?
5. How will fence be built on top of retaining wall?

Response: All comments discussed with solutions identified during Friday April 3, 2015 meeting, the revised site plan with redesigned detention basin addresses comments 1, 2, 3, and 5 above. The rear yard elevations, which are lower than the Somerset detention pond high water elevation, along the west property line will not allow for the yards to drain into the Somerset detention pond.

Engineering Department (3)

Comment: See attached Memo from Mike Pagones, Deputy Director of Engineering, dated April 7, 2015

Response: See revised engineering plans attached. K. Hovnanian has revised the cul-de-sac design to include an 88' back of curb to back of curb as requested by Village Staff. Modified Auto-turn Exhibits are attached.

Comment: (Preliminary Plat of Subdivision Round 2 dated March 25, 2015)

34. The responses made by the petitioner to comments #11-16, 19-22, 24-27, 29, 30, 32 & 33 are acceptable for preliminary approval.

Response: Acknowledge

35. The response made by the petitioner to comment #17 is noted. Comment #17 was made without the knowledge of the local amendment to the 2009 International Fire Code, Appendix D that requires a 96' diameter pavement cul-de-sac. Provide a re-designed plan that incorporates this code requirement.

Response: See revised engineering plans attached. K. Hovnanian has revised the cul-de-sac design to include an 88' back of curb to back of curb as requested by Village Staff. Modified Auto-turn Exhibits are attached.

36. The response made by the petitioner to comment #18 is noted. The east-west public sidewalk crossing Christina Court is shown too far north. The north edge of the sidewalk is to be located one foot (1') south of the north ROW line of Olive Street.

Response: Acknowledged, see revised plans attached.

37. The response made by the petitioner to comment #23 is not acceptable. The north side of Lots 8 and 9 have had their easements and setback lines changed from 10' to 15'. The written response states that the wall is to be privately maintained by the homeowner; however, the wall has not been moved and it remains within the public easement. The wall must be moved out of the public easement.

Response: Retaining wall is now placed on private property, at least 1' away from the 10' PUD easement along the north property line.

38. The response made by the petitioner to comment #28 is noted. The basin requires a one-foot (1') freeboard, at elev 684.80 based on the HWL. Provide calculations showing the width of the overflow weir at the 6" level, 684.30. These can be provided at final engineering.

Response: Acknowledged, see revised plans attached.

Preliminary Plat of Subdivision:

39. The response made by the petitioner to comment #31 is noted. On the Final Plat, the name of the subdivision shall be shown as "Christina Court Subdivision".

Response: Acknowledged

Fire Department (4) -

Comment: See attached Memo from Paul Butt, Fire Safety Plan Reviewer, dated April 6, 2015

Response: Acknowledged

Police Department (5)

1. The character of use should not be problematic. *Acknowledged*
2. Lighting should be up to Village of Arlington Heights Code. *Acknowledged*
3. There are no traffic problems. *Acknowledged*
4. This is not a problem in relation to traffic accidents. *Acknowledged*
5. This development should not create any additional traffic problems. *Acknowledged*
6. General comments: Nothing further. *Acknowledged*

Health Department (6)

Comment: No further comments.

Response: Acknowledged

Planning Department (7)

7. The properties are zoned R-3, One-Family Dwelling District. All lots meet the minimum required lot size of 8,750 SF for standard lots and 9,900 SO for corner lots. **No further comment.**

Response: Acknowledged

8. Lot Width is defined as the horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line. Please confirm that lots 7 and 10 meet the minimum required lot width for standards lots in the R-3 district of 70 feet and lots 8 and 9 meet the required lot width of 75 feet (lots between 10,000 SF and 15,000 SF). **OK.**

Response: Acknowledged

9. For Lot 1, the side along Olive Street is considered the exterior side. Per Chapter 28, in all residential districts, where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required. Therefore Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. Please indicate the average setback. **The average setback must be calculated using the existing/current setbacks for the homes, not the setback listed on the Plat. Therefore, based on the existing setbacks provided, the exterior side yard setback for Lot 1 will be 25.9'. Please revise.**

Response: Acknowledged, see revised plans attached with Lot 1 side yard setback along Olive St. at 25.9'.

