

VIA UPS GROUND

October 31, 2016

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Pre-Submittal Review – Lexington Heritage
2nd Response to Interoffice Memorandum
Haeger File No.: 16-003

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Preliminary Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Preliminary PUD Plat
- Four (4) 24x36 & (4) 11x17 sets of Preliminary Plat of Subdivision
- One (1) VAH Police Department Information Card

The attached plans have been revised per the comments in your second review letter dated 10/19/2016. The original review comments are shown in *italics*, with our responses immediately below in **bold** text.

Fire Safety Division

1. *The pavement added to exit fire apparatus on to Country Lane should be of sufficient material to support the weight of the heaviest fire apparatus. Consider changing from proposed standard duty road to heavy duty road. NOTE: Should some type of traffic obstruction be planned to prevent unauthorized access any proposed material or method must be approved prior to its installation.*

We have revised the pavement to heavy duty and have proposed two drop down bollards for the fire exit.

2. *Per previous discussion it was expected that the drive on the opposite side of the above mentioned exit was to be shortened and was to terminate prior to the current proposed location.*

Comment apparently resolved by Bernie Lyons email on 10/20/2016.

3. *Per previous discussion the front yards along Old Arlington Heights Road and Country Lane were to me designated where at no time would it be permissible to erect a fence of any kind in the front yards as they will be part of the emergency access planning.*

No fence shall be erected in the front yard, and will be addressed in the HOA Declaration of Coenants.

Engineering Department

11. *The responses made by the petitioner to comments #11-15, 18, 20, 22-24, & 26-31 are acceptable.*

Noted



12. *The response made by the petitioner to comment #16 is noted. Final approval will require final detention calculations as specified.*

Noted

13. *The response made by the petitioner to comment #17 is noted. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. No wall pack style fixtures will be permitted. The light fixtures should include optics to provide Night Sky Compliant illumination.*

The exact lighting unit to be mounted to the buildings is still under consideration, and shall be provided to the village along with an updated photometric plan during final engineering.

14. *The response made by the petitioner to comment #19 is noted. The fire access driveway must also be constructed as a heavy duty pavement cross section.*

The fire access driveway has been revised to heavy duty pavement.

15. *The response made by the petitioner to comment #21 is noted. The water meter vaults are to be constructed entirely on private property, just inside the ROW line, not within the public ROW. If constructed beneath pavement, the vaults must be designed to HS-25 loading standards. Stamped structural drawings will be required.*

The meters have been moved to be within the site. Stamped structural drawings will be provided for vaults constructed beneath the pavement.

16. *The response made by the petitioner to comment #25 is partially addressed. Curb shall stop at the sidewalk and not run through the sidewalk.*

We have added a note to stop the curb and have replaced the area with detectable warnings.

Arlington Heights Fire Department

17. *Paved fire exit discharging onto Country Lane must be constructed to support the weight of our apparatus.*

We have revised the pavement specifications to be heavy duty.

18. *Security for this fire exit may consist of a bollard. Lt. Larson is able to discuss styles and types which are acceptable.*

We have included 2 collapsible bollards on these plans in order to initiate conversation on what types the Village will allow. Details will be provided upon final engineering.

Arlington Heights Police Department

19. *The character of use is consistent with the area and is not a concern.*

Noted.

20. *This is a new project and all lighting should be up to code. Special attention should be given to illuminating parking and other common areas to prevent criminal activity.*

Noted.



21. *There are no traffic problems at this location.*

Noted.

22. *This is not a problem area in relation to traffic accidents.*

Noted.

23. *Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious criminal activity on the property during all hours.*

An Emergency Information Card has been filled out and included in this submittal.

Planning & Community Development Department

General:

24. *Responses to numbers 7, 9-12, 14, 16-18, 21, 22, 24-30, and 32-36 are acceptable.*

Noted

25. *The response to #8 is not complete. What has been provided is an affordable housing study. If the demographic info and information on comparative market positioning is to be used to demonstrate a market for the proposed condo's, then a 1-2 page summary must be included which explains how the data leads to this conclusion.*

This revision shall be provided to the Village under a separate cover letter shortly.

