



HAGUE ARCHITECTURE

Tuesday, July 19, 2016

Sam Hubbard

Village of Arlington Heights

RE: PC #16-007 Kensington School – Round #2
840 E. Kensington Rd.

Please see the following responses to your comments below; additionally, see the attached drawings from both Hague Architecture & SpaceCo (Drawings will be updated for Final engineering):

DIRECTOR OF ENGINEERING

1. This building will be reviewed as an I-4 (Day Care Facility)
 - o **Acknowledged**
2. Full compliance with the 2000 NFPA-101, Life safety Code, Chapter 16 is required.
 - o **Acknowledged and the building will be fully sprinkled**
24. Written consent #11
 - a. **Acknowledged**
25. Final Engineering Plans shall be georeferenced by using State Plane Coordinate system – Illinois East
 - a. **Acknowledged**
26. The site photometric plan
 - a. **Provided in submittal**
27. N/A
 - a. **See Auto turns in the attached documents**
28. Including Bicycle racks.
 - a. **See attached included in revised Landscape Plans**
29. The grades at the sidewalk along the north property line are shown at 673.6 but the public sidewalk low point on Dryden is shown at 673.8. Adjust grades to maintain overflow path.
 - a. **This has been done.**
30. The sanitary sewer west of the Dryden Place sidewalk is private.
 - a. **So Noted**
31. An MWRD permit is required for the new sanitary service.
 - a. **Acknowledged**
32. The existing property limits of this parcel overlap the majority of the driveway into the Arlington Market site. Verify that there is an ingress/egress easement recorded for the benefit and use by both properties.
 - a. **So noted.**
33. The encroachment of the public sidewalk at the southeast corner of the lot requires the recording of an easement for public sidewalk
 - a. **So noted.**
34. Monument sign
 - a. **See G/A-21**
35. The traffic report
 - a. **See attached KLOA**
36. The traffic report
 - a. **See attached KLOA**

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LANDSCAPE COMMENTS

The ends of all parking rows must include a 4" caliper shade tree

- a. **Acknowledged, see Landscape plans**
2. The trash enclosure be constructed with brick
 - a. **Acknowledged, see F/A-21**
3. Per Chapter 28, section 6.15-1.2a, a 3'-0" high screen must be provided in order to screen the parking/paved areas that are adjacent to the public way. Provide 3' high shrubs along Dryden Place in order to screen the parking area.
 - a. **Acknowledged, see Landscape plans**
4. Incorporate the concept of the plaza that was provided by staff for the n/s walkway
 - a. **Acknowledged, see Landscape plans**
5. Overall landscape is minimal.
 - a. **Acknowledged, see revised Landscape plans**
6. At the corner of Dryden and Kensington incorporate a mix of shrubs and perennials near / adjacent to the ground
 - a. **Acknowledged, see Landscape plans**
7. Utility meter and mechanical units must be screened with landscaping or appropriate method of screening.
 - a. **Acknowledged, see Landscape plans**
8. A landscape bond in the amount of 30% of the landscaping costs will be required.
 - a. **Noted**

DEPARTMENT PLAN REVIEW SUMMARY

2. Lighting requirements adequate?
 - a. **See Photometric**
5. Traffic problems that may be created by the development
 - a. **See attached traffic study**
6. General Comments
 - a. Emergency contact card on file is up to date.
 - i. **Acknowledged**
 - b. Consider installing a taller fence'
 - i. **A 4'-0" fence is being proposed**
 - c. Landscape should provide open sightlines
 - i. **Acknowledged**
 - d. The location of the playground does not appear on the plans
 - i. **See site plan A-16**
 - e. Access control to the building to be provided
 - i. **Acknowledged**
 - f. The vestibule entrance to the facility needs to be secured and entry gained through buzzer.
 - i. **Acknowledged**
 - g. Consider posting no trespassing signage
 - i. **Acknowledged**

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PLANNING & COMMUNITY DEVELOPMENT REVIEW