10. Per Chapter 28, Section 6.4, two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other. All buildings shall be considered of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from this Section of the code. **OK.**

Response: Acknowledged. A 4th floor plan was added to our Design Commission Application, which received unanimous approval on March 31st, 2015 from the Village of Arlington Heights Design Commission. See attached Design Commission Certificate of Appropriateness.

11. A split rail fence is proposed on top of the retaining wall for the detention outlot. What is the height of the proposed fence? How tall is the retaining wall? **Provide a cross-section for the detention outlot. Fences in the front yard cannot exceed 36 inches in height. A variation will be required. Vertical pickets are recommended for the fence.**

Per the "Manual of Practice for the Design of Public & Private Improvements", Chapter 3 – Storm Water Facilities, Section 3/10E – Guard Rails, Fencing, and Gates, "All sharp or vertical breaks in grade, for example at inlet and outlet structures, headwall, etc., shall

be protected with guard rails or fencing meeting the requirements of the Building Officials and Code Administrator (BOCA) code. Where differences in grade level are in excess of 4 feet, and are closer than 2 feet to a walk, path, parking lot, or driveway on the high side, guard rails shall be provided with guards that are in accordance with BOCA Section 824.0, or other approved measures”.

Response: Please see redesigned detention basin. Detention basin design no longer includes a retaining wall, therefore comments are no longer applicable.

12. Staff recommends reducing the length of the cul-de-sac with a more traditional layout of lots around the cul-de-sac, which wrap around the cul-de-sac, thus reducing pavement. **Response noted. Staff continues to recommend that the length of the cul-de-sac be reduced with a more traditional layout of lots around the cul-de-sac.**

Response: The cul-de-sac as designed meets the design requirements of Chapter 29, Section 304 j. as the cul-de-sac length is less than 660', provides an 88' pavement section (as requested by Village Staff), 100' right of way, with a 5' sidewalk easement. Further, the lots 7-10 that surround the cul-de-sac have radial lot lines as required Chapter 29, section 307 a.

13. The following variations are required:

- a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing lots 9-14 (both inclusive) and the detention outlot as double frontage lots. **OK.**

Response: Acknowledged.

14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
b. The plight of the owner is due to unique circumstances.
c. The variation, if granted, will not alter the essential character of the locality.

OK.

Response: Acknowledged, petitioner previously provided response in section 10 – Land Use Variation Criteria of the Christina Court Plan Commission Application submitted on 2/10/15.

15. Per Chapter 28, Section 6.15-5.4, all replacement trees are required to have a minimum trunk size of four inches in diameter, as measured six inches above the established ground level, upon installation. Replacement trees are proposed to be 2.5 inches in diameter. Please revise. **OK.**

Response: Acknowledged.

16. Per Chapter 28, Section 6.15-3, landscaping is required along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping shall consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation. Please revise the proposed landscaping plan to add trees and shrubs along the detention outlot.

OK.

Response: Acknowledged.

17. Per Chapter 28, 6.15-5.5, a reasonable effort shall be made to retain existing trees on the Tree Survey through the integration of those trees into the site and landscaping plan for a proposed development. It appears all trees will be removed. Can trees outside the building envelope be saved? **Response noted. Staff has concerns that the all the trees on-site, approximately 1,300 trees will be removed. Additional trees must be incorporated into the landscape plan. Please refer to comments from the Landscape Planner (7A).**

Response: K. Hovnanian agrees with all comments and requests made by Village Landscape Planner (7A). Revised landscape plans will be submitted, that incorporate all trees as requested by Landscape Planner. Additionally, please see initial comment below from Round 1 Responses dated March 18, 2015

The majority of this site has not been maintained over an extensive period of time. Refuse of various items has been collecting, and the trees which are located there are low quality volunteer "weed" species that have grown up in the unmaintained area. Due to the many engineering constraints of the site, the trees cannot be protected using standard practices, nor do they warrant any extraordinary means of preservation. What we are providing on this site, new nursery grown plants consisting of diverse higher quality species, is a significant improvement over the current condition, and will provide a benefit to the overall health safety and welfare of the surrounding community.

