



March 18, 2015

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

RECEIVED

MAR 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Christina Court Development - Plan Commission Application -- Round 1 Responses

Dear Mr. Enright,

Please find the enclosed revised engineering plans and comments in response the comments received on March 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
5. Police
6. Health
7. Planning
- 7A. Planning/Landscaping
8. Design

In addition you will find the revised documents. The underlined documents are new documents.

1. Preliminary Plat
2. Preliminary Drawings
 - a. Site Plan
 - b. Foundation Site Plan
 - c. Engineering Site Plans
 - d. Example Streetscape drawn to scale
 - g. Landscape Plan
 - i. Tree Preservation Plan

Below are the responses to the individual department comments.

Building (1)

Comment: The 2-car garages of the Memphis and Boulder models do not meet the required minimum width of 21 feet.

Response: Garage width will be increased to comply with the minimum required width of 21 feet.

Inspection Services (1A)

Comment: The site plan indicates a cul-de-sac with a curb diameter of 80 feet. Per the 2009 International Fire Code, Appendix D, Figure D103.1, the cul-de-sac diameter shall be a minimum of 96 feet. Also the entrance radius of the cul-de-sac shall be 28 feet as opposed to 25 feet.

Response: The Village of Arlington Heights amended the '09 IFC regarding dead-end designs. The local amendment deletes specific minimum design standards and requires only that the cul-de-sac shall accommodate turning around all fire apparatus. The proposed cul-de-sac is designed to meet the specific roadway design criteria set forth Section 29-304-j. of the Code. Moreover, the Engineering Department has determined, as stated in in comment 3-17, the exhibit provided showing the turning path of the Fire Department's responding vehicle is acceptable.

Public Works Department (2)

1. The minimum size of storm sewer is 8". *Revised as requested.*
2. The pressure connections will be in vaults with a minimum diameter of 60". *Revised as requested.*
3. The water main east of the pressure connection on Marion Street must be marked with "Buried Water Main" signs every 30' through the easement between proposed lots 7 & 8. *Added a note as requested.*
4. The street light between lot 5 & 6 is not marked on sheet 3 with a symbol. *Removed note as requested.*
5. All methods of construction and materials must conform to "A Manual of Practice for the Design of Public Improvements" as provided by the Village of Arlington Heights Engineering Department. *Added note as requested.*
6. The contact for Old Towne Sanitary District has changed. *Contact information will be added to the cover sheet during Final engineering.*
7. Show the Sommerset Ct. ROW lines and easements on the plans to ensure water main connection is properly located. *We have labeled the right of way as requested.*
8. It is difficult to replace or repair a water main or storm sewer on a 10' easement between homes. 15' (7.5' on each side) is preferred. *Revised as requested.*
9. Additional inlet is needed in cul-de-sac to accommodate proper drainage. *Additional inlets will be added during Final engineering if required.*
10. Public Works is continuously trying to reduce future maintenance expenses. The retaining wall around detention pond should be removed. Possibly expand pond to the north to accommodate volume. *The lot 14 property line has been moved 5 feet north to reduce wall height. Also, a 12'-foot wide opening has been provided for maintenance access.*

11. Street lights should be LED. The Village must approve manufacturer. *Revised as requested.*
12. The condition and location of sewer main handling drainage along northern boundary needs to be verified as it leaves corporate boundary immediately. *A note has been added to the plans as requested.*
13. The 6" line labeled "drain tile" along north property line connects to an inlet with a 10" and 12" existing connections. This structure must be replaced with a 48" manhole at a minimum. *A note has been added to the plans as requested.*
14. Landscaping plans show a "community identification pillar" and additional landscaping along both the southern and northern property lines of detention pond. Who will maintain this landscaping in the future? Will the homeowner's association be responsible? *In the event that the pond is dedicated to the Village of Arlington Heights, the proposed community identification pillar shall be removed from the plans, and the plantings etc. shall be maintained by the Village. In the event that the pond is not dedicated to the Village of Arlington Heights, the proposed community identification pillar and the plantings etc. shall be maintained by a homeowner's Association that will be established.*
15. The southern tree on lot #1 is placed too close to the stop sign location (if one is required). Possibly relocate to Olive St. ROW. *The tree has been moved as recommended.*
16. Labeling of Chanticleer tree is incorrect on landscaping plan. *Pear has been eliminated from the plan and plant list*
17. Chanticleer tree should be replaced. *Pear has been substituted with Celtis Occidentalis.*
18. On the tree planting specification:
 - a. Change thickness of mulch to be 2-3" as too much mulch is a problem
 - b. Waterproof tree wrap (fall only) must be removed in spring.
 - c. Remove notation "Prune 1/5 but retain natural form. Do not cut central lead"*Planting specification notes have been revised as recommended.*

