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April 13, 2016

Village of Arlington Heights
Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: Bill Enright,
Deputy Director Planning & Community Development

Re: Lexington Towne, 900 W. Campbell St.
Arlington Heights, Illinois

RECEIVED

APR 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

On behalf of our client, Lexington Homes, we have enclosed the following documents in support of our point-by-point responses to Village of Arlington Heights review comments listed below:

4 full size and 6 reduced copies of:

- o Tree Inventory Listing, revised April 12, 2016
- o Tree Preservation and Removal Plan, revised April 12, 2016
- o Preliminary Landscape Plans, revised April 13, 2016
- o Architectural Building Plans, dated April 12, 2016
- o Preliminary Plat, revised April 12, 2016
- o Preliminary Engineering Plans, revised April 12, 2016

Fire Department Plan Review Sheet PC#16-004 by Lt. Andrew Larson, dated 3/25/16:

Reference Appendix D, specifically D103.6.2 of the 2009 IFC.

The existing width of Kasper Avenue and the proposed Kennicott Avenue between Campbell and Sigwalt fall within this section. Also the area of development serviced by Sigwalt is impacted by this section.

Comment noted.

Police Department Plan Review Summary Round 1 by Brandi Romag, dated 3/25/16:

1. Character of use: The character of use is consistent with the area is not a concern.

Comment noted.

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code.

The lighting will meet the Village of Arlington Heights code.

3. Present traffic problems? There are no traffic problems at this location.

Comment noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

Comment noted.

5. Traffic problems that may be created by the development. The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff. There may be the need for a traffic study to be conducted or a traffic control device installed at either Kennicott & Campbell or Kennicott & Sigwalt.

Comment noted.

6. General comments: Nothing further

Comment noted.

Planning and Community Development Department Plan Review Summary Round 1 by Cris Papierniak, dated 3/29/16:

1. Lot#14 proposed water service needs to be shifted to the south or north out of the driveway apron.
The water service has been relocated out of the driveway apron as requested.
2. An approved traffic control plan must be submitted and approved prior to construction of the water and sewer connections on Campbell and Sigwalt.
Comment noted.
3. The water services to the east parkway on Kaspar must be bored.
A note has been added to the plans as requested (See general project note #3)
4. The approved street light LED model is "Halophane/American Electric model #ATBO-20BE13R2."
The detail has been revised as requested.
5. No fences will be allowed within the 10' easement that connects the detention pond to Campbell. This needs to be noted on every plat.
A note has been added to the plat per our phone conversation.
6. All sidewalks around the subdivision shall be inspected after construction and restored.
A note has been added to the plans as requested (See general project note #4)
7. Public Works prefers the sanitary main to be installed down the center of the roadway.
Per our phone conversation the downstream receiving sewer currently runs along the east parkway along Kennicott.
8. Storm sewer require an additional inlet mid-block.
Additional inlets have been provided as requested.
9. Sidewalk on all sides shall be inspected and repaired for all deficiencies.
A note has been added to the plans as requested (See general project note #5)
10. Utility patches shall have 2' of surface removed and replaced on either side of trench to improve transition for patch.
A note has been added to the plans as requested (See general project note #6)
11. Verify that enough existing trees will remain on Kaspar specifically between 14 and 15. Possibly install on private property due to limited space between driveway.
Additional trees in this area are being preserved as requested.
12. Remove and replace any existing curb depression along Campbell from existing house.
Notes have been added to the plans as requested.
13. Verify condition of any existing structures that will be utilized.
A note has been added to the plans as requested. (See general project note #7)
14. Overflow elevation is higher than rim elevation of storm sewer.
The pond overflow is at elevation 699.00 and the lowest storm sewer rim is at 699.20.
15. Verify existing handicapped improvements at intersections of Kennicott and Campbell, Campbell and Kaspar, and Sigwalt and Kaspar.
A note has been added to the plans as requested (See general project note #8)
16. Sump pump connections at lots 10 and 11 should connect to storm sewer not catch basin.
The storm services have been revised as requested.