18. A Design Commission application must be completed for each residence. **OK.**

Response: Acknowledged

19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. **OK.**

Response: Acknowledged.

20. **Staff has concerns regarding the retaining walls along the rears of Lots 8 and 9, as well as the slope of the detention basin.**

Response: Both items were discussed at the Friday April 3, 2015 meeting with Village Staff. Retaining wall is no longer in the PUD Easement. Further, the retaining wall is necessary to ensure the subdivision will meet all local and county storm water requirements. Basin slope was agreed to by all parties at the 4/3/15 Village Staff meeting.

Landscaping/Planning Department (7a)

Landscape Issues

1. In order to mitigate for the loss of approximately 1,300 trees, additional trees must be incorporated into the landscape plan. Provide the following trees:

Lot 1

Add 3 trees along Olive, 2 trees along the west property line and 1 tree in the front

Response: Agree.

Lot 2

Add 3 trees along the west property line and 1 tree in front

Response: Agree.

Lot 3

Add 2 trees along the west property line

Response: Agree.

Lot 4

Add 2 trees along the west property line and 1 tree in the front

Response: Agree.

Lot 5

Add 1 tree in front

Response: Agree.

Lot 6

Add 2 trees along the west property line and one tree in front

Response: Agree.

Lot 7

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Add 2 trees along the west property line

Response: Agree.

Lot 8

Add 1 tree in the front and 2 trees along the north property line

Response: Agree.

Lot 9

Add 1 tree in the front and 1 tree along the north property line

Response: Agree.

Lot 10

Add 1 tree in the front

Response: Agree.

Lot 11

Add 1 tree in the front

Response: Agree.

Lot 12

Add 1 tree in the front

Response: Agree.

Lot 13

Add 1 tree in the front

Response: Agree.

Lot 14

Add 1 tree in the front

Response: Lot 14 has been removed

Detention Basin

Add 3 trees along Olive

In addition, increase the size of the proposed evergreens, Dogwood and River Birch from 6 to 10 feet. All Deciduous replacement trees must be a minimum of 4" caliper.

Response: Agree to increase the size of the proposed evergreens, Dogwood and River Birch from 6' to 8'. The survival rate of 10' or greater trees is substantially lower than the survival rate of replacement trees 6' to 8'. In order to ensure longevity of the replacement trees within the subdivision, we suggest using an 8' replacement tree for the Evergreens, Dogwood and River Birch specified in the landscape plan.

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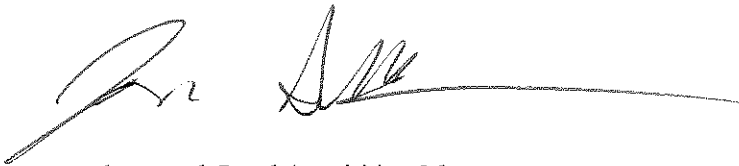
Design (8)

Response: Design Commission Certificate of Appropriateness was issued April 8, 2015 (see attached).

We look forward to answering and addressing any additional questions or concerns you may have. We look forward to working with you on a successful residential development. Do not hesitate to contact me with any questions or concerns.

Best regards,

K. HOVNANIAN T&C HOMES AT ILLINOIS, L.L.C.

A handwritten signature in black ink, appearing to read 'Jon Isherwood', followed by a long horizontal line.

Jon Isherwood, Land Acquisition Manager

Cc: Latika Bhide, Development Planner – Arlington Heights
Andy Konovodoff, Division President – Hovnanian
Brian Murphy, Area Vice President – Hovnanian
Mark Rykovich, Acquisition Advisor - Hovnanian