8. The site plans aren't identical; the proposed ground sign needs to be consistent. In addition, sign needs to incorporate landscape at its base.
 - a. **Acknowledged all plans will be identical.**
9. Please indicate if any mechanical units will be located on the ground.
 - a. **All units are located on the roof**
10. The market study
 - a. **Revised study will be provided by owner**
13. The dumpster location,
 - a. Analyze alternate locations...
 - i. **Acknowledged**
 - b. Provide masonry enclosure
 - i. **Acknowledged**
 - c. Provide a black Metal gate
 - i. **Acknowledged**
 - d. Locate 5'-0" south to provide landscaping on all three sides (N,E,S)
 - i. **Acknowledged**
 - e. Address variation to allow the proposed location
 - i. **Per discussion alternate locations are feasible due to the access and control of the school. The location presents a unique location due to the fence and access from the parking field. There is a control and security factor that prohibits the outside potential of the gate being unlocked; children's safety is compromised at that point.**
14. The proposed fence, provide a written response to all three criteris required for a variation approval specific to a 4'-0" tall fence in the front yard
 - a. **The fence provides a secure environment for the children. The fence is integral to the children being able to play outdoors and encompasses the entire rear yard based on the orientation of the building. A black metal fence is being provided in lieu of the standard "white picket fence". Daycares are required to provide outside secured play areas, this isn't possible without the fence.**
15. Clarify the fence boundaries
 - a. **See notes on site plan A-16**
16. Cross Drainage Easement
 - a. **The easements are being investigated by SpaceCO**
17. Pedestrian Access Easement
 - a. **See revised Landscape and site plans.**
18. Traffic Study
 - a. **See attached KLOA**
21. Number of parking spaces per maximum number of employees incorporated into traffic study, assume 23 employees
 - a. **Acknowledged**
22. Parking lot lighting
 - a. **See Photometric is provided**
23. PUD – traffic study ingress/egress
 - a. **See attached KLOA**

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24. Signage to incorporate landscaping
 - a. **See revised Landscape plan**
25. Condition #2 of Ordinance 06-043, provide a cross-access and cross parking agreement
 - a. **Acknowledged, Owner is working on the agreement.**

Justification criteria for Variation Approval

Reasonable return if only conditions allowed

The plight of the owner is due to unique circumstances'

The variation, if granted, will not alter the essential character of the locality

FIRE DEPARTMENT

1. Building to be sprinkled
 - a. **Acknowledged**
2. Locate the FDC at the main front door
 - a. **Acknowledged**
3. Locate a fire hydrant within 100'-0" of the FDC
 - a. **This will be included as part of the final engineering submittal.**
4. Locate the Knox Box at the main door
 - a. **Acknowledged**
5. Install a fully operational annunciator panel or alarm panel at the front door
 - a. **Acknowledged**
6. FD needs complete access to the building
 - a. **Acknowledged**
7. No dead end fire lanes, do access agreements exist with property owners to the west?
 - a. **Acknowledged – Owner to provide**

Thank you again and please don't hesitate to call if you require any additional information.

Jonathon N. Hague – ALA
Hague Architecture

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Below are our responses to the Village of Arlington Heights Engineering Department comment letter dated March 24, 2016, Village of Arlington Heights Health Services Department comment letter dated March 29, 2016, Village of Arlington Heights Planning & Community Development Department comment letter dated April 4, 2016, Arlington Heights Fire Department comment letter dated April 4, 2016, and Village of Arlington Heights Public Works Department comment letter dated April 6, 2016.

VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT LETTER
DATED 03/24/2016:

COMMENT 13: The site is serviced by an existing storm water detention facility; therefore no new storm water detention is required.

RESPONSE 13: So noted.

COMMENT 16: Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.

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RESPONSE 16: This information has been added to the General Notes and Typical Sections sheet GN1, page 2 of the revised Site Improvement Plans. Heavy duty pavement limits are now shown on the Geometric Plan sheet L1, page 4 of the revised Site Improvement Plans.

COMMENT 18: Sheet A-07 Site Plan: Add sidewalk along the west drive lane to provide a continuous north-south walkway from northern residential sites to the Kensington Road sidewalk. Also extend the sidewalk east from the garbage corral to the Dryden Place sidewalk.

RESPONSE 18: Sidewalk along the west drive has been revised to connect to the existing sidewalk terminus provided by the townhome development to the north and has been extended southerly to the Kensington Road sidewalk. See revised Geometric Plan sheet L1, page 4 of the revised Site Improvement Plans.

COMMENT 19: Sheet A-08 Grading: The drainage overflow from the residential site to the north is directed south onto the subject property. This overflow must be maintained. It is suggested the subject site be graded to drain to the east toward Dryden Place. Grading should be carefully adjusted when the existing driveway on Dryden Place is removed, replacing and lowering the public sidewalk as necessary to allow overflow to Dryden Place. The design of landscaping and other site amenities (playground equipment?) shall be mindful of the drainage requirements.