Building Department Plan Review by Deb Pierce, dated 3/21/16:

6. General Comments

Minimum interior garage dimensions 2-car, 21'4" depth 21' width, 3-car 21'4" depth, 30' width.

Minimum interior garage dimensions have been revised as requested.

Inspectional Services

1. # of fire hydrants and distance between hydrants may be a concern to F.D.

A hydrant currently exists at the NW corner of Campbell and Kennicott and at the SW corner of Sigwalt and Kennicott, and hydrant is proposed approximately midway between the two.

Engineering Department Plan Review by James J. Massarelli, P.E., dated 3/22/16:

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.

Comments noted.

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. A separate Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvements guarantee deposit. The public improvements for this development would be the Kennicott Avenue roadway, curb, sidewalk, street lighting, storm and sanitary sewers, water main, the Kaspar Avenue sidewalk, and the detention basin. 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.

Comment 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: 984250.000000000

False_Northing: 0.000000000

Central_Meridian: -88.33333333

Scale_Factor: 0.99997500

Latitude_OF_Origin: 36.666666667

Linear Unit: Foot_US

Geographic Coordinate System: GCS_North_American_1983

Datum: D_North_American_1983

Prime Meridian: Greenwich

Angular Unit: Degree

Comment noted.

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. The petitioner shall acknowledge that they accept this understanding.

Comment noted.

15. The preliminary detention calculations are acceptable. Final approval will require final engineering plans including detention calculations showing restrictor sizing calculations. 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. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir.

Comment noted.

16. Final engineering to include electrical plan and details for the proposed street lighting system, including electrical drop and lighting cabinet, if necessary. Contact the Engineering Department to coordinate discussion with Public Works on the feasibility of connecting to the existing street lighting system.

Comment noted.

17. Typical 66' ROW pavement detail shown on sheet 2 is acceptable.

Comment noted.

18. Curbs and sidewalks should not go through the new Kennicott Avenue pavement.

Understood, this has been noted on the plans as requested.

19. Yard grading must be a minimum 5:1 slope. The plan shows 4:1 rear yard slopes. Strongly consider stepping the foundations of the homes on the east side of Kennicott Avenue to help lessen the severity of the backyard slopes.

Grading in the rear yards has been modified to 5:1 as requested.

20. Coordinate the location of the Kaspar Avenue sidewalk with the proposed landscape plans.

The location has been coordinated as requested.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. All items are complete.

Comment noted.

22. The proposed detention facility will ultimately become the Village's responsibility to own and maintain; therefore, Lot 16 does not need a blanket stormwater easement. The deed to the basin outlot shall be quit-claimed to the Village upon Village acceptance of the public improvements.

Comment noted.

23. 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.

Comment noted.

Engineering Department Plan Review Preliminary Plat of Subdivision Round 1a by James J. Massarelli, P.E., dated 3/31/16:

22. The Village follows the ADA PROWAG requirements for sidewalk installations. As part of that, it is policy to address the ADA sidewalk accessibility at all four corners of an intersection when working on streets or sidewalks within an intersection. The Village will work with the developer to identify required upgrades at corners affected by the proposed project.

Comment noted.

Health Services Department Plan Review by Sean Freres, LEHP, dated 3/14/16:

1. General Comments

No comments at this time.

Comment noted.

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date of this meeting.

The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.

Comment noted.

9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

Comment noted.

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "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, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

These dimension have been verified and the setbacks have been revised accordingly.

11. 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 of 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." Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

2 base plans have been enclosed. The Monotony code will be addressed as sales proceed.

12. Chapter 29, Section 29-307.f states that "There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units." Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:

- 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.

Given the detention function of Lot 16, staff does not object to this potential variance.

Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create the two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Comment noted.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Comment noted.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2-15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Comment noted.