Engineering Department (3)

1. All public improvements are required except for easement access. *Acknowledged*
2. Permits Required: MWRDGC and IEPA. *Acknowledged*
3. ROW Dedications required. *Acknowledged*
4. Site Plan Acceptable. *Acknowledged*
5. Preliminary Plat Checklist. *See revised preliminary plat*
6. Traffic Study: *Not applicable*
7. Storm Water Detention Required. *Acknowledged*
8. Contribution Ordinance Existing. *Acknowledged*
9. Flood Plain or Floodway Existing. *Acknowledged*
10. Wetland Existing. *Acknowledged*
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. *Acknowledged*
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 engineer's estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An engineer's estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. 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. *Acknowledged*

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. *Acknowledged*
14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department 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 schedule 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. *Acknowledged*
15. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. 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 of catch basin. *Acknowledged*
16. The proposed site lighting is Village specified street lighting. No photometric lighting diagram is needed; however, provide the associated catalog cuts for all poles, arms, fixtures, and luminaires during final engineering. *Acknowledged*
17. The exhibit provide showing the turning path of the Fire Department's responding vehicle is acceptable. *Acknowledged*
18. The public sidewalk along the north side of Olive Street shall be constructed between the proposed Christina Court sidewalks. This will create the access to the street. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal. *Revised as requested.*
19. The proposed 8" DIP water main is acceptably looped. Installation of this main will require an IEPA water permit. *Acknowledged*
20. The proposed sanitary sewer will require an MWRD permit, and IEPA Sanitary permit, and a permit from the Old Towne Sanitary District. Contact information for OTSD was previously provided. *Acknowledged*
21. The proposed Stormwater detention basin must have a section where there is no wall but there is a sloped section to act as a walk-out. This is a safety provision in case a person climbs or falls into the basin. *We have added a 12'-foot opening to the wall, with a 5:1 slope to bottom of pond as requested.*
22. The northern wall of the basin must be moved south a minimum of 5' to provide room for future maintenance. The block wall, being around 6' high, will likely require geo-reinforcing, which must be contained within the lot lines of the detention outlot. *Revised as requested.*
23. The north side of lots 8 & 9 have 10' PUD Easements which is also the 10' Building setback line. We are uncomfortable with the proposed wall being placed on the easement line. Maintaining/replacing any wall requires some degree of over digging. Is the wall to be publically maintained or privately maintained? *The wall is to be privately maintained by the Property owner. We have revised the Easement and setback line to 15'-feet as requested.*
24. The proposed and existing contour lines do not appear to match up at the Olive Street ROW line. Provide proposed ditch line elevations and proposed contours. *Revised as requested.*

25. The proposed 685 contour lines along the Christina Court sidewalks are disconnected. *Revised as requested.*
26. Everything east of the 685 ridge line near the east side of the subdivision will drain offsite to the Williams Way ROW. The MWRD permit for this development should be examined to determine if offsite runoff is considered in their Stormwater calculations. *As per our telephone conversation, we have left the rear yards at 5:1, since we are reducing the proposed runoff to Williams Way. We will investigate further during Final engineering.*
27. Please clarify elevations at the proposed basin: The wording says "T/Berm=684.00", whereas the T/Wall is labeled at 685.50. Is that a step in the wall along the north side? *Lot 4 property line has been moved north 5'-feet and the wall height has been reduced as requested.*
28. Label the pond overflow route: through the outfall structure? Or over the wall at some point? Provide weir calculations for the overflow. This can be done at Final Engineering. *Added overflow as requested. Calculations will be provided during Final engineering.*
29. Under Contribution Ordinance #91-031, Parcel 03-20-401-015, 1306 E. Olive, 2.45 ac. Will owe \$9,500 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre. *Acknowledged*
30. Under Contribution Ordinance #91-031, Parcel 03-20-401-016, 1310 E. Olive, 2.45 ac. Will owe \$9,500 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre. *Acknowledged*
31. The plat was reviewed against the Preliminary Plat of Subdivision Checklist. Please address Items #1 and #6. *Revised as requested.*
32. There should be existing property pins in the northwest corner where the Marion Street ROW 'tee's into the back of lot 8. Similarly, at the back of lot 14 there should be an existing property pin where the Williams Way tangent section meets the curved section. Finally, at the extreme southeast corner of the subdivision, there should be a pin where the change in ROW width exists. If none exist they should be placed. *Added PINs as requested*
33. For the Final Plat of Subdivision, use the Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add Utility signature blocks. Keep an area open for the ComEd utility provisions. *Acknowledged*