26. *The response to #13 is noted. Staff agrees that the following Variations have been identified relative to the individual townhome lots.*

- a. *A Variation from Chapter 28, Section 5.1-6.3 to reduce the required minimum lot size from 3,500 sq. ft. to 1,200 sq. ft. on lots 1-1, 1-6, 2-1, 2-7, 3-1, and 3-6.*

Noted

- b. *A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 1,020 sq. ft. on lots 1-2 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.*

Noted

- c. *A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 2,238 sq. ft. on lots 4-1, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-4, 8-1, 8-6, 9-1, and 9-6.*

Noted

- d. *A Variation from Chapter 28, Section 5.1-6.3 to reduce the minimum lot size from 3,500 sq. ft. to 1,975 sq. ft. on lots 4-2, 4-3, 5-2, 5-3, 6-2 thru 6-4, 7-2, 7-3, 8-2 thru 8-5, and 9-2 thru 9-5.*

Noted



- e. *On the above lot size Variations it is assumed that all units will be 3 bedroom units, although if the buyer opts for a 2 bedroom unit the minimum required lot size will be less and the proposed Variation will therefore accommodate for in this scenario.*

Noted

- f. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required front yard setback from 30' to 3' for lots 1-1 thru 3-6.*

Noted

- g. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required front yard setback from 26' to 1.5' for lots 4-1 thru 9-6.*

Noted

- h. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 7.5' to 0' on lots 1-1, 1-6, 2-1, 2-7, 3-1, and 3-6.*

Noted

- i. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 7.13' to 0' on lots 1-2 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.*

Noted

- j. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback 7' to 0' on lots 4-1 thru 9-6.*

Noted

- k. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required rear yard setback from 35' to 4' on lots 1-1 thru 3-6.*

Noted

- l. *A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required rear yard setback from 31' to 19.25' on lots 4-1 thru 9-6.*

Noted

- m. *A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 76% for Lots 1-1, 1-6, 2-1, 2-7, 3-1, and 3-6.*

Noted

- n. *A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 85% on Lots 1-2 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.*

Noted

- o. *A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 60% on Lots 4-1, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-4, 8-1, 8-6, 9-1, and 9-6.*



Noted

- p. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable Building Lot Coverage from 35% to 67% on Lots 4-2, 4-3, 5-2, 5-3, 6-2 thru 6-4, 7-2, 7-3, 8-2 thru 8-5, and 9-2 thru 9-5.

Noted

- q. A Variation from Chapter 28, Section 5.3-2 to increase the maximum allowable F.A.R. from 150% to 180% for Lots 1-1, 1-6, 2-1, 2-7, 3-1, and 3-6.

Noted

- r. A Variation from Chapter 28, Section 5.1-6.5 to increase the maximum allowable F.A.R. from 150% to 205% on Lots 1-2 thru 1-5, 2-2 thru 2-6, and 3-2 thru 3-5.

Noted

- s. A Variation from Chapter 28, Section 6.6-5 to allow decks on Lots 1-1 thru Lot 3-6 to be setback 0' from the rear lot line.

Noted

- t. A Variation from Chapter 28, Section 6.6-5.1 to allow bay windows to project 2' into the side yard on Lots 1-1, 1-6, 2-1, 2-7, 3-1, 3-6, 4-1, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-4, 8-1, 8-6, 9-1, and 9-6.

Noted

- u. A Variation from Section 6.6-5.1 to allow Central Air Conditioning Units to encroach outside of the buildable area and into the required side and rear yards up to 0' setback from the side and rear lot lines on lots 1-1 thru 9-6.

Noted

27. The response to #15 is noted. Staff agrees that the following Variations have been identified relative to the overall PUD.

- v. A Variation from Chapter 28, Section 5.1-6.4.1 to reduce the required side yard setback from 41' to 31' for Townhome Buildings 8 and 9.

Noted

- w. A Variation from Chapter 28, Section 5.1-6.9(a) to reduce the minimum spacing requirements between Townhome Buildings 8 and 9 from 50' to 34'.

Noted

- x. A Variation from Chapter 28, Section 5.1-6.9(a) to reduce the minimum spacing requirements between Townhome Buildings 6 and 7 from 50' to 40'.

Noted

- y. A Variation from Chapter 28, Section 11.2-11.2 to allow off-street parking spaces to be located in the front yard setback (relative to the northern most guest parking stall which is setback approximately 18' from the front yard line and required to be setback a minimum of 25').