Sharon L. Dickson PLA | ASLA of Dickson Design Studio, Inc. respectfully submits our responses to your plan review comments, dated March 23, 2016, as follows:

Tree Preservation

Comment:

1) Approximately 345 trees on the site are identified for removal. As proposed, approximately 144 replacement trees will need to be provided pursuant to Chapter 28, Section 6.15-5.3. Approximately 43 trees are proposed, therefore, the petitioner shall preserve additional trees and provide additional trees on the site. In order to reduce the number of replacement trees it is recommended that the following trees be preserved: tree # 1362, 1365, 1378, 1447, 1449, 1491, 1494, 1495, 1531, 1560, 1562, 1565, 1566, 1567, 1572, 1575-1580, 1608, 1609, 1610, 1622, and 1637. Please reevaluate the trees proposed for removal.

Response:

After re-evaluating trees originally proposed for removal, the following has been determined:

- Trees # 1447, 1495, 1577, and 1610 could be preserved with some plan revisions, but we do not wish to preserve them as they all have been given a condition rating of "4", meaning "fair to poor". Replacement of these trees is what we prefer.
- Trees # 1311, 1438, 1456, 1457, 1494, 1562, 1563, 1564, 1565, 1566, 1567, 1608, and 1609 will now be preserved.
- Tree # 1560 could be preserved, but it is one-sided, thus replacement of this tree is what we prefer.
- Due to conflicts with proposed grading, building construction, or other development conditions, trees # 1362, 1365, 1378, 1449, 1491, 1531, 1572, 1575, 1576, 1578, 1579, 1580, 1622, and 1637 will be removed.
- Tree # 1605 was previously proposed to be preserved, but due to the latest grading plan, this tree will now be removed, as 2' of fill is now proposed underneath the critical root zone of this tree.

Comment:

2) Tree #1302 and #1304 are located in the parkway and must be preserved.

Response:

Parkway trees #1302 and #1304 are now shown on plans to be preserved. In order to preserve tree #1302, tree #1321 will now need to be removed.

Landscaping

Comment:

3) Provide additional landscaping along the detention basin along Sigwalt Street and Kaspar Avenue. Per Chapter 28, Section 6.15-3.1 landscaping is required along the perimeter of detention basins. Incorporate a mix of trees, shrubs and perennials.

Response:

A mix of deciduous shade trees, deciduous ornamental trees (flowering), large deciduous shrubs and ornamental perennial grasses have been added around the detention basin along Sigwalt Street and Kaspar Avenue.

Comment:

- 4) *It is recommended that landscaping that consists of shade tree, ornamental trees and evergreens be provided along the west property line on each lot. Also, it is recommended that trees be provided on each lot.*

Response:

Every lot now has (1) parkway tree (at least), (2) shade trees in the rear yard, (4) evergreen/ornamental trees in the yard (rear, side or front), and (1) ornamental tree along the front foundation of each house.

Comment:

- 5) *Provide additional shade trees along Campbell Street and Sigwalt Street on lot 1, 5, 10, 11, and 16.*

Response:

Additional shade trees have been added to the street frontage sides of Lots 1, 5, 10 and 11. (Lots 1, 5, 10 and 11 also have existing trees that shall be preserved on their street frontage sides.) There is no Lot 16.

Comment:

- 6) *Provide parkway trees in front of lot 6, 7, and 8.*

Response:

Lots 6, 7, and 8 now all have parkway trees.. Also, a parkway tree has been added between the driveway aprons of Lots 14 and 15.

Comment:

- 7) *A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.*

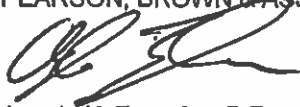
Response:

According to our calculations, \$9,540.00 will need to be provided to account for \$4 per lineal foot of frontage (2,385 LF total frontage) and \$13,888.43 will need to be provided to account for a landscape compliance bond (30% of estimated total of landscape costs), and \$8,200.00 will need to be provided to account for each tree identified for preservation (\$200 per tree, for 41 preserved trees).

Please note, the previously submitted Tree Preservation & Removal Plan listed the total caliper inches onsite to be 3,288. That is an error, the actual total caliper inches onsite is 3,228. We apologize for the error, plans have been revised to reflect the correction.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Angelo K. Zografos, P.E.
Associate

Cc: Bill Rotolo, Lexington Homes
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