Fire Department (4) -

Comment: The project to be constructed following the specifications contained within Appendix D of the 2009 International Fire Code, which includes a 96' diameter cul-de-sac and a minimum road width of 26' among other exceptions.

Response: The Village of Arlington Heights amended the '09 IFC regarding dead-end designs. The local amendment deletes specific minimum design standards and requires only that the cul-de-sac shall accommodate turning around all fire apparatus. The proposed cul-de-sac is designed to meet the specific roadway design criteria set forth Section 29-304-j. of the Code. Moreover, the Engineering Department has determined, as stated in in comment 3-17, the exhibit provided showing the turning path of the Fire Department's responding vehicle is acceptable.

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. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). *Acknowledged*

Health Department (6)

Comment: Existing septic systems and wells must be properly abandoned and witnessed by this Department.

Response: A note has been added to the plans as requested.

Planning Department (7)

1. Complies with Comprehensive Plan. *Acknowledged*
2. Complies with thoroughfare plan. *Acknowledged*
3. Variations not needed from zoning regulations. *See below comments.*
4. Variations are needed from subdivision regulations. *Acknowledged*
5. Subdivision required. *Acknowledged*
6. School/Park District contributions required. *Acknowledged*
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. *Confirmed*
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). *Confirmed, Lots 7-10 meet the minimum lot width standards in the R-3 district.*
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. *Lot 1 will meet the minimum side yard setback as required per Chapter 28 requirements. Please see the attached Exhibit that illustrates the sideyard setback for Lot 1 will exceed the requirement as required per Chapter 28 requirements.*
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. *K. Hovnanian has added another floor plan for Christina Court, which plan has been included in its Design Commission submittal. K. Hovnanian will abide by the requirements of Chapter 28, Section 6.4 and will not seek a variance related to this section of the code.*

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? *The wall is 3.55'-feet tall. See landscape plans for fence heights.*
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. *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 80' pavement section and a 100' right of way. Further, the lots 7-10 that surround the cul-de-sac have radial lot lines as required Chapter 29, section 307 a.*
13. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing lots 9-14 (both inclusive) and the detention outlot as double frontage lots. *Please review materials provided in section 10 – Land Use Variation Criteria of the Christina Court Plan Commission Application submitted on 2/10/15.*
14. 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. The plight of the owner is due to unique circumstances. The variation, if granted, will not alter the essential character of the locality. *Please review materials provided 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. *All trees which are designated as replacement trees are specified as 4" caliper.*
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. *Additional planting has been added to provide landscaping on all sides of the detention outlot.*
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? *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. *Acknowledged*
19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. *Acknowledged*

Landscaping/Planning Department (7a)

Tree Preservation

1306 & 1310 E. Olive St
March 18, 2015

1. The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the perimeter or the site. *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.*
2. Tree preservation must consider grading and any digging or trenching for utilities which should be identified on the preservation plan. *See comment 1 above.*
3. Must provide details which indicate the methods which will be used to preserve all trees identified for preservation. *See comment 1 above.*

Landscape Issues

4. Must provide additional landscaping along the perimeter of the detention basin. Incorporate a mix of shade trees, shrubs and perennials. *Additional planting has been added to provide landscaping on all sides of the detention outlet.*
5. Along the north and west property line, provide shrubs and perennials on top of the proposed retaining wall in place of the seed mix. Also provide a section of the proposed wall. *Shrubs and ornamental grasses have been added to the top of the proposed retaining wall. Native or no-mow seeding remains between the base of the wall and the property line where maintaining a traditional mowed turf is impractical. A section of the proposed wall has been added.*

Design (8)

See attached letter to Mr. Steve Hautzinger dated March 6, 2015.