RESPONSE 19: The grading has been adjusted to drain as much of the site as possible toward Dryden Place and to better maintain the existing overflow path. Additionally, notes were added to the grading plan to protect the existing overflow path. See revised Grading Plan sheet G1, page 5 of the revised Site Improvement Plans.

COMMENT 20: Sheet A-09 Utilities: The proposed water service is shown connecting to another service connection. This is not allowed. The proposed water service must connect directly to a public water main, either on Dryden Place, or Kensington Road.

RESPONSE 20: This has been done. The water service is now shown to connect to the public main along Dryden Place. See Utility Plan on sheet U1, page 6 of the revised Site Improvement Plans.

COMMENT 21: Sheet A-09: Utilities: The new sanitary service is shown connecting to a private sanitary system. It is unclear at this time whether or not the subject site is allowed to connect to this sanitary system under the existing CCD's of the Association. Provide documentation if this is allowed. If not, the service line must be connected to a Village sewer, either the 78" combination sewer in Dryden Place or the 24" combination sewer along the north parkway of

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Kensington Road. This sewer is not shown on the plan documents. Below is a copy of the as-built plans for the Kensington Road reconstruction project completed around 2002 showing the approximate location of the existing 24" combination sewer, highlighted in red.

RESPONSE 21: Based on a review of the Final Plant of Subdivision of Arlington Market, Doc.#0705915065, the receiving sanitary system is located within a 16.5' sewer and water easement and is not private.

**VILLAGE OF ARLINGTON HEIGHTS HEALTH SERVICES DEPARTMENT LETTER
DATED 03/29/2016:**

Sheet A-03

COMMENT 1: Provide three (3) Accessible Reserved Parking Spaces per IAC Section 400.310(c)(1).

RESPONSE 1: The site parking lot has been revised to accommodate fire truck maneuverability and one parking space has been eliminated bringing the total parking space count to 49, therefore only 2 accessible spaces are required.

**VILLAGE OF ARLINGTON HEIGHTS PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT LETTER DATED 04/04/2016:**

COMMENT 7: Plan sheets provided by SpaceCo are not to scale. Please revise the plans and resubmit at the proper scale.

RESPONSE 7: This has been done.

COMMENT 19: The property contains 51 parking spaces (there is one existing space located at the northwest corner of the property was not factored into the total parking space count). Parking lots with 51-75 parking spaces are required to provide three handicap spaces. Only two handicap spaces have been provided. The petitioner should either eliminate one space or provide the additional handicap parking space.

RESPONSE 19: The site parking lot has been revised to accommodate fire truck maneuverability and one parking space has been eliminated bringing the total parking space count to 49, therefore only 2 accessible spaces are required.

COMMENT 20: Handicap signage must comply with all applicable state, federal, and local regulations.

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RESPONSE 20: So noted.

ARLINGTON HEIGHTS FIRE DEPARTMENT LETTER DATED 04/04/2016:

COMMENT 1: The fire department requests an auto turn diagram.

RESPONSE 1: These will be submitted by KLOA, Inc.

**VILLAGE OF ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT LETTER
DATED 04/06/2016:**

COMMENT 1: The proposed sanitary sewer connection is to a privately maintained sanitary sewer, and as such is not allowed. The resubmitted plans must show a connection to a public utility.

RESPONSE 1: Based on a review of the Final Plant of Subdivision of Arlington Market, Doc.#0705915065, the receiving sanitary system is located within a 16.5' sewer and water easement and is not private.

COMMENT 2: The proposed water connection is on a private line. The resubmitted plans must reflect a pressure connection within a 60" vault originating on a public water main.

RESPONSE 2: This has been done. The water service is now shown to connect to the public main along Dryden Place. See Utility Plan on sheet U1, page 6 of the revised Site Improvement Plans.

COMMENT 3: All roof drains should collect to one line (loop) and have a single discharge to a manhole, not individual cores into the 72" line.

RESPONSE 3: This has been done. See Utility Plan on sheet U1, page 6 of the revised Site Improvement Plans.

COMMENT 5: All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.

RESPONSE 5: This information has been added to note 1.D on the General Notes and Typical Sections sheet GN1, page 2 of the revised Site Improvement Plans.

COMMENT 6: A 6" compound meter will be required for this building.

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RESPONSE 6: A compound meter is now shown on the Utility Plan sheet U1, page 6 of the revised Site Improvement Plans.

COMMENT 8: Tie proposed downspouts to existing catch basins, not direct core into 72".

RESPONSE 8: This has been done. See Utility Plan on sheet U1, page 6 of the revised Site Improvement Plans.