Noted

- z. A Variation from Chapter 28, Section 6.13-3b to increase the maximum height of fences from 5' to 6' tall in the rear yard to allow board on board fences in the rear yards of the units in Townhome Buildings 4 thru 9.*

Noted

- 28. The response to #19 needs to be clarified. Please provide the T/W and B/W for the tallest section of all of the retaining walls. There are six retaining walls proposed and only 3 have the T/W and B/W measurements.*

Detailed wall elevations shall be provided upon final engineering. The spot elevations shown on the plans illustrate the maximum height intended, and are now showing on the plans.

- 29. The response to #20 is noted. Thank you for providing the Versa-Lok retaining wall system cut sheet. However, please clarify what specific style and color of unit from Versa-Lok that is being proposed (Standard? Cobble? Ultra? Bronco? Etc.)*

The exact color and style of the retaining wall is still under consideration and shall be provided to the Village upon final engineering.

- 30. The response to #23 shows AC pads in locations that require a Variation. The following Variation is therefore needed for the overall PUD: A Variation to Section 6.6-5.1 to allow Central Air Conditions Units to encroach into the side and rear yard setbacks. This Variation has been added to the list above.*

Noted.

- 31. The responses to Tree Preservation (#1 thru #2) and Landscape (#1- thru #9) comments are acceptable.*

Noted.

Public Works

- 1. Two sanitary manholes are referenced as Sanitary MH1, please sequence them properly for future reference.*

The numeric labels on the sanitary manholes have been revised.

- 2. There seems to be a dark spot in front of lots 2-6 & 2-7, please provide proper light spacing to cover this area.*

A revised lighting plan which will include the building mounted lights is being prepared for final engineering. The current plan only considers the lighting levels generated by the street lights.

- 3. Provide pipe material and diameter information for all segments of water, sanitary and storm water piping.*

Pipe material, sizes, depths and slopes shall be provided in final engineering.

- 4. Provide inverts for all storm water structures.*

Pipe material, sizes, depths and slopes shall be provided in final engineering.

- 5. Provide sanitary, storm and water main inverts for all utility crossings.*

Pipe material, sizes, depths and slopes shall be provided in final engineering. A crossing table will also be provided.



6. *Connections to existing water mains at Valve Vaults 1 & 2 must be pressure connections.*

The plans now clarify that the future connect shall be a pressure connection.

7. *Provide annotation for Water Meter Vault #2.*

Annotations for both water meter vaults have been included on these plans.

8. *Provide details (for review) of the proposed connections to the Village storm and sanitary sewers.*

Details of the above connections shall be provided in the final engineering plans for Village review.

9. *Please provide a detail outlining the water and sewer connections to all proposed buildings with water shut-off locations.*

Details of the above connections shall be provided in the final engineering plans for Village review.

10. *Fire exit shall be decorative to reduce confusion from drivers. Will a gate be provided?*

Drop down bollards have been proposed to clearly indicate limited emergency access. Decorative pavement can be included as well.

11. *Verify that minimal driveway standards meet Village code.*

Individual driveway pavement cross sections have been designed with reference to similar projects. If the Village has a minimum pavement structural number required for the driveway, or a preferred pavement cross section, we would be happy to revise our plans accordingly.

12. *Provide details how storm vault is accessed for maintenance. Additional clean out may be needed.*

Storm vaults are typically accessed from the risers located above the structure. A complete set of details shall be provided within the final engineering plans.

13. *Blind connections to storm sewer on Old Arlington Heights Road not approved without further detail.*

Blind connections have been proposed in order to maintain the IEPA minimum 10' separation from the existing watermain to the west. Full details shall be provided with the final engineering plans.

14. *Truncated domes and handicapped ramps required at all roadway intersections.*

ADA panels have been called out on the plans at these intersections, and shall be truncated domes as requested.

15. *Provide planting proposal for Old Arlington Heights Road and Country Lane.*

A list of plantings will be included in the landscape plans.

16. *3' minimum patches required for all curb and gutter replacements.*

Note #2 has been added to the demolition plan clarifying this.



17. *Private stairs adjacent to public sidewalk must have an adequate landing prior to intersection and railing may not interfere with walk.*

No railings have been proposed on the service walks adjacent to the public sidewalks on Old Arlington Heights Rd or Country Lane. The narrowest landing width provided is nearly 2'. If larger widths are required, please advise and we can update our plans accordingly.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC

Timothy J. Burda, P.E.
Project Manager