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.



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

Christina Court- E OLIVE ST Average Front Yard Setback (feet)

Address	Estimated/Current Setback (feet)	Per Somerset Subdivision II Ordinance* (feet)
1002 E Olive St	20.3	N/A
1006 E Olive St	23.2	N/A
1010 E Olive St	19.6	N/A
1014 E Olive St	25.4	N/A
1104 E Olive St	N/A	N/A
1108 E Olive St	N/A	N/A
1120 E Olive St	24.7	25
1124 E Olive St	34.1	25
1212 E Olive St	30.5	25
1218 E Olive St	29.1	25

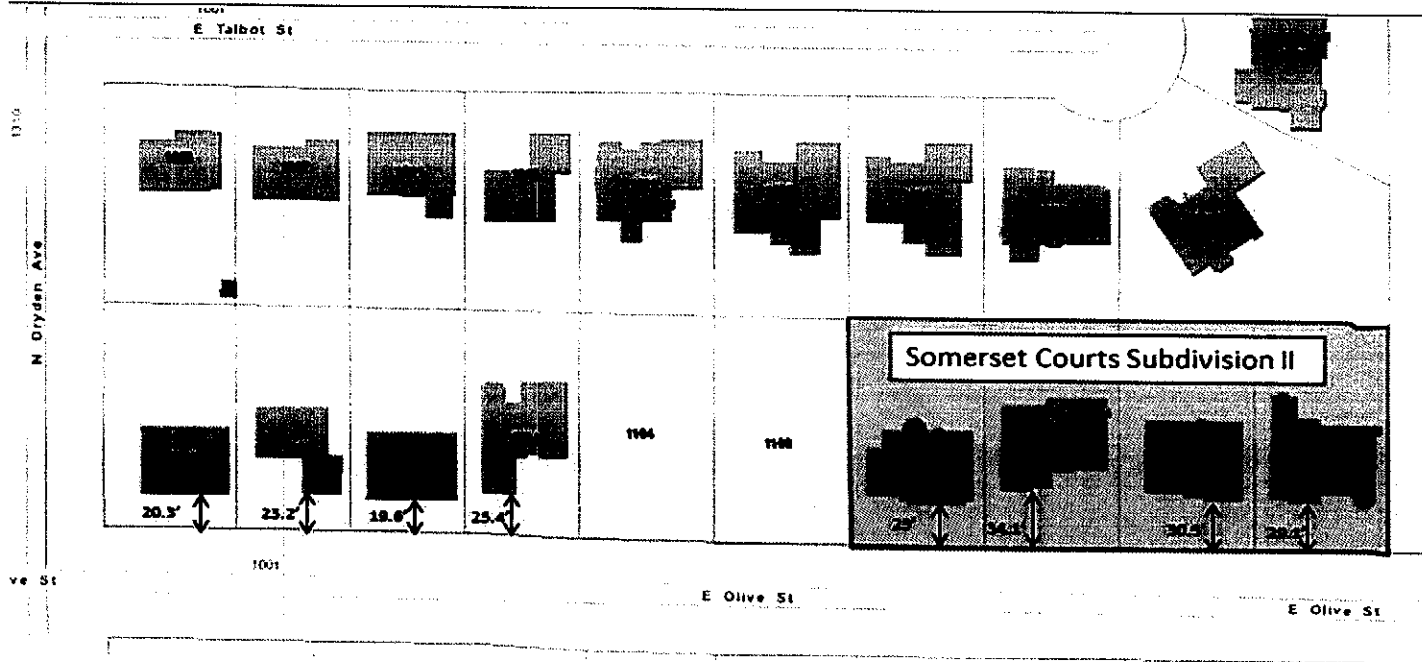
* Per Document Number 99175760

Front Yard Setback (feet) Existing or per ordinance

1002 E Olive St	20.3
1006 E Olive St	23.2
1010 E Olive St	19.6
1014 E Olive St	25.4
1104 E Olive St	N/A
1108 E Olive St	N/A
1120 E Olive St	25
1124 E Olive St	25
1212 E Olive St	25
1218 E Olive St	25
Total	188.5
Total Lots	8
Average Setback	23.6

Christina Court Lot 1	
Sideyard Setback	25

Olive St Front Yard Setbacks



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