



June 19, 2015

Ms. Latika Bhide
Development Planner
Village of Arlington Height
33 South Arlington Heights Road
Arlington Heights, IL 6005-1499

RE: Bright Horizons, 1120 N. Arlington Heights Road
Petition Application Department Comment Response

Dear Ms. Bhide,

Bright Horizons is in receipt of your June 18, 2015 email with comments from your Engineering department for Bright Horizons May 4, 2015 petition application. The following is our response to these questions.

3 Engineering Department

21. The response made by the petitioner to comments #11, 16, 18 & 20 are acceptable for preliminary approval.

Response: No response required

22. The response made by the petitioner to comment #12 is noted. The page showing the cross section of the proposed safety surface with synthetic grass did not have any information on permeability. Most, if not all, of the Village is located on clay soils. Most permeable product systems require an underdrain system when clay is encountered. However, in the combined sewer areas, the MWRD will not allow underdrains to be installed when they drain to a combined sewer, as would be the case at this location. To be counted as pervious area in these cases, under Village policy the system would have to be designed to detain the storm water volume generated by the Village's design

storm. This has been calculated as the equivalent of 12-inches of CA-7 stone, where the allowed stone void volume is utilized for storage. There would be no underdrains in this application; only stone void detention and ultimately percolation into the clay. The play area will not be considered permeable unless detention is provided as described.

Response: Bright Horizons acknowledges and will work village engineering through permit process to resolve.

23. The response made by the petitioner to comment #13 is noted. The lighting calculations have been provided however there are no accompanying fixture catalog cuts. These must be provided for all exterior lighting including parking lot and any building mounted fixtures.

Response: Bright Horizons acknowledges and will provide acceptable information during permit process.

24. The response made by the petitioner to comment #14 is noted. The design vehicle is incapable of maneuvering through the existing parking lot or the proposed parking lot. Discuss this issue with the Fire Department to determine the design vehicle for this site.

Response: Bright Horizons acknowledges and will schedule a meeting with Fire Department and BH engineers to resolve. This will be done during permit process.

25. The response made by the petitioner to comment #15 is noted. The petitioner must acknowledge understanding that approval by the Plan Commission of the proposed plans will not constitute approval of any part of the new water service line.

Furthermore, the petitioner must acknowledge understanding that the facility will not be allowed any occupancy, temporary or final, until the new water service line is constructed, tested, that permit passes all final inspections.

Response: Bright Horizons acknowledges and fully understands the risk for approval on new water main which is to be installed by building owner and no issuance of TCO or CofO until water main by building owner is complete, approved and accepted by all approval jurisdictions.

26. Show where the new water meter will be located: Interior meter room? Exterior meter pit? The new fire hydrant must be metered. The removable section of rubberized surface to be placed over the water valve should be blue or otherwise marked to clearly show the valve's location.

Response: Bright Horizons is waiting on final building owner approved plans to allow us to confirm and identify locations on BH permit documents.

27. The existing sanitary sewer is shown running at an angle toward the south property line. The new water main must maintain a minimum 10' separation from this sanitary main, otherwise, the sanitary main must be replaced with water main quality pipe.

Response: Bright Horizons acknowledges requirement and will make appropriate drawing revisions during permit process.

28. It is strongly suggested that the water main location be fully included in these plans up to and including the point of connection to the water main, even though it is intended to be constructed separately by others. The entire site must be considered when Planning a facility such as this. There is a chance a major conflict and expense if everything is not considered together.

Response: Bright Horizons acknowledges and are waiting on building owners final water main drawings to allow BH design team to make appropriate revisions. This will be done during permit process.

Traffic:

29. The response made by the petitioner to comment #17 is noted. Staff anticipates that egress out of this site will be challenging for the left turners. However, the setback of the building allows for a long queue within the parking lot if the exit movement is backed up.

Response: Bright Horizons acknowledges.

30. The response made by the petitioner to comment #19 is noted. The response suggests that a third of the evening signal cycles do in fact back up past the driveway now. This site driveway operation is affected by its location to the Oakton signal, and there are still concerns about operations into and out of this property.

Response: Bright Horizons acknowledges.

Latika, we hope the above written response will satisfy your staff's comments and please feel free to contact me if you have any questions.

Sincerely,

Robert Ewald

Consulting Project Manager

CC: D. Toole

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